

**NOTICE AND AGENDA
SANTA CLARA CITY COUNCIL MEETING
Wednesday, May 10, 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 May10, 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: Christa Hinton
- Opening Comments: Rabbi Mendy Cohen, Chabad Jewis Community of So. Utah, St. George Interfaith Council.

3. General Citizen Public Comment:

4. Conflicts and Disclosures

5. Working Agenda:

A. Public Hearing(s) 5:00 pm.

Consent Agenda

1. Approval of Claims and Minutes:
 - April 12, 2023 Executive Session Minutes
 - April 19,2023 City Council Work Meeting Minutes
 - April 26, 2023 Regular City Council Meeting Minutes
 - Claims through May 10, 2023
2. Calendar of Events:
 - May 17, 2023 City Council Work Meeting
 - May 24, 2023 Regular City Council Meeting

B. General Business:

1. Discussion regarding the proposed water rate increase from the Washington County Water Conservancy District (WCWCD) to purchase wholesale water. Presented by Dustin Mouritsen, Public Works Director.
2. Discussion regarding the City of Saint George Regional Wastewater rate increase to cover the cost of replacement and upsize projects. Presented by Dustin Mouritsen, Public Works Director.
3. Discussion regarding a separate impact fee for Townhomes and single family. Presented by Dustin Mouritsen, Public Works Director.

4. Discussion and action to consider a Final Plat for the Vineyard Phase 11 Subdivision. The property is located north of the Santa Clara River and south of Vineyard Drive. Kent Frei, applicant. Presented by Jim McNulty, City Planner.
5. Discussion and action to consider a Preliminary Plat for the Sycamores Phase 2 Subdivision. The property is located southeast of Gates Lane and north of Clary Hills Drive. Joe Platt, applicant. Presented by Jim McNulty, City Planner.
6. Discussion and action to consider approval of Resolution 2023-09 requesting County to put 1% Sales Tax for EMS on Ballot. Presented by Brock Jacobsen, City Manager.
7. Discussion and action considering for Utopia make ready Work-Bid award. Presented by Gary Hall, Power Director.
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 4th day of May 2023 at Santa Clara City Hall, on the City Hall Notice Board, at the Santa Clara Post Office, on the Utah State Public Notice Website, and on the City Website at <http://www.sccity.org>. The 2022 meeting schedule was also provided to the Spectrum on January 3, 2023.

Selena Nez – Deputy City Recorder

**SANTA CLARA CITY COUNCIL
WORK MEETING MINUTES
WEDNESDAY, APRIL 19, 2023**

THE CITY COUNCIL FOR THE CITY OF SANTA CLARA, WASHINGTON COUNTY, UTAH, met for a Regular Meeting on Wednesday, April 19, 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: Denny Drake
Christa Hinton
Leina Mathis
Ben Shakespeare
Jarrett Waite

City Manager: Brock Jacobsen

City Recorder: Chris Shelley

Others Present: Jim McNulty, City Planner
Dustin Mouritsen, Public Works Director
Ryan VonCannon, Parks, and Trails Director
Gary Hall, Power Director
Andrew Parker, Fire Chief
Matt Ence, City Attorney
Debbie Bannon, Financial Director (via Zoom)

1. Call to Order.

Mayor Rick Rosenberg called the meeting to order at 5:17 p.m. He reported that the Council just completed a site visit to Black Desert.

2. General Citizen Public Comment.

Greg Taylor, a Santa Clara resident, made a request to the Parks Department. He stated that they do not have any pickleball courts with the standard surface. Pickleball is the fastest-growing sport in the nation and the courts in surrounding cities are overburdened. He asked that tax dollars be used to resurface the courts at Canyon View Park. Currently, they have a plastic surface that results in the ball not bouncing properly. The surface should be similar to a tennis court and cement with a painted-on gritty feel. He asked that the same surface be applied as are at the courts in Ivins, St. George, and Little Valley. The result would be to take pressure off of other area parks.

Mayor Rosenberg reported that when the new surfacing was put in, it was a tennis court conversion, and the soils are not great. There was a significant amount of expansion with the result being wide cracks in the surface. The surface that is there covered up the problem without having to start over. It was a way of bringing additional courts online at a reasonable cost. It was noted that the intent is to expand the number of courts at Gubler Park to six.

There were no further citizen comments.

3. Working Agenda.

A. General Business.

i. Introduction of New Employee – Power Department.

Power Director, Gary Hall, introduced Brian Arnold, the City's newest employee. Mr. Arnold reported that he recently moved to Utah from Texas with his wife who is expecting their first child. In Texas, he worked for a contractor doing transmission work. He previously lived in Logan, Utah, and Idaho and was glad to be back. He was excited for the opportunity.

Mr. Hall commented that this is the first addition they have had to the Power Department in 17 years. The City was lucky to have Mr. Arnold.

ii. Black Desert Project Plan Discussion.

Jared Bates from Rosenberg Associates gave a presentation on a continuation of the field trip taken earlier in the day. The City asked the applicants to include the layout they submitted previously. Red Mountain Road was included as part of the Preliminary Plat. The Council continued the sidewalk discussion on Area 6. On the field trip, the Council looked at the west half of Lot 37 where the poles are ten feet from the property line. Various ideas were discussed including ensuring that the building is north of the ridge to preserve the viewshed. Council Member Drake liked the idea of the deed restriction to place the homes behind the ridges.

Steve Maxwell from Black Desert Resort identified himself as the Project Manager. One of their favorite things about the project is the view corridor. He was not aware of any other project that has protected the view. He invited the Council to visit the site and see the view corridors they have protected. As they build out, how the lots sit, and landscaping are very important to them. Every lot is different with amazing views. In North Village, they are requiring their landscaping company to be used so that they interface very well. He felt that with the lots there is room for negotiation. He pointed out that they want to protect the viewshed of cyclists as well. He felt that they could come to a compromise because they want what the City wants. Mr. Maxwell stated that there will be seven miles of public trails that will be open to the public.

City Planner, Jim McNulty commented that the focus tonight was the field trip and Area 6. He was asked by Sean Skanchy on behalf of Patrick Manning to put the matter on the agenda. The intent was for the Council to see Area 6, which is in question. It consists of Lots 37, 38, 39, 40,

41, and 42 as well as the access road, which is a public street that will tie into Entrada, which is private. The original Project Plan was displayed. The lower portion was identified as Area 6 and is to remain open. The question was whether South Village can be developed including a public road and six lots in Area 6. Input from the Council was sought.

City Attorney, Matt Ence, stated that that is an issue that the developer and staff need direction on from the City Council. This has been an item of interest for the City Council for some time and the plat is ready to come before the Council in the near future. Mr. Ence reported that staff has been working on an amendment to the Development Agreement for the project. It is primarily a clean-up effort to eliminate requirements that do not fit in the context of the project as currently conceived. That will come to the Council soon as well and may be impacted by tonight's discussion. The main question for the City Council tonight was how to deal with the overlap between Area 6 and the proposed plat. It was noted that the area in question is approximately 5 to 5 ½ acres. The boundaries of Area 6 were described.

The Council discussed possible adjustments to Lots 38, 39, 41, and 42 to shift the road. It was recognized why so much emphasis was put on preserving certain features. It did not seem to Council Member Drake that the home sites will be very visible except for the road or the trail. Therefore, Area 6 is partially compromised. As a whole, however, there will be the golf course on the knolls and higher ground and the homes behind or in front of that higher ground. It seemed to be a good compromise in terms of what they wanted to preserve as far as the viewshed because the high ground will be maintained as viewshed.

Mayor Rosenberg was concerned that there is a ridge in the center of Lot 39 that is significantly higher than the trail. He suggested that development take place on the north side and potentially modify the lot lines and identify the do not disturb areas clearly on the plat. The intent would be to prevent the building from penetrating the viewshed across the top. He asked that the applicants show the areas that will be left undisturbed within the properties and give flexibility for them to present something to the Council as part of the Preliminary Plat. He explained that Preliminary Plat is when a limitation is set on height restrictions. To understand that the Council needs more detail than is currently shown on the plat.

Mr. Maxwell reported that he has been involved for the last year and was not around for the original development. He commented that mention was made previously by the developer that they would lose the lot before they will build something on it. Mr. Maxwell felt that something could be built there of value. He commented that the original Development Agreement included high-density multi-story housing that does not fit in Santa Clara. Part of the compromise occurred as they developed the golf course, which they did not want to place on the ridge. The compromise from the developers was that instead of the high development, they want low development of forty-two lots that will have very low impact and they want to protect the viewshed. They asked that the City negotiate with them in terms of Area 6 since they have given up high density and moved the golf course. They were amenable to doing some 3-D modeling and offered to walk the area with the Council.

Mr. Ence referred to the overlay and stated that Lot 37 is not as impacted as originally thought and Lot 38 is still in question. Mayor Rosenberg stated that a ridge goes up through Lots 34, 35, and

36 to the north. There is a ridge on the opposite side where the cul-de-sac comes down. He would expect the same sensitivity to occur in those areas as well since both ridges are visible from outside the project. A condition could be attached to the plat that identifies the process that the City is going to administer, and that the developer will adhere to. Mr. McNulty wanted the Planning Commission to have the information they need to make a good decision. For that reason, they need detail and information throughout the process.

Council Member Mathis reported that she served on the Planning Commission when the request came through originally. She had strong feelings from when they walked the property and made their recommendation to the City Council that Area 6 not be included in the development. There were a couple of reasons for that. It was not so much the view from the neighbors to the south but the view driving through the fields and the preservation of the lava itself because of its age and geological importance. She stressed the importance of elevation on Lots 40 and 41 and what the homes might look like on the site. The lots that are sought off the roadway were of concern to her. She was not convinced that changing the elevation will make a significant difference.

Council Member Hinton reported that she spoke to a former Planning Commission Member who felt strongly about Area 6 as well. She was concerned with seeing the lot lines so close to the trail and the road and as far into Area 6 as they are on the map. She agreed with Council Member Mathis that Lots 37 through 40 are of concern. Mr. Maxwell stated that Lots 39 and 40 currently look like they are part of the development and will not change the viewshed. Everywhere else is condos and the viewshed matches Entrada-type houses. Based on the design of the existing neighborhood, he felt that Lots 39, 40, 41, and 42 fit the existing viewshed.

Council Member Waite indicated that he served on the City Council when they approved the Development Agreement and had strong feelings about it. His motivation was that he had several residents who thought the lava would never be developed and would be protected. He thanked the developers for preserving the lava thus far but suggested care be taken with one particular spot that is very visible. He was most concerned about Lots 37 through 40. He stated that Lot 37 could be saved but the lot lines were adjusted. The residents expect what they drive by every day to be preserved. He thought that renderings could help but questioned whether they should go to the expense due to the strong feelings to preserve Area 6.

Mr. Bates addressed Lots 39 and 40 and stated that the lot lines jump up significantly based on the location of the walls. The lot lines and boundaries of the subdivision could be modified to adhere to the features more closely they are trying to save. Council Member Shakespeare commented that there could be a compromise to preserve the lava ridge on the backside. It appeared to him that Lot 40 sits down. He believed a home could be built on Lot 37 without encroaching onto Area 6. One option was to identify areas where certain features are desired and still preserve the ridge. The intent was to preserve the view. On Lots 38 and 39 there are lava features that may or may not leave enough room for a home site.

Mr. Maxwell stated that the developer has expressed a willingness to compromise. Of all of the lots, Lot 37 is very important to him. They could build on it as well but most people who build on lava features want to protect them. For that reason, anyone who comes to build is required to use them to develop. The height and viewshed can be considered at the time of Building Permit

issuance on the individual lots. He stated that they have invested a great deal to work with the City. With respect to density, Mr. Maxwell's understanding was that originally two-story high-density development was proposed within the golf course. Mr. Ence stated that the City never saw a specific plan for that but it has been represented by the developer since the beginning. Mayor Rosenberg pointed out that currently, the Development Agreement contains a maximum number of units. He questioned whether they were willing to lower the overall project unit count. Mr. Maxwell could not speak to that as he did not know what the original entitlements were. He expressed a desire to work with the City and negotiate as needed.

The Mayor stated that the City requested that the developer consider committing their water use to be .3 acre-feet per connection as part of the Development Agreement Amendment. Mr. Maxwell explained that the Development Agreement covers a lot more than just the South Village. It is a complex issue that he is not able to speak to. Mayor Rosenberg suggested that more discussion may be needed with the development team on how to proceed. He stated that if they limit disturbance and do not have big yards they should be able to meet the .3 requirement. He wanted to be able to ensure going forward that there is sufficient water for the community given the drought situation they are facing. It will also give the City options in terms of water acquisition going forward.

Mr. Maxwell stated that they will only have forty-two lots, which will be low impact and have minimal water use. Other impacts will apply to higher density uses. There have been internal discussions, but it is difficult to predict what real water use will be. He suggested that they compare the usage of the neighboring Entrada residences.

Council Member Shakespeare commented that in Entrada there are single-family homes with no turf and all drip irrigation with most being seasonal residents. He suspected that most hit the .3 threshold. He recalled that the intent was to preserve Area 6 and allow higher density in Area 5. He stated that they can look further with Mr. Bates to determine what can be preserved. He preferred to reach a compromise that works for everyone. Mr. Maxwell stated that the elevations for each lot will be set and brought back for approval. The Council can then decide if it makes sense. It is difficult to do on every lot as a plat to begin with.

Mr. McNulty explained that Area 6 is part of the Project Plan and Development Agreement. He did not see how they could plat lots on a public road in Area 6 without it being amended through the Development Agreement. Mr. Ence clarified that the Development Agreement is silent on Area 6. The only way it is referenced in the Development Agreement is through the bubble map exhibit. The Development Agreement and golf course conditional use were approved with the condition that there would be no excavation in Area 6. He stated that it was simply a condition of the approvals given for the Development Agreement and the Conditional Use Permit. He recalled that the reason was that the developer has been trying to preserve value in areas that will ultimately be preserved because they want to be able to show the Internal Revenue Service ("IRS") when they give up the development rights to these areas at which time, they can justify a value for a tax credit. They have been open about that from the beginning.

Mr. Ence explained that there is nothing in the current Development Agreement that needs to be modified to address Area 6. Also, there was a comment made that suggested that the City should

decide what it wants to see and let the applicant know. He stressed that it is the applicant's responsibility to take the feedback from the City Council and bring a proposal back. There has also been talk of non-disturbance areas which he personally considered to be a great way to address some of the issues. These areas will be identified on the Final Plat so that it is clear to future purchasers and the City when a Building Permit application comes in. It will still ultimately have the same effect as the intent of Area 6, which is to keep those areas undisturbed. Council Member Shakespeare agreed and stated that it then carries on with any ownership.

Council Member Waite heard from the developer that the line of Area 6 was previously drawn arbitrarily. He agreed and stated that the intent was to preserve the lava. The goal was to protect those features and the viewshed. The actual overlay line was not as important to him as what is actually going to be protected. Council Member Shakespeare commented that they need the water line tied in that runs through Area 6. Council Member Drake commented that in his opinion the deed restrictions will resolve any issues.

Mayor Rosenberg stated that the Golf Ball Overflight Easement needs to be shown on the plat per the United States Golf Association ("USGA") requirements. It is a notice of hazard that if a home is built too close to the boundary line, it will get peppered with golf balls. These types of easements are required along the perimeter of the golf course.

Council Member Shakespeare recommended the lava be preserved along the ridgeline and Lots 28 and 29 to preserve the viewshed.

Planning Commission Chair, Mark Hendrickson gave his address as 3174 Canyon View Drive and stated that he and Council Member Mathis stood on the corner and many voiced concerns about the preservation of the lava fields. If Lots 37, 38, 39, and 40 were combined into three lots, the result would be to preserve the no-disturb area across the back and have the ability to build a moderately-sized home on the combined Lots 39 and 40. Lots 37 and 38 will change shape somewhat. He commented that there are only seventy-eight feet from the back of the trail to the back of Lot 37.

iii. Water Master Plan and Impact Fee Discussion.

Public Works Director, Dustin Mouritsen presented the most recent updates for the Water Master Plan and explained that the two projects listed are the Culinary and Irrigation Expansion Projects. He reported that the projects have not changed. Mr. Mouritsen indicated that as discussed, the City's culinary water rate that was agreed to is Structure #4, which was included in the plan. It is the same water rate, has a higher base rate, does not include water, and is capped at 36,000 gallons. The secondary water rate was next presented which was agreed to with Structure #4 with a lower rate for residential. It goes slightly higher for meter size.

The next addition pertained to the Drought Contingency Plan and the change to the Drought Rate Structure. Residents were being asked to conserve 20 to 40 percent in which case the City will not lose revenue and can still cover costs. If agreed to by the Council, he suggested that it be put into the plan. Mayor Rosenberg asked if the rates took additional conservation into account. Mr. Mouritsen confirmed that it did. Council Member Waite asked about the potential drought

rate structures and asked if they would come back to the Council to implement. Mr. Mouritsen confirmed that it would.

Mr. Mouritsen reported that the proposed change will raise the City's impact fee to \$2,970. He has had lengthy discussions with the City Engineer since the Council requested a separate impact fee for townhouses. Sunrise Engineering conducted an analysis, which was presented. Mr. Mouritsen stated that it is difficult to predict what the City's growth rate will be with townhomes. At 20%, the impact fee for a townhome would be \$1,142. The problem is it raises the single-family impact fee to \$3,427 to cover the expenses for future projects. If they were to predict that 30% of growth will be townhomes, the impact fee would be \$1,237 and \$3,712 for single-family. The Master Plan was forwarded to the Southern Utah Builders Association ("SUBA") and Stacy Young reached out to him and liked the idea. Mr. Mouritsen made him aware of the challenges the City is facing but had not heard back.

Council Member Shakespeare suggested the possibility of implementing a hybrid option. Mayor Rosenberg asked if the new townhome impact fee is based on usage. Mr. Mouritsen confirmed that it is and that a townhome uses 30% of what a single-family would use. In response to a question raised, Mr. Mouritsen stated that they split the difference and it would apply to new development. Usage issues were discussed. Density issues were discussed. It was reported that on three single-family homes, the City would collect about \$10,000 or the same on eight townhomes. Mayor Rosenberg liked the idea of basing it on usage, which is easier to justify. It was clarified that the impact fee is for secondary and culinary water. Mr. Mouritsen was asked to revise the numbers further. The two potential scenarios were described.

Council Member Shakespeare commented that with townhomes they generally dealing with a single or common meter on the irrigation. He liked having two tiers. Mr. Mouritsen agreed to do more research and bring it back at a future meeting.

Mr. Mouritsen reported on the Water Rate Study and stated that there have been several meetings and areas have been identified near the water tank where there is an aquifer. A more extensive study was to be conducted. Areas were also found on the Tuacahn Wash near the City's main pipeline and in the South Hills that were to be studied further.

iv. ISO Update.

Fire Chief, Andrew Parker, presented the Insurance Services Office ("ISO") Classification Update and reported that the west coast representative came out in December. The analysis is similar to a credit score where numbers are used to determine the City's fire protection rating for property insurance rates. ISO ratings come out every five years and are impacted by staffing changes. The last inspection was done in 2018. The current rating will be effective July 1. If nothing changes, the next review will be in 2027.

Chief Parker reported that all property insurance carriers in the country receive an ISO advisory from the Public Protection Classification ("PPC") for a variety of marketing, underwriting, and the writing of insurance policies. Insurance carriers reference the ISO, which is a national system. To get into the system, credentials are required, the rating must be done, and a password needs to

be obtained. The PPC is number 1 through 10 with ten being the worst rating. Communities with a rating of ten are typically rural areas that are at least five miles from a fire station. There are two departments in the State of Utah consisting of Salt Lake City and the City of South Salt Lake that are Class 1 departments. Less than 1% are rated Class 1.

