NOTICE AND AGENDA
SANTA CLARA CITY COUNCIL MEETING
Wednesday, March 22, 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 March 22, 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: Jarett Waite
   - Opening Comments: Pastor Greg Wright, Westside Baptist Church, St. George Interfaith Council.

3. **General Citizen Public Comment:**

4. **Conflicts and Disclosures:**

5. **Working Agenda:**

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

   B. Consent Agenda:
   1. Approval of Claims and Minutes:
      - March. 8, 2023 Regular City Council Meeting Minutes
      - March 15, 2023 City Council Work Meeting
      - Claims through March 22, 2023

   2. Calendar of Events
      - April. 12, 2023 Regular City Council Meeting
      - April 19, 2023 City Council Work Meeting
      - April 26, 2023 Regular City Council Meeting

   C. General Business:
   1. Youth City Council Presentation. Presented by Leina Mathis, Council Woman.

   2. Power Cost Adjustment (PCA) discussion. Presented by Brock Jacobsen, City Manager.

   3. Discussion and action to consider a proposed PDC Zone Amendment & Site Plan Review for a Professional office building on approximately 1.02 acres for a proposed Dialysis Care Center. Presented by Jim McNulty, City Planner.

   4. Discussion and action to consider approval of a Preliminary & Final Subdivision Plat known as the Lofts Commercial Subdivision. Presented by Jim McNulty, City Planner.

6. **Reports:**
   a. Mayor / Council Reports

7. **Executive Session**

8. **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 16th day of March 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 2021 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 - 03/08/2023 to 03/08/2023

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
BUSINESS SOLUTIONS GROUP LL	70298	16277	03/06/2023	03/08/2023	664.00	BUSINESS LIC FORMS & ENVELOPES	104130-240 - OFFICE SUPPLIES	
					$664.00			
CHILD SUPPORT SERVICES	70299	030823-873789	03/07/2023	03/08/2023	206.77	CASEY-C000873789 PAY PERIOD END 3/08/2023	102595-000 - GARNISMENTS PAYABL	
					$206.77			
FREEDOM MAILING SERVICES, IN	70300	44790	02/28/2023	03/08/2023	2,135.73	BILL PROCESSING WITH 2 INSERTS	104130-370 - PROFESSIONAL SERVI	
					$2,135.73			
JOY MILES	70301	30723-JM	03/07/2023	03/08/2023	79.62	COURT INTERPRETER 03/07/2023	104120-330 - LEGAL SERVICES	
					$79.62			
MAXWELL PRODUCTS, INC	70302	24378	03/01/2023	03/08/2023	24,563.15	ELASTOFLEX 670-CRACK SEAL OIL	104410-410 - CRACK SEALING M&S	
					$24,563.15			
MOUNT OLYMPUS WATERS (1385	70303	10221385-02272	02/27/2023	03/08/2023	21.32	COOLER RENT & 5 GAL WATERS FEB 2023	104240-260 - BUILDING MAINTENAN	
MOUNT OLYMPUS WATERS (1385	70303	10221385-02272	02/27/2023	03/08/2023	34.98	COOLER RENT & 5 GAL WATERS FEB 2023	104130-260 - BUILDING MAINTENAN	
MOUNT OLYMPUS WATERS (1385	70303	10221385-02272	02/27/2023	03/08/2023	47.97	COOLER RENT & 5 GAL WATERS FEB 2023	104410-260 - BUILDING MAINTENAN	
MOUNT OLYMPUS WATERS (1385	70303	10221385-02272	02/27/2023	03/08/2023	87.44	COOLER RENT & 5 GAL WATERS FEB 2023	104510-260 - BUILDING MAINTENAN	
MOUNT OLYMPUS WATERS (1385	70303	10221385-02272	02/27/2023	03/08/2023	188.20	COOLER RENT & 5 GAL WATERS FEB 2023	104230-260 - BUILDING MAINTENAN	
					$379.91			
					$379.91			
UPPER CASE PRINTING INK.	70304	184	03/03/2023	03/08/2023	197.78	BACK OF BILL PRINTING	104130-370 - PROFESSIONAL SERVI	
UPPER CASE PRINTING INK.	70304	189	03/03/2023	03/08/2023	484.88	2 ADDITIONAL FLYERS	104130-370 - PROFESSIONAL SERVI	
					$682.66			
					$682.66			
UPWALL PRECAST CONCRETE IN	70305	274700	03/07/2023	03/08/2023	4,100.00	CONCRETE VAULT FOR VINEYARDS PH 11	535310-254 - NEW SUBDIVISION EXP	
					$4,100.00			
UTAH DEPT OF HEALTH	70306	23H5000187	08/31/2022	03/08/2023	196.04	LATE PAYMENT PENALTY FEE	104230-370 - PROFESSIONAL SERVI	
UTAH DEPT OF HEALTH	70306	23H5000735	01/17/2023	03/08/2023	4,941.29	AMBULANCE ASSESSMENT SFY 2023 Q2	104230-370 - PROFESSIONAL SERVI	
					$5,137.33			
					$5,137.33			
UTAH DEPT WORKFORCE SERVIC	70307	MARCH 01-23	03/07/2023	03/08/2023	1,421.56	R WILDE UNEMPLOYMENT INS MAR 1, 2023	104230-110 - SALARIES & WAGES	
					$1,421.56			
UTAH STATE TREASURER / FINES	70308	FEB 2023-COUR	03/07/2023	03/08/2023	6,789.29	COURT SURCHARGES	104120-905 - STATE FINE COLLECTI	
					$6,789.29			
WESTERN UNITED ELECTRIC SU	70309	6082166	03/07/2023	03/08/2023	5,567.00	SINGLE PHASE TRANSFORMER LUGANO	535310-254 - NEW SUBDIVISION EXP	
					$5,567.00			
WETZEL, BRANDON	70310	30823-BAIL REF	03/08/2023	03/08/2023	500.00	BAIL REFUND CASE 221200108	102560-000 - BAIL & RESTITUTION	
					$500.00			
XEROX FINANCIAL SERVICES	ACH030823	3918623	03/08/2023	03/08/2023	153.60	Xerox Lease Payment	104240-250 - OPERATING SUPPLIES	
					$153.60			
					$52,380.62			

City of Santa Clara
Check Register
Checking 1889 - 03/14/2023 to 03/14/2023

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
FRANCOTYP-POSTALIA, INC. DBA	ACH031423	031423-POSTAG	03/14/2023	03/14/2023	500.00	POSTAGE METER REFILL	104130-245 - POSTAGE	
					$500.00			
					$500.00			

City of Santa Clara
Check Register
Checking 1889 - 03/13/2023 to 03/13/2023

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
CITY OF SANTA CLARA-UTILITIES	ACH031323	2023-02	02/28/2023	03/13/2023	551.38	CITY BILLS	515110-270 - UTILITIES	
CITY OF SANTA CLARA-UTILITIES	ACH031323	2023-02	02/28/2023	03/13/2023	784.85	CITY BILLS	104410-270 - UTILITIES	
CITY OF SANTA CLARA-UTILITIES	ACH031323	2023-02	02/28/2023	03/13/2023	850.51	CITY BILLS	535310-271 - UTILITIES - STREETSC	
CITY OF SANTA CLARA-UTILITIES	ACH031323	2023-02	02/28/2023	03/13/2023	926.50	CITY BILLS	104230-270 - UTILITIES	
CITY OF SANTA CLARA-UTILITIES	ACH031323	2023-02	02/28/2023	03/13/2023	3,493.23	CITY BILLS	104240-270 - BUILDING UTILITIES	
CITY OF SANTA CLARA-UTILITIES	ACH031323	2023-02	02/28/2023	03/13/2023	6,191.56	CITY BILLS	104510-270 - UTILITIES	
CITY OF SANTA CLARA-UTILITIES	ACH031323	2023-02	02/28/2023	03/13/2023	6,554.68	CITY BILLS	535310-270 - UTILITIES - Generator PI	
					$19,352.71			
					$19,352.71			
LAURA SQUIRES	70312	INVOICE#91	03/13/2023	03/13/2023	550.00	Inv#91 CC MINUTES FEB 2023	104130-370 - PROFESSIONAL SERVI	
					$550.00			
SENERGY PETROLEUM, LLC	ACH031323	SEN-482002	03/13/2023	03/13/2023	92.63	FUEL	545410-251 - FUEL	
SENERGY PETROLEUM, LLC	ACH031323	SEN-482002	03/13/2023	03/13/2023	95.47	FUEL	104240-251 - FUEL	
SENERGY PETROLEUM, LLC	ACH031323	SEN-482002	03/13/2023	03/13/2023	282.48	FUEL	515110-251 - FUEL	
SENERGY PETROLEUM, LLC	ACH031323	SEN-482002	03/13/2023	03/13/2023	282.49	FUEL	104410-251 - FUEL	
SENERGY PETROLEUM, LLC	ACH031323	SEN-482002	03/13/2023	03/13/2023	322.49	FUEL	535310-251 - FUEL	
SENERGY PETROLEUM, LLC	ACH031323	SEN-482002	03/13/2023	03/13/2023	440.43	FUEL	525210-251 - FUEL	
SENERGY PETROLEUM, LLC	ACH031323	SEN-482002	03/13/2023	03/13/2023	551.33	FUEL	104220-251 - FUEL	
SENERGY PETROLEUM, LLC	ACH031323	SEN-482002	03/13/2023	03/13/2023	569.32	FUEL	104510-251 - FUEL	
SENERGY PETROLEUM, LLC	ACH031323	SEN-482002	03/13/2023	03/13/2023	746.82	FUEL	104230-251 - FUEL	
					$3,383.46			
WHEELER MACHINERY COMPANY	ACH031323	MS0000038214-2	03/13/2023	03/13/2023	175,000.00	Partial Retainage Pymt	532134-000 - WHEELER RETAINAGE	
					$175,000.00			
					$198,286.17			

SANTA CLARA CITY COUNCIL MEETING
WEDNESDAY, MARCH 8, 2023
MINUTES

THE CITY COUNCIL FOR THE CITY OF SANTA CLARA, WASHINGTON COUNTY, UTAH, met for a Regular Meeting on Wednesday, March 8, 2023, at 5:00 p.m. in the City Council Chambers of the Town Hall at 2603 Santa Clara Drive, Santa Clara, Utah. Notice of the time, place, and agenda of the meeting was provided to the Spectrum and each member of the governing body by emailing a copy of the Notice and Agenda to the Spectrum and also, along with any packet information, to the mayor and each council member, at least two days before the meeting. The meeting will be broadcast via YouTube linked on our website at https://sccity.org/meetings.

Present: Mayor Rick Rosenberg

Council Members: Jarett Waite
Ben Shakespeare
Christa Hinton

City Manager: Brock Jacobsen

City Recorder: Chris Shelley

Others Present: Matt Ence, City Attorney
Jim McNulty, City Planner
Cody Mitchell, Building Official
Bob Flowers, Police Chief
Dustin Mouritsen, Public Works Director
Andrew Parker, Fire Chief

1. Call to Order.

Mayor Rick Rosenberg called the meeting to order at 5:07 p.m.

2. Opening Ceremony.

A. Pledge of Allegiance: Mayor Rosenberg.

B. Opening Comments (Invocation): Tahirih Aetonu, Baha'i Community, St. George Interfaith Council.

3. General Citizen Public Comment.

Ann Evans thanked Mr. Hall for sending out the letters this year and last. She stated that this year was better and contained more information. She referenced one sentence that indicated that supply is down and the demand for electricity and water is increasing dramatically. All are aware that this is happening. Knowing this, she asked why so much development and high-density housing

are taking place. She did not understand why they are trying to make the community so much larger when they do not have the resources to accommodate it.

Mayor Rosenberg responded that the City tries to adhere to the General Plan and it is difficult to take away private property rights. The City Council has implemented change but there has been a reluctance to approve higher-density projects in the recent past. The City plans to get more power reserves and the current market is volatile. The City does not control the price of natural gas and is exploring new resources.

Council Member Shakespeare stated that if the City were to not allow development, they would lose millions in lawsuits for infringing on private property rights. The energy efficiency problem is nationwide with coal going offline and unreliable sources coming online. He commented that it is a policy problem and not a growth problem. The City has added two additional generators that will allow the City to control what is produced. He noted that high densities do not change energy use significantly since air conditioning use is based on square footage. As a result, larger homes pull much of the load. It is difficult to place a moratorium on growth since any municipality would lose in a legal fight. Council Member Shakespeare commented on strides made in clean coal, which has still been demonized. Unfortunately, he did not envision the situation improving. He shared Ms. Evans' frustration. Ms. Evans asked if there was a way to get away from high-density housing. She expressed concern with planning policies in the City and stated that her neighbors have similar concerns.

Council Member Hinton reported that the City has put into place a policy for new development where the developer must provide evidence that water is available to serve the new growth. As a result, they are not outpacing the water use in terms of what is approved.

4. Conflicts and Disclosures.

Mayor Rosenberg disclosed a conflict with agenda item number three and stated that the firm he is employed by is doing the engineering on the project.

5. Working Agenda.

A. Public Hearing.

i. Public Hearing to Receive Public Input Regarding Amending the Santa Clara City Consolidated Fee Schedule.

Building Official, Cody Mitchell, reported that the City recently adopted an Administrative Code Enforcement Ordinance that is lacking the support of the fee schedule to initiate applicable fees and fines associated with administrative violations. The proposed amendment to the Consolidated Fee Schedule recommends that fees be assessed with administrative citations and Code enforcement actions. He reviewed the fees being proposed. The civil penalties were described, which start with a warning and escalate to a graduated fee schedule. The first fine is $100. With the amendment to the Consolidated Fee Schedule, $200 is the second fine and the fifth fine is $500.

The second part of the amendment is that once there is a Notice of Violation issued, penalties of $25 per day per violation accumulate until the violation is rectified. It also asks for court costs.

Council Member Waite asked when the $25 per day fee begins. Mr. Mitchell responded that when a Notice of Violation is sent out it starts with a warning and a compliance date, which is 15 days after the date of the Courtesy Notice. There would then be the option of requesting a hearing on the date that someone does not come into compliance that is shown on the Courtesy Notice. If a judge determines that it is a misinterpretation of the Code and they are not found guilty of violating the City ordinance, the fines will be waived. Mr. Mitchell commented that they would not want to take a case before a judge unless they are certain that they have a solid case. The $25 per day can add up quickly since it could take two to three months to get before a judge.

Council Member Shakespeare asked how many citations are issued in an average month. Mr. Mitchell stated that he has averaged zero since he began working for Santa Clara City. His goal is compliance. He has been fortunate to work with contractors and citizens on compliance. This is just a tool that needs to be in place. He did not have the tool in place when he needed it, which drove him to adopt the ordinance. There was one case during his time with Santa Clara where he would have initiated a Courtesy Notice that would have evolved into a Notice of Violation. He sent the Courtesy Notice but did not have anything to back it up with.

Council Member Hinton agreed and stated that on the Fee Schedule, they may want to add language pertaining to the $25 per day violation as she did not see where it would start.

Mayor Rosenberg opened the public hearing. There were no public comments. The public hearing was closed.

B. Consent Agenda.

i. Approval of Claims and Minutes:

- **February 22, 2023, Regular City Council Meeting Minutes.**
- **Claims Through March 8, 2023.**

ii. Calendar of Events:

- **March 15, 2023, City Council Work Meeting.**
- **March 22, 2023, Regular City Council Meeting.**

Mayor Rosenberg informed the Council that the March 15 meeting will commence at 4:00 p.m. at City Hall after which the Council will travel together to a site visit at Black Desert.

Council Member Hinton moved to APPROVE the Consent Agenda including the approval of minutes and calendar events as presented. Council Member Waite seconded the motion. Vote on motion: Council Member Shakespeare-Aye, Council Member Hinton-Aye, Council Member Waite-Aye. The motion passed unanimously.

C. **General Business.**

i. **Discussion and Action to Consider Amending the Consolidated Fee Schedule by Adding the Fines Associated with Administrative Violations and Approve Resolution 2023-06R. Presented by Cody Mitchell, Building Official.**

Council Member Shakespeare moved to AMEND the Consolidated Fee Schedule by adding the fines associated with administrative violations and APPROVE Resolution Number 2023-06R. Council Member Hinton seconded the motion. Vote on motion: Council Member Shakespeare-Aye, Council Member Hinton-Aye, Council Member Waite-Aye. The motion passed unanimously.

ii. **Discussion and Action to Consider a Proposed PDC Zone Amendment and Site Plan Application for the Undeveloped Property on the Corner of Lava Flow Drive and Santa Clara Drive Adjacent to Heritage Point Townhomes. The Applicant, Keith Reber, Proposes to Develop the Site to Include a 5,000-Square-Foot Professional Office Building. The Subject Property (Parcel #SC-6-2-15-326) is 0.64 acres in size. Presented by Jim McNulty, City Planner.**

City Planner, Jim McNulty, presented the Staff Report and stated that the applicant or his representative were present to answer questions. The Site Plan was displayed and the location of the property described. The overall project plan included the property as a future commercial development area. The proposed use is a medical office building. The building is just under 5,000 square feet in size. Two office spaces are proposed with access from Santa Clara Drive onto Heritage Drive. The primary access will be off Santa Clara Drive. There is also a secondary access that could be utilized off of Lava Flow Drive. The access off of Heritage Drive flows into a 32-stall parking lot where two of the stalls are American with Disabilities Act ("ADA") accessible to meet the Building Code requirements. There is a five-foot walkway in front of the building to meet the ADA requirement that ties into the neighborhood sidewalk system as well as Santa Clara Drive. On the far northeast end, there is a dumpster enclosure on the site, however, the minimum 10-foot landscape buffer on Santa Clara Drive, Lava Flow Drive, and the access road along the interior will help screen and buffer that. Landscape material will also be put in place.