The Fire Suppression Rating Schedule (“FSRS”) serves as a department’s test score based on the following four categories:

1. Fire Department.
2. Water System.
3. Communications System; and
4. Risk Reduction.

Each is individually scored. Zero is a poor score and 105.5 is the best possible.

The department was last given a rating of Class 4 at just over sixty points. Typically, going from a Class 5 to 4 results in a 5% property insurance decrease. Ratings of 1 through 3 primarily affect the rating for commercial. The results impact the department’s ability to meet the expectations of the rating system. Class 4 puts them in the top 15% of departments in Utah and nationally. For this period, the department’s score was 66.27 which puts them in the top 17% of all departments. In the next five years, they hope to get to Class 3. The City’s historical ratings were evaluated. For someone who is within five miles of a fire station but with a hydrant that is 1,000 feet away, the rating is 9. Steps that can be taken to improve the rating were described.

Chief Parker reported on the City’s Engine Company Rating and stated that in 2018 they were required to put out a 2,250 Gallons Per Minute (“GPM”) fire flow. Because the GPM flow as a result of new development will increase and will be more difficult to meet if they do not establish additional Engine Companies. It was noted that the Kayenta station response data was analyzed and contributed to the City’s score. All departments in the area are Class 4. Council Member Drake was confused since the report states that when they pulled the Kayenta Station they went to a Class 9 or 10, but they already had the Center Street Station. Chief Parker stated that there was no response for it. If they have the staff to show a response, they will get credit for it. Council Member Drake was concerned that they spent \$600,000 and should have had what was needed from the Center Street Station. Chief Parker stated that if a response is generated, the City will get the credit. They were, however, not getting the response out of the Center Street Station but they were from the Kayenta Station.

Council Member Drake commented that a rating of four would be great to maintain and recognized that 3 seldom happens. Chief Parker reported that from a deployment standard, they are meeting the threshold for the basic services which is based on their Emergency Service Management (“EMS”) standard of having two people on every rig. He reported that three volunteers equate to one responder.

v. Fiscal Year 2024 Budget Discussion.

Financial Director, Debbie Bannon, shared information related to the Fiscal Year 2024 budget.

She explained that certain items were changed after the document was distributed to the Council for review. For instance, it was determined that the Recreation, Arts, and Parks (“RAP”) tax, which included restricted revenues, would be moved to the Capital Projects Fund this fiscal year rather than the next. Ms. Bannon stated that the Restricted Fund Balance is now \$924,000 rather than \$1.4 million, due to the movement of the RAP tax. She reviewed the Undesignated Fund Balance and the Restricted Fund Balance numbers. The Restricted Fund Balance included the subdivision security deposits and the remaining balance to debt services. Things looked good overall, but there was a shortage of \$290,000. However, cuts could be made.

For taxes, the City was still trending upward. There was an 8% increase over last year. Many of the revenues and taxes shown were estimated from prior years. As for the License and Permit section, the estimate was to have 55 Building Permits. It was difficult to estimate that because they were based on gross area and square footage. City Manager, Brock Jacobsen, reported that in the current year, approximately 1,200 Building Licenses were collected due to the implementation of the new Business License Rental Agreement. The numbers shown would be adjusted based on the new changes that occurred. Ms. Bannon reviewed the Intergovernmental Revenue. \$330,000 was budgeted for the year from Washington County. She did not know where that stood. Additionally, she did not know why the Court Revenue was budgeted so high last year. This time, she reviewed the historical numbers and lowered the projection.

Ms. Bannon referenced the Ivins Fire EMS Reimbursement. She explained that the number was higher due to their budget being higher. The coming budget year would have the same percentage split between Ivins and Santa Clara. Ivins paid 56% and Santa Clara paid 44% of the Police budget and the Fire EMS. She reviewed the Charges For Service section. The ambulance service charges revenue was down. There was originally an expense line in the Fire-EMS budget itself, which was the payment that Santa Clara reimbursed Ivins for. Ms. Bannon explained that with any of the ambulance revenue the City receives, 50% is paid to Ivins. Instead of having that listed under the Fire EMS budget, it made sense to net it out of the ambulance service charges. The number was reduced because the City only keeps 50% of the revenue received from ambulance services.

Miscellaneous Revenue was reviewed. Ms. Bannon noted that there was nothing notable under Fines and Forfeitures. She stated that Miscellaneous Revenue was up with the higher paying interest rates on the different savings accounts with the State, such as the Utah Public Treasurers’ Investment Fund (“PTIF”) and Mountain America Credit Union. Since Mountain America Credit Union is now in Santa Clara, there had been a presentation and they were able to pay them a quarter percent higher than the State. As a result, the General Savings Account has been moved from the PTIF to Mountain America Credit Union. It was a great rate for the City.

Ms. Bannon reviewed the Transfers section of the document. She reiterated that the RAP tax was moved. This section was based on the different costs that hit the General Fund but were then split between the different Enterprise Funds to share the cost of operations. Mayor Rosenberg had a question about the credit union. He wondered if the deposits were insured. Ms. Bannon explained that Mountain America Credit Union is approved. Mr. Jacobsen noted that the Federal Deposit Insurance Corporation (“FDIC”) insures up to \$250,000. Ms. Bannon clarified that the credit union is not FDIC. It is Securities Investor Protection Corporation (“SIPC”), which is slightly different. She would need to see if a municipality were an exception to one of the ownership

categories. Ms. Bannon offered to look into the details further the following day. There was discussion regarding the rate Mountain America Credit Union provides to the City.

The Expenses section was discussed. Throughout the different departments, a 4% pay increase was built into the payroll numbers. There was also a 1.1% increase in health insurance, which was minimal given the historical increases. Ms. Bannon noted that the Court has a new Judge salary included as well. Other than that, there were not a lot of notable changes. The total budget for Police was \$3,282,000. The Santa Clara portion, which is 44%, was \$1,444,000. The payments to the School Resource Officer in St. George were listed as well as the fuel costs. The total cost for Police Services was listed as approximately \$1.5 million in the document.

Mr. Jacobsen wondered if a letter was received from St. George with the exact cost of the School Resource Officer. Ms. Bannon had not seen a letter yet. Mr. Jacobsen explained that money was paid to St. George for the School Resource Officer at Snow Canyon High School. There is normally a statement sent to Santa Clara to outline the total costs for that officer. It usually comes in the mail as a letter. It was something that would likely arrive soon. Mayor Rosenberg asked if money was received from St. George or Ivins for Lava Ridge Intermediate. Mr. Jacobsen explained that Ivins will have to send them that bill. There should be revenue, which would be an offset to the total overall cost that Santa Clara would contribute.

Ms. Bannon reviewed information about the Fire Department. In the employee payroll piece, there are currently seventeen full-time and 15 part-time employees. Council Member Drake asked about the Wildland line item. She reported that a different general ledger account structure was requested. That would not go into place until July 1, so she had tried to gauge where items would make sense with the old general ledger account structure. Mr. Jacobsen explained how the Wildland revenue works. A crew was sent out and there was a State rate for the vehicle and every person on the vehicle. The State will now pay for the backfill. That meant the City would not have to pay all of the overtime. There was discussion about the new line items.

Building Maintenance Supplies had \$45,000 listed and it was budgeted for the service and repair of electrical HVAC, plumbing system, elevator repairs and inspection, fire alarms, sprinkler inspections, and repairs, as well as janitorial equipment and supplies. That number was slightly higher. Ms. Bannon reviewed Public Works. There was \$100,000 on the project list for a traffic signal at Red Mountain and Pioneer Parkway but it was not included on the document. There will be a conversation with City Staff to determine how that project would move forward.

As for the bonds, nothing was budgeted there because of the refunding and combining of Village Bank and Chapel Street Bridge. Ms. Bannon explained that she would make sure that bond payments were placed accurately within the budget. Mr. Jacobsen discussed the bond payments. There was a \$50,000 payment from 2012, but that was only a 10-year bond. The rest, from the Sycamore Crossing Bridge, was Impact Fee eligible. He believed that had been listed under Impact Fees to be paid out. That was the reason it was not shown under the General Fund.

Last year, for Parks a project listed was the BMX Park. The expense and the revenue that was expected to be received from the County this year was moved down to the Capital Projects Fund itself. That was the reason no improvements related to the BMX Park were listed under Parks. It

was under Capital Improvements instead. There was nothing else in Parks to report. Ms. Bannon shared information about Swiss Days. She had done her best to create a budget and projections. The same was true for Economic Development. It was noted that under Economic Development, it was possible to see the total General Fund Expenditure, which was \$10 million.

Ms. Bannon reported that there was \$54,000 left of the American Rescue Plan Act (“ARPA”) funds to spend. The Impact Fees were based on the Building Permit number, which is 55. That was down slightly from last year when there were 100 Building Permits. The Capital Projects Account Fund had \$800,000 before the \$494,000 RAP tax was moved. As a result, there was approximately \$1.3 million to spend. It was currently allocated with \$300,000 for Vineyard Drive and \$1 million for the BMX Park. Mr. Jacobsen noted that Parks and Trails Director, Ryan VonCannon will go back to the County next week to ask for an additional \$240,000, which will go into Capital Projects if the funding is received. That would pay for the BMX parking lot. The intention was to find ways to make that work more cost-effective.

Ms. Bannon reviewed the Water section of the document. She noted that the fixed budget was \$2.3 million. Last budget year, the expenses were higher. To make that balance, there was a need to pull from the Fund Balance. This year, the deficit was \$700,000. Additional discussions were had about the deficit. Mr. Jacobsen noted that some improvements were listed as \$853,000. Those could be Impact Fee eligible but were not separated out. Mayor Rosenberg asked if the reserves were increasing or decreasing in the Water Fund. Ms. Bannon explained that with the Enterprise Fund, there is more involved than just the Fund Balance. The Enterprise Funds needed to take into account all cash, receivables, and assets. A lot more needed to be considered.

Council Member Shakespeare wanted to know how the \$700,000 would be covered. Ms. Bannon explained that the document did not provide a full picture of the situation. All of the different assets in the fund are not shown. There is a larger balance sheet that needs to be taken into consideration. Mr. Jacobsen explained that if the budget needs to be adopted right away, Fund Balance would be used to accommodate the revenue shortfall. However, that was not the case. Additional work would be done on the budget before it is brought back to the City Council for consideration. The Council discussed water usage and the water rate. The \$853,000 worth of improvements were referenced. It was noted that a lot of those costs relate to the secondary irrigation line and upgrades in some of the subdivisions. Mr. Jacobsen clarified that some of those projects were Impact Fee eligible items. As for the question about whether revenues were covering the expenses in the Water Fund, that was a complicated question. Before the next Council discussion on the budget, Staff would prepare additional information on the matter.

Power-related information was reviewed. Mr. Jacobsen explained that there is a lot of uncertainty about what the prices would be. Ms. Bannon reviewed stormwater information with the Council. To make the revenues balance with expenditures, \$115,000 from Fund Revenue was needed. She reminded the Council that analysis would need to be made to determine whether the operating revenues were equal to or more than the operating expenses. There were a lot of factors to consider. It was noted that there were Impact Fee eligible items.

Council Member Waite asked if there was a line item for the Dowdle Puzzles. Ms. Bannon believed the down payment had already gone through. Mr. Jacobsen confirmed that the down

payment had been made. He was not sure when the second installment was due. Another \$37,000 was needed for that portion and then the puzzles would need to be purchased. The Council Members pointed out that the puzzles will be paid for overtime as they generate revenue. Mr. Jacobsen confirmed that puzzles will be listed within the budget under both expenses and revenues.

Council Member Waite had a question related to Council requests from the Budget Retreat. He wondered if any of those items had made it into the budget document. Mr. Jacobsen reported that Staff had been working on a number of those items. He referenced the mural on Santa Clara Drive and explained that that was moving forward but there had been some issues with the agreement that the Council had with the owner. There had also been a discussion about the mural for the tunnel. As for the Skate Park, it was being discussed but there were questions about the location. A cemetery had also been discussed but the location was a factor for that project as well. The Council further discussed requests and future projects that were under consideration.

Council Member Waite referenced the Parks budget. He wondered if there was a budget for trees to start the orchard. Mr. VonCannon was told that the soil needs to sit for at least 18 months for the soil to rejuvenate before anything else is planted. As a result, nothing was in the budget for next year. It would be in the Fiscal Year 2025 budget. Mr. VonCannon offered to look into the details further and come back with a better idea of the timeline.

Council Member Drake had a question about the License and Permit section. The Building Permit fees showed a \$345,000 deficit and he wanted to understand that. Ms. Bannon explained that the number of permits is difficult to predict. This past year, there were a lot of permits, so the actuals were higher than budgeted. It is difficult to know exactly what the square footage will be and what will actually be received from the Building Permit fees. She explained that there was a lot of variation. The Council further discussed the deficit shown as \$345,000. Ms. Bannon stated that on her copy, there is a variance of a positive rather than a deficit. Mr. Jacobsen clarified that \$345,000 more had been collected in the current fiscal year. The way that it was written in the current document was unclear but would be clarified.

Council Member Shakespeare believed that money for trees should be included in the next budget because if the intention is to start planting in the next year or so, the trees would need to be paid for. Mr. Jacobsen explained that it was necessary to have a full plan before that was done. He wanted to know if the City Council was committed to what had been presented previously. Council Member Shakespeare suggested a discussion where the plan details are finalized. It was noted that it would be possible to add a preliminary number to the budget if desired by the Council.

Ms. Bannon reported that the current financials were attached to the document. She explained that the City looks good in the current fiscal year as far as the budget was concerned. As for the Water Fund, there was a section showing the income from operations and the operating expenses. The current year to date showed that the expenses are \$63,000 higher than the revenue. That was something for the Council to consider as the budget discussions continue. Mayor Rosenberg thanked Ms. Bannon and Mr. Jacobsen for their hard work on the budget.

vi. Deserts Edge Project Plan Discussion.

Mr. McNulty reported that Robert Smith from Taylor Built Homes was present and requested the opportunity to speak with the City Council regarding possible changes to the overall Project Plan for the Deserts Edge Project. The property entitlement includes 240 units on the property. This includes 120 townhome units to be used as short-term rentals and 120 affordable apartments to be rented at 30 to 80 percent of the Area Median Income (“AMI”) with Utah Housing Assistance. Mr. Smith has not filed an application as he would like to discuss his ideas with the Council. Staff provided a copy of a project narrative that was submitted by Ben Willits on Mr. Smith’s behalf along with site drawings. Ordinance 2021-13 was also attached for review and discussion.

Mr. McNulty acknowledged the presence of Claudia O’Grady, Multi-Family Division Leader with Utah Housing Corporation via Zoom. She would be providing insight into the process to obtain housing assistance. Programs that have become available in the last year were discussed.

Mr. Smith reported that it has been two years since he last discussed the project with the Council and received preliminary approval. Since then, a lot of work has been done designing and engineering the project. Now that the project is fully engineered and having invested over \$1 million, they have a much better idea of what the costs will be to develop the site. The tax credits that were awarded fell short of what the costs would need to be to finance the buildings. They looked at various ways of engineering the buildings without compromising aesthetics. Multiple financing options were also explored. They also considered reducing from four buildings to two. With that scenario, they would still be \$1.5 million short of what would be required to build.

Mayor Rosenberg asked about the possibility of doing multiple phases. Mr. Smith stated that that was considered. He was hesitant to pursue that option since he was unsure if it was possible to get funding for multiple phases. The Mayor stated that he has heard that there is more and more funding coming available for this type of housing.

Ms. O’Grady spoke in support of the project and the Low-Income Housing Program. She stated that this is not a special year. This past Legislative Session they received a significant increase in the State Low-Income Housing Tax Credit Program which will continue for years to come. She was optimistic that they can work with Mr. Smith to close whatever gap may exist on the project. She was confident that they will have the resources this year and next to fund and support these types of projects. Mr. Smith had an allocation of tax credits that he returned because, in the inflationary environment, his costs went up and exceeded what was available for the project. Other developers found themselves in a similar unfortunate situation. They came back in and applied for new additional resources because they increased the limits on their projects. All were awarded under the new higher limits available and moving forward fully funded. She offered their support and provided reassurance that there are a lot of resources available and would be thrilled to get some affordable units in this area.

Council Member Shakespeare reported that originally there were 240 units proposed with 120 townhomes and 120 apartments. That equates to 12.62 units per acre. Mr. McNulty clarified that the project was approved at 12 units per acre with the density bonus. There has been some back and forth on the size of the property in relation to the road dedication. At the time they were told

there were 20 acres of property. The density was granted on a 1:1 ratio because of the affordable housing aspect.

Council Member Shakespeare commented that it is a challenge for a developer to go it alone. Mr. McNulty commented that for the last two years, they have reported this project to the state in their moderate-income housing report. They are now faced with cutting that in half, which will be an issue. He noted that there are no other projects in the City that will qualify.

Mr. Smith was concerned about what construction costs will be in the future and did not expect to have experienced nine interest rate hikes in the last 18 months. Council Member Shakespeare stated that the density is being decreased from 12 units per acre to 10 and reducing the affordable housing by half. He hoped to see the project regardless of the number of units. He stressed that there is a need for this type of housing.

Council Member Drake's understanding was that approval for the project was tied to Mr. Smith getting a letter from the state indicating that they qualify for affordable housing. Mr. McNulty stated that it was obtained before approval of the zoning and project plan. The construction costs came in high, but Ms. O'Grady is expressing that their group has access to additional funding to fill the gap. Mr. Smith stated that they are asking to amend the plan. Mr. McNulty stated that it seemed premature to amend the plan if they are waiting for a decision to be made. It was noted that the tax credits that were returned were for 60 units. Mr. Smith confirmed that at present he does not have the funding in place for even 60 units. He plans to reapply in June but will know by December 2023. He was confident that they would get the funding but there would be a \$1.5 million gap. Learning about potential additional resources made him more comfortable moving forward with the project.

Ms. O'Grady stated that the 120-unit project will be considered but may not be feasible. She explained that when Mr. Smith originally applied for tax credits there was a per-project limit of \$1 million of annual credits, which amounts to \$10 million of total tax credits. In the last round, that limit was increased to \$1.5 million or \$15 million in total tax credits. This year they are proposing to increase that to \$2.5 of annual credits or \$25 million in total tax credits. That would equate to \$25 million of equity per project. She stated that it may be too large a project to accomplish under that financing structure.

Mr. Jacobsen stated that significant amounts of money have been put into the low-income tax credits. They went back to request the first 60 units and could apply for the last 60 units in future years. He saw no reason for Mr. Smith to give up on the project when he could potentially have the funding.

Mayor Rosenberg's concern was that the short-term rental on the other 120 units was given because Mr. Smith was bringing in 120 affordable units. Mr. Smith stated that he was prepared to give them up. His intent was to mitigate his risk since millions of dollars were at stake for him financially.

Mayor Rosenberg asked Mr. Willits if there would be a way to develop the other two buildings where the 12 townhome units are proposed and still be able to make it work and allow a portion

of the site to remain undeveloped for a period of time. Mr. Willits stated that there are various ways to do it. The hardest part becomes how to do it to where it still looks like it was meant to be there. Parking is significant as well as the building orientation. It will be tricky to make it work. For that reason, they went with the units to the south that face North Town because it was an interchangeable area with respect to the Site Plan. There is good curb appeal and the parking works well. The intent would be to have it as streamlined as possible so that they are not coming up with new costs over and over again.

Commissioner Drake felt like what was being discussed was a significant change to what was approved. He stated that it likely needs to go back through the process. Mayor Rosenberg stated that the application was a zone change amendment to change the site plan. As a result, it would need to go back through the process. Mr. McNulty stated that the drawings have been submitted but no formal application has been received. He referred to short-term rentals and stated that there are already a lot of them in the area. He questioned the need for more. The plan that was previously approved was the entitlement. If Mr. Smith is willing to change that they will have to start over.

Council Member Shakespeare liked the current plan better than the first one. He commented that 120 affordable housing apartments do not exist in the City. Taking it down to 60 will allow them to see how it goes. It also gives the applicant the best opportunity to get the needed funding. If the applicant removes the short-term rental component, it provides another chance to fill a housing need. He liked the amenities, the overall plan, and the layout. He felt less anxious starting with a smaller number of affordable units to see how it works.

Council Member Mathis recognized the risk to the developer and liked the idea of 120 affordable units. She did not dislike the modified plan but thought that short-term rental units were given in exchange for the affordable units. She asked if there was a way to keep them all townhomes and affordable.

Council Member Hinton was supportive of more housing in the City rather than short-term rentals. She felt that 120 affordable apartment units would have been beneficial but supported the development of more townhome units that can be purchased by individuals rather than investors.

Council Member Drake did not object to the plan but was not sure he would have given the density credit without affordable housing. To him, changing the affordable housing component would change the density credit. He stated that the process needs to be followed by the Planning Commission and ultimately the City Council.

Council Member Waite stated that if they go back to the drawing board, they have to consider how the amenities are laid out and the density. He was worried that they were in a slightly different position from what the citizens are asking for now. He suspected there may be more public clamor and concerns about how many units will end up as rentals. There is some risk of it turning into a huge rental project.

Mayor Rosenberg reminded the Council that the property is now zoned PDR and does not revert to R-1-10 zoning. The applicant is proposing to amend that zone change. If the Council were to deny the amendment, he would still have the vested right for the existing PDR zone that is in place

and could develop under the old plan. He informed the applicant that if he would like to move forward with an application, he could finish the documents and meet with Mr. McNulty.

Mr. Smith thanked the Council for their time. He had looked at the situation for many years to figure out how to make it work. That being said, he did not have it all figured out and wished there were a few more acres to add onto the property. He would look at the number of units and the flow of the property further. A lot of time had been spent trying to piece everything together properly. What he loved about the plan was that it was more open to those in need of affordable housing. He liked the idea of adding pickleball courts and a playground, instead of attempting to squeeze that into the top portion of the development, as seen in the first version of the design. Mr. Smith acknowledged the concerns that had been expressed about nightly rentals. That was difficult to lose because it added a lot of value, but he was willing to sacrifice that to reach a compromise. He would consider all Council Member comments and come back.

Mayor Rosenberg liked the separation of the amenities. He thought that would work out better for the developer and the City if two very different projects were not sharing amenities. That was a beneficial change. Mr. Willets stated that he worked in planning for more than 25 years. It was important for communities to preserve the look and feel while also addressing the affordable housing component. As communities grew, especially in places such as southern Utah, the prices increased. When prices increased, it became difficult for the average person to afford a home.

Land costs, building costs, and interest rates had all increased. It was necessary to make changes in the way development projects were approached. This could be done through density. Mr. Willets explained that higher density levels were necessary to make units more affordable. There were creative ways to address affordable housing, such as tax credits or impact fee credits. One method that worked well and did not segregate the affordable housing areas was encouraging developers to integrate affordable housing throughout a development plan.

Mayor Rosenberg explained that Santa Clara had attempted that method in the single-family lot zoning. There was R-1-10 averaging, where the lots could be down to 7,000 square feet. The result was that the homes all sold for the same amount. Additional properties were created with the idea that some lots would be cheaper and have different price points, but the demand for the properties was so great that this did not happen. On the other hand, with the tax credits, there was someone in place to regulate those rents. It was harder to do that in a subdivision. Over the next year or so, he believed communities would need to set up entities to monitor rents and ownership and make sure the various properties were available for who the properties were developed. He noted that deed restrictions could state that a certain amount needs to be owner-occupied.

Mr. McNulty clarified that Washington County does not currently have a Housing Authority. Generally, in Salt Lake County, 10% or 20% of a multi-family project must be affordable. There was a Housing Authority to make decisions about who qualified, who could be there, who cannot be there, and so on. That would be a great tool to rely on. He believed developers would be more willing to focus on affordable housing if a Housing Authority were in place. Since that does not exist in Washington County, a lot falls to cities and developers. That being said, he felt good about the amount of multi-family homes and townhomes in the City.

4. Staff Reports.

Mr. VonCannon reported that there are several “Shop Local” banners throughout the City. There are 30 banners in total. Later in the week, set up for Shakespeare In the Park would start. He reminded those present that April 22, 2023, at 5:00 p.m. would be the Movie in the Park event.

Mr. Hall reported that information had been obtained about how gas was impacting power prices. That information would be shared with residents during the town hall meeting. He reported that the Nebo prices have come down quite a bit. It is currently \$32/megawatt hour. That was becoming a steadier resource for the City. Mr. Hall noted that the City was previously looking at a five-year gas purchase with Utah Associated Municipal Power Systems (“UAMPS”) for all the cities that have generators. However, that would not work out as a group because of the location of each utility. There are different delivery points. As a result, the City was looking at making an individual purchase for gas which is more of a long-term solution. He reported that banners with a QR code were ordered that link to the power website. The site would explain why gas prices impact power prices. That information would be useful for residents.

Mr. Hall reported that crews had been on Vineyard Drive trying to get the overhead line moved to the underground so those poles could be moved. It would allow the curb, gutter, and sidewalk to be poured. He believed there was only a little bit of work left to do there. TDS needs to remove their lines from the poles to pull the poles out. They had been noticed a few months ago. Mr. Hall noted that cable will be pulled into the Solace Subdivision Phase I next week. He also informed Council Members that the generators are currently running.

Council Member Shakespeare noted that there are pros and cons when it comes to locking in a price on natural gas. He wondered what Mr. Hall thought about that. Mr. Hall explained that it is difficult. There is more being exported from the United States than is being used because there is more money to be made by sending it to Europe. That being said, it is difficult to know what will happen in the future. He was tempted to lock in with the numbers lower. The Council further discussed natural gas and the current market. It was noted that the market had shifted. Council Members asked that additional information about the natural gas rates be shared in the future.

Mr. Mouritsen reported that in December he applied for some funding through the Technical Planning Assistance Program with the Utah Department of Transportation (“UDOT”) to update the Traffic Master Plan. He found out earlier that day that the funding had been awarded. It was a \$60,000 study and the Technical Planning Assistance Program would fund \$55,000 with a local match of \$5,000. He had spoken to a few firms about contracting out the update.

Vineyard Drive Phase I curb and gutter work would start on April 24, 2023. The Public Works Department was still working on services for Phase II. Mr. Mouritsen hoped that bid would be out on July 1, 2023. The slurry seal would start next week. He had a recent conversation with the contractor for UTOPIA and they were able to get around the connection with TDS. The conduit and the fiber should be in within the next two weeks to provide service. Mr. Mouritsen reported that the annual dam inspection took place that month. Many compliments were received about the record-keeping and all of the maintenance. Santa Clara passed the inspection.

Chief Parker reported that the Wildland season was coming up. Everyone has been doing PAT tests and that was 99% done. Everyone had been successful. The rates for each personnel would be received and then there would be reimbursement for the individual rates when they go out for deployment. He explained that this was better than having a standard rate. In terms of personnel, there are four people in paramedics school who would be done in December. Chief Parker shared information about the collaboration with Black Desert. There was a meeting with the management and a full emergency response drill was conducted. He explained that there was collaboration with their staff and maps were developed as building on the project took place. As for fleet maintenance, he reported that a lot was moving over to digital. For instance, there are bar codes for each of the vehicles and that made it easier to track maintenance needs.

Mr. McNulty reported that next week is Shop Local Week. That was for the week of April 24 through April 29, 2023, as part of the City Alliance. The banners were put out and he thanked everyone for making sure that was done. For Shop Local Week, there is the Mayor for the Day event on April 28, 2023, and the Night Out Shopping event from 6:00 p.m. to 9:00 p.m. There will be music, food, and 12 businesses present. Mr. McNulty reported that the Small Business Workshop will be held next week in the Banquet Room from 5:00 p.m. to 7:30 p.m. A number of businesses registered to attend. The comment was made that a lot is happening in the City right now.

Mr. Jacobsen reported that over the last few days, he attended the Utah City Managers Association (“UCMA”) City Managers Conference. It was a worthwhile experience. He noted that Legislative updates were shared, and he learned additional information about the low-income housing tax credit. Mr. Jacobsen noted that the Utah League of Cities and Towns (“ULCT”) meetings start tomorrow, and he believed everyone was registered. He hoped that good information would be shared. He reported that new cameras were installed at the City Office in the stairwells and places where there were no cameras previously. It was noted that he would be out of town for a few days and there would be discussions about some adjustments shortly.

Mayor Rosenberg reminded those present that the City Alliance End of Year Celebration Luncheon was scheduled to take place on April 24, 2023 from 11:00 a.m. to 1:00 p.m.

5. Adjournment.

The City Council Meeting adjourned at 9:06 p.m.

Chris Shelley
City Recorder

Approved: _____

**SANTA CLARA CITY COUNCIL MEETING
WEDNESDAY, APRIL 26, 2023
MINUTES**

THE CITY COUNCIL FOR THE CITY OF SANTA CLARA, WASHINGTON COUNTY, UTAH, met for a Regular Meeting on Wednesday, April 26, 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: Jarrett Waite
Christa Hinton
Leina Mathis
Denny Drake

City Manager: Brock Jacobsen

City Recorder: Chris Shelley

Others Present: Jim McNulty, City Planner
Matt Ence, City Attorney
Bob Flowers, Police Chief
Dustin Mouritsen, Public Works Director
Ryan VonCannon, Parks and Trails Director
Gary Hall, Power Director
Andrew Parker, Fire Chief
Cody Mitchell, Building Official

Excused: Ben Shakespeare

1. Call to Order.

Mayor Rick Rosenberg called the meeting to order at 5:00 p.m. He welcomed those present and reported that Council Member Shakespeare was excused from the meeting as he was traveling.

2. Opening Ceremony.

A. Pledge of Allegiance: Leina Mathis.

B. Opening Comments (Invocation): Michael Kruse, Unitarian Universalist Fellowship, St. George Interfaith Council.

3. General Citizen Public Comment.

There were no citizen comments.

4. Conflicts and Disclosures.

Mayor Rosenberg disclosed that the firm he is employed by has worked on Items 4, 5, 6, and 7 on the General Business portion of the City Council Meeting agenda.

5. Working Agenda.

1. Public Hearing.

i. Public Hearing to Receive Public Input Regarding a Partial Street Vacation of Victors Street.

City Planner, Jim McNulty presented the Staff Report and stated that Santa Clara City is requesting a Partial Street Vacation for Victors Street. It was for the portion of Victors Street that was directly south of Santa Clara Drive. A total of seven parcels will be impacted by the proposed street vacation: SC-117-B (0.03 acres), SC-117-C (0.03), SC-117-A (0.02 acres), SC-75-D (185 square feet), SC-124-B (0.01 acres), SC-123-A-1 (0.03 acres), and SC-124-A-1 (0.02 acres). The parcels were shown on a map and legal descriptions of the affected properties were included in the packet. Mr. McNulty reported that Victors Street was originally intended to be a 66-foot right-of-way that could connect to other public streets. However, that was no longer an option as other properties in the vicinity are developed. That portion of Victors Street will terminate with a cul-de-sac adjacent to the proposed Santa Clara Valley Homes.

City Staff did not have concerns about the proposed street vacation that was before the City Council. As far as the neighborhood response, notices were sent to the owners of each parcel that is accessed by the public street, per State Code. No responses were received. The property was also posted for a public hearing, per State Code requirements. A banner sign was posted to identify that there was a public hearing. Additionally, a QR code that linked to the City website was shared. Mr. McNulty reviewed the State Code requirements. Utah Code, Section 10-9a-208 included requirements for a petition to vacate a public street. To vacate a public street, a city must hold at least one public hearing. In this case, the public hearing would be held by the Council. City Staff determined that all State Code requirements were met with the application.

City Staff recommended that the City Council consider approving the Partial Street Vacation for Victors Street (south of Santa Clara Drive) subject to the following conditions:

1. That the Partial Street Vacation be adopted by City Ordinance.
2. That appropriate documents as directed by City Legal Counsel be recorded with Washington County to document the Partial Street Vacation for Victors Street.

3. That future public right-of-way improvements to the street comply with the approval.

There was discussion regarding the reason for the vacation. Mayor Rosenberg explained that everything on Victors Street is set narrower than the street right-of-way that is there. The street standard requirements were less than the original dedication. The remaining streets will still meet all of the City standards as far as street width, pavement width, curb and gutter, sidewalk, and all necessary improvements. There will be a vacation to the property owners on each side.

Mayor Rosenberg opened the public hearing.

Mel Taylor reported that when Victors Street was opened, he was building a home. At that time, the Council stated that there needed to be a 66-foot street because that was the standard in Santa Clara. He did not feel that a 66-foot street was necessary for one home but he meets that requirement. Mr. Taylor asked if any of the Council Members have been on Victors Street recently and had tried to turn left. He felt it was important to do it before the item was considered. It was difficult to turn around there already. Mr. Taylor expressed concerns about parking and additional traffic that will result from the townhome development with an additional 14 units. He wondered who proposed the partial street vacation. Mr. McNulty clarified that the City proposed the change. The street was deemed adequate with the proposed width.

Mr. Taylor did not feel it made sense to change the width from 66 feet to a 50-foot radius turnaround. Mr. McNulty clarified that a 50-foot radius and 100-foot diameter is typical for a cul-de-sac and allows fire or emergency vehicles to turn without having to back up. Currently, it is difficult for fire and emergency vehicles to turn because it was a dead end. He reiterated that the proposal would ensure that there was a 100-foot diameter and a 50-foot radius. Mayor Rosenberg added that any necessary right-of-way will be dedicated as part of the plat. The current image showed the vacation of the existing dedicated road back to the property owners. Mr. Taylor reiterated his concerns about narrowing the road and asked the Council to visit the area.

Stephanie Erickson gave her address as 1502 Victors Street. She wondered if the intention was to focus on the north side of Victors Street as well or only the south side. Mayor Rosenberg clarified that it was only for the south side. It would improve the street. Now that it is part of a new subdivision, street improvements were necessary. For those improvements to be done there needs to be an appropriate right-of-way. Ms. Erickson wanted to know if the impacted residents will need to pay for their curb and gutter. Mayor Rosenberg clarified that those residents have always been responsible unless the City chose to do so. Historically, it had been up to the adjacent property owner to address but with some of the changes to the ordinance recently, there were instances where the City went in to handle issues at the request of property owners. Ms. Erickson asked the Council Members to visit the area. It was difficult to be a resident in downtown Santa Clara. It was always busy, hard to turn left, and difficult to navigate.

Tracy Hoskins gave his address as 1385 Vernons Street. He wondered if the proposal would prevent him from going in and out of the street. Mayor Rosenberg stated that there would be access onto the cul-de-sac. The vacation would not impact access to his property. Mr. Hoskins explained that in the past he asked about power and wondered if that was still possible. Power

Director, Gary Hall reported that power will be run into the development. It will be possible to meet privately and discuss what he specifically desired. Mr. Hoskins expressed concerns about density in the area and the impact it will have on traffic.

David Frei gave his address as 1505 Victors Street. He had concerns about adding a lot of units within a small space. It would make more sense to have single-family homes instead of townhomes. Mayor Rosenberg explained that the public hearing was related to the street vacation. The zone change had already been approved and the project density was not in question.

Dennis Frei gave his address as 1448 Santa Clara View Drive. He wondered whether the landowners need to agree to accept the property. He wanted to understand if the front of their yards would need to be relandscaped. Mayor Rosenberg did not believe the City was adding to the landscaping responsibilities. City Attorney, Matt Ence, addressed the question of whether owners need to accept the property. He shared information about the process of vacating a dedicated right-of-way. Under State Code, when a city decides that it does not need a right-of-way or as much right-of-way for a current public street, whatever the city gives up would go back to the adjacent property owners. Mr. Frei reiterated concerns that those property owners will be forced to take back the additional property.

Teresa Frei gave her address as 2920 Santa Clara Drive and stated that when she tried to leave her home, it took approximately five minutes to move onto the main highway. It does not matter what time of day. The traffic issues were consistent. She expressed concerns about high density and how that will impact the existing conditions. Ms. Frei asked the City Council to spend time in the area to better understand the issues that residents face.

Jake Erickson gave his address as 1502 Victors Street and had a question about the north end of Victors Street and the overall area. He also had concerns about where the water will collect. Mayor Rosenberg explained that every street is different. Some streets are designed to continue through and connect onto different roads. When the City looks at a street to make improvements, the existing right-of-way and improvements are considered. From there, the City determines how much right-of-way is needed to meet City standards. The street is then designed to that standard. Not every street in town will be the same. Every street will be designed and looked at in accordance with what currently exists and what the needs are.

Mr. Erickson echoed the concerns expressed by other residents related to traffic in the area. Mayor Rosenberg stated that a lot of the traffic is not being generated by Santa Clara. It is coming from west of town. Traffic has increased significantly and is caused by development that has occurred adjacent to the City. Santa Clara City is trying to mitigate some of those concerns in various ways. For instance, facilitating bypass routes and so on. The increased traffic is something that is happening regardless of what Santa Clara chooses to do in the downtown area.

There were no further questions. The public hearing was closed at 5:29 p.m.

4. Consent Agenda.

i. Approval of Claims and Minutes:

- **April 12, 2023, Regular City Council Meeting.**
- **Claims through April 26, 2023.**

Council Member Drake moved to APPROVE the Claims and Minutes. Council Member Mathis seconded the motion. Vote on motion: Council Member Waite-Aye; Council Member Drake-Aye; Council Member Hinton-Aye; Council Member Mathis-Aye. The motion passed unanimously.

5. General Business.

i. Discussion and Action to Consider Approval of Resolution 2023-07R Proclaiming April 2023 Child Abuse Prevention Month. Presented by Kristy Pike of Washington County Children's Justice Center.

Kristy Pike from the Washington County Children's Justice Center read Resolution 2023-07R, which proclaimed April 2023 as Child Abuse Prevention Month in Santa Clara. Mayor Rosenberg commended the Washington County Children's Justice Center for their hard work and dedication. Ms. Pike reported that Council Members Hinton and Waite were at the groundbreaking earlier in the day to mark the expansion. She thanked them for attending and explained that mental health care and medical care would be expanded into the new facility.

Council Member Drake moved to APPROVE Resolution 2023-07R – Proclaiming April 2023 as Child Abuse Prevention Month. Council Member Hinton seconded the motion. The motion passed with the unanimous consent of the Council.

ii. Discussion and Action to Consider a Donation to Snow Canyon High School Grad Night. Presented by Brock Jacobsen, City Manager.

City Manager, Brock Jacobsen, shared information related to the Snow Canyon High School Grad Night. He reported that each year, Snow Canyon High School requests a donation from the City to help fund Grad Night for the seniors who are graduating. Grad Night allows the graduates to celebrate with one another. School representatives were present.

Sheridan Harris gave her address as 2805 Cottonwood Circle. *Jenee Ence* gave her address as 2339 Covey Lane. Both were parents of seniors and were present to ask for a donation for the Snow Canyon High School Grad Night. Mayor Rosenberg asked about the plans for Grad Night. Ms. Harris explained that it will be similar to last year but there will be a beach theme. There will be roller skating and a Hawaiian-themed dinner. There was discussion about the donation amount. Ms. Harris noted that last year the City donated \$1,000. She asked that the same amount be donated this year if possible. Staff believed it was. Ms. Harris noted that in St. George, the senior class does a service project to earn money back. St. George City donated \$1,000 to the students and then the students did work to earn that money back.