Elevations were presented for all four sides. From the east elevation, the medical office is visible. The proposed exterior materials are light and dark grey with a brick veneer and architectural metal panels to help break up the façade. Above that are parapet walls with white stucco. Those will be utilized to screen rooftop mechanical equipment from view. Staff considered the design to be acceptable and the building to be a nice addition to the community.

The Landscape Plan was presented. The total landscape area on the site is just over 11,000 square feet or 39% of the site, which provides an adequate buffer. The City's Water Efficient Landscape and Conservation Standards Ordinance will be required to be met. A drip system was proposed with very limited sod areas. Outdoor lighting was proposed that will need to comply with the

Code, specifically Chapter 17.32.070, which regulates the maximum height of parking lot lighting to 16 feet. The lighting must also be shielded and directed downward to avoid light spill.

Mr. McNulty reported that the Code requires a minimum of 20 parking spaces, with the applicant exceeding the Code requirements by 11 spaces. The applicant, Dr. Keith Reber, has indicated that a lot of people come and go from the site and parking is always at a premium, especially with two practitioners. No fencing was proposed. With regard to project signage, two signs were proposed on the face of the east elevation of the building and a monument sign on the corner of Lava Flow and Santa Clara Drives. When more specific information is received from the sign companies, the matter will go back to the Planning Commission for approval of the sign package for a PDC-zoned property.

Mr. McNulty stated that the applicants will also be required to provide documentation from the Conservancy District, a Will-Serve Letter, or other verified documentation. A Dust Control Plan was also requested and is required with new projects to prevent a problem with blowing dust when site construction commences. Proper notice was sent to all surrounding property owners within three hundred feet as required by State and City Codes. They also posted a sign on February 23, 2023, to meet State Code requirements prior to the public hearing with the Planning Commission. No responses had been received from adjacent property owners or neighbors with comments. The use was determined to comply with the General Plan. They are also compliant with State Code for a zoning map amendment such as this. They believe all State Code requirements have been met and notice was posted on the State's website.

The Planning Commission held a public hearing on February 23, 2023, and forwarded a recommendation of approval to the City Council. Staff recommended that the City Council approve the PDC Zone Amendment and Site Plan for the Keith Reber Medical Office Building subject to the conditions set forth in the Staff Report.

In response to a question raised by Council Member Hinton, Mr. McNulty confirmed that the PDC Zone requires landscaping with 30 spaces or more. The Code requires less parking but Dr. Reber wants more. The way it is designed with the landscaping, that intent is met.

Council Member Waite asked if it was contemplated that the spillover from the vacation rentals into the parking lot is of concern. Mr. McNulty stated that Dr. Reber mentioned that there is an active Homeowners Association ("HOA") and they will likely have signs posted on the property specifying that the parking is for use of the medical office.

Council Member Waite moved to APPROVE the proposed PDC Zone Amendment and Site Plan Application for the property at the corner of Lava Flow Drive and Santa Clara Drive adjacent to the Heritage Point Townhomes, the Keith Reber Medical Office Building subject to the following conditions:

1. The applicant shall be required to comply with the recommendations from all city reviewing departments.

2. The applicant shall be required to install site improvements that meet City standards.

3. The project shall be built according to the approved Site Plan. That this includes but is not limited to all items listed in the staff report.

4. The building design & materials shall include light grey and dark grey stucco, brick veneer (Coronado used brick), metal awnings, window treatments, and cable supports (black). Architectural metal panels (Dusty Grey) be included above the brick sections of the building. That a parapet wall (off-white stucco) be provided and used to screen rooftop mechanical equipment if proposed. The building height shall be allowed at 24 feet.

5. The final Landscape and Irrigation Plans shall be required to comply with Ordinance #22-05 (Water Efficient Landscaping & Conservation Standards). That all street frontages be landscaped as per city code requirements. That the total landscaped area be approved at approximately 39% of the site.

6. Parking light lighting shall be limited to light standards with a maximum height of 16 feet (including the base of light standard) as per City Code requirements. All lighting shall use indirect, hooded light sources, and be shielded and directed downward to avoid light spill.

7. 31 parking spaces including two (2) ADA spaces shall be provided for the site as per City Code requirements.

8. The dumpster enclosure for this site shall be required to comply with City Code.

9. All project signage shall be required to comply with the Sign Code. The wall signs and monument sign shall go back to Planning Commission for approval (PDC Zone) at a later date prior to Building Permit issuance.

10. The applicant shall be required to obtain a Will-Serve Letter or other verified documentation from the Washington County Water Conservancy District ("WCWCD") prior to obtaining a Building Permit.

11. The applicant shall submit a Dust Control Plan for the site prior to obtaining a Building Permit.

12. The applicant shall be required to obtain a Building Permit before site construction begins.

Council Member Hinton seconded the motion. Vote on motion: Council Member Shakespeare-Aye, Council Member Hinton-Aye, Council Member Waite-Aye. The motion passed unanimously.

DRAFT

iii. **Discussion and Action to Consider a Proposed General Plan Amendment Application for Property located at approximately 2276 Arrowhead Trail (Parcels # SC-6-2-22-4148, # SC -9-A-12, and #SC-9-A-18, Described as 1.48 Acres). Split Rock Construction is Proposing a General Plan Amendment from Low-Density Residential ("LDR") and Main Street Commercial ("MSC") to Medium-Density Residential ("MDR") for the Property. The Proposed General Plan Amendment is Part of the Process to Allow for a Single-Family Residential Subdivision. Approve Ordinance #2023-08. Presented by Jim McNulty, City Planner.**

Mayor Rosenberg reported that the site was formerly proposed for the development of mancaves but was ultimately denied. The applicants have now come back with a request for a single-family subdivision. Mr. McNulty presented the Concept Plan submitted for the property and stated that the request is for the property to go from one designation to another to accommodate an R-1-6 subdivision. The first application is a General Plan Amendment application. If the Council moves to approve it, the applicant will proceed with a Property Rezoning Application. The R-1-6 Zone was created within the last year for infill projects or properties such as this. The parcel is 1.48 acres in size with frontage on Arrowhead Trail and Lava Flow Drive. The Concept Plan was submitted to give an idea of what is intended for the property. The intent is to provide the City with an idea of how the property will develop.

Mr. McNulty reported that the MDR allows for three to 12 units per acre, however, the applicant intends to develop a single-family subdivision with seven lots, which equates to 4.76 units per acre. Notice was sent to all property owners within 300 feet of the property and a sign was posted on the property per State Code. Staff did not receive any responses prior to the Planning Commission public hearing held on February 23, 2023.

There was previously a split land use designation on the property where there was Low-Density Residential and Main Street Commercial. The applicant is asking that they go with the Medium-Density Residential for the entire property and not have a split designation. The General Plan consideration was presented. At the time of the denial of the original request, staff recommended that the applicant consider an R-1-6 Zone and a General Plan Amendment to Medium-Density Residential, which is Part 1 of the application. The staff recommendation was presented. It was clarified that the request will require a zone change, which will be the next step in the process.

Council Member Waite moved to APPROVE the proposed General Plan Amendment Application for property located at approximately 2276 Arrowhead Trail (Parcels #SC-6-2-22-4148, #SC -9-A-12, and #SC-9-A-18, described as 1.48 acres) from Low-Density Residential and Main Street Commercial to Medium-Density Residential and approve Ordinance 2023-08 based on the following findings:

1. **That the proposed General Plan Amendment complies with Section 2.5 of the General Plan (Appropriate Land Use Transitions).**

2. **That the proposed General Plan Amendment complies with Section 3.3 of the General Plan (Residential Density Ranges & Average Density).**

3. **That the proposed General Plan Amendment complies with Section 3.3.1 of the General Plan (Density Transitions).**

4. **That the proposed General Plan Amendment complies with Section 8.1.1, Table 7 of the General Plan (Santa Clara Street Classification System.**

5. **That the proposed General Plan Amendment (MDR land use designation) is in harmony with the existing single-family neighborhood.**

Council Member Hinton seconded the motion. Vote on motion: Council Member Shakespeare-Aye, Council Member Hinton-Aye, Council Member Waite-Aye. The motion passed unanimously.

iv. **Discussion and Action to Consider a Proposed Code Amendment to Title 16, Subdivisions, and Chapter 17.04, General Provisions of City Code. This Includes Updates to the Subdivision Ordinance, Zoning Ordinance, General Clean-Up, and Approve Ordinances 2023-04 and 2023-05. Santa Clara City, Applicant. Presented by Jim McNulty, City Planner.**

Mr. McNulty reported that the above matter was discussed by the City Council in a Work Meeting on February 1, 2023. It was also discussed by the Planning Commission on February 9, 2023. Both the City Council and Planning Commission were in favor of proceeding. A public hearing was held with the Planning Commission on February 23, 2023, where they forwarded a positive recommendation to the City Council. There was one change to the proposed text to allow for a Letter of Credit as a third option to Section 16.28.020, which is the Guarantee Form and the third bullet point in the staff memo. Staff recommended that the City Council approve the proposed Code amendments with consideration of the change to Section 16.28.020.

City Attorney, Matt Ence, proposed an additional change as well based on the improvements on Vineyard Drive and recent discussions. He and Mayor Rosenberg spoke previously and as a result, changes were made to the ordinance to make it consistent with what has been done on Vineyard Drive. Mr. Ence reported that the Streets Ordinance included a list of candidate streets where residents could approach the City about making improvements. The ordinance defined how the costs would be divided between the City and the residents. He eliminated East Vineyard Drive and Central Vineyard Drive from the list.

The next modification was to the table that defines what is the financial responsibility of the property owner and the City. The change was to require property owners to pay for the sidewalk, required right-of-way or utility easements, bonding for improvements if required by the City, new lateral connections to their property, and their own legal and professional fees. The City should pay for asphalt and base regardless of width, curb and gutter, civil engineering including surveys, utility replacement and upsizing not including the new laterals discussed, streetlights, and the

City's own legal and professional fees. Mr. Ence reported that a provision was deleted that specified that if someone in the group of property owners does not pay, the City will hold the entire group responsible.

Collection issues were discussed. Mayor Rosenberg stated that with the first phase, City Manager, Brock Jacobsen, and Public Works Director, Dustin Mouritsen went door to door and received positive feedback from the property owners. Only one entity asked for terms. The City was working with that individual on a monthly payment plan. The first two phases were described. Work on Phase 2 was expected to begin around July 2023. Scheduling and budgeting issues were discussed. Mr. Mouritsen stated that the phases can be delayed if necessary.

Mr. Ence clarified that the 80% referred to by the Mayor serves as the trigger. Some provisions address the City Council having the discretion to decide on timing and priority. It is designed to be a mechanism by which the property owners can trigger the evaluation and a decision-making process but leaves the control with the City.

Council Member Hinton moved to APPROVE the proposed Code Amendments to Title 16-Subdivisions and Chapter 17.04-General Provisions of City Code including updates to the Subdivision Ordinance, Zoning Ordinance, and general cleanup and approve Ordinances 2023-04 and 2023-05 as presented. Council Member Shakespeare seconded the motion. Vote on motion: Council Member Shakespeare-Aye, Council Member Hinton-Aye, Council Member Waite-Aye. The motion passed unanimously.

It was clarified that the Letter of Credit was added as the third form of guarantee.

v. Discussion and Action to Consider Approval of the Service Agreement between Teri Forbes and Santa Clara City to Transcribe City Council, Planning Commission, Heritage Commission, Hillside Commission, and TRC Minutes for Santa Clara City. Presented by Brock Jacobsen, City Manager.

Mr. Jacobsen reported that for the past several years, Laura Squires produced the City Council Meeting minutes. She had surgery recently and plans to retire. Teri Forbes has been preparing the Planning Commission and other meeting minutes and was willing to prepare the City Council Meeting minutes as well. The contract presented was similar to the one with Laura Squires with the change to the additional meetings to be prepared at a rate of $37.50 per hour. Mr. Ence stated that he had not reviewed the contract but was willing to do so. He stated that the contract could be approved subject to legal review.

Council Member Hinton moved to APPROVE the Service Agreement between Teri Forbes and Santa Clara City to transcribe City Council, Planning Commission, Heritage Commission, Hillside Commission, and TRC Meeting minutes, as presented subject to legal review. Council Member Shakespeare seconded the motion. Vote on motion: Council Member Shakespeare-Aye, Council Member Hinton-Aye, Council Member Waite-Aye. The motion passed unanimously.

vi. Discussion and Action to Consider Approval of the Dammeron Valley Vehicle Lease Agreement. Presented by Andrew Parker, Fire Chief.

Fire Chief, Andrew Parker, reported that the Lease Agreement involves a continued partnership with Dammeron Valley Fire and Rescue as part of their liquidation process. The subject vehicle is a 2003 Ford E-One Type 6 fire apparatus that has been stored outside at the Circle Street Station. The intent is to utilize it as a wildland vehicle. The vehicle has 47,892 miles. The agreement will be for the term of one year and be reevaluated on December 31, 2023. The agreement can be revoked at any time with 30 days' notice. The Lease is for $1. The intent is to keep the vehicle within the service area as part of the partnership. Dammeron Valley Fire and Rescue will put their decal on the vehicle and maintain it and hold the City harmless in the event one of their employees is injured. The agreement had been reviewed by Mr. Ence. It was noted that the agreement can be reevaluated after one year.

Council Member Shakespeare moved to APPROVE the Dammeron Valley Vehicle Lease Agreement, as presented. Council Member Waite seconded the motion. Vote on motion: Council Member Shakespeare-Aye, Council Member Hinton-Aye, Council Member Waite-Aye. The motion passed unanimously.

6. Reports.

A. Mayor/Council Reports.

Council Member Shakespeare asked where the City stands in terms of preparedness along the Santa Clara River channel. Mayor Rosenberg reported that staff flew the river channel most recently in early February and followed it up with a flight that gave a better view of the entire floodplain. They looked for work areas or places where attention was needed. There was concern about beaver activity as well. Vegetation is where they want it and is not overly dense and should allow for the flood to pass in areas where there were concerns. The following weekend, rainfall was projected in elevations of 8,000 feet, which would include most of the Santa Clara Watershed with the exception of the higher elevations on top of Pine Valley. He expected high flows to start this weekend. Gunlock is about 80% full and will not require much to get to capacity. Once the spill begins there will be additional monitoring. Special attention will be paid to the river, especially at night. Their gauges are currently working and equipment can be deployed if necessary to keep the bridges clear.

Mr. Mouritsen reported that he has contracts in place with four contractors who are obligated to come and help with City equipment. Mayor Rosenberg commented that in the early stages of the 2005 flood, there was some residential flooding on the first day of the flood. By the time the second day was over, everything was above the river. The homes that were lost were undercut by the river and not flooded. The majority of the Santa Clara River that is adjacent to any type of residential or commercial development is armored.

Council Member Shakespeare commented that the City of St. George raised its power rates recently and stated that increases will be area-wide. He attended the recent Washington County Water Conservancy District Board Meeting and a comment was made regarding high water use

commercial and Fibercon in Fort Pierce. There is a balance. When Fibercon came in, wages in the area were $12 per hour and the jobs started at $17. There was some comment about not wanting this kind of use yet manufacturing provides good jobs. He stated that they need jobs and water.

Mayor Rosenberg commented that it can be looked at similarly to a car wash to determine how much of the water can be recirculated and recycled. It should be treated as regular commercial and directed to an area with access to alternative water users. Council Member Shakespeare stated that a similar comment was made about golf courses that are high water users. There is, however, secondary and reuse that can be considered since it is an economic driver in the area and provides jobs. Mention was made of a proposed dialysis center that is being reviewed by the Planning Commission. It will be a fairly high water user and require two-inch meters. Those types of uses and how to facilitate them would need to be considered going forward.

Council Member Shakespeare mentioned the public hearing sign in front of City Hall and asked if there was a better location for it. Mr. Jacobsen stated that the reason behind placing it there was to get the attention of as many people as possible. He stated that it can be relocated. Alternative locations were discussed.

Council Member Hinton updated the Council on the Dowdle Puzzle and stated that the committee has met and made some decisions. The artist should have an initial sketch completed by April 14. They are also planning to be available for the Swiss Days Community Dinner. Council Member Shakespeare liked the ideas put forward. Council Member Hinton identified people and places to be represented on the puzzle.

Council Member Waite received a complaint from a resident about the calendar on the website being wrong. He asked that that be corrected as soon as possible. He also suggested that the Blue Can pickup schedule be reflected correctly on the calendar. He was aware of other cities that send texts out the day before a Blue Can collection day.

Mayor Rosenberg reported on the following:

- The area mayors met in Cedar City the previous day, but he was unable to attend.
- The Waterwork Group is still meeting weekly and working on the amendment to the Rural Water Supply Agreement with the other member cities and the Water District. There still is not 100% agreement. As a result, they planned to meet the following morning to continue to reach a resolution.
- There are efforts to form a Special Irrigation Area that would cover the historically irrigated portions of the valley. It would enable the ordinance that allows gardens and orchards to remain in place. A path was being found to preserve vegetation in the valley. He expected it to be approved based on feedback he has received. Information on the Special Irrigation Area would be provided prior to making a presentation. The City's Water Group was asked to recommend action by the Council once it is ready.
- Congressman Stewart has a grant application for earmarked funding. Police Chief, Bob Flowers, was working with other chiefs in the County to pursue funding for radios and equipment that were included in the budget.

Brock Jacobsen updated the Council on HB-392 and stated that it passed in the Legislature. His understanding was that it is now left to the communities to adopt. It pertained to the 1% sales tax. It was already legislation but only accounted for the third, fourth, fifth, and sixth-class counties. A provision was added for a second-class county based on two qualifications. Washington County qualifies. In order to move forward, the Council would have to express its support. It would then go on the ballot to residents. The 1% sales tax is earmarked for Emergency Medical Services ("EMS"). The County also would have to agree that the funding should come to them after which they would distribute it. The matter would be brought back to the Council for further discussion. In the November election, if they want to have something in this budget year, it could potentially go into effect in January 2024. It was expected to generate $1.3 million potentially for the City, which would cover 44% portion of the EMS budget. It would also help with the current shortfall and be helpful going forward. The 1% sales tax would come from visitors who stay in nightly rentals.

Mayor Rosenberg reminded the Council that on Monday, March 13 at noon, Washington City is hosting a Lunch and Learn on Election Training. Those interested in attending were asked to contact him.

The Mayor asked about the storm drain issue near Neil Taylor's home. Mr. Mouritsen stated that his crews have been very busy on Vineyard Drive but would have them make the repair.

Mayor Rosenberg inquired about the restroom at the Cemetery. He indicated that it would be in the budget.

Mr. Jacobsen commented on the site visit scheduled for the following week and asked that the Council meet at 3:45 p.m. in order to arrive at the site by 4:00 p.m. The Regular Work Meeting will take place at 5:00 p.m.

He forwarded to the Council information on the Utah League of Cities and Towns ("ULCT") Conference scheduled for April 19-21. Those interested in attending were asked to notify him.

On April 19 is the Utah Associated Municipal Power Systems ("UAMPS") Luncheon from noon to 4:00 p.m. Those interested in attending were asked to contact him.

7. Executive Session.

There was no Executive Session.

8. Adjournment.

Council Member Waite moved to ADJOURN. Council Member Shakespeare seconded the motion. The motion passed with the unanimous consent of the Council.

The City Council Meeting adjourned at 6:31 p.m.

_____
Chris Shelley
City Recorder

Approved: _____

DRAFT

Mayor
Rick Rosenberg

City Manager
Brock Jacobsen

CITY OF
SANTA CLARA
FOUNDED 1854

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

CITY COUNCIL

Meeting Date: 3-22-2023 **Agenda Item: 2**

Applicant: Santa Clara City

Requested by: Gary Hall

Subject: Power Cost Adjustment (PCA)

Description:
City staff would like to discuss the PCA and how it is affecting the residence. Staff is receiving 20-30 calls per day from upset customers about the amount of the PCA. Most are understanding once it is explained to them but still not happy. Staff is wondering if we should have a few Town Hall nights and invite sections of the city to come in and discuss the energy issues that we are seeing and how we are addressing it.

Recommendation:
Discussion

Attachments: Yes

Cost: N/A

Legal Approval: N/A

Finance Approval: N/A

Budget Approval: N/A

2603 Santa Clara Drive, Santa Clara, Utah 84765

Phone (435) 673-6712 Fax (435) 628-7338

UAMPS BILLS

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2020	$195,137.41	$176,537.94	$168,916.05	$158,113.22	$231,299.46	$297,057.30	$412,174.62	$635,390.30	$321,206.54	$231,288.49	$193,749.59	$227,461.73
2021	$211,811.46	$281,906.61	$192,874.30	$201,688.70	$253,148.86	$583,170.63	$638,805.09	$561,787.44	$476,986.70	$268,258.83	$236,894.42	$273,236.83
2022	$256,934.92	$227,328.86	$219,833.53	$270,765.23	$359,283.21	$550,631.25	$741,505.44	$676,565.96	$723,373.56	$347,766.32	$367,801.53	$766,262.29

2022-2023 UAMPS BILLS

Month	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2023	Jan
Total	$219,833.53	$270,765.23	$359283.21	$550,631.25	$741,505.44	$676,565.96	$723,373.56	$347,766.32	$367,801.53	$766,262.29		$595,097.62
Total kWh	3,228,306	3,216,790	4,251,103	6,254,361	7,046,748	5,663,398	4,789,152	3,856,276	3,490,280	3,982,469		3,809,842
Avg $ kWh	.068¢	.084¢	.084¢	.088¢	.105¢	.119¢	.151¢	.09¢	.105¢	.192¢		.1562¢
kWh Bought on Mkt	358,126 kWh	0 kWh	0 kWh	547.552 kWh	2,011,386 kWh	1,642,656 kWh	316,192 kWh	10,604 kWh	624,672 kWh	1,045,472 kWh		0 kWh
Total $ MKT	$17,869.15	$0	$0	$23,138.56	$157,279.42	$133,298.40	$13,111.60	$715.00	$54,756.00	$90,023.20		$0
PCA $ RATE	.0181¢	.0171¢	.0124¢	.0126¢	.0144¢	.0181¢	.0226¢	.0349¢	.0471¢	.0472¢		.0503¢
PCA Collected	$56,262.79	$53,085.45	$41,399.35	$35,219.41	$100,086.39	$132,213.06	$182,138.49	$164,126.23	$147,924.43	$173,593.31		$180,589.80
AVG PCA Charge	$17. 79	$16.78	$13.09	$11.13	$31.65	$41.81	$57.60	$51.90	$46.78	$54.89		$57.11

Billing Code	03/08/2023	02/08/2023	01/08/2023	12/08/2022	11/08/2022	03/08/2022
1 Electric Residential	$153.88	$152.10	$139.44	$94.01	$165.41	$105.67
3 Elec Base Charge	$20.00	$20.00	$20.00	$20.00	$20.00	$20.00
5 Water	$32.00	$53.99	$57.59	$91.85	$104.15	$32.00
6 Sewer	$24.55	$24.55	$24.55	$24.55	$24.55	$23.40
7 Regional Water Surcharge	$1.75	$1.75	$1.75	$1.75	$1.75	$1.75
8 Garbage	$13.83	$13.83	$13.24	$13.24	$13.24	$13.24
9 Storm Water	$13.85	$13.85	$13.85	$13.85	$13.85	$13.85
13 Street Maintenance	$3.83	$3.83	$3.65	$3.65	$3.65	$3.65
14 BluCan Recycling	$6.20	$6.20	$5.98	$5.98	$5.98	$5.98
16 Power Cost Adjustment	$110.01	$81.32	$70.62	$48.79	$62.53	
17 Excess Water Use Surcharge	$0.00					
18 Sales Tax	$6.78	$6.71	$6.22	$4.45	$7.23	$4.90
TOTAL	$386.68	$378.13	$356.89	$322.12	$422.34	$224.44

Billing Code	03/08/2023	02/08/2023	01/08/2023	12/08/2022	11/08/2022	03/08/2022
1 Electric Residential	$283.11	$275.91	$258.58	$148.47	$119.79	$187.41
3 Elec Base Charge	$20.00	$20.00	$20.00	$20.00	$20.00	$20.00
5 Water	$32.00	$32.00	$35.20	$46.09	$50.83	$33.40
6 Sewer	$24.55	$24.55	$24.55	$24.55	$24.55	$23.40
7 Regional Water Surcharge	$1.75	$1.75	$1.75	$1.75	$1.75	$1.75
8 Garbage	$13.83	$13.83	$13.24	$13.24	$13.24	$13.24
9 Storm Water	$13.85	$13.85	$13.85	$13.85	$13.85	$13.85
13 Street Maintenance	$3.83	$3.83	$3.65	$3.65	$3.65	$3.65
14 BluCan Recycling	$6.20	$6.20	$5.98	$5.98	$5.98	$5.98
16 Power Cost Adjustment	$193.47	$141.03	$124.64	$76.23	$46.17	
17 Excess Water Use Surcharge	$0.00					
18 Sales Tax	$11.82	$11.54	$10.86	$6.57	$5.45	$8.09
19 Late Charge	$54.45		$39.09	$30.53		$32.45
TOTAL	$658.86	$544.49	$551.39	$390.91	$305.26	$343.22

Billing Code	03/08/2023	02/08/2023	01/08/2023	12/08/2022	11/08/2022	03/08/2022
1 Electric Residential	$358.38	$380.30	$81.32			
3 Elec Base Charge	$20.00	$20.00	$12.67			
5 Water	$63.65	$82.01	$21.74			
6 Sewer	$24.55	$24.55	$15.55			
7 Regional Water Surcharge	$1.75	$1.75	$1.11			
8 Garbage	$13.83	$13.83	$8.38			
9 Storm Water	$13.85	$13.85	$8.77			
13 Street Maintenance	$3.83	$3.83	$2.31			
14 BluCan Recycling	$6.20	$6.20	$3.79			
16 Power Cost Adjustment	$242.07	$191.38	$41.20			
17 Excess Water Use Surcharge	$0.00					
18 Sales Tax	$14.76	$15.61	$3.66			
19 Late Charge	$75.33					
TOTAL	$838.20	$753.31	$200.50	$0.00	$0.00	$0.00

Billing Code	03/08/2023	02/08/2023	01/08/2023	12/08/2022	11/08/2022	03/08/2022
1 Electric Residential	$530.94	$515.49	$491.27	$510.81	$593.66	$396.01
3 Elec Base Charge	$20.00	$20.00	$20.00	$20.00	$20.00	$20.00
5 Water	$47.67	$46.09	$69.71	$86.93	$124.73	$42.18
6 Sewer	$24.55	$24.55	$24.55	$24.55	$24.55	$23.40
7 Regional Water Surcharge	$1.75	$1.75	$1.75	$1.75	$1.75	$1.75
8 Garbage	$13.83	$13.83	$13.24	$13.24	$13.24	$13.24
9 Storm Water	$13.85	$13.85	$13.85	$13.85	$13.85	$13.85
13 Street Maintenance	$3.83	$3.83	$3.65	$3.65	$3.65	$3.65
14 BluCan Recycling	$6.20	$6.20	$5.98	$5.98	$5.98	$5.98
16 Power Cost Adjustment	$353.50	$256.58	$230.07	$244.17	$210.12	
17 Excess Water Use Surcharge	$0.00					
18 Sales Tax	$21.49	$20.88	$19.94	$20.70	$23.93	$16.22
TOTAL	$1,037.61	$923.05	$894.01	$945.63	$1,035.46	$536.28

Billing Code	03/08/2023	02/08/2023	01/08/2023	12/08/2022	11/08/2022	03/08/2022
2 Electric Commercial	$1,320.05	$1,295.61	$1,312.64	$1,445.04	$1,850.30	$1,293.49
5 Water	$57.60	$57.60	$60.00	$60.80	$64.79	$81.29
6 Sewer	$62.30	$62.30	$62.30	$62.30	$62.30	$60.00
7 Regional Water Surcharge	$3.78	$3.78	$3.78	$3.78	$3.78	$3.78
9 Storm Water	$13.85	$13.85	$13.85	$13.85	$13.85	$13.85
13 Street Maintenance	$27.95	$27.95	$26.62	$26.62	$26.62	$26.62
16 Power Cost Adjustment	$938.35	$682.75	$664.09	$642.96	$696.20	
17 Excess Water Use Surcharge	$0.00					
18 Sales Tax	$89.10	$87.45	$88.60	$97.54	$124.90	$87.31
TOTAL	$2,512.98	$2,231.29	$2,231.88	$2,352.89	$2,842.74	$1,566.34

Mayor
Rick Rosenberg

City Manager
Brock Jacobsen

CITY OF SANTA CLARA
FOUNDED 1854

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

CITY COUNCIL

Meeting Date: March 22, 2023 **Agenda Item: 3**

Applicant: Santa Clara City

Requested by: Jim McNulty

Subject: PDC Zone Amendment & Site Plan Review

Description: Austin Anderson is requesting a PDC Zone Amendment and Site Plan Review for a medical office building. The proposed plan includes a 6,400 square foot building to be used as a Dialysis Center. The property is approximately 1.02 acres in size. A staff report and attachments have been included for your review.

Recommendation: Approval

Attachments: Yes

Cost: N/A

Legal Approval: Yes

Finance Approval: N/A

Budget Approval: N/A

2603 Santa Clara Drive, Santa Clara,
Utah 84765 Phone (435) 673-6712 Fax
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City of Santa Clara
2603 Santa Clara Drive
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jmcnulty@sccity.org

Staff Report

PDC Zone Amendment & Site Plan Review
Summary and Recommendation

Public Body: Santa Clara City Council
Meeting Date: March 22, 2023
Current Zone: PDC Zone
General Plan Designation: Main Street Commercial
Property Size: 1.02 acres
Property Location: In between Lamy's Restaurant (east), and the Thrift/Auto Store (west)
Request: PDC Zone Amendment & Site Plan Review
Applicant Name: Austin Anderson
Staff Planner: Jim McNulty
Planning Staff Recommendation: Approve with conditions
Meeting Type: Public Hearing

PROJECT DESCRIPTION

The applicant, Austin Anderson, is requesting a PDC Zone Amendment, and Site Plan Review for a Medical Office Building. The proposed plan includes a 6,400 square foot medical office building to be used for Dialysis Care. The property is approximately 1.02 acres (44,8381 sq. ft.) in size.

The subject property is identified as Lot 1 of the proposed Lofts Commercial Subdivision. The applicant is subdividing the property into 2-lots. This property (Lot 1) will be sold to the Dialysis Care Center, with Lot 2 to be developed by the applicant soon.

Chapter 17.68, Planned Development Zones, requires a review of the site plan layout, building design and materials, landscaping, outdoor lighting, parking, fencing, signage, as well as other necessary items for a commercial project. Staff will further discuss the proposed project and requirements in the report.

SITE & VICINITY DESCRIPTION

The subject property is located in between Lamy's Restaurant (east), and the Thrift/Auto Store (west), with frontage off Santa Clara Drive. Major cross streets in the vicinity include Lava Flow Drive, and Warrior Way.

SITE PLAN REVIEW ITEMS

City staff has identified the following items that need to be addressed with Site Plan Review:

1. **Site Plan Layout:** Access to the site is proposed off Santa Clara Drive and Lava Flow Drive. The primary access will likely be gained off Santa Clara Drive; however, Lava Flow Drive will also provide good access to the site. Reciprocal access will be provided along the northern portion of Lot 1 off Santa Clara Drive, and along the easter portion of Lot 1 off Lava Flow Drive. A 6,400 square foot building is proposed on the site which meets all setback requirements. A 5' walkway has been provided from the front of the building to the existing sidewalk along Santa Clara Drive for pedestrian access. A dumpster enclosure has been shown on the site and will be required to comply with Chapter 17.36.110 of city code. A copy of the Site Plan is attached.

2. **Building Design & Materials:** The proposed building materials include a camel/beige color stucco, and stone veneer (Mountain Ledge - Yukon) facade, with stone sill and accents (Buckskin), metal awnings and window treatments (Bronze), with cable supports. A stucco accent band (Hammerhead Cooper) has been provided to help break up the height of the building. A parapet wall (stone veneer with metal cap) has also been provided at the top of the building. The building height is approximately 23' to the top of the parapet wall. If any roof top mechanical equipment is proposed, it needs to be located behind the parapet wall to allow for appropriate screening. Additionally, staff is recommending that the mechanical equipment located along the rear (west) elevation be painted to match the building. City staff believes that this building will be a nice addition to the community. A copy of the Building Elevations is attached.

3. **Project Landscaping:** The final landscape and irrigation plans will be required to comply with Ordinance #22-05 (Water Efficient Landscaping & Conservation Standards). The applicant has hired a landscape architect to do this work. It appears that the submitted landscape and irrigation plan meets the code requirements; however, city staff will do a more thorough review at building permit submittal. The total landscaped area is 13,107 square feet (approximately 30% of overall site). A copy of the Landscape Plan is attached.

4. **Outdoor Lighting:** Chapter 17.32.070 allows for parking lot light standards with a maximum height of 16 feet (16') using indirect, hooded light sources. Additionally, Chapter 17.68.040 indicates that all outdoor lighting shall not adversely impact surrounding residential uses. All lighting shall be shielded and directed downward to avoid light spill. The applicant has submitted drawings which meet these requirements.