Council Member Hinton moved to APPROVE a Donation to Snow Canyon High School Grad Night in the Amount of \$1,000, with the possibility of the Senior Class of Snow Canyon High School providing a service to the City on a project to be determined by City Staff. Council Member Mathis seconded the motion. Vote on Motion: Council Member Waite-Aye; Council Member Drake-Aye; Council Member Hinton-Aye; Council Member Mathis-Aye. The motion passed unanimously.

iii. Discussion and Action to Approve the Fraud Assessment Risk Questionnaire Required by the State Auditor's Office. Presented by Debbie Bannon, Finance Officer.

Mr. Jacobsen reported that each year the City needs to conduct a Fraud Assessment and answer a number of questions. The City is a few points away from moving into the next category. One of the ways to increase the score was to add an Ethics Policy that all employees and elected and appointed officials sign on an annual basis. With the Ethics Policy in place and signed, the City will receive additional points and be in the next category. He explained that there was a copy of the Ethical Behavior Pledge Form included in the packet. It was read aloud.

Council Member Drake moved to APPROVE the Fraud Assessment Risk Questionnaire Required by the State Auditor's Office, as presented. Council Member Hinton seconded the motion. The motion passed with the unanimous consent of the Council.

iv. Discussion and Action on Ordinance #2023-10 Granting a Petition to Vacate Certain Portions of Victors Street, South of Santa Clara Drive. Presented by Jim McNulty, City Planner.

Mayor Rosenberg reported that Mr. McNulty previously presented the Staff Report on the above item. The Council also listened to public comments and reviewed the documents. There was discussion regarding the current street pavement width. It was noted that the pavement width was shown as 35 feet in the construction drawings. Council Member Drake referenced a comment made during the public hearing. He asked if the adjacent parcels were willing to accept the vacation. Mr. Ence clarified that it was not a factor. Pursuant to State Law, if the City decides to vacate a dedication, it goes to the neighboring property owners with no action required on their part. Council Member Waite noted that the narrower road means there will be less maintenance costs in the future. If it could be thinner and still function effectively, that would be more cost-effective for citizens. Sidewalks, curb, and gutter, and the turnaround would also improve safety.

Council Member Mathis pointed out that most of the residential areas had a pavement width of 30 feet. She wondered why the initial proposal was for that to be wider. Mayor Rosenberg explained that when the City was originally platted, most of the roads in the downtown area were wider. When cities were originally set up, the road widths were wider to facilitate different needs. He reported that the Legislature passed a law during the last legislative session that would come next year. It limited the maximum asphalt width that the City could require on a residential street to 32 feet.

Council Member Waite referenced the comments made during the public hearing about turn issues. He wondered how those concerns would be addressed. Mayor Rosenberg explained that the planned pavement width would still facilitate a left-turn lane out because there was no shoulder parking at the intersection. It would still be possible to have an additional lane at the intersection at the street cross-section. A lot of the issues discussed earlier had to do with traffic on Santa Clara Drive. There were other mitigation efforts in the works to address the long delays. For instance, there were discussions about a signal at Chapel Street. Most of the traffic on Santa Clara Drive, or at least the increase in traffic, was the result of development on the western side.

Council Member Mathis moved to APPROVE Ordinance #2023-10 – Granting a Petition to vacate certain portions of Victors Street, south of Santa Clara Drive. Council Member Hinton seconded the motion. Vote on motion: Council Member Waite-Aye; Council Member Drake-Aye; Council Member Hinton-Aye; Council Member Mathis-Aye. The motion passed unanimously.

v. Discussion and Action for Abandonment of an Unused Sewer Easement in the Proposed Santa Clara Valley Homes Project at the End of Victors Street. Presented by Matt Ence, City Attorney.

Mr. Ence reported that the request was similar to an action the City Council took recently related to the Solace project. It involved an unused sewer easement that was previously dedicated to the City. Since it had not been used, the intention was for an Abandonment Document to be recorded with the County Recorder's Office, if approved by the City Council.

Council Member Waite moved to APPROVE the Abandonment of an unused sewer easement in the proposed Santa Clara Valley Homes Project at the end of Victors Street, as presented. Council Member Drake seconded the motion. The motion passed unanimously.

Following the vote, Mr. Ence noted that the Abandonment Document refers to the unused easement as a storm drain easement but the agenda item and motion referred to it as a sewer easement. He double-checked and reported that it was recorded as a storm drain easement. He apologized for the confusion. There was no intention to use the easement and it is not currently being used. He asked Council Members to confirm that the clarification does not change their decision or vote on the motion.

Council Member Waite moved to AMEND the previously approved motion and change the language from an unused sewer easement to an unused storm drain easement, as written in the Abandonment Document. Council Member Drake seconded the motion. The motion passed unanimously.

vi. **Discussion and Action to Consider Approval of Preliminary and Final Plat for Silverado Commercial Subdivision. The Property is Located at the Intersection of Pioneer Parkway and the Future Extension of Red Mountain Drive. Julian Stemmer, Applicant. Presented by Jim McNulty, City Planner.**

Mr. McNulty reviewed the Staff Report and reported that Silverado, LLC is requesting to subdivide an existing metes and bounds property into four lots. Lot 1 will be 6.44 acres in size, Lot 2 will be 5.22 acres, Lot 3 will be 2.61 acres, and Lot 4 will be 5.45 acres. Lots 3 and 4 have frontage off of Pioneer Parkway while Lots 1 and 2 will have frontage on Red Mountain Drive, once completed. Each of the proposed lots appeared to be of sufficient size to allow for the proposed commercial and residential uses. Ingress and egress will be available to the lots from Pioneer Parkway, Red Mountain Drive, and Rachel Drive. A map was shared.

Currently, a medical office building is proposed on Lot 4. Previously, the applicant proposed a pickleball facility with a sports-themed Bar & Grill. However, that was no longer an option. The Council Members could ask the applicant for additional details about that. Mr. McNulty reported that the remaining property (Lots 1, 2, and 3) will be developed as previously discussed with the Planning Commission and City Council. The proposed commercial subdivision was intended to allow for the legal division of property but the applicant would be required to submit updated Project Plan, Rezoning, and General Plan Amendment applications. He noted that public notices are not required for a subdivision. The City Council Meeting agenda was posted per State Code and no comments were received. The reviewing departments in the City looked at the application and did not have issues with the Preliminary and Final Subdivision Plat.

Mr. McNulty reviewed the Staff recommendation and reported that on April 13, 2023, the Planning Commission held a public meeting and forwarded a recommendation of approval to the City Council. As a result, Staff recommended that the City Council consider granting Preliminary and Final Plat Approval for the Silverado Commercial Subdivision subject to the six Conditions of Approval outlined in the Staff Report. The applicant, Julian Stemmer, and his engineer, Jared Bates, were both present to answer questions.

Mayor Rosenberg clarified that the vote during the City Council Meeting would be on the subdivision of the four properties and the dedication of the road and easements. Council Member Drake asked about rezoning. It was noted that the request was to subdivide the property. There was no zoning attached. Mr. McNulty stated that it is currently Planned Development Residential, but the applicant intends to come back in the future to request Planned Development Commercial. The minimum requirements were met to subdivide the property as the lots are large.

Council Member Drake referenced the sewer line that came through from the north. He wondered if there was a break in the sewer easement where it came across by Harmons. Public Works Director, Dustin Mouritsen, reported that the sewer line will be rerouted and upsized. Council Member Waite noted that the agenda referred to the item as the Silverado Commercial Subdivision. He noted that it is not currently a commercial subdivision. Mr. McNulty stated that the wording could be altered and could state Silverado Subdivision instead, as it had not been zoned as

commercial yet. Mr. Ence noted that there might be a conflict with Silverado Subdivision. It would be better to call it the Silverado Santa Clara Subdivision, which was what the plat read.

Council Member Drake moved to APPROVE the Preliminary and Final Plat for Silverado Santa Clara Subdivision, as presented. Council Member Waite seconded the motion. Vote on motion: Council Member Waite-Aye; Council Member Drake-Aye; Council Member Hinton-Aye; Council Member Mathis-Aye. The motion passed unanimously.

vii. Discussion and Action to Consider Final Plat Approval for Santa Clara Valley Homes. The Property is Located at Approximately 1402 Victors Street. Jim Ence, Applicant. Presented by Jim McNulty, City Planner.

Mr. McNulty presented the Staff Report and Final Plat for property located at approximately 1402 Victors Street. He reported that the applicant, Jim Ence, is requesting Final Plat Approval for the Santa Clara Valley Homes Project. It includes a total of eight townhome units with three twin homes and two single-family units on 0.89 acres. That equates to a density of nine units per acre. The project will include a common area open space, project landscaping, a private driveway system, and nine guest parking spaces for the eight proposed units. The subject property was rezoned from R-1-10 Single-Family Residential to Planned Development Residential on March 22, 2017. At that time, the General Plan Map was updated from Historic Low-Density Residential to Historic Medium-Density Residential in support of the project. A copy of City Ordinance #2017-03 was included in the packet for additional review.

Background information was shared with the Council. Mr. McNulty reported that the City Council approved a Preliminary Plat on June 28, 2017. On August 22, 2018, the City Council approved a 3 ½-year extension for the Preliminary Plat, as the applicant left the country to serve a mission for the Church of Jesus Christ of Latter-day Saints. After returning home in late 2021, a second extension of time was requested and granted by the City Council on January 26, 2022, allowing for an additional 18 months. Currently, July 2023 will be the expiration of the current extension that Mr. Ence was working under.

Mr. McNulty reported that ingress and egress to the site will be provided from Victors Street. A good percentage of the cul-de-sac will be on the subject property. The street will be improved with a right-of-way width of 45 feet. The cul-de-sac will have a 50-foot radius with a 100-foot diameter. A public street dedication will be required for the portion of the public street that the project has frontage on. A private driveway will be placed in the middle of the project and provide access to Units 3, 4, 5, and 8. The other units will be accessed off Victors Street. The private driveway will be 26 feet wide. The nine guest parking spaces exceed the Code requirements. As far as the setbacks, within the Planned Development Residential Zone, the minimum for the front was 20 feet with 10-foot sides and 10 feet in the rear. Mr. McNulty reported that all of the units meet or exceed the setback requirements.

Building elevations and materials were shared. The drawings were approved by the Heritage Commission on January 18, 2017. Mr. McNulty reviewed the approved building elevations for the units and the townhome renderings. The building elevations were the ones the Planning Commission and City Council agreed upon during the Preliminary Plat phase of the project. The

approved design included gray lap siding or Hardie board, stucco, red brick, and white trim. The upstairs balcony will have white railings and columns of metal material and a gabled roof to provide architectural interest. Different renderings were reviewed by the Council.

Mr. McNulty shared information about the Landscape and Open Space Plan. A local Landscape Architect was hired to prepare the Landscape Plan. It appeared to be a good plan that meets City Ordinance for Water Efficiency and Conservation. The plan included drought-tolerant landscaping with a drip system and xeriscaping. The common area and open space for the project was approximately 40%, which exceeds the 30% open space requirement. The applicant will be required to obtain a Will-Serve Letter or documentation from the Washington County Water Conservancy District (“WCWCD”) prior to Final Plat recordation. The applicant is required to connect or install secondary water for outdoor water use. As for dust control, the applicant will be required to submit a Dust Control Plan prior to Final Plat recordation.

The City Council Meeting agenda was posted and no comments were received. All of the reviewing departments in the City reviewed the application and were in support of it moving forward. There was compliance with State Code requirements, specifically Utah Code, Section 52-4-202 for subdivisions. On April 13, 2023, the Planning Commission held a public meeting and forwarded a recommendation of approval to the City Council. As a result, Staff recommended that the City Council consider granting Final Plat Approval for Santa Clara Valley Homes, subject to the Conditions of Approval outlined in the Staff Report. The applicant and engineering representative were both present to answer questions.

Council Member Waite noted that parking in the cul-de-sac was mentioned during the earlier public hearing. It looked like there was a lot of parking proposed in the development. Mr. McNulty confirmed this. Each unit has a two-car driveway and a two-car garage. On the interior, there are also nine guest parking spaces. On the frontage, there could potentially be some parking on the public street as well. The parking doubled the ordinance requirements.

Council Member Drake asked the applicant, Mr. Ence if there would be privacy walls to divide the yards. Mr. Ence denied this. There will be backyard areas but no dividing wall was planned. Mayor Rosenberg wondered if the project has a wall around the perimeter. This was confirmed. Council Member Mathis pointed out that it might be worth noting on the plat that there is a non-public street for additional clarity. It would confirm that the City is not required to maintain it. Mr. McNulty agreed that it could clearly state that there was a private driveway.

Council Member Hinton made a motion to approve the application. It was seconded by Council Member Mathis. There was discussion on the motion. Council Member Drake asked if a Traffic Study was conducted. Mayor Rosenberg explained that the eight units would not mandate a Traffic Study. Mr. McNulty noted that the street improvements will be beneficial.

Council Member Hinton moved to APPROVE the Final Plat for Santa Clara Valley Homes, located at approximately 1402 Victors Street, with the addition of a private driveway listed on the plat. Council Member Mathis seconded the motion. Vote on motion: Council Member Waite-Aye; Council Member Drake-Aye; Council Member Hinton-Aye; Council Member Mathis-Aye. The motion passed unanimously.

6. Reports.

A. Mayor and Council Reports.

Council Member Mathis thanked everyone who helped out with the fair. It was a wonderful event. She shared information related to the Utah League of Cities and Towns (“ULCT”) Conference. There were a few breakout sessions that she attended. The one she participated in on April 21, 2023, was Preparing to Communicate in a Crisis. She had some information to share with the City Manager from that session. One of the biggest takeaways from that discussion was the importance of sharing the right information with the right people. On April 20, 2023, she attended How to Plat and Not Plat. It was all about Senate Bill (“S.B.”) 174 and the changes made. Part of the conversation had to do with the fact that an Administrative Land Use needs to be set up, which could not have a member of the Council or the Mayor on it. Shawn Guzman was there and she spoke with him afterward. Specifically, she informed him that their Site Plans are done concurrently. He offered to see if there was a way to separate things. Mr. McNulty believed St. George had a similar process as Washington City. For standard subdivisions, the plats will not come to the City Council. However, when there is a rezone of property, it is a Legislative matter. Mr. McNulty explained that Mr. Ence would look into the issue further and report back.

Mayor Rosenberg asked for additional clarification. He wondered if a Preliminary and Final Plat for a subdivision or townhome would come to the City Council in the future. Council Member Mathis explained that it would be for one or two-family dwellings and condominiums. This would go into effect in 2024. Council Member Drake wondered what the justification was for not having the elected officials be the sounding board. Mr. McNulty explained that the intention was to streamline the process and allow developments to move through faster. Council Member Drake expressed concerns with this approach. Mr. McNulty noted that in the future, a Preliminary Plat for a standard R-1 subdivision would go to the Planning Commission for review and approval and then the Final Plat would be an administrative approval by City Staff. It would not come back to the Planning Commission. Council Member Drake stated that that would prevent the citizens from being represented.

Council Member Mathis noted that it could create an issue for the Planning Commission. Commissioners will now hold the public hearing and listen to concerns. However, as the Administrative Land Use Authority they are obligated not to listen to public clamor and simply see if the application meets the land use requirements. If it does, the Planning Commission is obligated to grant approval. Mr. McNulty believed that additional discussion needed to take place. Council Member Mathis reported that the new ordinance needs to be implemented by February 1, 2024.

Council Member Hinton attended some breakout sessions as well. One was the Dignity Index on Day 2. There were discussions about how to speak to others in politics. That is an important resource and something that is worthwhile to consider. Council Member Hinton referenced the Guiding Our Growth Plan, which is a Statewide plan from the Governor’s Office. It is being moved to Phase Two and there was a survey on the website that could be completed.

Council Member Drake had nothing to report.

Council Member Waite shared information about a portal through the State of Utah that would for the renewal of licenses and registration in one place. There was a desire to open that up so cities can join in and Business Licensing could be part of it as well. It will streamline the process. Council Member Waite reported that he attended a water class. If a City has more than 10,000 residents, Water Planning needs to be included in the General Plan. Santa Clara is exempt from that but it was still recommended that it be done. To do that, the City needs to know the density of each area to ensure there is enough water. Mayor Rosenberg noted that a plan was being put together based on the General Plan and zoning densities. Council Member Waite offered to send the Jordanelle Special Service District presentation slides to City Staff.

Council Member Waite referenced the April 30, 2023, deadline for the American Rescue Plan Act (“ARPA”). Mr. Jacobsen was aware of the deadline. Council Member Waite discussed a presentation related to the Utah Period Project. Cities were challenged to provide feminine hygiene products in restrooms for free. It is inexpensive and could be of assistance. Council Member Waite attended the Movie in the Park event, which was done well. There were good activities and food, but the attendance was not as high as he had hoped. He believed the attendance was lower because there is a lot happening in the City. He suggested there be more discussion about how to promote those types of events in the future. He wondered if it would be possible to look at the backend of the Facebook page to see the post views.

There was discussion about banners and additional promotions for the Shop Local event. It was suggested that there be text message alerts residents could opt into for events and other news. Mr. Jacobsen noted that there is an emergency messaging system but there could be an opt-out for email, text, or phone calls related to events and other City events if desired by the Council. Mayor Rosenberg felt it should only be used for specific events to avoid sending out too many messages.

Mayor Rosenberg reported that he attended an Emergency Management discussion recently. He believed the City was still in good shape. There is a Volunteer Coordination Center with a QR code. When there is an event and people want to volunteer, the QR code would provide registration information. That was something Santa Clara might want to look into. Mayor Rosenberg informed the Council that the Water District will raise the water rates by 0.10/1,000 effective July 1, 2023. The public hearing with the Water District was to take place on May 3, 2023, at 6:00 p.m. Mayor Rosenberg attended the Utah Associated Municipal Power Systems (“UAMPS”) training. It was interesting to learn about some of the changes. He noted that natural gas prices are high and power bills are high as a result. 35% of the Western Electric grid generation was natural gas. As natural gas prices increase it impacts the market.

The Housing Affordability Committee had its quarterly roundtable. It was an interesting discussion and investor groups looked into purchasing properties that would have a certain percentage of Area Median Income (“AMI”) rentals. Mayor Rosenberg reported that the average rent for a one-bedroom, one-bathroom unit for the fourth quarter of 2022 in Washington County was \$1,400 per month. A two-bedroom, one-bath unit was lower at \$1,239. A two-bedroom, two-bath was \$1,717, and a three-bedroom, two-bath was \$1,782. It was noted that rents are very high.

There is a Federal Emergency Management Agency (“FEMA”) Flood Risk Map Update Meeting. There is not much that will impact Santa Clara City on the floodplain maps. Mayor Rosenberg reported that a Roundabout Study was conducted. It was determined that a roundabout is 82% safer than a four-way intersection for approximately the same cost. It reduces the potential conflict points from 32 to 8. That was one of the reasons Ivins started to focus on roundabouts. However, there were downsides to consider as well. For instance, it is difficult for pedestrian traffic to understand how to use roundabouts. In addition, maintenance is challenging because when an intersection is shut down, one lane is closed and traffic is routed through the intersection. With roundabout maintenance, the whole roundabout needs to be closed.

The water work group was continuing to meet and iron out the issues with adopting the amended Regional Water Supply Agreement (“RWSA”). He believed that would be resolved. There would be increased involvement with the Administrative Committee. The Committee has a representative from every city, primarily the Mayors. The Administrative Committee will meet and make decisions rather than having the District Water Board make the decisions for cities.

Police Chief, Bob Flowers reported that traffic counts were done recently in three different locations. The average count was 3,000 to 5,000 vehicles per day. It looked like there was a bit of a speeding problem coming down the hill. There is a fairly strong traffic problem on Fridays and sometimes on weekends. It was an interesting study and there are a few areas where the Police Department wanted to focus on speed enforcement in the future. He would share the exact numbers with the Council along with general conclusions shortly.