5. **Required Parking:** The project is required to have a minimum of 26 parking spaces for the proposed medical office use as per Chapter 17.32. The Site Plan indicates a total of 26 parking spaces including three (3) ADA parking spaces, and two (2) patient drop off spaces near the building entrance (east).

6. **Fencing:** Project fencing is not proposed. This site has frontage on Santa Clara Drive, and an access off Lava Flow Drive.

7. **Project Signage:** Chapter 17.44 allows for wall signs. The applicant is proposing walls signs for both the north and east sides of the building. This is allowed by code; however, the wall sign area shall be no greater than 10% of the total wall square footage of the wall on which the sign is placed. City staff will review each sign for code compliance prior to bringing the final sign package back to the Planning Commission for approval at a later date as required in the PDC Zone.

8. **Water Availability:** The applicant is required to obtain a will-serve letter or other verified documentation from the Washington County Water Conservancy District, WCWCD prior to obtaining a building permit.

9. **Dust Control:** The applicant will be required to submit a dust control plan for the site prior to obtaining a building permit. Precautionary measures are needed to protect the general health, safety, and welfare of residents and visitors in the vicinity.

10. **Traffic Memo:** A brief Traffic Memo (attached) was prepared by Aron Baker with Horrocks Engineering. It indicates 20 total vehicles trips during the AM peak hour, with 25 vehicle trips in the PM peak hour. This will have a negligible affect to traffic in the area.

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 responses were received by city staff as of the writing of this report.

GENERAL PLAN CONSIDERATION

The Santa Clara City General Plan indicates a Main Street Commercial, MSC Land Use for the subject property. The existing Planned Development Commercial, PDC Zone complies with the intent of the General Plan. The description and character objectives for the MSC Land Use states the following:

> "Predominately commercial uses on the ground level, including uses such as stores, restaurants, and offices with residences and/or offices on the second floor. Projects should be pedestrian friendly as well as accessible by automobile".

The proposed application does not include a mixed-use development. However, it does include office uses as encouraged by the General Plan.

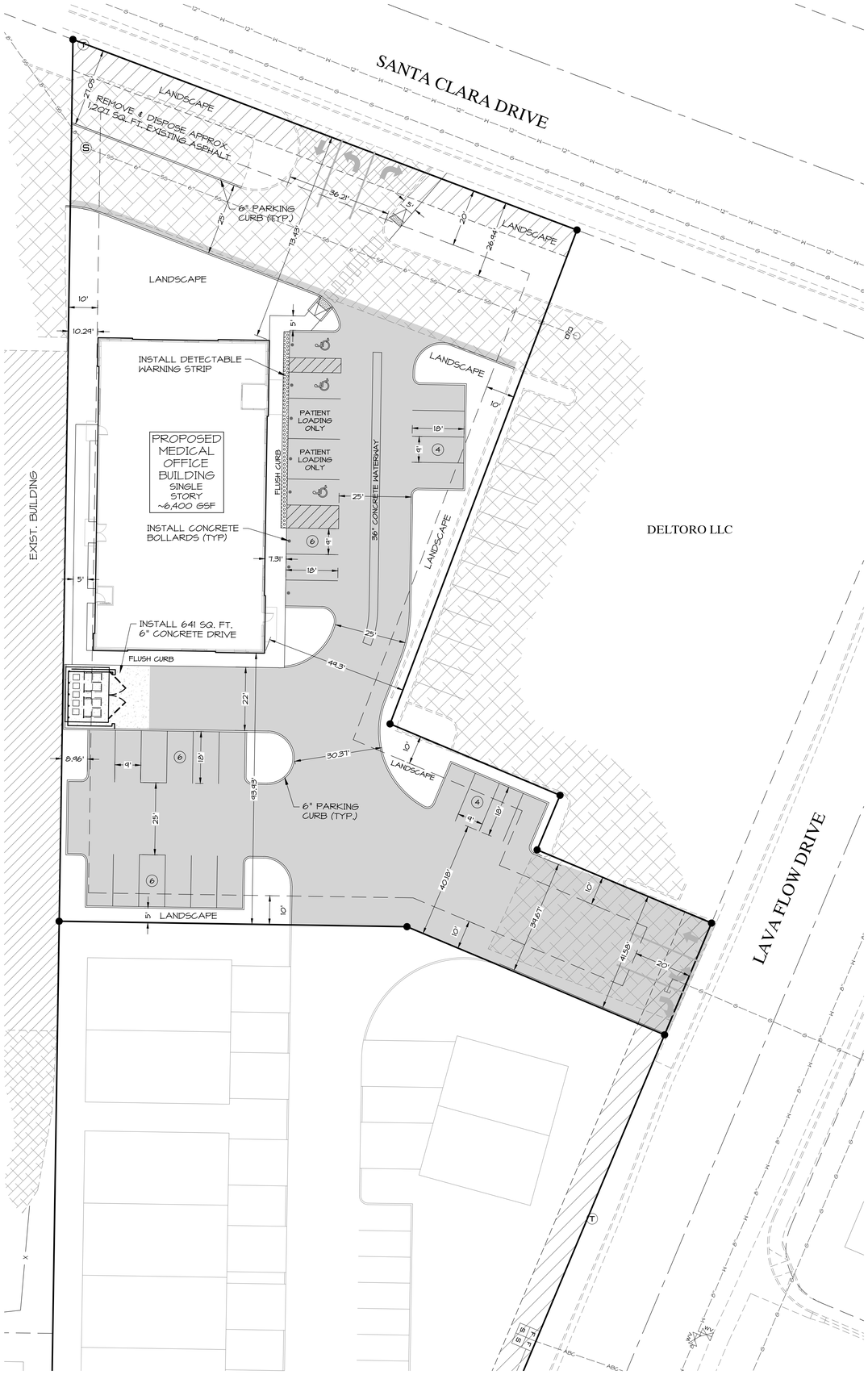
STATE CODE CONSIDERATIONS

Utah Code, Section 10-9a-205 includes requirements for a zoning map amendment. To amend the PDC Zone, the city must hold at least one public hearing. Additionally, a public hearing to consider a PDC Zone Amendment requires 10 days' notice rather than 24 hours' notice. A notice must 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.

PLANNING STAFF RECOMMENDATION

On March 9, 2023, the Planning Commission held a public hearing and forwarded a recommendation of approval to the City Council. Planning staff recommends that the City Council consider granting approval for a PDC Zone Amendment, and Site Plan for the Dialysis Care Center subject to the following conditions:

1. That the applicant be required to comply with the recommendations from all city reviewing departments.
2. That the applicant be required to install site improvements which meet city standards.
3. That the project be built according to the approved Site Plan. That this includes but is not limited to all item listed in the staff report.
4. That the building design & materials include a camel/beige color stucco, stone veneer (Mountain Ledge – Yukon) facade, with stone sill and accents (Buckskin), metal awnings, window treatments, and cable supports (Bronze). That a stucco accent band (Hammerhead Cooper) be provided to break up the height of the building. That a parapet wall (stone veneer with metal cap) be provided and used to screen rooftop mechanical equipment if proposed. That the building height be allowed at 23'.
5. That the final landscape and irrigation plans be required to comply with Ordinance #22-05 (Water Efficient Landscaping & Conservation Standards). That the street frontage along Santa Clara Drive be landscaped as per city code requirements. That the total landscaped area be approved at approximately 30% of the site.
6. That parking light lighting be limited to light standards with a maximum height of 16 feet (includes base of light standard) as per city code requirements. That all lighting use indirect, hooded light sources, and be shielded and directed downward to avoid light spill.
7. That 26 parking spaces including three (3) ADA spaces, as well as two (2) patient drop off spaces near the front of the building be provided.
8. That the dumpster enclosure for this site be required to comply with city code.
9. That all project signage be required to comply with the Sign Code. That the wall signs come back to Planning Commission for approval (PDC Zone) at a later date prior to building permit issuance.
10. That the applicant be required to obtain a will-serve letter or other verified documentation from the Washington County Water Conservancy District, WCWCD prior to obtaining a building permit.
11. That the applicant submits a dust control plan for the site prior to obtaining a building permit.
12. That the applicant be required to obtain a building permit before site construction begins.



GENERAL NOTES

1. THE REFERENCE BENCH MARK FOR THIS PROJECT IS A 1985 BLM ALUMINUM CAP LOCATED IN THE SOUTHWEST CORNER OF THIC PROPERTY - ELEVATION: 2744.42'.
2. ALL WORK AND MATERIALS SHALL MEET THE SANTA CLARA CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION AS APPROVED OCTOBER 12, 2016.
3. A MANDATORY PRE-CONSTRUCTION MEETING WILL BE REQUIRED ON ALL PROJECTS PRIOR TO ANY GRUBBING, GRADING, OR CONSTRUCTION ACTIVITIES. THE PERMIT HOLDER WILL BE REQUIRED TO NOTIFY ALL DEVELOPMENT SERVICES INSPECTORS.
4. PROJECTS SHALL INSTALL AN INFORMATIONAL SIGN ON SITE BEFORE CONSTRUCTION BEGINNING. THIS SIGN NILL HAVE A MINIMUM SIZE, PLACEMENT LOCATION AND CONTENT INFORMATION WITH THE COMPANY NAME, PHONE CONTACT & GRADING PERMIT NUMBER.
5. ALL WORK SHALL BE CONTAINED ON THE SUBJECT SITE ONLY. NO STOCKPILING OR CONSTRUCTION ACTIVITY SHALL OCCUR OFF OF THE APPROVED LOT AREA.
6. THE PROJECT SHALL SUBMIT A DUST CONTROL PLAN WITH DETAILS ON EQUIPMENT, SCHEDULING AND REPORTING OF DUST CONTROL ACTIVITIES. A WATER TRUCK SHALL BE AVAILABLE ON-SITE THROUGHOUT CONSTRUCTION TO CONTROL AIRBORNE PARTICLES.
7. THE CONTRACTOR SHALL PROVIDE PORTABLE RESTROOMS AND A TEMPORARY TRASH ENCLOSURE ON SITE DURING ALL CONSTRUCTION ACTIVITIES.
8. ALL FIELD DESIGN CHANGES SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.

NOTE

SIGNAGE WILL REQUIRE A SEPARATE SIGN PERMIT.

SITE DATA

PARCEL NUMBER:
SC-6-2-15-3125

CURRENT ZONE:
PDC

GENERAL PLAN:
COM

BUILDING SETBACKS:
FRONT: 20.00'.
SIDE: 10.00'
SIDE AT STREET: 20.00'
REAR: 10.00'

TOTAL PARCEL AREA:
44,381 SQ. FT.
1.02 ACRES

TOTAL BUILDING AREA:
TOTAL BUILDING: 6,400 SQ. FT.

LOT COVERAGE:
BUILDING AREA: 6,400 SQ. FT.
PARKING AREA: 24,874 SQ. FT.
LANDSCAPING: 13,107 SQ. FT.
PERCENT LANDSCAPING: 30%
PERCENT PERVIOUS: 30%
PERCENT IMPERVIOUS: 70%

BUILDING HEIGHT:
22' - 8"

BUILDING CONSTRUCTION:
WOOD FRAME (TYPE VB)

PROPOSED LAND USE:
COMMERCIAL

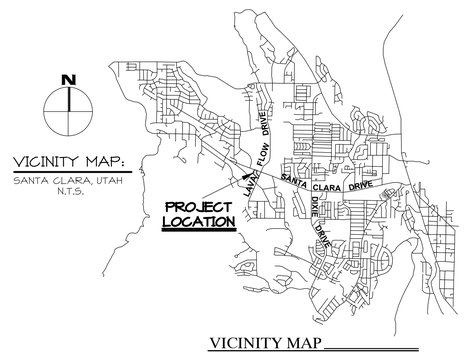
PARKING:
1 SPACE FOR EVERY 250 SQ. FT. REQUIRED

GROSS FLOOR AREA = 6,400 SQ. FT.
6,400/250 = 26 SPACES REQUIRED

PROVIDED: 26
TOTAL ADA ACCESSIBLE: 3
ADA VAN ACCESSIBLE: 1

2 PATIENT DROP OFF SPACES PROVIDIED

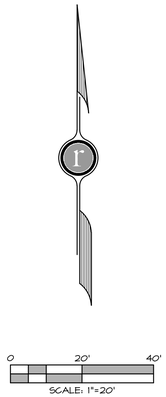
LOADING AREA PROVIDED



VICINITY MAP

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

NOTICE:
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.



OWNER

THE DEVELOPER FOR THIS PROJECT IS
THE LOFTS HOLDINGS, LLC
CONTACT : AUSTIN ANDERSON, MANAGER
243 EAST ST. GEORGE BLVD SUITE
ST. GEORGE, UTAH 84770
(435) 229-1743

DEVELOPER

THE DEVELOPER FOR THIS PROJECT IS
A.J CONSTRUCTION
CONTACT : AUSTIN ANDERSON, PRESIDENT
265 WEST TABERNACLE #200
ST. GEORGE, UTAH 84770
(435) 229-1743

PROJECT ENGINEER

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

GEOTECHNICAL ENGINEER

THE ENGINEER FOR THIS PROJECT IS:
AGEC, INC.
CONTACT: ARNOLD DECASTRO
1420 SOUTH 270 EAST
ST. GEORGE, UTAH 84790
(435) 673-6850

LEGEND:

- PROPOSED 6" PARKING CURB UNLESS OTHERWISE NOTED
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED THICKENED EDGE SIDEWALK

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

JARED W. BATES
7986
STATE OF UTAH
PROFESSIONAL ENGINEER
2/10/2023

CKA
ARCHITECTS ENGINEERS PLANNERS
N48W15650 Lisbon Road Menomonee Falls, Wisconsin 53051-6630
P 262.901.0505 F 262.901.0510 archit@cka-ae.com cka-ae.com

CKA COA # 8012481-0161

Proposed Medical Office Building for:

FKC - Sunset

FKC Project # 101474-1-DN-W-BO-2022
Heritage Point West Parcel
Santa Clara, Utah 84765

FRESENIUS KIDNEY CARE

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Drafted By:	AMH
Checked By:	JWB
Date Drafted:	02/10/2023
Project #:	10565-22-008

SITE PLAN

C2.0

Christopher Kidd and Associates, LLC
ARCHITECTS ENGINEERS PLANNERS

02-02-23



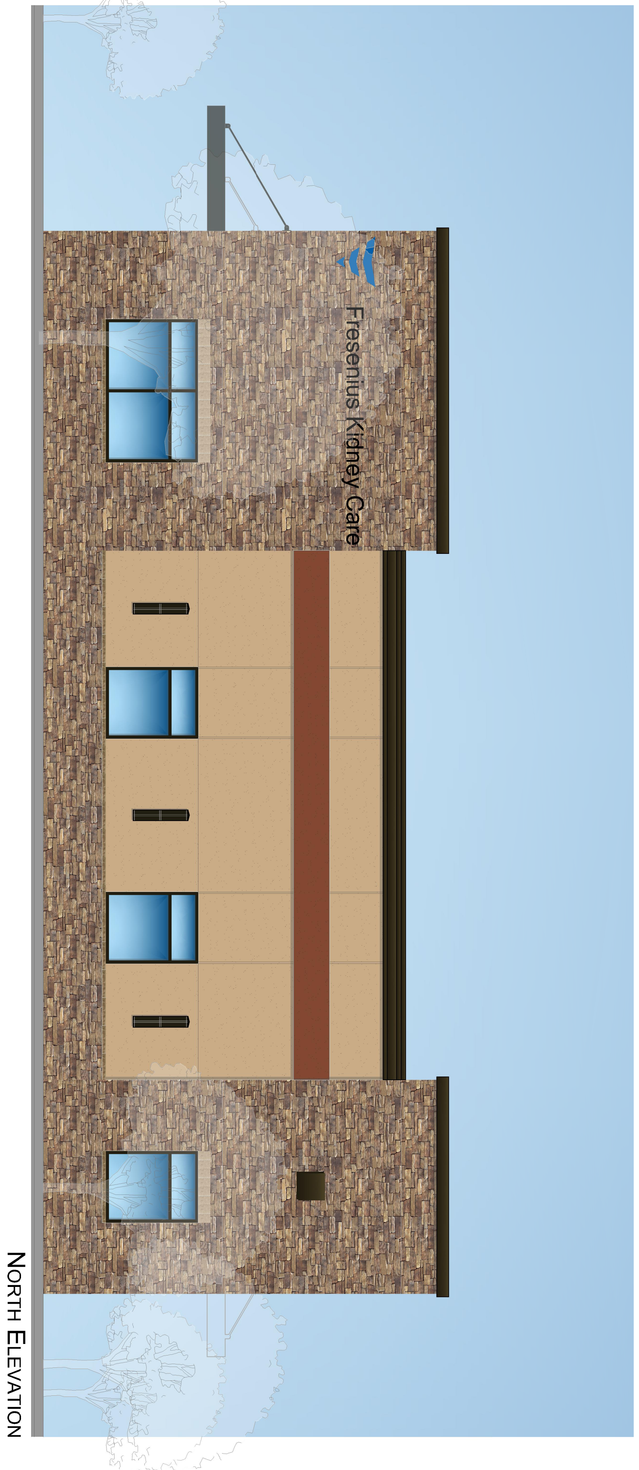
FKC - SUNSET

PROPOSED EXTERIOR RENDERING - EAST ELEVATION

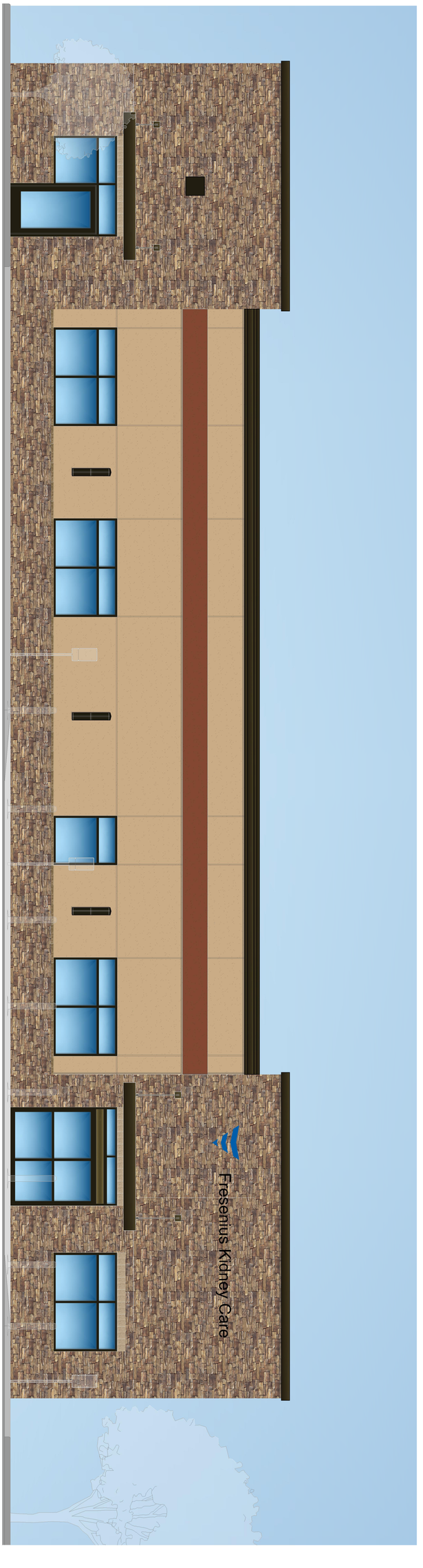
SANTA CLARA, UTAH

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NORTH ELEVATION



EAST ELEVATION

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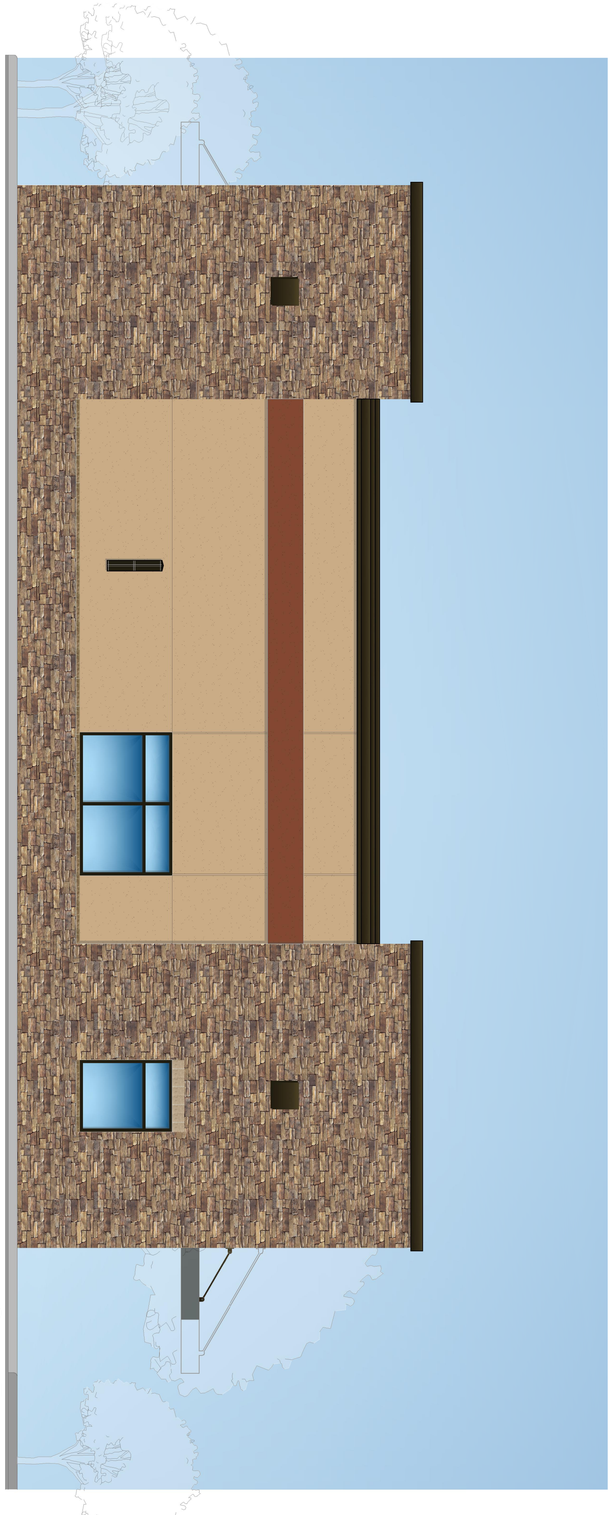
Proposed Medical Office Building for:

FKC - Sunset

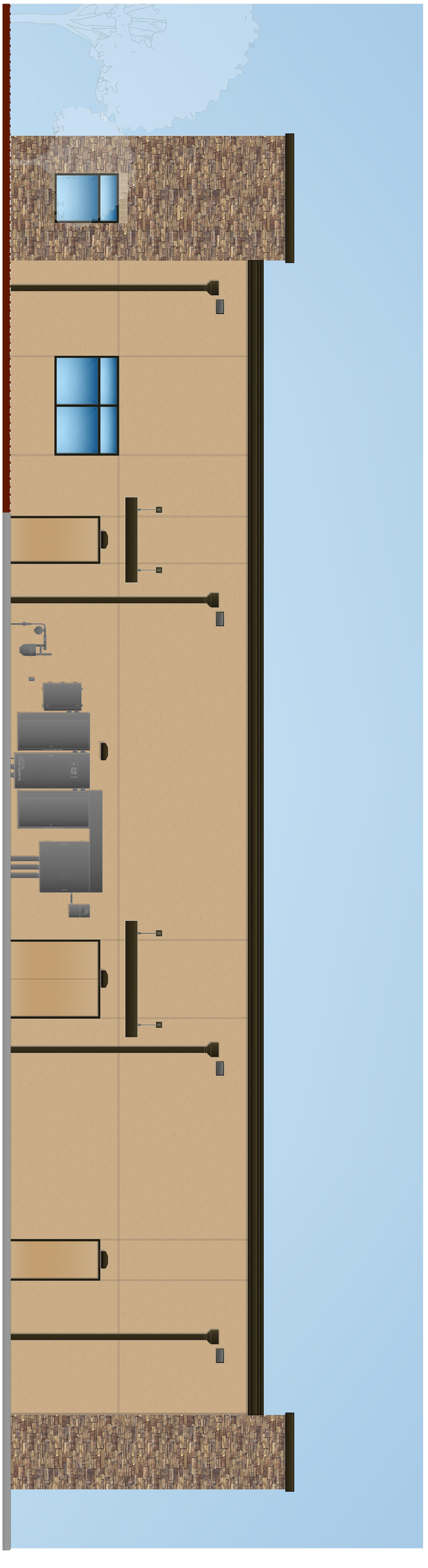
Heritage Point West Parcel
Santa Clara, Utah 84765

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SOUTH ELEVATION



WEST ELEVATION

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Proposed Medical Office Building for:

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DESIGN NOTES:

1. CONTRACTOR TO ENSURE THAT THE DESIGN INTENT OF THE LANDSCAPE IS UPHELD AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.
2. ANY CONFLICTING INFORMATION THAT RELATES TO THE DESIGN INTENT OF THIS PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IF ANY INFORMATION IS WITHHELD THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE OF SUCH NOTIFICATIONS.
3. CONTRACTOR SHALL BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS AND UNDERGROUND UTILITIES. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND UTILITY COMPANIES FOR ALL LOCATES PRIOR TO CONSTRUCTION.
4. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR LAYOUT AND/OR DESIGN CHANGES AND/OR MODIFICATIONS MADE BY THE OWNER AND/OR ANY PROJECT CONTRACTOR WITHOUT THE EXPRESSED CONSENT OF THE LANDSCAPE ARCHITECT.
5. LANDSCAPE CONTRACTOR RESPONSIBLE TO MAINTAIN POSITIVE DRAINAGE TO STREET FROM ALL LANDSCAPE AREAS.
6. CONTRACTOR MUST MEET WITH SANTA CLARA CITY PARKS STAFF PRIOR TO COMMENCING ANY AND ALL WORK.
7. ALL GRADING / PLANTING / IRRIGATION MUST BE APPROVED BY SANTA CLARA CITY PARKS STAFF.
8. ALL LANDSCAPING AND IRRIGATION MUST MEET SANTA CLARA CITY SPECIFICATIONS.

DRAINAGE NOTES:

CONCRETE CONTRACTOR IS TO ENSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING. LANDSCAPE CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING TO THE STREET.

2. ALL ROOF DRAINS SHALL BE CONNECTED TO SUBSURFACE DRAINS THAT HAVE POSITIVE DRAINAGE TO THE STREET. ALL ROOF DRAINS AND SUBSURFACE DRAINAGE SHALL BE INSTALLED PRIOR TO INSTALLATION OF CONCRETE SURFACES. LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE TO PLACE OF DISCHARGE. CONCRETE CONTRACTOR TO VERIFY ALL LOCATIONS OF DRAINS WITH LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF ANY CONCRETE SURFACE ON THE OUTSIDE OF STRUCTURE.

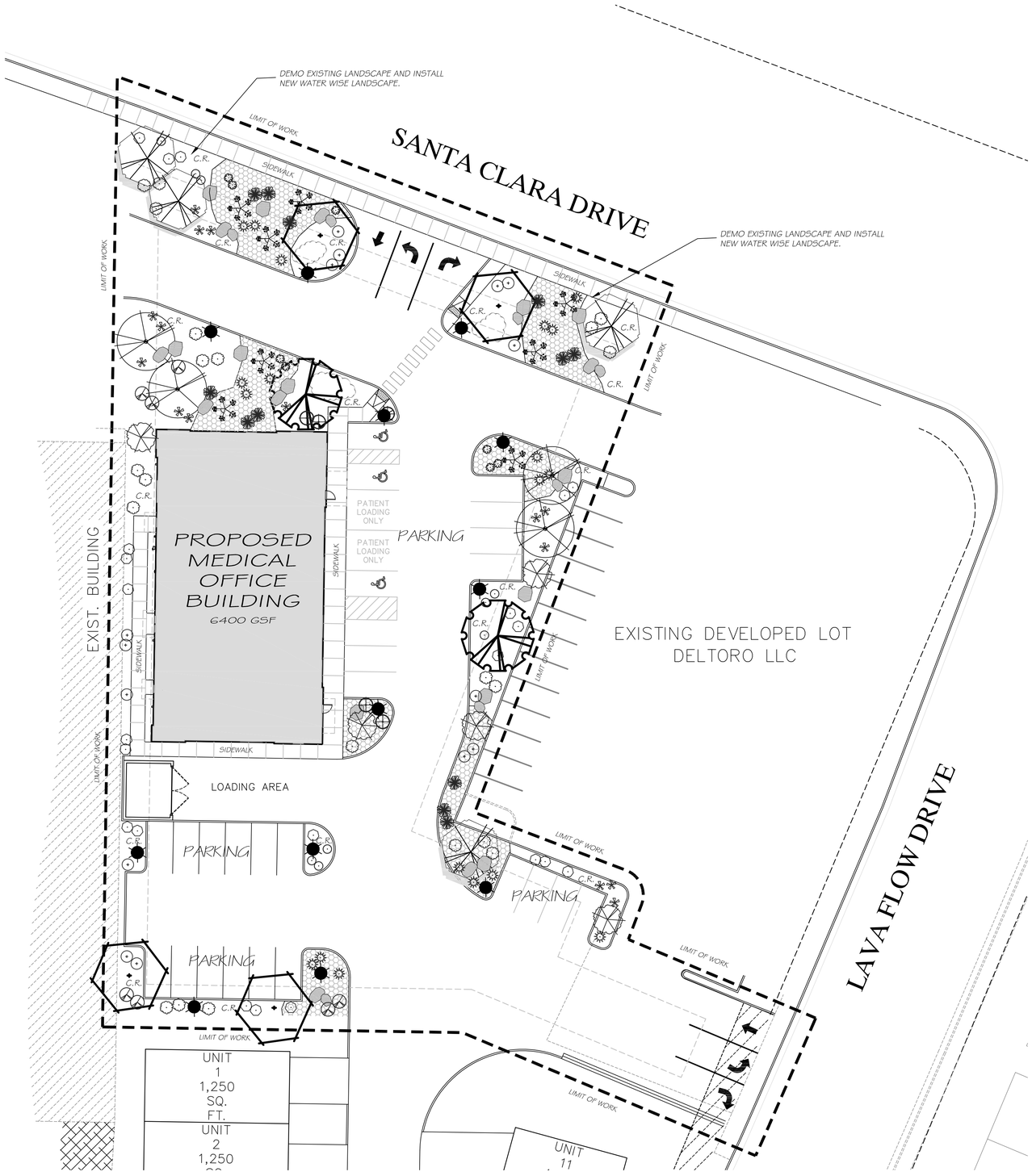
3. LANDSCAPE CONTRACTOR RESPONSIBLE FOR THE CONNECTION AND LAYOUT OF ALL ROOF DRAINS AND SURFACE DRAINS TO APPROVED LOCATIONS.

ROCK MULCH NOTE:

1) CRUSHED ROCK (C.R.) - INSTALL A 3" LAYER OF REBEL RED 3/4" MINUS CRUSHED ROCK IN ALL PLANTERS UNDER ALL TREES AND SHRUBS. KEEP TOP OF ROCK 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW ROCK TO TOUCH THE TRUNK OF ANY PLANT. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.

SLEEVING NOTE:

1. ALL SLEEVING SHALL BE INSTALLED PRIOR TO INSTALLATION OF CONCRETE SURFACES. CONCRETE CONTRACTOR TO VERIFY INSTALLATION OF SUCH ITEMS AND LOCATIONS WITH LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR RESPONSIBLE FOR THE PROPER INSTALLATION OF ALL SLEEVES AND SIZES. SEE IRRIGATION PLAN FOR LOCATIONS.



PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	PISTACHE CHINENSIS 'RED PUSH' CHINESE PISTACHE
	PROSOPIS GLADULOSA 'MAVERICK' THORNLESS HONEY MESQUITE
	CHILOPSIS LINEARIS 'BURGUNDY LACE' BURGUNDY LACE DESERT WILLOW
	LAGERSTROEMIA INDICA CRAPE MYRTLE
	FOUQUIRIA SPLENDENS OCOTILLO
	DASYLIRION WHEELERI DESERT SPOON
	NERIUM OLEANDER 'PETITE RED' DWARF RED OLEANDER
	ROSA 'RED CARPET' RED CARPET ROSE
	NANDINA DOMESTICA 'MOONBAY' MOON BAY NANDINA
	LEUCOPHYLLUM 'RIO BRAVO' RIO BRAVO TEXAS RANGER
	HESPERALOE PARVIFLORA RED YUCCA
	AGAVE PARRYI PARRYS AGAVE
	ECHINOCACTUS GRUSONII GOLDEN BARREL CACTUS
	ILEX VOMITORIA YAUPON HOLLY
	TEUCRIUM CHAMAEDRYS GERMANDER
	JUNIPERUS 'BLUE CARPET' BLUE CARPET JUNIPER
	LANDSCAPE BOULDERS TO BE REBEL RED: 50% - 5' X 5' 50% - 3' X 3'
	2" - 4" CRUSHED LAVA ROCK
	PROPOSED LIGHT POLE

0 20'-0" 40'-0" 60'-0"
SCALE: 1" = 20'-0"

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

STATE OF UTAH
Cody R. Schmitt
7194969-5301
LICENSED LANDSCAPE ARCHITECT
Exp. 5/31/24

Christopher Kidd and Associates, LLC
PLANNERS
N64W14500 Lisbon Road Menomonee Falls, Wisconsin
53051-6629
P 262.901.0505 F 262.901.0510 arch@ckk-oe.com

CSA COA # 8012481-0161

Proposed Medical Office Building for
FKC - Sunset
FKC Project # 101474-1-DN-W-BO-2022
Heritage Point West Parcel
Santa Clara, Utah 84765

FRESENIUS KIDNEY CARE

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Drafted By: CODY SCHMITT

Checked By: CRS

Date Drafted: 01/22/2023

Project #: 22056-01

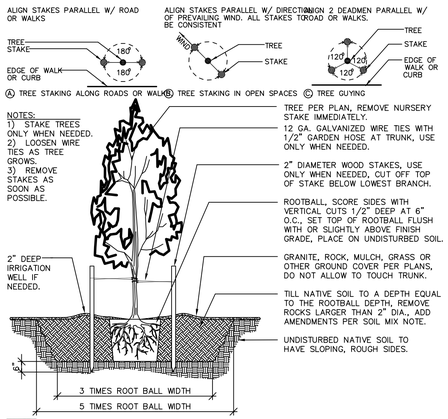
CSLA

Cody Schmitt
LANDSCAPE ARCHITECT

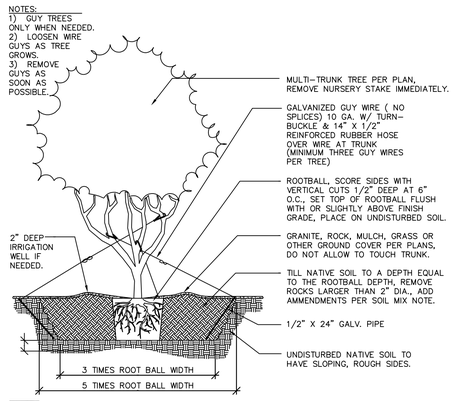
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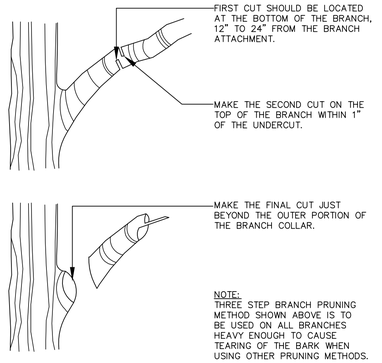
B TREE PLANTING DETAIL



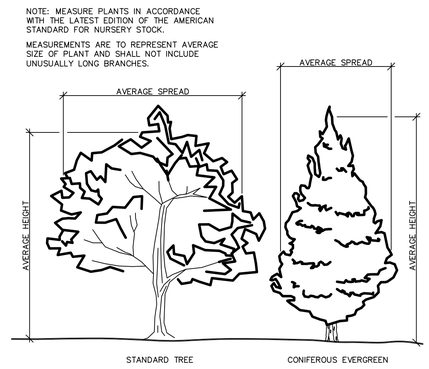
C MULTI-TRUNK PLANTING DETAIL



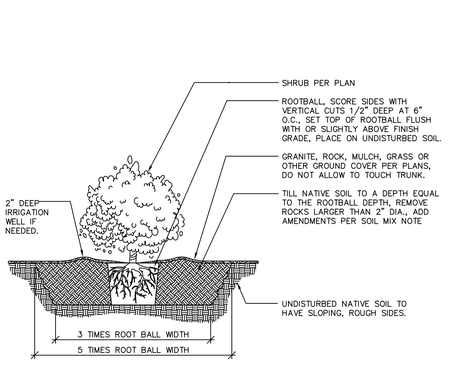
D TREE BRANCH PRUNING DETAIL



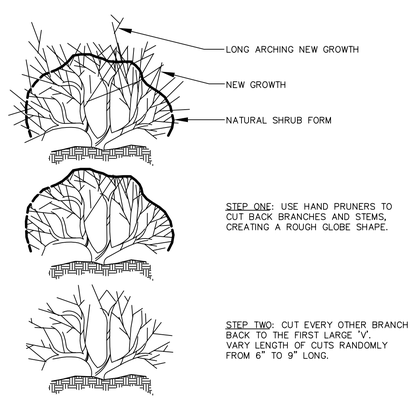
E PLANT MEASUREMENT DETAIL



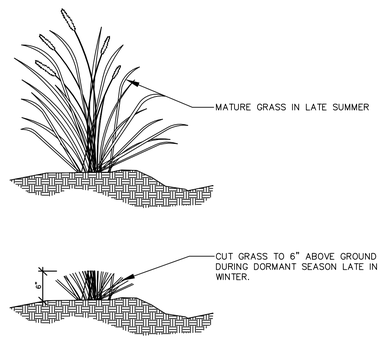
F SHRUB PLANTING DETAIL



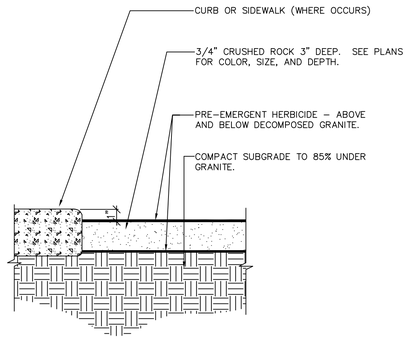
G SHRUB PRUNING DETAIL



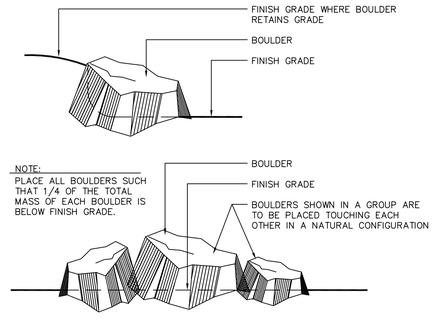
H GRASS PRUNING DETAIL



I CRUSHED ROCK DETAIL



J BOULDER PLACEMENT DETAIL



BOTANICAL NAME	COMMON NAME	QTY	SIZE (MINIMUM)	COND	DTL	REMARKS
TREES						
CHILOPSIS LINEARIS 'BURGUNDY LACE'	BURGUNDY LACE DESERT WILLOW	4	24"	BOX	B,D,E	
LAGESTROMIA INDICA 'MULTI'	RED MULTI CRAPE MYRTLE	4	24"	BOX	B,D,E	
PISTACHE CHINENSIS 'RED PUSH'	RED PUSH PISTACHE'	3	24"	BOX	B,D,E	
PROSOPIS GLADULOSA 'MAVERICK'	THORNLESS HONEY MESQUITE	6	24"	BOX	B,D,E	
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	4	24"	BOX	B,D,E	
SHRUBS						
AGAVE PARRYI	PARRYS AGAVE	18	15	GALLON	F,G	
DASYLIRION WHEELERII	DESERT SPOON	11	5	GALLON	F,G	
ECHINOCACTUS GRUSONII	OCOTILLO	6	6' - 8' TALL	BARE ROOT	F,G	
FOUQUIRIA SPLENDENS	GOLDEN BARREL CACTUS	5	5	GALLON	F,G	
HESPERALOE PARVIFLORA	RED YUCCA	10	5	GALLON	F,G	
ILEX VOMITORIA	YAUPON HOLLY	15	5	GALLON	F,G	
LEUCOPHYLLUM FRUTESCENS 'RIO BRAVO'	RIO BRAVO TEXAS RANGER	17	5	GALLON	F,G,H	
NANDINA DOMESTICA 'MOONBAY'	MOON BAY NANDINA	5	5	GALLON	F,G	
NERIUM OLEANDER 'PETITE RED'	RED DWARF OLEANDER	23	5	GALLON	F,G	
ROSA 'RED CARPET'	RED CARPET ROSE	7	5	GALLON	F,G	
TEUCRIUM CHAMAEDRYS	GERMANDER	9	1	GALLON	F,G	
GROUND COVERS						
JUNIPERUS 'BLUE CARPET'	BLUE CARPET JUNIPER	21	1	GALLON	D ,E	SPACED @ 30" O.C. 1500 SQFT
BOULDERS						
LANDSCAPE BOULDERSVARY IN SIZE: 50% - 3' X 3', AND 50% - 2' X 3'		24	3' - 4'		J	

PLANTING LEGEND

NOTE: PLANT QUANTITIES ARE FOR REFERENCE ONLY, EXACT PLANT COUNTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

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

STATE OF UTAH
Cody R. Schmitt
7194968-5301
LICENSED LANDSCAPE ARCHITECT
Exp. 5/31/24

Christopher Kidd and Associates, LLC
PLANNERS ENGINEERS
N 58W14500 Lisbon Road Menomonee Falls, Wisconsin 53051-4828
P 262.901.0505 F 262.901.0510 archi@cka-oe.com

CKA COA # 8012481-0161

Proposed Medical Office Building for
FKC - Sunset
FKC Project # 101474-1-DN-W-BO-2022
Heritage Point West Parcel
Santa Clara, Utah 84765

FRESENIUS KIDNEY CARE

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Drafted By: CODY SCHMITT

Checked By: CRS

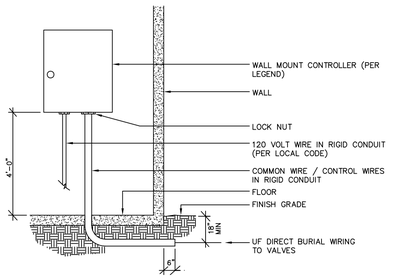
Date Drafted: 01/22/2023

Project #: 22056-01

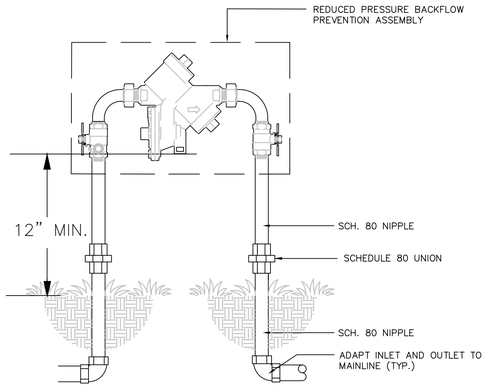
CSLA

Cody Schmitt
LANDSCAPE ARCHITECT

L1.02

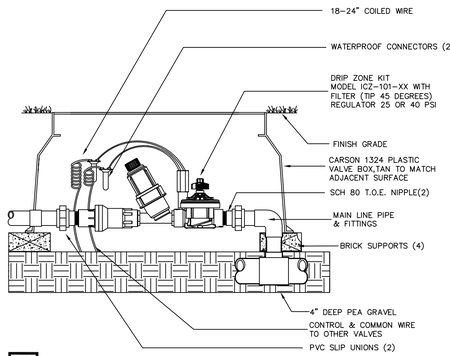


A CONTROLLER

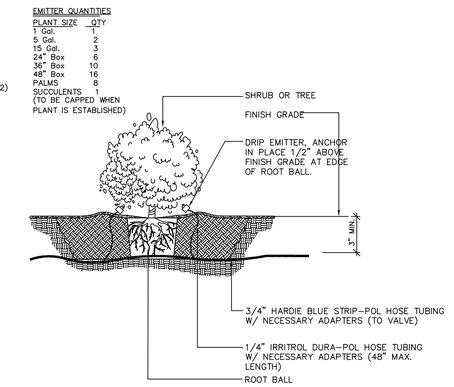


B BACKFLOW PREVENTER

C DETAIL NOT USED



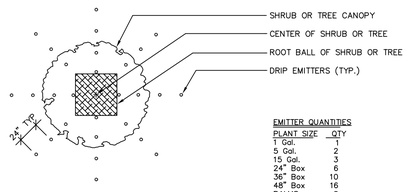
D DRIP VALVE ASSEMBLY



E DRIP EMITTER

NOTES:

1) THIS IS A SUGGESTED EMITTER LAYOUT PLAN. ACTUAL LAYOUT MAY VARY DEPENDING ON SURROUNDING FEATURES. THE INTENT IS TO PROVIDE WATER FOR FUTURE ROOT GROWTH.
2) ADJACENT TREES AND SHRUBS MAY SHARE THE SAME EMITTER WHERE PATTERNS OVERLAP.
3) BEGIN PLACEMENT OF EMITTERS ADJACENT TO ROOT BALL OF PLANT AND WORK OUTWARD IN ALL DIRECTIONS UNTIL THE REQUIRED NUMBER OF EMITTERS PER PLANT IS OBTAINED.

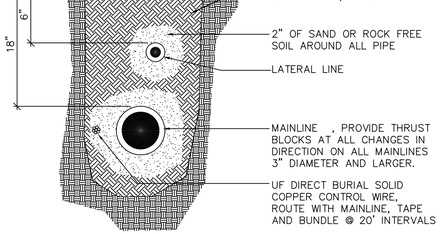


EMITTER QUANTITIES

PLANT SIZE	QTY
1 Gal.	1
5 Gal.	2
15 Gal.	3
24" Box	6
36" Box	10
48" Box	16
PALMS	8
CACTUS	1

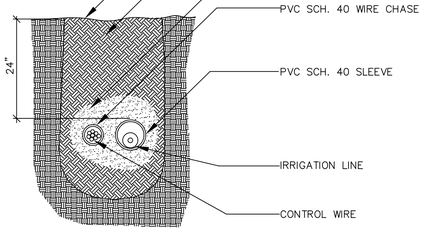
F EMITTER LAYOUT DETAIL

NOTE: PIPE UNDER WALKS, DRIVEWAYS, STRUCTURES, ETC. ARE TO BE SLEEVED.

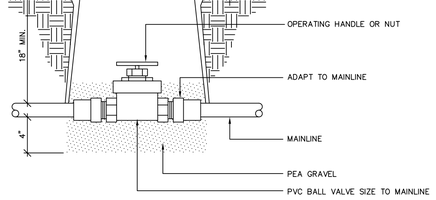


G TRENCH SECTION

NOTE: SLEEVE ALL PIPE AND WIRES UNDER WALKS, DRIVEWAYS, STRUCTURES, WALLS, ETC.

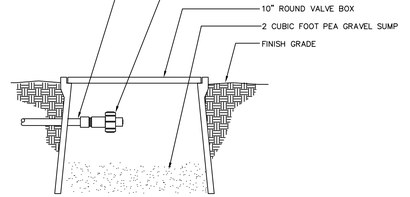


H SLEEVE SECTION



I PVC BALL VALVE

NOTE: INSTALL FLUSH VALVE NEAR THE ROOT BALL OF A TREE OR LARGE SHRUB.



J DRIP FLUSH VALVE

Pipe Sizing - Sch. 40		
Pipe Size		Gallons Per Minute
3/4"	=	0 - 8 gpm
1"	=	9-13 gpm
1.1/4"	=	14 - 23 gpm
1.1/2"	=	24 - 32 gpm
2"	=	33 - 53 gpm
2.1/2"	=	54 - 74 gpm
3"	=	75 - 116 gpm

Pipe Sleeve Chart		
Sleeve Size	Numer of Wire	Lateral Size
1"	7	-
1.1/2"	12	-
2"	17	1/2" to 1.1/4"
2.1/2"	22	1.1/2"
4"	27	2"
4"	-	2.1/2"
6"	-	3"
8"	-	4"
12"	-	6"

Valve Sizing		
Valve Size		Gallons Per Minute
3/4"	=	0 - 20 gpm
1"	=	0 - 30 gpm
1.1/2"	=	31 - 75 gpm
2"	=	76 - 116 gpm

K PIPE SIZING DETAIL

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

XB-20PC (Red) Barb inlet; 2.0 GPH

SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	GPM F	GPM TQ	GPM TT	GPM H	GPM T	GPM Q	GPH	DTL.	REMARKS
NOT SHOWN	RAINBIRD MODEL #XB-20PC, BARD INLET DRIP EMITTER FOR TREES	--	--	30							2.0		SEE DETAIL FOR # OF
NOT SHOWN	RAINBIRD MODEL #XB-20PC, BARD INLET DRIP EMITTER FOR SHRUBS	--	--	30							2.0		EMITTERS PER PLANT
A	RAINBIRD ESP-ME SERIES CONTROLLER LOCKING PLASTIC CABINET WITH 120VAC TRANSFORMER WITH ADDITIONAL PCM-300												
	1" RP BACKFLOW VALVE ASSEMBLY WITH FREEZE PROTECTION PER CITY CODE												
	DRIP VALVE ASSEMBLY: RAINBIRD XCZ-PRB-100-COM, 1" DRIP ZONE CONTROLL KIT.												
	TYPICAL HOSE BIB IN VALVE BOX WITH CONTROLLERS (1" BALL VALVE PLACED VERTICALLY IN BOX WITH HOSE ADAPTER)												
	AUTOMATIC END FLUSH CAP, AGRICULTURAL PRODUCTS MODEL FCH BLACK DISK, INSTALL AT THE END OF ALL DRIP LINES												
	1" MAINLINE, PVC SCH. 40, 18" MINIMUM COVER												
	LATERAL LINE, 3/4" PVC SCH 40 UNLESS NOTED ON IRRIGATION PLAN.												
	DRIP LINE, HARDIE BLUE STIPE, 3/4" DIAMETER POLYETHYLENE PIPE , COVERAGE PER DETAIL												
	SLEEVES, PVC SCH. 40, 2 X PIPE SIZE, 18" MINIMUM COVER												
NOT SHOWN	CONTROL WIRE: UF DIRECT BURIAL, SOLID COPPER, 14 GA. COMMON, 14 GA. PILOT												
	1" SCHEDULE 40 PVC BALL VALVE												