Chief Flowers noted that there had been a few interesting cases recently. A burglary occurred in Ivins and the burglars live all over Washington and St. George. Eight warrants were served in that instance and almost all of the property was retrieved. Chief Flowers informed the Council that he would be away for a few weeks. Another representative from the Police Department would be present at the City Council Meetings during that time. Chief Flowers praised the Washington County Children’s Justice Center which does excellent work. Chief Flowers reported that there were a lot of Government Records and Management Act (“GRAMA”) requests that came in and approximately 8 to 15 hours per week were focused on addressing those. It is a time-consuming process since there are so many requests.

7. Executive Session.

There was no Executive Session.

8. Adjournment.

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

The City Council Meeting adjourned at 6:57 p.m.

Chris Shelley
City Recorder

Approved: _____

DRAFT

**City of Santa Clara
Check Register
All Bank Accounts - 04/26/2023 to 04/26/2023**

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
ARCHIE, TIFFANIE	70367	Refund: 1028607	04/25/2023	04/26/2023	105.69	Refund: 1028607 - ARCHIE, TIFFANIE	531311-000 - ACCOUNTS RECEIVABL	
					\$105.69			
CALLISTER, PAUL	70368	Refund: 780408	04/20/2023	04/26/2023	83.01	Refund: 780408 - CALLISTER, PAUL	531311-000 - ACCOUNTS RECEIVABL	
					\$83.01			
JOHNSON, TYSON WAYNE	70369	42623-DEP & AD	04/26/2023	04/26/2023	50.00	UTIL DEPOSIT & ADMIN FEE REFUND	103428-000 - UTILITY ADMINISTRATI	
JOHNSON, TYSON WAYNE	70369	42623-DEP & AD	04/26/2023	04/26/2023	200.00	UTIL DEPOSIT & ADMIN FEE REFUND	512135-000 - CUSTOMER DEPOSIT	
					\$250.00			
					\$250.00			
MATHIS, MARIE	70370	41523-M MATHIS	04/24/2023	04/26/2023	1,999.99	REPLACE REFRIGERATOR-POWER OUTAGE DA	535310-466 - POWER LINES/POLES/	
					\$1,999.99			
RYAN, SAXXON JESS	70371	42623-BAIL REF	04/26/2023	04/26/2023	171.68	BAIL REFUND CASE 205200413	102560-000 - BAIL & RESTITUTION	
					\$171.68			
SUNRISE ENGINEERING, INC.	70372	0133175	04/11/2023	04/26/2023	300.00	SC WATER RIGHT REPORT	515110-380 - TRAINING	
SUNRISE ENGINEERING, INC.	70372	0133180	04/11/2023	04/26/2023	60.00	MISC ENGINEERING	515110-380 - TRAINING	
SUNRISE ENGINEERING, INC.	70372	0133181	04/11/2023	04/26/2023	390.00	CITY ENGINEER TRC	545410-360 - TRAINING	
SUNRISE ENGINEERING, INC.	70372	0133182	04/11/2023	04/26/2023	120.00	LUGANO SUBDIVISION REVIEW	104240-370 - PROFESSIONAL SERVI	
SUNRISE ENGINEERING, INC.	70372	0133184	04/11/2023	04/26/2023	120.00	LOFTS COMMERCIAL SUB.	104240-370 - PROFESSIONAL SERVI	
SUNRISE ENGINEERING, INC.	70372	0133186	04/11/2023	04/26/2023	475.00	SILVERADO	104240-370 - PROFESSIONAL SERVI	
SUNRISE ENGINEERING, INC.	70372	0133187	04/11/2023	04/26/2023	1,160.00	SC VALLEY HOMES	104240-370 - PROFESSIONAL SERVI	
					\$2,625.00			
					\$2,625.00			
UTAH STATE TREASURER / FINES	70373	NOV 2022-CORR	04/26/2023	04/26/2023	241.17	NOV 2022 COURT SCHG CORRECTION	104120-905 - STATE FINE COLLECTI	
UTAH STATE TREASURER / FINES	70373	OCT 2022-CORR	04/26/2023	04/26/2023	464.20	OCT 2022 COURT SCHG CORRECTION	104120-905 - STATE FINE COLLECTI	
					\$705.37			
					\$705.37			
WEBB CUSTOM HOMES	70374	Refund: 2002119	04/20/2023	04/26/2023	269.92	Refund: 2002119 - WEBB CUSTOM HOMES	531311-000 - ACCOUNTS RECEIVABL	
					\$269.92			
WESTERN UNITED ELECTRIC SU	70375	6085935	04/25/2023	04/26/2023	1,747.40	OVERHEAD LINE STOCK	535310-466 - POWER LINES/POLES/	
					\$1,747.40			
					\$7,958.06			

Mayor
Rick Rosenberg

City Manager
Brock Jacobsen



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

CITY COUNCIL

Meeting Date: 5-10-23

Agenda Item: 1

Applicant: Dustin Mouritsen

Requested by: Dustin Mouritsen

Subject: Discussion regarding the proposed water rate increase from WCWCD to purchase wholesale water from the current rate of \$1.54 per thousand gallons to the proposed rate of \$1.64 per thousand gallons, effective July 1, 2023. I am recommending Santa Clara raises our current water rate to compensate for the increase from the WCWCD.

Based on 2022 water usage of 805,622,000 gallons of which 95,111,000 gallons was purchased water from WCWCD, the proposed increase would generate a revenue of roughly \$70,000 after the wholesale water is paid of which could be used for O&M on our existing system.

Discussion

Cost:

Legal Approval:

Recommendation:

Finance Approval:

Budget Approval:

*2603 Santa Clara Drive, Santa
Clara, Utah 84765 Phone (435)*

673-6712

*Fax (435)
628-7338*



April 24, 2023

Mayor Rick Rosenberg
City of Santa Clara
2603 Santa Clara Drive
Santa Clara, UT 84765

Dear Mayor Rosenberg,

The Washington County Water Conservancy District Board of Trustees intends to increase the fee for purchasing wholesale water from the current rate of \$1.54 per thousand gallons to the proposed rate of \$1.64 per thousand gallons (a \$0.10 increase per thousand gallons), effective July 1, 2023.

Public Hearings will be held on **Wednesday, May 3, 2023, at 6:00 p.m.** at the Office of the Washington County Water Conservancy District, located at 533 E. Waterworks Drive, St. George, Utah, 84770 (which is at least 7 days after this notice is made). The purpose of the hearings is to receive comments regarding the proposed increase of the fees and to explain the reasons for the proposed increase.

Questions may be directed to the Washington County Water Conservancy District Office at (435) 673-3617.

Respectfully,

A handwritten signature in blue ink, appearing to read "Zachary Renstrom".

Zachary Renstrom
General Manager

Residential Water Rates 2022

Base Rate	\$32.00	# of gallons
0-5000 Gallons	Included in Base Rate	Included in Base Rate
5001-9000	0.80	per 1,000 gallons
9001-16000	1.33	per 1,000 gallons
16001-23000	1.58	per 1,000 gallons
23001-30000	2.02	per 1,000 gallons
30001-45000	2.46	per 1,000 gallons
45001-60000	3.02	per 1,000 gallons
60001 +	3.65	per 1,000 gallons

Proposed Water Rates 2023

Base Rate	\$32.00	# of gallons
0-5000 Gallons	Included in Base Rate	Included in Base Rate
5001-9000	0.90	per 1,000 gallons
9001-16000	1.43	per 1,000 gallons
16001-23000	1.68	per 1,000 gallons
23001-30000	2.12	per 1,000 gallons
30001-45000	2.56	per 1,000 gallons
45001-60000	3.12	per 1,000 gallons
60001 +	3.75	per 1,000 gallons

Mayor
Rick Rosenberg

City Manager
Brock Jacobsen



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

CITY COUNCIL

Meeting Date: 5-10-23

Agenda Item: 2

Applicant: Dustin Mouritsen

Requested by: Dustin Mouritsen

Subject: Discussion regarding The City of Saint George Regional Wastewater rate increase by \$1.50 per month per ERU effective July 1st 2023 to cover the cost of replacement and upsize projects. The current fee is \$12.65 and will increase to \$14.15. I recommend raising our rate to cover the increase. Our current rate is \$24.55 for residential and \$31.15 commercial. With the \$1.50 increase our new rate will be \$26.05 residential and \$32.65 commercial.

Recommendation:
Discussion

Attachments:
No

Cost:

Legal Approval:

Finance Approval:

Budget Approval:

Mayor
Rick Rosenberg

City Manager
Brock Jacobsen



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

CITY COUNCIL

Meeting Date: 5-10-23

Agenda Item: 3

Applicant: Dustin Mouritsen

Requested by: Dustin Mouritsen

Subject: Discussion regarding a separate impact fee for townhouse and single family.

Recommendation:
Discussion

Attachments:
Yes

Cost:

Legal Approval:

Finance Approval:

Budget Approval:

Mayor
Rick Rosenberg

City Manager
Brock Jacobsen



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

CITY COUNCIL

Meeting Date: May 10, 2023

Agenda Item: 4

Applicant: Santa Clara City

Requested by: Jim McNulty

Subject: Final Subdivision Plat

Description:

Kent Frei is requesting Final Plat Approval for the Vineyards Phase #11 Subdivision. This includes 20-lots on 14.79 acres. This equates to a density of 1.35 units/acre. The proposed single-family lots range in size from 0.50 acres to 0.72 acres. A staff report with supporting documents has been included in your packet.

Recommendation:

Attachments: Yes

Cost: N/A

Legal Approval:

Finance Approval: N/A

Budget Approval: N/A



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

Staff Report

Final Subdivision Plat Summary and Recommendation

Public Body: Santa Clara City Council

Meeting Date: May 10, 2023

Current Zone: Residential Agriculture (Single-Family), RA

General Plan Designation: Very Low Density Residential, LDR

Property Address: North of Santa Clara River & South of Vineyard Drive

Request: Final Plat Approval

Applicant Name: Kent Frei

Staff Planner: Jim McNulty

Staff Recommendation: Approval with conditions

Meeting Type: Public Meeting

PROJECT DESCRIPTION

The applicant, ***Kent Frei, is requesting Final Plat Approval*** for the Vineyards Phase #11 Subdivision. This includes 20-lots on 14.79 acres of property. This equates to a density of 1.35 units/acre. The proposed single-family lots range in size from 0.50 (21,837 sq. ft.) acres to 0.72 (31,290 sq. ft.) acres. A ½ acre minimum lot size is required in the Residential Agriculture, RA Zone.

All lots within the proposed subdivision will be required to meet the area, width, and yard regulations as per Section 17.60.050 of city ordinance, except for Lot 5 which was approved as a flag lot by the Planning Commission and City Council (July 2021) at preliminary plat review and approval.

Ingress/Egress to the site will be provided from Vineyard Drive, and the extension of Claude Drive to Phase #10 of the Vineyards Subdivision. The applicant will be required to form an HOA allowing for maintenance of a 10' park strip and 6' wall along Vineyard Drive. The HOA will also be required to maintain a portion of Parcel "A" from Vineyard Drive and south until it ties in with Lot 10.

SITE & VICINITY DESCRIPTION

The subject property is located north of the Santa Clara River and south of Vineyard Drive. Other properties in the vicinity are developed.

ITEMS TO ADDRESS WITH FINAL PLAT

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

1. **Public Street & Dedication:** All required public street improvements must meet city standards and be installed or bonded for prior to final plat recordation. The public streets required for this subdivision include a 50' cross-section as per the final plat. Additionally, Jewel Court includes a cul-de-sac with a 50' radius.
2. **Building Setbacks/Height:** The building setbacks are required to meet the requirements of Chapter 17.60.050, Residential Agriculture, RA Zone. The building height for all homes in the subdivision is limited to 35'.
3. **Common Areas/Landscaping:** The applicant is required to install a 6' solid block wall adjacent to Vineyard Drive (Double Fronting Lots as discussed July 2021), with a 10' park strip. Both the wall and park strip will be HOA maintained. All landscaping will be required to comply with City Ordinance #2022-05 (Water Efficiency & Conservation).
4. **Culinary Water Availability:** The applicant is required to obtain a will-serve letter or other verified documentation from the Washington County Water Conservancy District, WCWCD prior to final plat recordation.
5. **Secondary Water Availability:** The applicant is required to connect/install secondary water for outdoor water use.
6. **Unbuildable Area/Parcel "A":** The Final Plat includes an "Unbuildable Area" along the rear portion of Lots 1 thru 5. This includes a hillside slope and irrigation easement. Parcel "A" is being deeded to the city for a utility easement and access road to the Santa Clara River; however, the HOA will maintain the northwest portion of Parcel "A" (area between Vineyard Drive and Lot 10). **The Planning Commission recommended that the "Unbuildable Area" located on Lots 1 thru 5 be clearly defined with dimensions on the Final Plat. The applicant has addressed this item with the updated Final Plat.**
7. **LOMR-F/Hazard Mitigation:** The required LOMR-F has been filed with FEMA. This item is required to be approved by FEMA prior to final plat recordation. Also, the applicant was required to provide rip rap and other erosion hazard mitigation as well as storm drainage information as per City Engineering requirements.
8. **Dust Control:** The applicant will be required to submit a dust control plan prior to final plat recordation. Precautionary measures are needed to protect the general health, safety, and welfare of residents living in the vicinity.

NEIGHBORHOOD RESPONSE

Public notices are not required for a subdivision. The City Council agenda has been posted in multiple locations as per State Code. No comments have been received by city staff as of the writing of this report.

REVIEWING DEPARTMENTS

DEPARTMENT: *Building*

Recommendations: A geotechnical report will be required for each residential building prior to building permit issuance.

Required Revisions: None at this time.

DEPARTMENT: *Parks & Recreation*

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 for each final plat.

Required Revisions: None at this time.

DEPARTMENT: *Public Works*

Recommendations: Public Utility Easements (PUE's) are required to be shown on the final plat. All public streets must be included on the final plat. A final mylar with signature blocks is required for the final plat.

Required Revisions: None at this time.

STATE CODE CONSIDERATIONS

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

CITY STAFF RECOMMENDATION

On April 27, 2023, the Planning Commission held a public meeting and forwarded a recommendation of approval to the City Council. City staff recommends that the City Council consider granting Final Plat Approval for Vineyards Phase #11, subject to the following conditions:

1. That the applicant be required to comply with the recommendations from all city reviewing departments.
2. That the applicant be required to install public street improvements which meet city standards.
3. That the building setbacks for this subdivision meet the requirements of Chapter 17.60.050, Residential Agriculture, RA Zone. That Lot 5 be approved as a flag lot.
4. That the building height for all homes in this subdivision be limited to 35'.
5. That a 6' solid block wall adjacent to Vineyard Drive and 10' park strip be required. That both the wall and park strip be HOA maintained.
6. That all landscaping (including HOA maintained areas) be required to comply with City Ordinance #2022-05 (Water Efficiency & Conservation).

Request: Vineyards #11 Subdivision

7. That the applicant provides a will-serve letter or other verified documentation from the WCWCD prior to final plat recordation.
8. That a secondary water system is required for outdoor water use.
9. **That the “Unbuildable Area” along the rear portion of Lots 1 thru 5 (hillside slope and irrigation easement) be clearly defined with dimensions on the Final Plat.**
10. That Parcel “A” be deeded to the city for a utility easement and access road to the Santa Clara River. However, the HOA will be required to maintain the northwest portion of Parcel “A” (area between Vineyard Drive and Lot 10).
11. That the required LOMR be approved by FEMA prior to final plat recordation. Also, that the applicant provides required rip rap, erosion hazard mitigation, as well as storm drain information as per City Engineering prior to final plat recordation.
12. That the applicant provides a dust control plan prior to final plat recordation.

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:

VINEYARDS PHASE XI

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 STREETS AND EASEMENTS. ALL LOTS, STREETS AND EASEMENTS ARE NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO THE CITY OF SANTA CLARA AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OF VINEYARDS PHASE XI, RECORDED SIMULTANEOUSLY WITH THIS PLAT. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF , 2023.

VINEYARDS OF SANTA CLARA, LLC, A UTAH LIMITED LIABILITY COMPANY

KENT FREI - MANAGER

ACKNOWLEDGMENT:

STATE OF UTAH)
COUNTY OF WASHINGTON) S.S.

ON THE DAY OF , 2023, PERSONALLY APPEARED BEFORE ME KENT FREI, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER OF VINEYARDS OF SANTA CLARA, LLC, AND THAT HE EXECUTED THE FOREGOING OWNERS DEDICATION ON BEHALF OF SAID LLC BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND HE DID ACKNOWLEDGE TO ME THAT THE LLC EXECUTED THE SAME FOR THE PURPOSES STATED THEREIN.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

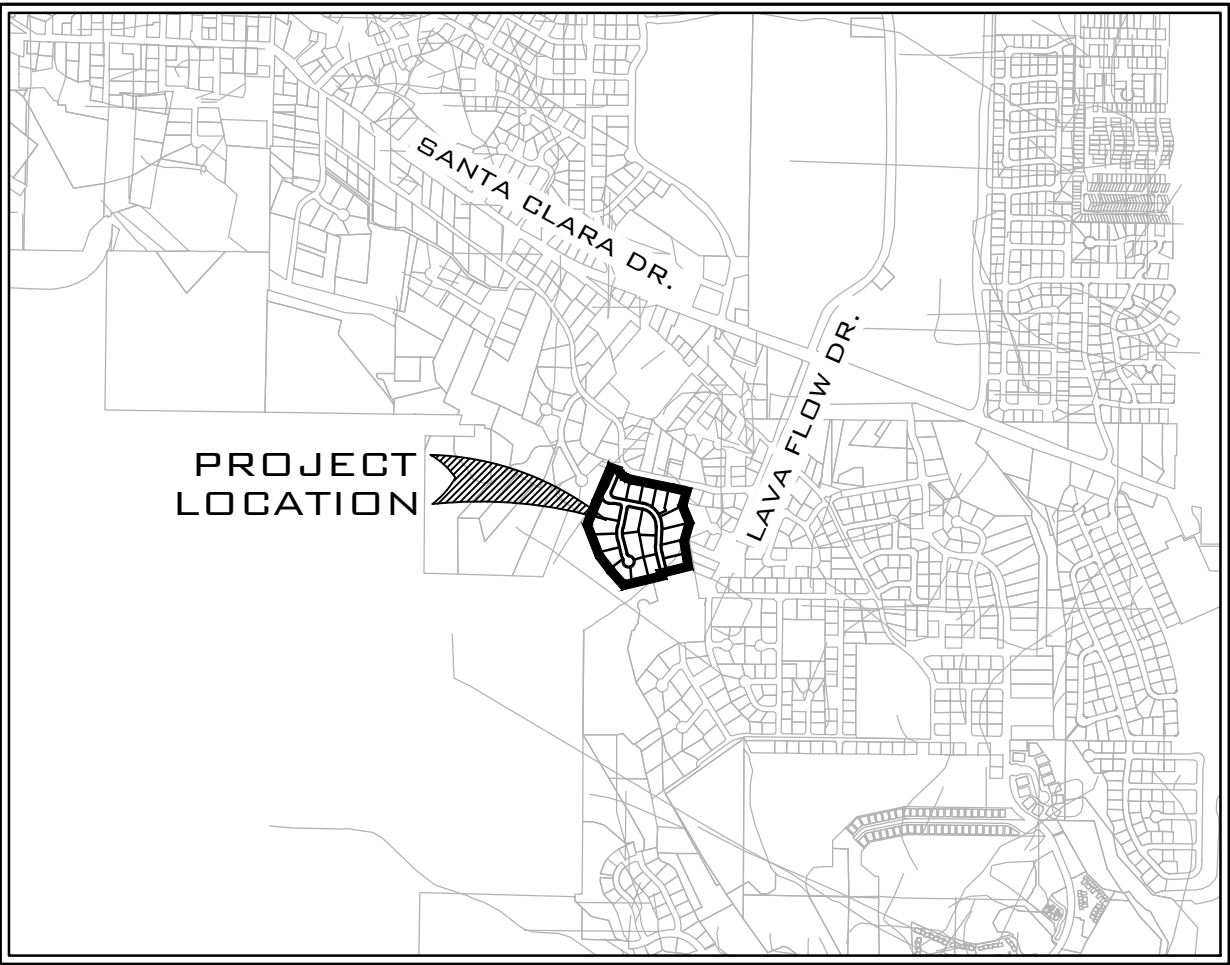
COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY COMMISSIONED IN THE STATE OF _____

NOTES:

- ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 14.00 FOOT WIDE PUBLIC UTILITY EASEMENT INCLUDING, SIDEWALK, PARK STRIP, AND DRAINAGE ALONG THE STREET, UNLESS OTHERWISE NOTED ON PLAN.
- ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 25.00 FOOT FRONT YARD SETBACK, AN 8.00 AND 12.00 FOOT SIDE YARD SETBACK, AND A 10.00 FOOT REAR YARD SETBACK. LIVING SPACE SHALL BE NO CLOSER THAN 11' FROM THE BACK OF SIDEWALK. GARAGE SETBACKS MUST BE A MINIMUM OF 20 FEET FROM THE BACK OF SIDEWALK.
- 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.
- 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 ALL RESPONSIBILITY FOR SUCH SOIL CONDITIONS, WATER CONTROL (SURFACE AND/OR SUBSURFACE), AND DRAINAGE CONTROL.
- ALL STREET LANDSCAPING SHALL CONFORM TO SANTA CLARA CITY'S LANDSCAPE ORDINANCE.