STATE OF UTAH
Cody R. Schmitt
7194969-5301
REG.
EXP. 5/31/24
LICENSED LANDSCAPE ARCHITECT

Christopher Kidd and Associates, LLC
LANDSCAPE ARCHITECTS PLANNERS
10618 N 550 Lisbon Road Mancmonee Falls, Wisconsin
53051-6520 P 262.901.0505 F 262.901.0510 arch@ck-a.com
CKA-53051

CSLA COA # 8012481-0161

Proposed Medical Office Building for
FKC - Sunset
FKC Project # 101474-1-DN-W-BO-2022
Heritage Point West Parcel
Santa Clara, Utah 84765

FRESENIUS KIDNEY CARE

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Drafted By: CODY SCHMITT

Checked By: CRS

Date Drafted: 01/22/2023

Project #: 22056-01

CSLA

Cody Schmitt
LANDSCAPE ARCHITECT

L2.02

SITE SUMMARY

ZONING

PDC (PLANNED DEVELOPMENT COMMERCIAL) MEDICAL OFFICE /CLINIC IS AN ALLOWED USE

SURROUNDING ZONES:

NORTH - R 1-10 (ST. GEORGE JURISDICTION - RESIDENTIAL)
EAST - PDC (PLANNED DEVELOPMENT COMMERCIAL)
AND PDR (PLANNED DEVELOPMENT RESIDENTIAL)
SOUTH - PDC (PLANNED DEVELOPMENT COMMERCIAL)
WEST - PDC (PLANNED DEVELOPMENT COMMERCIAL)

AREAS

LOT:	PROPOSED 44,381 SF (1.02 AC)
TOTAL BUILDING AREA:	~6,348 G.S.F. DIALYSIS (FKC),
LOT COVERAGE (BUILDING):	~14.4%

PARKING

TOTAL PARKING REQUIRED PER CITY (1/250 GSF):	26
TOTAL PARKING REQUIRED BY FKC (4/1000) :	26 W/ 10% HANDICAP
PROPOSED PARKING:	26 (23 STANDARD, 3 HANDICAP)
STANDARD PARKING STALL SIZE PER CODE, 90°:	9' x 18'
AISLE WIDTH, 90° :	25' TWO-WAY, 12' ONE WAY

LOADING REQUIRED: ADEQUATE ON-SITE SPACE THAT DOES NOT INTERFERE WITH USE OF PARKING OR DRIVE AISLES
LOADING PROPOSED: 1 SPACE/AREA

SETBACKS

FRONT : 20'
SIDE : 10'
SIDE AT STREET: 20'
REAR: 10'

MAXIMUM HEIGHT : 35'

LANDSCAPING

SEE LANDSCAPE DRAWINGS FOR MORE INFOMRAITON.

GENERAL NOTES

1. THIS PLAN IS PRELIMINARY AND INTENDED TO PROVIDE COLOR SITE PLAN AND CIRCULATION PLAN FOR PLANNING SUBMITTAL.
2. ZONING AND PLAN REVIEW FEES AND APPLICATIONS SHALL BE VERIFIED WITH THE LOCAL MUNICIPALITY.
3. SEE CIVIL DRAWINGS FOR UTILITIES.
4. UTILITY PERMITS, TAP FEES AND STORM WATER FEES INCLUDING WATER MODEL CALCULATIONS SHALL BE VERIFIED WITH THE LOCAL MUNICIPALITY.
5. STORMWATER MANAGEMENT REQUIREMENTS SHALL BE VERIFIED WITH THE LOCAL MUNICIPALITY.
6. LANDSCAPING SHOWN, IF ANY, IS FOR REFERENCE ONLY. SEE LANDSCAPE AND IRRIGATION PLANS FOR MORE INFORMATION

DRAWING LEGEND

INDICATES NEW CONCRETE SURFACE FOR PERMANENT USE

INDICATES NEW ASPHALT SURFACE FOR PERMANENT USE

AERIAL PHOTOGRAPH



VICINITY MAP





CKA COA # 8012481-0161
Christopher Kidd and Associates, LLC
ARCHITECTS
N68W16580 Lisbon Road · Menomonee Falls, Wisconsin 53051-5930
P 262.901.0505 · F 262.901.0510 · arch@cka-ae.com · cka-ae.com

Proposed Medical Office Building for:

FKC - Sunset

FKC Project # 101474-1-DN-W-BO-2022
Heritage Point West Parcel
Santa Clara, Utah 84765

FRESENIUS KIDNEY CARE

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Drafted By:	EMC
Checked By:	ZSH
Date Drafted:	02/14/2023
Project #:	22056-01

#	DATE	REVISION DESCRIPTION

ARCHITECTURAL SITE PLAN

A1.0

Christopher Kidd and Associates, LLC
ARCHITECTS ENGINEERS PLANNERS

123 N. COLLEGE AVE., SUITE 211
FORT COLLINS, COLORADO 80524
PH: 970.672.8887 / FX: 970.797.2561

FKC Sunset - Façade Material and Color Selection

Stone Veneer (S)
Eldorado Stone
Mountain Ledge - Yukon



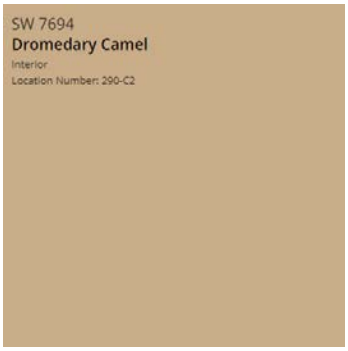
Stone Sill (SILL)
Eldorado Stone
Buckskin – Chiseled Edge



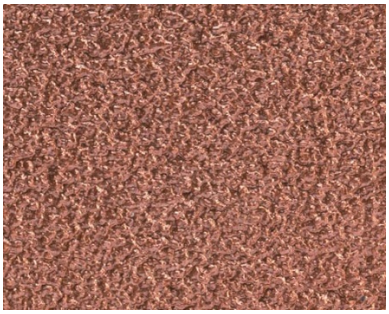
Stone Accent (SA)
Eldorado Stone
Buckskin – Ashlar Trim Stone



Exterior Insulated Finish (EIFS1)
Dryvit
SW7694 - Dromedary Camel



Accent Band (AB)
Dryvit
Hammered Copper #252



Aluminum Storefront (AL)
Kawneer
Dark Bronze



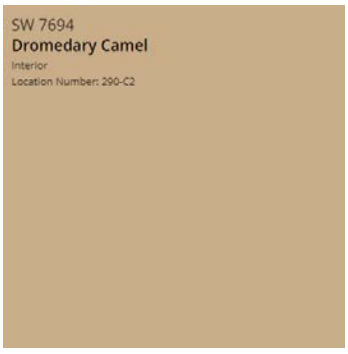
Prefinished Metal Coping (COP)
AEP Span
Dark Bronze



Prefinished Metal Cornice (COR)
AEP Span
Dark Bronze



Hollow Metal Doors (HM)
Steelcraft
SW7694 - Dromedary Camel



Hollow Metal Frames (HM)
Steelcraft
Dark Bronze



Awning (AWN1)
TBD
Dark Bronze

Awning (AWN2)
TBD
Dark Bronze





MEMORANDUM

TO: Austin Anderson

FROM: Aron Baker, PE

DATE: January 30, 2023

SUBJECT: **Fresenius Kidney Care, Santa Clara Traffic Impacts**

The purpose of this memo is to address the potential traffic impacts of a 6,400-square-foot medical office building for Fresenius Kidney Care (FKC) being proposed on Santa Clara Drive in Santa Clara, Utah. In Santa Clara, a traffic impact study is required when the proposed development will generate 100 new peak-hour trips or more. The proposed medical office building will generate less than 100 trips in a peak hour. This memo will detail the number of trips that will be generated by the development, evaluate the project accesses, and provide any recommendations to mitigate potential impacts in the area.

The FKC office is proposed on Santa Clara Drive as a part of the Heritage Point West Parcel at the intersection of Santa Clara Drive and Lava Flow Drive. Figure 1 shows the locations of the proposed development.

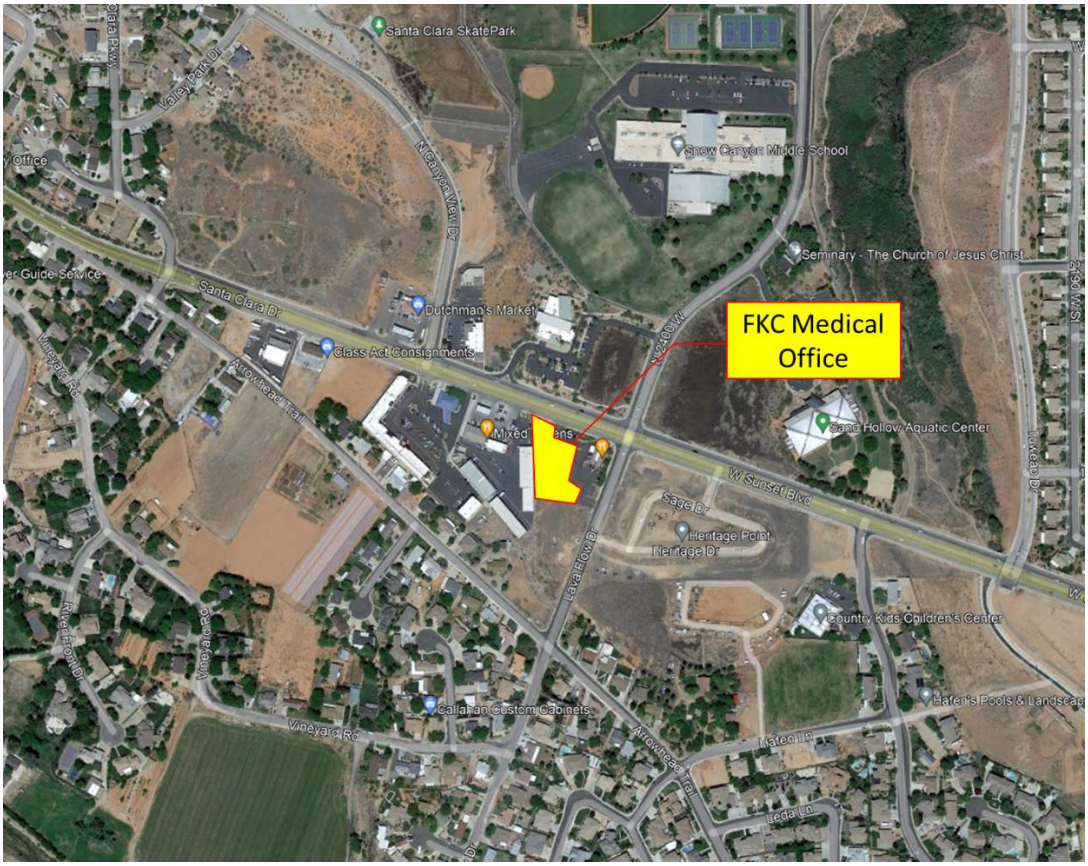


Figure 1: Location of Proposed Development

The proposed building is 6,400 square feet. The project accesses share with the existing accesses on Santa Clara Drive and Lava Flow Drive. The existing accesses provide access to the existing restaurant, as shown in Figure 2.

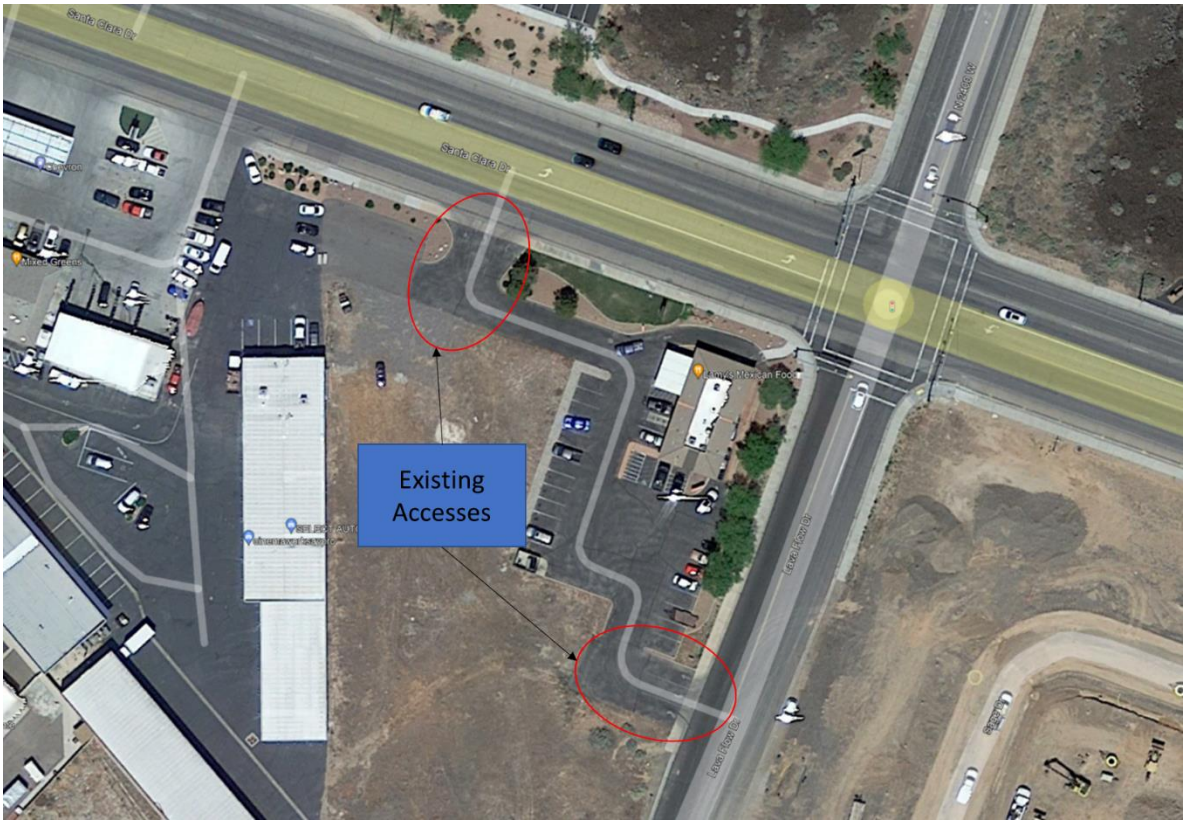


Figure 2-Existing Access Locations

The proposed site plan uses the existing accesses onto the main roadways and also provides cross-access to the adjacent parcels to the west, east, and south. Figure 3 shows the site plan for the FKC building.

Where the proposed site plan is using the existing accesses, there are no new accesses that are required to meet the Santa Clara access management guidelines.



Figure 3: Proposed Site Plan

At 6,400 square feet, the FKC medical building is expected to generate 20 total trips in the AM peak hour and 25 trips in the PM peak hour. Table 1 shows the total generated trips in and out of the development for the AM and PM peak hours as well as for a weekday.

Table 1: ITE Trip Generation

ITE Land Use	1000 Sq. Ft.	AM Peak Hour		PM Peak Hour		Weekday	
		IN	OUT	IN	OUT	IN	OUT
720: Medical-Dental Office Building	6.4	16	4	8	17	115	115
Total		20		25		230	

Current crash data in the area were reported from Numetric Crash Query. The Numetric data includes crashes from the last 3 years, between 2020 and 2022. In that time period, there were 34 crashes

reported in the study area. Figure 4 shows a map of the crash locations surrounding the proposed development site. There were no fatal crashes within this area in this time period.

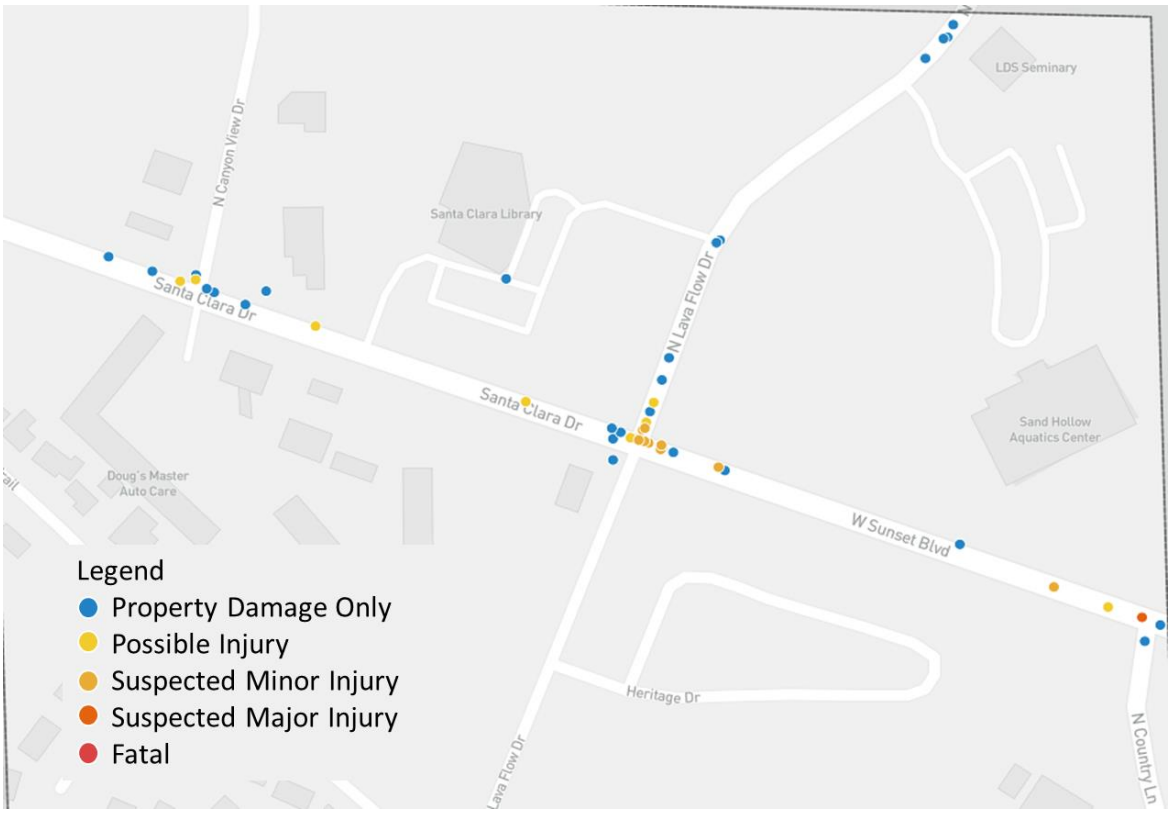


Figure 4: Crash Locations since 2019

Table 2 shows the types of crashes in the study area. On an arterial roadway like Santa Clara Drive, intersection related crashes like front-to-rear crashes and angle crashes are expected at the major intersections.