VICINITY MAP
SCALE: NONE

SANTA CLARA RIVER HAZARD:

THIS SUBDIVISION IS LOCATED ADJACENT TO THE SANTA CLARA RIVER WITHIN DOCUMENTED FLOOD AND EROSION HAZARD AREAS AND THEREFORE IS SUBJECT TO INCREASED RISKS OF DAMAGE TO PROPERTY DURING PERIODS OF FLOODING. BY PURCHASING PROPERTY WITHIN THIS SUBDIVISION, THE PURCHASER ASSUMES ANY AND ALL RISK OF DAMAGE AND PERSONAL INJURY AS A RESULT OF THE INCREASED FLOOD AND EROSION RISK AND CONSENTS TO HOLD HARMLESS THE CITY OF SANTA CLARA, ITS OFFICERS, BOARDS, SUCCESSORS, ASSIGNS, EMPLOYEES, AND AGENTS FROM AND ALL CLAIMS OF DAMAGES OF WHATEVER NATURE, AND BY ANY PERSON, RELATED TO THE USE OF THEIR PROPERTY NOW AND IN THE FUTURE, BY REASON OF FLOODING, OR ANY DAMAGE, DIRECTLY OR INDIRECTLY, CAUSED BY WATER, EROSION, OR DEPOSITION, SUDDEN OR GRADUAL, WHETHER SURFACE, FLOOD OR RAINFALL.

SANTA CLARA RIVER FLOOD HAZARD

PORTIONS OF LOTS 17, 18 & 19 ARE LOCATED WITHIN THE DESIGNATED SPECIAL FLOOD HAZARD AREA ZONE AE (100 YEAR FLOODPLAIN) AS DESIGNATED BY THE FEMA FLOOD INSURANCE RATE MAP, PANEL 10075, EFFECTIVE APRIL 2, 2009. AS PER SANTA CLARA CITY ORDINANCE, MINIMUM FINISHED FLOOR ELEVATIONS ARE BASED ON THE NAVD 88 VERTICAL DATUM. BASE FLOOD ELEVATIONS (BFE'S) HAVE BEEN DETERMINED AND MINIMUM BUILDING FLOOR ELEVATIONS APPLY AS NOTED BELOW.

SANTA CLARA RIVER EROSION HAZARD

LOTS 14-20 AND PORTIONS OF LOTS 1,2 & 10-13 ARE LOCATED WITHIN THE EROSION HAZARD ZONE OF THE SANTA CLARA RIVER DESIGNATED BY THE SANTA CLARA RIVER STABILITY STUDY PREPARED BY JE FULLER HYDROLOGY AND GEOMORPHOLOGY, INC. IN SEPTEMBER 2005. THESE LOTS ARE SUBJECT TO INCREASED RISKS OF RIVERINE EROSION DAMAGE DURING PERIODS OF FLOODING IN THE SANTA CLARA RIVER.

REFER TO CHAPTER 15.36 OF TITLE 15 OF THE SANTA CLARA, UTAH CITY CODE FOR ADDITIONAL EXPLANATION. COPIES OF THE DOCUMENTS REFERENCED ARE ON FILE AT THE SANTA CLARA CITY OFFICE.

BUILDING PERMIT REQUIREMENTS

A FEMA ELEVATION CERTIFICATE SHALL BE SUBMITTED WITH THE BUILDING PERMIT TO THE CITY PRIOR TO FINALIZING THE FOOTING INSPECTION FOR HOMES ON LOTS 10, 17-20. MINIMUM FINISH FLOOR ELEVATIONS (F.F.E.) ARE SHOWN ON THE PLAT FOR EACH LOT BASED ON FEMA ESTABLISHED BASE FLOOD ELEVATIONS. THE LOWEST FLOOR ELEVATION OF THE RESIDENCE SHALL BE AT OR ABOVE THE MINIMUM F.F.E. SHOWN. THIS REQUIREMENT APPLIES TO ALL PORTIONS OF THE RESIDENCE INCLUDING BASEMENT AND GARAGES.

OTHER PERMIT REQUIREMENTS

NO ENCRoACHMENT, PLACEMENT OF FILL, CLEARING, REMOVAL OF VEGETATION OR DISTURBANCE OF ANY KIND IS ALLOWED IN THE DESIGNATED SPECIAL FLOOD HAZARD AREAS WITHOUT THE REQUIRED PERMITS FROM APPLICABLE CITY, STATE AND FEDERAL AGENCIES. CONTACT THE CITY FLOODPLAIN ADMINISTRATOR FOR ADDITIONAL INFORMATION.

OTHER FLOOD NOTES

- APPROVAL OF BUILDING PERMITS FOR THE DEVELOPMENT ARE CONDITIONED UPON ACKNOWLEDGEMENT BY PROPERTY OWNERS OF THE POTENTIAL RISKS OF FLOOD AND EROSION DAMAGE AT THIS LOCATION.

- MINIMUM FINISH FLOOR ELEVATIONS ARE REQUIRED FOR THE LOTS LISTED BELOW:

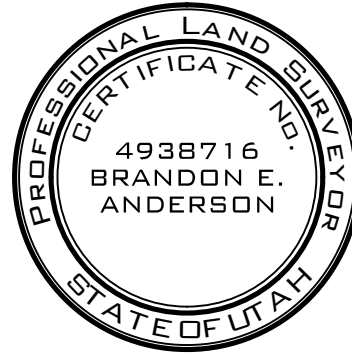
LOT	MIN FFE
10	2706.20'
17	2706.20'
18	2705.80'
19	2704.50'
20	2703.40'

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 PUBLIC STREETS, LOTS AND PUBLIC EASEMENTS TO BE HEREAFTER KNOWN AS:

VINEYARDS PHASE XI

THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND POINTS ESTABLISHED ON THE GROUND IN ACCORDANCE WITH THE HEREON LEGAL DESCRIPTION.



DATE: _____

BRANDON E. ANDERSON

CERTIFICATE NO. 4938716

LEGAL DESCRIPTION:

BEGINNING AT THE NORTHEAST CORNER OF LOT 5, THE VINEYARDS PHASE X, SAID POINT BEING SOUTH 89°20'23" EAST 924.42 FEET ALONG THE SECTION LINE AND NORTH 1°41'0.51" FEET FROM THE WEST QUARTER CORNER OF SECTION 22, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENCE SOUTHWESTERLY THE FOLLOWING (3) COURSES ALONG THE NORTHERLY LINE OF SAID THE VINEYARDS PHASE X;
THENCE SOUTH 76°21'36" WEST 243.60 FEET;
THENCE SOUTH 13°38'24" EAST 25.92 FEET;
THENCE SOUTH 76°21'36" WEST 342.45 FEET;
THENCE NORTH 41°48'10" WEST 170.36 FEET;
THENCE NORTH 37°41'54" WEST 159.18 FEET;
THENCE NORTH 21°11'28" WEST 300.39 FEET TO THE EASTERLY LINE OF RIVER FRONT ESTATES AMENDED & EXTENDED;
THENCE NORTHEASTERLY THE FOLLOWING (3) COURSES ALONG SAID EASTERLY LINE OF RIVER FRONT ESTATES AMENDED & EXTENDED;
THENCE NORTH 19°01'52" EAST 13.45 FEET;
THENCE NORTH 21°42'22" EAST 195.20 FEET;
THENCE NORTH 23°24'22" EAST 328.00 FEET TO THE SOUTHERLY LINE OF JOHNSON ONE LOT SUBDIVISION;
THENCE SOUTH 70°13'08" EAST 65.28 FEET ALONG SAID SOUTHERLY LINE OF JOHNSON ONE LOT SUBDIVISION TO THE SOUTHERLY LINE OF VINEYARD DRIVE (DEDICATED AS SHADY LANE ENTRY NO. 176705);
THENCE EASTERLY THE FOLLOWING (4) COURSES ALONG SAID SOUTHERLY LINE OF VINEYARD DRIVE;
THENCE SOUTHEAST 146.81 FEET ALONG AN ARC OF A 175.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 59°35'20" EAST, LONG CHORD BEARS SOUTH 54°26'39" EAST 142.54 FEET WITH A CENTRAL ANGLE OF 48°03'59");
THENCE SOUTH 78°28'39" EAST 370.42 FEET;
THENCE EAST 96.80 FEET ALONG AN ARC OF A 2,550.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 11°31'51" WEST, LONG CHORD BEARS SOUTH 77°22'54" EAST 96.79 FEET WITH A CENTRAL ANGLE OF 02°10'30");
THENCE SOUTH 76°17'39" EAST 28.86 FEET;
THENCE SOUTH 16°11'46" WEST 130.21 FEET;
THENCE SOUTH 21°51'06" EAST 162.04 FEET TO THE WESTERLY LINE OF SHADY LANE ESTATES;
THENCE SOUTH 16°12'21" WEST 168.98 FEET ALONG SAID WESTERLY LINE TO THE SOUTHWEST CORNER OF SAID SHADY LANE ESTATES;
THENCE SOUTH 09°22'39" EAST 223.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 644,323 SQUARE FEET OR 14.79 ACRES.

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 JUNE 09, 2022. 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.

THE VINEYARDS

- P H A S E X I -

LOCATED IN THE N.W. 1/4 OF SECTION 22,
TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN,
SANTA CLARA CITY, WASHINGTON COUNTY, UTAH.

SHEET 1 OF 2



SURVEY-PH-XI.DWG FILE NUMBER:	05/02/23 DATE:	C.G.A. DRAWN:
2012-21-017 JOB NUMBER:	1" = 60' 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 ITS 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

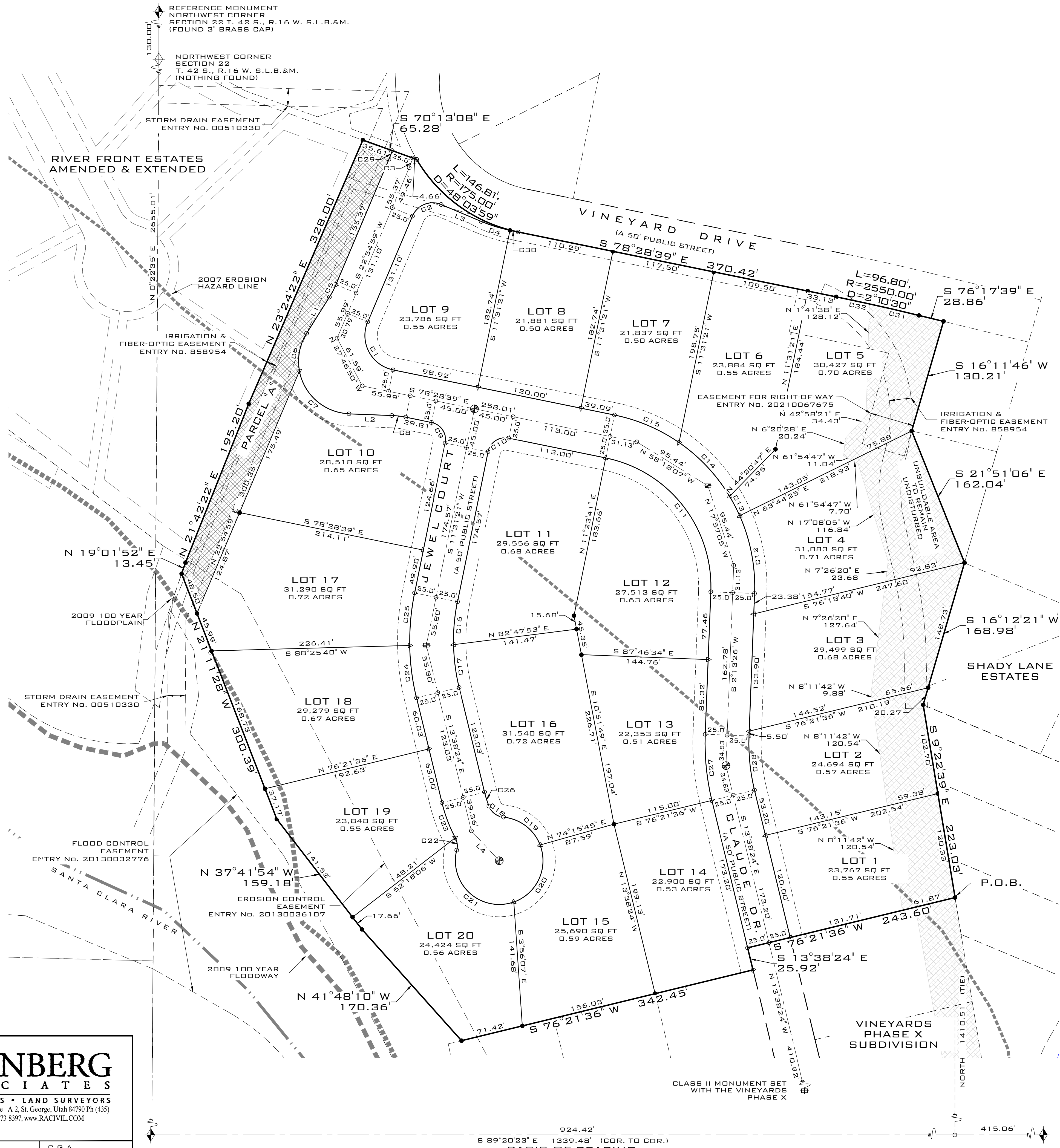
TREASURER APPROVAL

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.

RECORDER
WASHINGTON COUNTY, UTAH

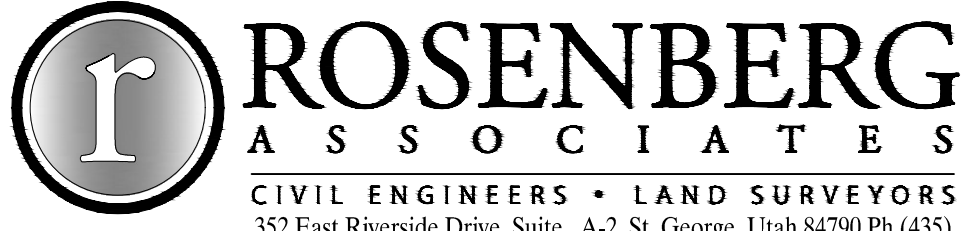
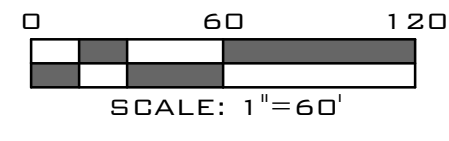
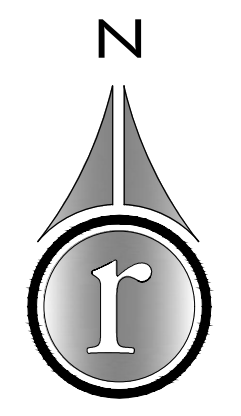


- LEGEND:**
- SET CORNER - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES
 - NOTHING SET OR FOUND
 - ◆ FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
 - ⊕ TO BE SET STANDARD SANTA CLARA CITY SURVEY MONUMENT - CLASS I
 - ⊕ TO BE SET STANDARD CITY SURVEY MONUMENT - CLASS II
 - ⊕ TO BE SET STANDARD CITY SURVEY MONUMENT - CLASS II
 - ▨ PARCEL "A" TO BE DEDICATED TO SANTA CLARA CITY
 - ▨ UNBUILDABLE AREA TO REMAIN UNDISTURBED
 - ▲ FRONT PROPERTY CORNERS ARE OFFSET 7.0' WITHIN THE LOT, ON LINE, IN THE SIDEWALK, WITH A BRASS PLUG
 - ⊕ FOUND STANDARD CITY SURVEY MONUMENT - CLASS II
 - ⊕ TO BE SET STANDARD CITY SURVEY MONUMENT - CLASS II

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	70.79'	40.00'	101°23'37"
C2	39.27'	25.00'	90°00'00"
C3	11.77'	150.00'	4°29'43"
C4	34.39'	175.00'	11°15'36"
C5	16.24'	100.00'	9°18'11"
C6	44.88'	60.00'	42°51'38"
C7	80.78'	60.00'	77°08'22"
C8	16.24'	100.00'	9°18'11"
C9	31.42'	20.00'	90°00'00"
C10	31.42'	20.00'	90°00'00"
C11	211.28'	150.00'	80°42'04"
C12	91.14'	200.00'	26°06'32"
C13	25.02'	200.00'	7°10'06"
C14	84.97'	200.00'	24°20'36"
C15	80.57'	200.00'	23°04'51"
C16	49.41'	225.00'	12°34'53"
C17	49.41'	225.00'	12°34'53"
C18	22.06'	20.00'	63°11'58"
C19	55.25'	50.00'	63°18'26"
C20	80.12'	50.00'	91°48'37"

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C21	107.61'	50.00'	123°18'32"
C22	14.57'	20.00'	41°44'08"
C23	43.09'	175.00'	14°06'27"
C24	60.39'	275.00'	12°34'53"
C25	60.39'	275.00'	12°34'53"
C26	16.58'	125.00'	7°35'57"
C27	76.14'	275.00'	15°51'49"
C28	62.30'	225.00'	15°51'49"
C29	10.40'	125.00'	4°46'03"
C30	146.81'	175.00'	48°03'59"
C31	58.08'	2550.00'	1°18'18"
C32	38.72'	2550.00'	0°52'12"

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	48.84'	S 32°13'10" W
L2	48.84'	N 87°46'50" W
L3	49.60'	N 67°05'01" W
L4	46.64'	N 43°02'41" W



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SURVEY-PH-XI.DWG FILE NUMBER:	05/02/23 DATE:	C.G.A. DRAWN:
2012-21-017 JOB NUMBER:	1" = 60' SCALE:	B.E.A. CHECKED:

WEST 1/4 CORNER SECTION 22
T. 42 S., R. 16 W. S.L.B.&M.
(FOUND 1968 G.L.G. BRASS CAP)

924.42'
S 89°20'23" E 1339.48' (COR. TO COR.)
BASIS OF BEARING

CENTER WEST 1/16 CORNER SECTION 22
T. 42 S., R. 16 W. S.L.B.&M.
(FOUND 2002 B.E.T. CAP L.S.#4804865)

THE VINEYARDS

- P H A S E X I -

LOCATED IN THE N.W. 1/4 OF SECTION 22,
TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN,
SANTA CLARA CITY, WASHINGTON COUNTY, UTAH.