Table 2: Types of Crashes

Front to Rear	16	47.06%
Angle	14	41.18%
Not Applicable/Single Vehicle	3	8.82%
Unknown	1	2.94%
+ 7 more	0	0%

None of the reported crashes occurred at the existing accesses where FKC is proposing to access their property. There are no crash trends in this area that will worsen in adding additional traffic to the existing accesses.

The traffic impact of the FKC medical office building is expected to be negligible in the study area. There are expected to be less than 25 additional trips per peak hour, the proposed accesses are planned at the location of existing accesses, and there are no crash trends apparent at the accesses of the project.

Christopher Kidd and Associates, LLC
ARCHITECTS ENGINEERS PLANNERS

123 N. COLLEGE AVE., SUITE 211
FORT COLLINS, COLORADO 80524
P: 262.901.0505 / F: 262.901.0510

Narrative

FKC Sunset Shell – Dialysis

Existing Conditions:

The site is located near the corner of Santa Clara Drive and Lava Flow Drive in the PDC (Planned Development Commercial) zoning district. The current parcel is 2.09 acres. The subject parcel is currently vacant and unused. The site has access drives from Santa Clara and Lava Flow that provide access to this site and the existing restaurant located at the corner of the two streets.

Proposed:

The submittal includes a PD Zone Change and Commercial Zone Application.

The existing single lot is proposed to be split into two lots. A Lot Split drawings has been included. This development will be on Parcel A, northern parcel.

Proposed Usage: Commercial use, Single story medical office building. Tenant will be a outpatient dialysis clinic.

Proposed Lot Coverage:

Lot:	44,381 sf (1.02 acres)
Building:	6,400 sf
Parking/Circulation:	24,874 sf
Landscaping:	13,107 sf
Percent Landscape/Pervious:	30%
Percent Impervious:	70%

Proposed Exterior Building Materials:

Cultured Stone:	Wainscot and corner accents
EIFS:	Field Color of main walls, Accent band on north, east, and south sides (not included on west side due to proximity to adjacent building.)
Canopies:	Metal Canopies at doors (excludes service door)
Windows:	Aluminum double glazed low-e
Doors:	Front of building (east side) Aluminum sliding patient entrance. Aluminum swinging egress. Back of the building (west side) insulated metal doors, swinging, for Staff Entry, Deliveries, and Service doors.
Roof:	Membrane roofing, white, will be fully concealed by parapet walls. RTU's will be fully screened from view by the parapet walls.

Mayor
Rick Rosenberg

City Manager
Brock Jacobsen

CITY OF SANTA CLARA
FOUNDED 1854

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

CITY COUNCIL

Meeting Date: March 22, 2023 **Agenda Item:** 4

Applicant: Santa Clara City

Requested by: Jim McNulty

Subject: Preliminary & Final Subdivision Plat

Description: Austin Anderson is requesting to subdivide an existing meets and bounds property into a 2-lot commercial subdivision. Lot 1 is 1.02 acres in size, with Lot 2 being 1.07 acres in size. The project would be known as the Lofts Commercial Subdivision The proposed Dialysis Care Center (also on this agenda) would be located on Lot 1. A staff report and attachments have been included for your review.
.

Recommendation: Approval

Attachments: **Yes**

Cost: N/A

Legal Approval: Yes

Finance Approval: N/A

Budget Approval: N/A

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

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

Staff Report

Preliminary & Final Subdivision Plat Summary and Recommendation

Public Body: Santa Clara City Council
Meeting Date: March 22, 2023
Current Zone: PDC
General Plan Designation: Main Street Commercial
Property Address: In between Lamy's Restaurant (east), and the Thrift/Auto Store (west)
Request: Preliminary & Final Subdivision Plat (Lofts Commercial Subdivision)
Applicant Name: Austin Anderson
Staff Planner: Jim McNulty
Planning Staff Recommendation: Approval with conditions
Meeting Type: Public Meeting

PROJECT DESCRIPTION

The applicant, Austin Anderson, is requesting to subdivide an existing meets and bounds property (Parcel #SC-6-2-15-325, described as 2.09 acres). The proposed Lofts Commercial Subdivision includes 2-lots. Lot 1 is 1.02 acres (44,381 sq. ft.) in size, with Lot 2 being 1.07 acres (46,711 sq. ft.) in size. Lot 1 has frontage off Santa Clara Drive, with Lot 2 having frontage off Lava Flow Drive. Each of the proposed lots appears to be of sufficient size to allow for commercial uses.

Ingress/Egress is available to the site from both Santa Clara Drive and Lava Flow Drive. Reciprocal access for users to the east and west will be provided along the northern portion of Lot 1 off Santa Clara Drive.

A medical office building is planned for Lot 1. This property will be sold to a Dialysis Care Center. A PDC Zone Amendment and Site Plan Review for this project is on the March 9, 2023, Planning Commission agenda for review and consideration. Additionally, the applicant intends to develop Lot 2 soon. The subdivision of property will allow for each owner to develop their property as per city code requirements.

SITE & VICINITY DESCRIPTION

The subject property is located in between Lamy's Restaurant (east), and the Thrift/Auto Store (west), with frontage off Santa Clara Drive (Lot 1), and Lava Flow Drive (Lot 2).

Request: Preliminary & Final Plat

NEIGHBORHOOD RESPONSE

Public notices are not required for a subdivision. The Planning Commission agenda was posted in multiple locations as per State Code.

STATE CODE CONSIDERATIONS

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

REVIEWING DEPARTMENTS

DEPARTMENT: *Building*
Recommendations: A geotechnical report will be required for each lot 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 to be shown on the subdivision plat.
Required Revisions: None at this time.

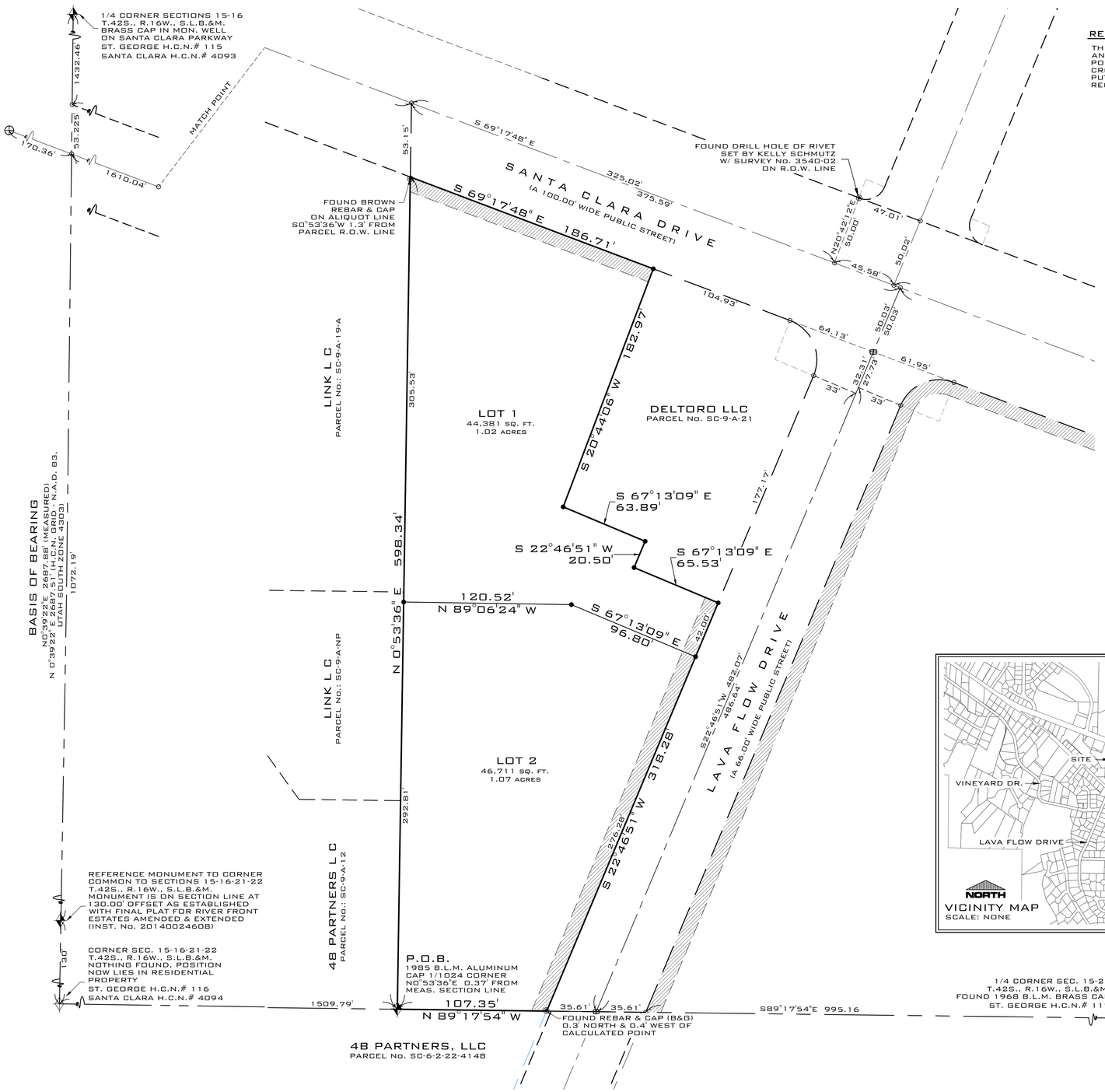
DEPARTMENT: *Public Works*
Recommendations: Public Utility Easement (PUE's) must be shown on the final plat. A final mylar with signature blocks is required.
Required Revisions: None at this time.

PLANNING STAFF RECOMMENDATION

On March 9, 2023, the Planning Commission held a public meeting and forwarded a recommendation of approval to the City Council. Planning Staff recommends that the City Council consider granting approval of the Preliminary & Final Plat for the Lofts Commercial Subdivision subject to the following conditions:

1. That the applicant be required to comply with the recommendations from all city reviewing departments.
2. That the applicant be required to include all Public Utility Easements (PUE's) on the final plat.
3. That reciprocal access be provided (plat note) along the northern portion of Lot 1 off Santa Clara Drive, and along the eastern portion of Lot 1 off Lava Flow Drive.

4. That the applicant be required to obtain a will-serve letter or other verified documentation from the Washington County Water Conservancy District, WCWCD prior to obtaining a building permit.
5. That the applicant be required to record the subdivision plat prior to building permit issuance.
6. That the applicant be required to submit a geotechnical report for each lot at building permit submittal.



RECIPROCAL ACCESS:

THE RECIPROCAL ACCESS FOR USERS TO THE EAST AND WEST WILL BE PROVIDED ALONG THE NORTHERN PORTION OF LOT 1 OFF OF SANTA CLARA DRIVE. A CROSS USE EASEMENT AND AGREEMENT WILL BE PUT IN PLACE BETWEEN ALL EFFECTED PARTIES AND RECORDED AS A SEPERATE DOCUMENT.

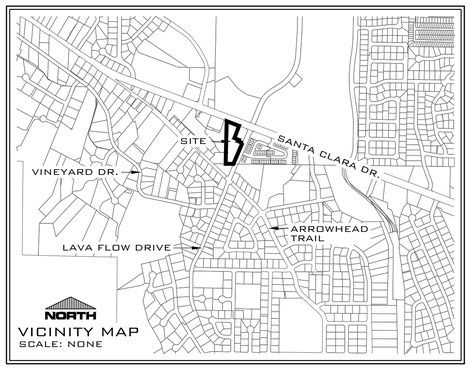
N

0 40 80

SCALE: 1"=40'

LEGEND:

- FOUND - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES
- NOTHING SET OR FOUND
- FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- SECTION MONUMENTATION NOT FOUND
- FOUND SURVEY CONTROL MONUMENT - CLASS II
- FOUND SURVEY CONTROL MONUMENT - CLASS I
- 10' PUBLIC UTILITY & DRAINAGE ENTRY No. 20180006553



VICINITY MAP
SCALE: NONE

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 lots and public easements to be hereinafter known as:

LOFTS COMMERCIAL SUBDIVISION

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

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

DATE:

BRANDON E. ANDERSON — CERTIFICATE NO. 4938716

LEGAL DESCRIPTION:

Beginning at a point on the section line, said point being South 89°17'54" East 1,509.79 feet along said section line from the Southwest Corner of said Section 15, Township 42 South, Range 16 West, Salt Lake Base & Meridian, and running; thence North 00°53'36" East 598.34 feet along the 1/1024th line to the southerly line of Santa Clara Drive; thence South 69°17'48" East 186.71 feet along said southerly line of Santa Clara Drive; thence South 20°44'06" West 182.97 feet; thence South 67°13'09" East 63.89 feet; thence South 22°46'51" West 20.50 feet; thence South 67°13'09" East 65.53 feet to the westerly line of Lava Flow Drive; thence South 22°46'51" West 318.28 feet along the westerly line of said Lava Flow Drive to the section line; thence North 89°17'54" West 107.35 feet along the section line to the Point of Beginning.

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS that the undersigned owner of all the above described tract of land having caused the same to be subdivided into lots and public streets to be hereafter known as:

LOFTS COMMERCIAL SUBDIVISION

for good and valuable consideration received, does hereby dedicate and convey to the City of Santa Clara for perpetual use of the public all parcels of land shown on this plat as public easements. All lots and easements are noted or shown. The owners do hereby warrant to the City of Santa Clara and it's successors and assigns, title to all property dedicated and conveyed to public use herein against the claims of all persons.

In witness whereof we have hereunto set our hands this _____ day of _____, 20____.

Loft Holdings, LLC, a Utah Limited Liability Company

_____

Manager _____

ACKNOWLEDGMENT:

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

On this ____ day of _____ in the year_____ , before me _____, a notary public, personally appeared _____ proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged (he/she) executed the same.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF _____

(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 10.00 foot wide public utility, sidewalk and drainage easement along the Street, unless otherwise noted on plan.
2. 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.
3. Unstable soil conditions might exist on lots in this subdivision. Purchasers of lots herein have the sole responsibility for obtaining appropriate engineering services and advice relative to the usability of the lots. The City of Santa Clara disclaims and and all responsibility for such soil conditions, water control (surface and/or subsurface), and drainage control.
4. All Street Landscaping shall conform to Santa Clara City's Landscape Ordinance.

GEOTECHNICAL INVESTIGATION:

A geotechnical investigation was performed by AGEC Applied GeoTech. The investigation results and specific recommendations for the construction of foundations, floor slabs and exterior flatwork, are compiled in a report dated February 14, 2023. This report is available from the Developer and a copy is on file with Santa Clara City. Owners, builders and contractors should become familiar with this report and comply with its recommendations.

LOFTS COMMERCIAL
- SUBDIVISION -

LOCATED IN THE S.W. 1/4 OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 16 WEST, S.L.B.&M., 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:	2/21/2023 DATE:	B.E.A. DRAWN:
10565-22-008 JOB NUMBER:	1" = 40' 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 SURVEYORS CERTIFICATE:

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

CITY SURVEYOR
SANTA CLARA CITY, UTAH

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

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

CITY RECORDER
SANTA CLARA CITY, UTAH

MAYOR
SANTA CLARA CITY, UTAH

APPROVAL AS TO FORM:

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

CITY ATTORNEY
SANTA CLARA CITY, UTAH

Treasurer Approval

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

WASHINGTON COUNTY TREASURER

RECORDED No._____

FEE: _____

COUNTY RECORDER
WASHINGTON COUNTY, UTAH