Mayor
Rick Rosenberg

City Manager
Brock Jacobsen



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

CITY COUNCIL

Meeting Date: May 10, 2023

Agenda Item: 5

Applicant: Santa Clara City

Requested by: Jim McNulty

Subject: Preliminary Subdivision Plat

Description:

Joe Platt is requesting Preliminary Plat Approval for the Sycamore's Phase #2 Subdivision. This includes 4-lots on 3.29 acres. This equates to a density of 0.82 units/acre. The proposed single-family lots range in size from 0.41 acres to 1.51 acres. A staff report with supporting documents has been included in your packet.

Recommendation:

Attachments: Yes

Cost: N/A

Legal Approval:

Finance Approval: N/A

Budget Approval: N/A



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

Staff Report

Preliminary Subdivision Plat Summary and Recommendation

Public Body: Santa Clara City Council

Meeting Date: May 10, 2023

Current Zone: R-1-10 Single-Family

General Plan Designation: Low Density Residential, LDR

Property Address: Southeast of Gates Lane & North of Clary Hills Drive

Request: Preliminary Plat Approval

Applicant Name: Joe Platt

Staff Planner: Jim McNulty

Staff Recommendation: Approval with conditions

Meeting Type: Public Meeting

PROJECT DESCRIPTION

The applicant, **Joe Platt**, is requesting **Preliminary Plat Approval** for the Sycamore's Phase #2 Subdivision. This includes 4-lots on 3.29 acres of property. This equates to a density of 0.82 units/acre. The proposed single-family lots range in size from 0.41 (18,025 sq. ft.) acres to 1.51 (66,136 sq. ft.) acres. A 10,000 square foot minimum lot size is required in the R-1-10 Single-Family Zone. Each of the proposed lots exceed the minimum lot size.

All lots within the proposed subdivision will be required to meet the area, width, and yard regulations as per Section 17.64.050 of city ordinance. Additionally, building height for all homes in this zoning district is limited to 35'.

Ingress/Egress to the site will be provided via Gates Lane by either Sycamore Drive or Clary Hills Drive. Phase #1 of the Sycamore's is accessed from these roads as well. Future phases will be required to extend these public roads as development continues in the area.

SITE & VICINITY DESCRIPTION

The subject property is located southeast of Gates Lane, and north of Clary Hills Drive. Other properties in the vicinity are undeveloped and zoned R-1-10.

ITEMS TO ADDRESS WITH PRELIMINARY PLAT

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

1. **Public Street & Dedication:** All required public street improvements must meet city standards and be installed or bonded for prior to final plat recordation.
2. **Building Setbacks/Height:** The building setbacks are required to meet the requirements of Chapter 17.64.050, R-1-10 Single-Family Zone. The building height for all homes in the subdivision is limited to 35'.
3. **Culinary Water Availability:** The applicant is required to obtain a will-serve letter or other verified documentation from the Washington County Water Conservancy District, WCWCD prior to final plat recordation.
4. **Secondary Water Availability:** The applicant is required to connect/install secondary water for outdoor water use.
5. **LOMR-F/Hazard Mitigation:** A LOMR-F is required for the subdivision with Lots 38, 39, and 40 backing up to the Santa Clara River. This item is required to be approved by FEMA prior to final plat recordation. Also, the applicant is required to provide rip rap and other erosion hazard mitigation as well as storm drainage information as per City Engineering requirements.
6. **Hillside Review:** Lot 37 (previously Lot 28) was part of a Hillside Review done on August 20 and 25, 2015. This lot hasn't been platted because the developer wasn't ready to extend the public road at that time. This lot was reviewed by the Hillside Review Board; however, the minutes indicate that this lot would need to be reviewed prior to building permit issuance (See attached items from August 2015).
7. **Dust Control:** The applicant will be required to submit a dust control plan at final plat submittal prior to recordation. Precautionary measures are needed to protect the general health, safety, and welfare of residents living in the vicinity.

NEIGHBORHOOD RESPONSE

Public notices are not required for a subdivision. The City Council agenda has been posted in multiple locations as per State Code. No comments have been received by city staff as of the writing of this report.

REVIEWING DEPARTMENTS

DEPARTMENT: *Building*

Recommendations: A geotechnical report will be required for each residential building prior to building permit issuance.

Required Revisions: None at this time.

DEPARTMENT: *Parks & Recreation*

Recommendations: N/A

Required Revisions: N/A

Request: Sycamore's Phase #2 Subdivision

DEPARTMENT: *Police & Fire*

Recommendations: N/A.

Required Revisions: N/A.

DEPARTMENT: *Power*

Recommendations: Public Utility Easements (PUE's) are required for each final plat.

Required Revisions: None at this time.

DEPARTMENT: *Public Works*

Recommendations: Public Utility Easements (PUE's) are required to be shown on the final plat. All public streets must be included on the final plat. A final mylar with signature blocks is required for the final plat.

Required Revisions: None at this time.

STATE CODE CONSIDERATIONS

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

CITY STAFF RECOMMENDATION

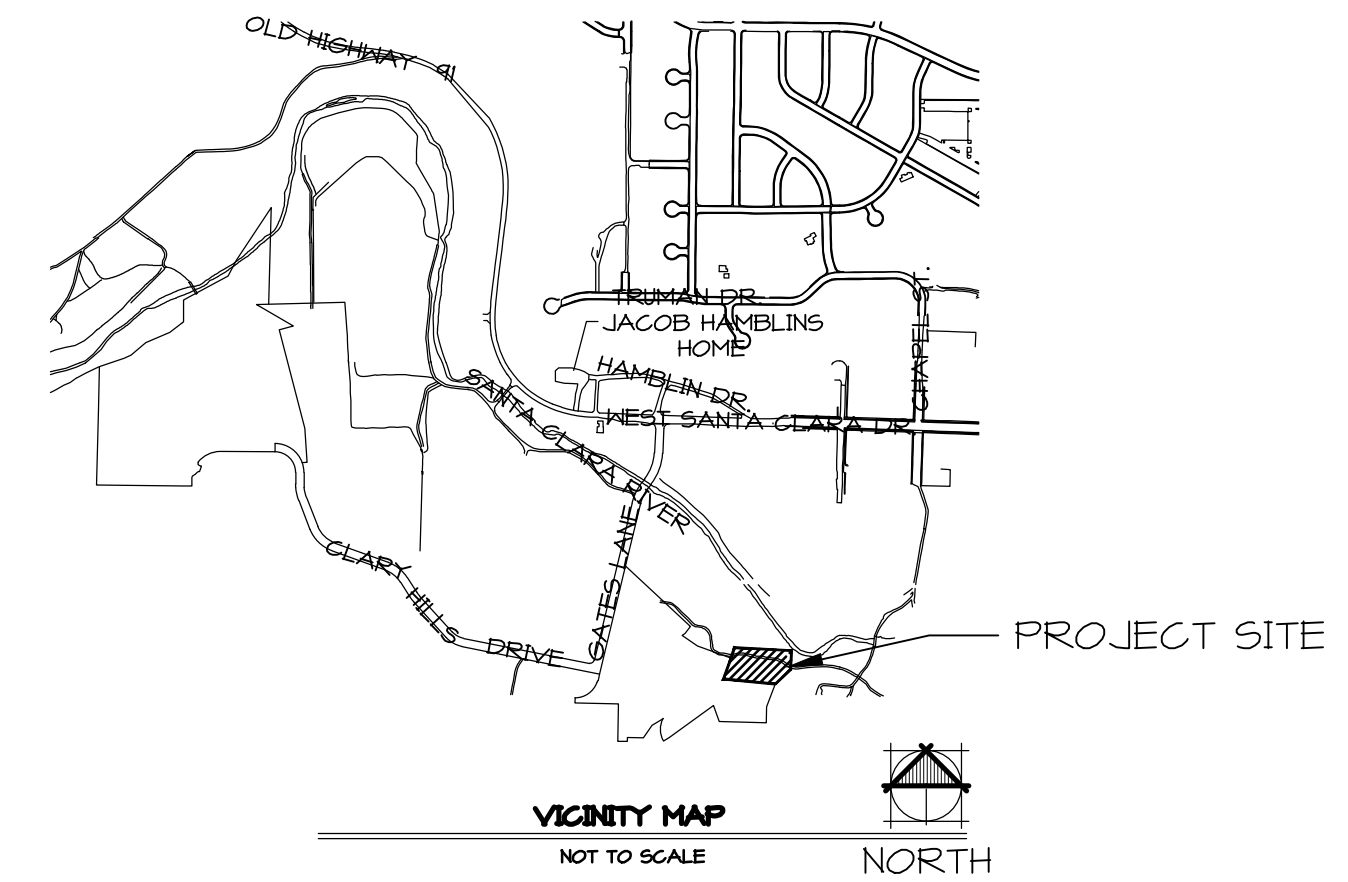
On April 27, 2023, the Planning Commission held a public meeting and forwarded a recommendation of approval to the City Council. City staff recommends that the City Council consider granting Preliminary Plat Approval for the Sycamore's Phase #2, subject to the following conditions:

1. That the applicant be required to comply with the recommendations from all city reviewing departments.
2. That the applicant be required to install public street improvements which meet city standards.
3. That the building setbacks for this subdivision meet the requirements of Chapter 17.64.050, R-1-10 Single-Family Zone.
4. That the building height for all homes in this subdivision be limited to 35'.
5. That the applicant provides a will-serve letter or other verified documentation from the WCWCD prior to final plat recordation.
6. That a secondary water system is required for outdoor water use.
7. That the required LOMR be approved by FEMA prior to final plat recordation. Also, that the applicant provides required rip rap, erosion hazard mitigation, as well as storm drain information as per City Engineering at final plat submittal prior to recordation.
8. That Lot 37 be required to go to Hillside Review Committee either before or at the time of building permit submittal (Hillside Committee Minutes August 20 and 25, 2015).
9. That the applicant provides a dust control plan at final plat submittal prior to recordation.

A RESIDENTIAL SUBDIVISION

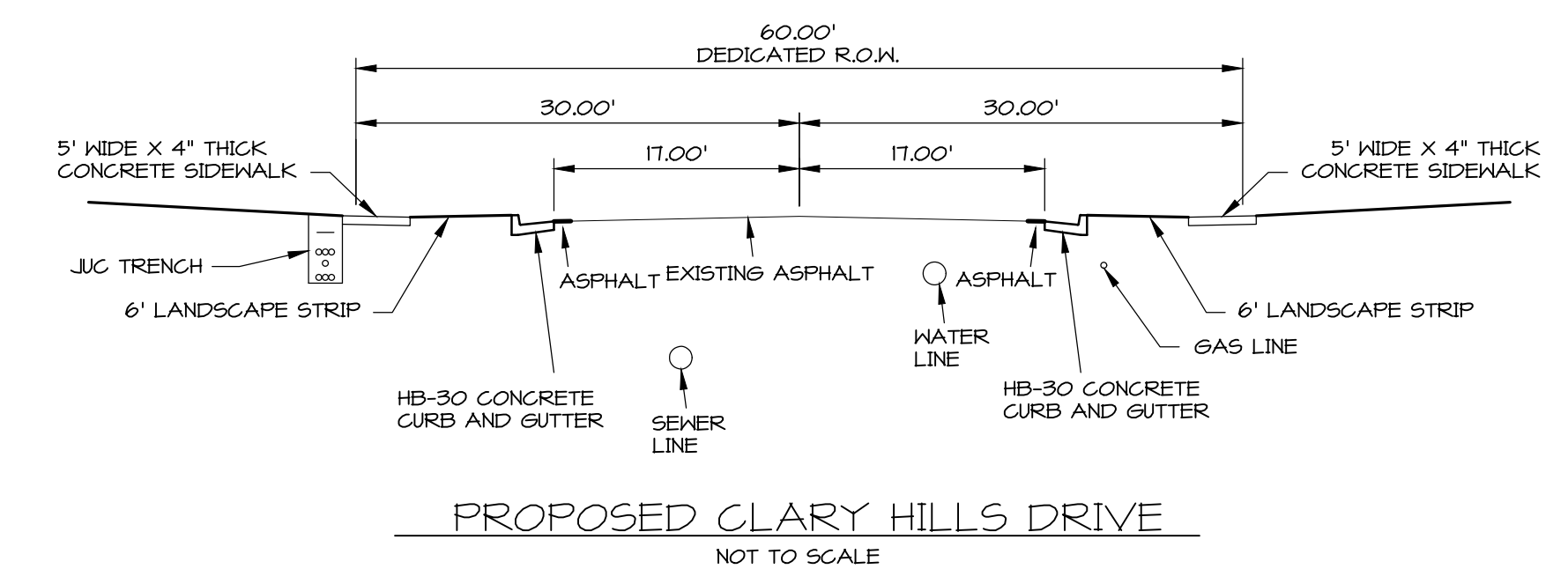
SUBJECT PROPERTY LIES WITHIN SECTIONS 16 & 17, TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE SLB & M.
IN SANTA CLARA CITY, WASHINGTON COUNTY, UTAH.

SUBJECT PROPERTY LIES WITHIN SECTIONS 16 & 17, TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE SLB & M.
IN SANTA CLARA CITY, WASHINGTON COUNTY, UTAH.



SITE INFORMATION

CURRENT ZONE: SINGLE FAMILY RESIDENTIAL	
TOTAL AREA:	3.21 ACRES
TOTAL DWELLING LOTS PROVIDED: 4 DWELLING LOTS PER ACRE: 0.82	
MINIMUM BUILDING SETBACKS	
FRONT YARD SETBACK ON CLARY HILLS DR.: 25' SIDE SETBACK: 10" REAR SETBACK: 10'	
CLARY HILLS DRIVE WIDTHS: 60' ROW (PUBLIC STREETS)	



PROJECT ENGINEER

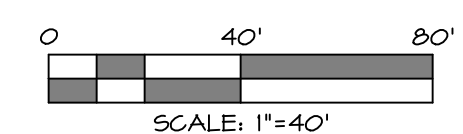
THE ENGINEER FOR THIS PROJECT IS:
ROSENBERG ASSOCIATES
CONTACT: JARED BATES
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84790
(435) 673-8586

GEOTECHNICAL ENGINEER

THE GEOTECHNICAL ENGINEER FOR THIS PROJECT IS:
APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.
CONTACT: WAYNE ROGERS, P.E.
1420 SOUTH 210 EAST
ST. GEORGE, UTAH 84790
(435) 673-6850

OWNER/DEVELOPER CONTACT

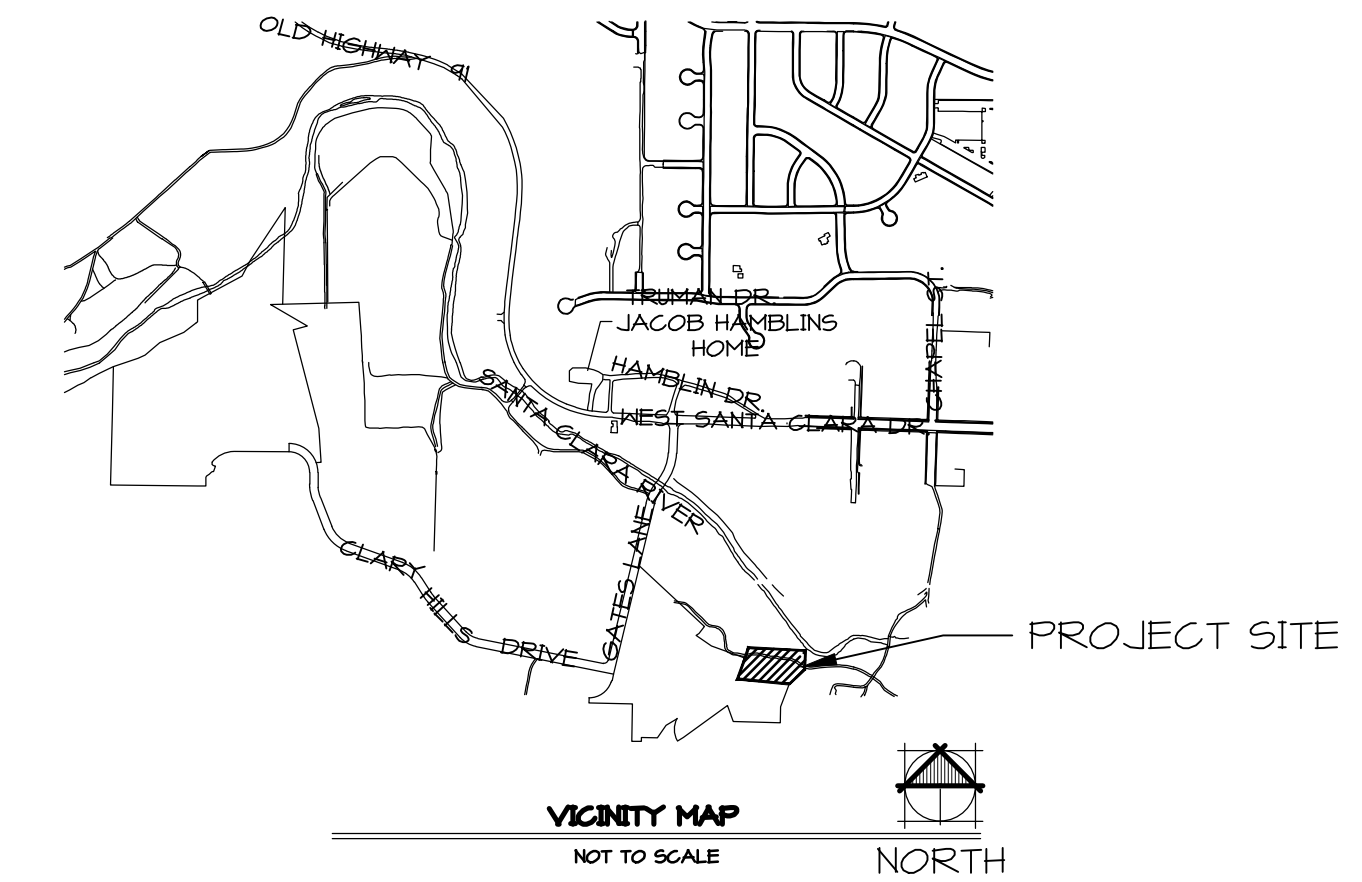
THE DEVELOPER FOR THIS PROJECT IS:
SPLIT ROCK HOLDINGS
CONTACT: JOE PLATT
2641 SANTA CLARA DRIVE
SANTA CLARA, UTAH 84765
(435) 668-3677



A RESIDENTIAL SUBDIVISION

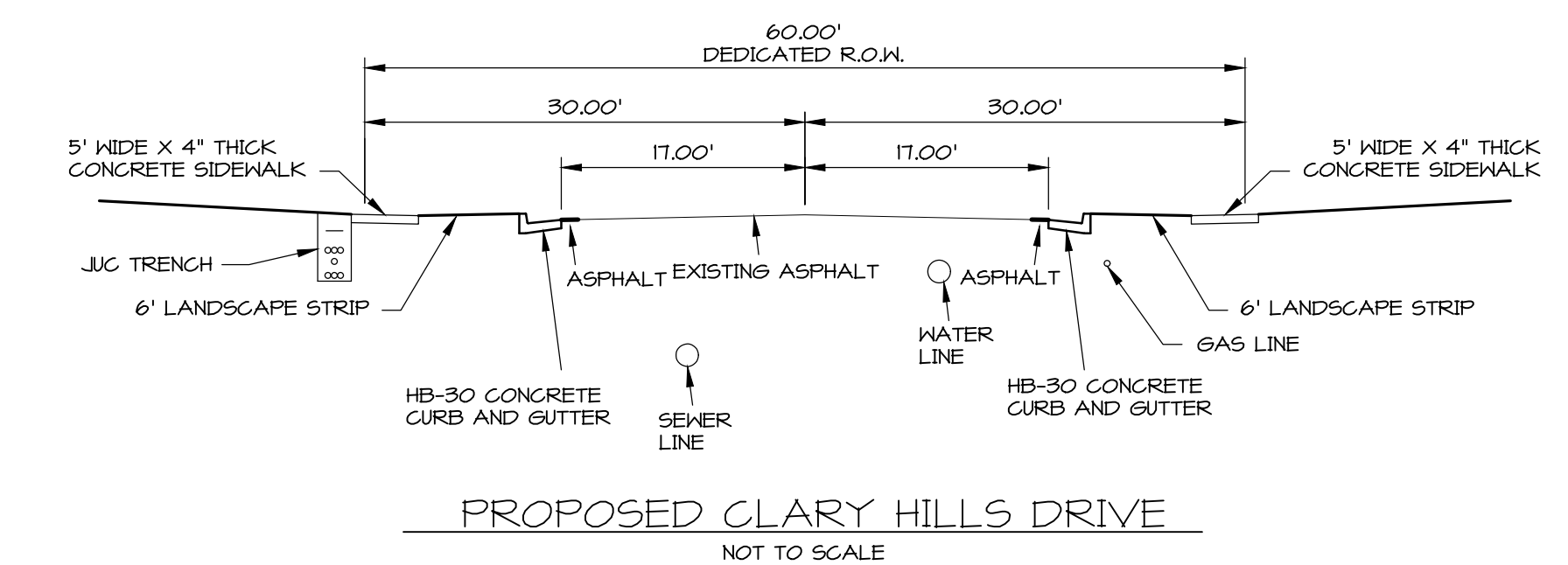
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IN SANTA CLARA CITY, WASHINGTON COUNTY, UTAH.



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FRONT YARD SETBACK ON CLARY HILLS DR.: 25' SIDE SETBACK: 10" REAR SETBACK: 10'	
CLARY HILLS DRIVE WIDTHS: 60' ROW (PUBLIC STREETS)	



PROJECT ENGINEER

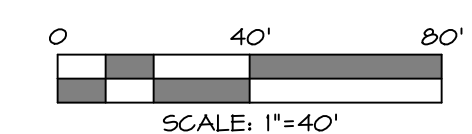
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CONTACT: JARED BATES
352 EAST RIVERSIDE DRIVE, SUITE A2
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1420 SOUTH 210 EAST
ST. GEORGE, UTAH 84790
(435) 673-6850

OWNER/DEVELOPER CONTACT

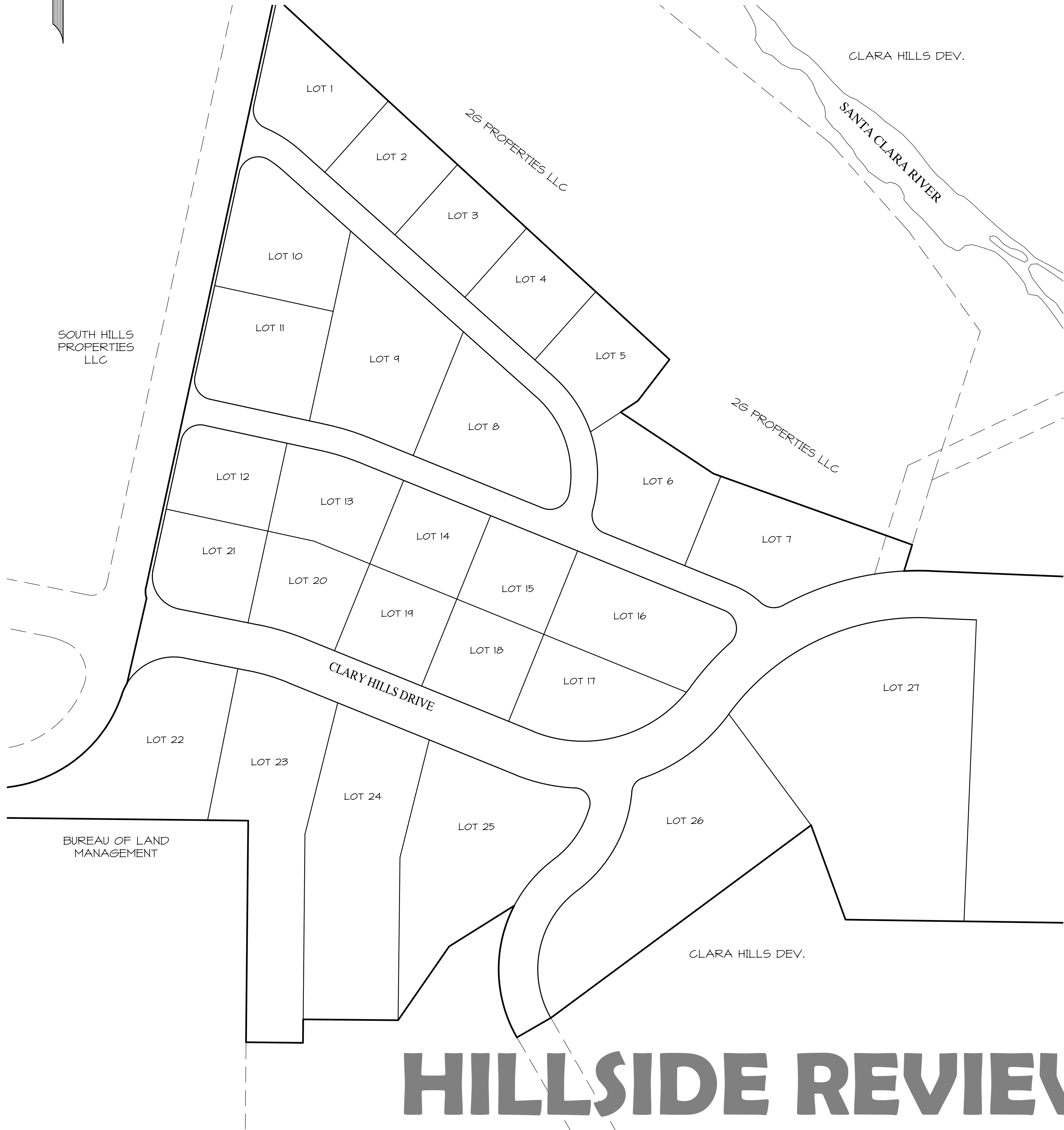
THE DEVELOPER FOR THIS PROJECT IS
SPLIT ROCK HOLDINGS
CONTACT: JOE PLATT
2691 SANTA CLARA DRIVE
SANTA CLARA, UTAH 84765
(435) 668-3677





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NOTES:
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.



THE SYCAMORES @ SANTA CLARA PHASE 1

A RESIDENTIAL SUBDIVISION

SUBJECT PROPERTY LIES WITHIN SECTIONS 16 & 17, TOWNSHIP 42 SOUTH, RANGE 16 WEST OF THE SLB & M.
IN SANTA CLARA CITY, WASHINGTON COUNTY, UTAH.

GENERAL NOTES

- ALL ELEVATIONS ARE BASED ON THE NAVD83 VERTICAL DATUM. ALL HORIZONTAL LOCATIONS ARE BASED ON THE NAD 83 HORIZONTAL DATUM, UTAH SOUTH ZONE 4803, STATE PLANE COORDINATE SYSTEM. THE REFERENCE BENCHMARK FOR THIS PROJECT IS THE 1/8th CORNER TO SECTIONS 16 AND 17, T. 42 S., R. 16 W. (2006 BLM ALUMINUM CAP) ELEVATION = 2840.25
- ALL WORK AND MATERIALS SHALL MEET SANTA CLARA CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION AS ADOPTED ON MARCH 12, 2003.
- 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.
- PROJECTS SHALL INSTALL AN INFORMATIONAL SIGN ON SITE BEFORE CONSTRUCTION BEGINNING. THIS SIGN WILL HAVE A MINIMUM SIZE, PLACEMENT LOCATION AND CONTENT INFORMATION WITH THE COMPANY NAME, PHONE CONTACT & GRADING PERMIT NUMBER.
- ALL WORK SHALL BE CONTAINED ON THE SUBJECT SITE ONLY. NO STOCKPILING OR CONSTRUCTION ACTIVITY SHALL OCCUR OFF SITE.
- 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.
- THE CONTRACTOR SHALL PROVIDE PORTABLE RESTROOMS AND A TEMPORARY TRASH ENCLOSURE ON SITE DURING ALL CONSTRUCTION ACTIVITIES.
- ALL FIELD DESIGN CHANGES SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.

PROJECT ENGINEER

THE ENGINEER FOR THIS PROJECT IS:
ROSENBERG ASSOCIATES
CONTACT: ALLEN HALL
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84740
(435) 673-8586

GEOTECHNICAL ENGINEER

THE GEOTECHNICAL ENGINEER FOR THIS PROJECT IS:
APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.
CONTACT: WAYNE ROGERS, P.E.
1420 SOUTH 270 EAST
ST. GEORGE, UTAH 84740
(435) 673-6850

OWNER/DEVELOPER CONTACT

THE DEVELOPER FOR THIS PROJECT IS:
CLARA DEVELOPMENT L.L.C.
CONTACT: KYLE HAFEN
43 SOUTH 100 EAST, SUITE 200
ST. GEORGE, UTAH 84710
(435) 619-3194

POWER

SANTA CLARA CITY POWER DEPT.
2603 SANTA CLARA DRIVE
SANTA CLARA, UTAH 84765
(435) 673-6712

WATER

SANTA CLARA CITY WATER SERVICES
2603 SANTA CLARA DRIVE
SANTA CLARA, UTAH 84765
(435) 673-6712

TELEPHONE

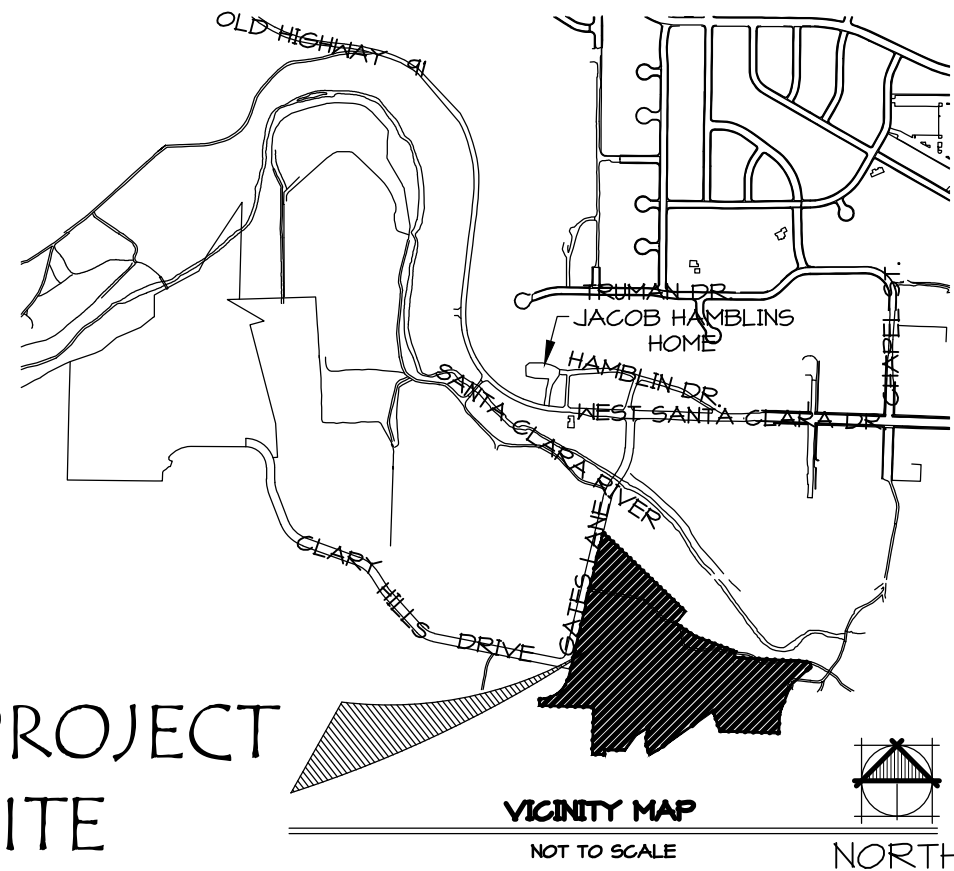
CENTURY LINK COMMUNICATIONS
546 N. 1400 E. (TRAILER)
ST. GEORGE, UTAH 84710
(435) 673-4639

NATURAL GAS

QUESTAR GAS
1155 EAST 350 NORTH
ST. GEORGE, UTAH 84710
(435) 673-7514

CATV SERVICE

TDS TELECOM
111 WEST 700 SOUTH
ST. GEORGE, UTAH 84710
(866) 622-8848



PROJECT
SITE

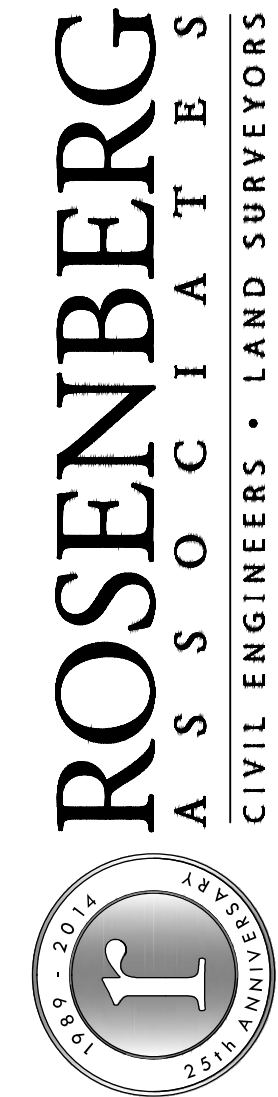
SHEET LAYOUT

SHEET NUMBER	SHEET DESCRIPTION
1	COVER SHEET
2	GRADING & DRAINAGE PLAN
3	GRADING PLAN CROSS-SECTIONS
4	RETAINING WALL PLAN
5	UTILITY PLAN - POWER, WATER & SEWER
6	UTILITY PLAN - GAS, TELEPHONE & CATV
7	PLAN & PROFILE - CLARY HILLS DRIVE
8	PLAN & PROFILE - STREET "A" AND "C"
9	PLAN & PROFILE - STREET "B" & STORM DRAIN
10	SIGNING PLAN
11	DETAIL SHEET
12	DETAIL SHEET

UTILITY APPROVALS

UTILITIES	COMPANY	SIGNATURE	DATE
POWER	SANTA CLARA		
PHONE	CENTURY LINK		
GAS	QUESTAR		
CABLE (CATV)	BAJA BR.		
PUBLIC WORKS	SANTA CLARA		
CITY ENGINEER	SANTA CLARA		
PUBLIC SAFETY	SANTA CLARA		
PARKS DEPT.	SANTA CLARA		

DATE:	8/17/15
JOB NO.:	8214-15-006
DESIGNED BY:	AMH
CHECKED BY:	JWB
DWG:	Const Dwg
DATE:	
REVISIONS:	



352 East Riverside Drive, Suite A-2
St. George, Utah 84780
Ph (435) 673-8586; Fx (435) 673-8397
www.racivil.com

COVER SHEET
FOR
THE SYCAMORES @ SANTA CLARA, PHASES 1 & 2
SANTA CLARA
UTAH

SHEET

1

1 OF 12 SHEETS



DATE: 8/11/15

JOB NO.: 8214-15-006

DESIGNED BY: AMH

CHECKED BY: JWB

DWG: Const Dwg

DATE:

REVISIONS:

ROSENBERG ASSOCIATES

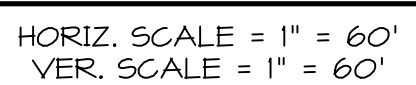
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352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph: (435) 673-8586, Fx: (435) 673-8397
www.racivil.com

GRADING PLAN FOR THE SYCAMORES @ SANTA CLARA, PHASE 1

SANTA CLARA UTAH

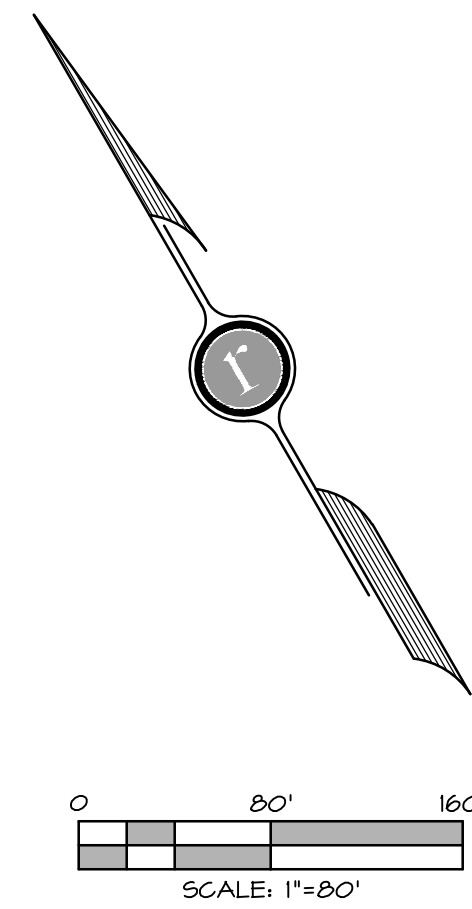
SHEET 2 OF 12 SHEETS



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

THE GEOTECHNICAL ENGINEER FOR THIS PROJECT IS:
APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.
CONTACT: WAYNE ROGERS, P.E.
1420 SOUTH 270 EAST
ST. GEORGE, UTAH 84790
(435) 673-6850

THE DEVELOPER FOR THIS PROJECT IS:
CLARA DEVELOPMENT L.L.C.
CONTACT: KYLE HAFEN
43 SOUTH 100 EAST, SUITE 200
ST. GEORGE, UTAH 84770
(435) 619-3194



LEGEND:

-----	2636	EXISTING 2' CONTOUR
- - - - -	2630	EXISTING 10' CONTOUR
-----	2650	PROPOSED 2' CONTOUR
=====	2680	PROPOSED 10' CONTOUR
		PROPOSED TBC STATION AND ELEVATION
==>		DIRECTION OF SURFACE FLOW
		EXISTING ASPHALT PAVEMENT
		PROPOSED ASPHALT PAVEMENT



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 THE LOCATION AND PROTECTION OF ALL UTILITIES. THE
ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN
OR SHOWN INCORRECTLY.

1. ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SANTA CLARA CITY SPECIFICALLY APPENDIX 33 OF THE "UNIFORM BUILDING CODE," AND THE EDITION OF THE "UNIFORM CODE OF THE INTERNATIONAL BUILDING STANDARD ACT RULES" FOR GRADING, EXCAVATION AND EARTHWORK CONSTRUCTION AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEO-TECHNICAL STUDY PREPARED BY ASEG.
2. THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION DURING CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS AND ADJACENT PROPERTIES IN A CLEAN CONDITION.
3. ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEO-TECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL STRUCTURAL FILL SHALL BE PLACED IN HIGHLY SLOPED HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY (ASTM D-1557).
4. ALL EXCAVATIONS, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEO-TECHNICAL ENGINEER TO VERIFY SUB-SOIL CONDITIONS AND DETERMINE ADEQUACY OF PREPARATION OF SUITABLE FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.

SEE DRAWINGS PROVIDED BY AGECE FOR WALL DETAILS.

[illegible]

ROSENBERG
A S S O C I A T E S
CIVIL ENGINEERS • LAND SURVEYORS



2 East Riverside Drive, Suite A-2
St. George, Utah 84790
t (435) 673-8586 Fx (435) 673-8397
www.racivil.com

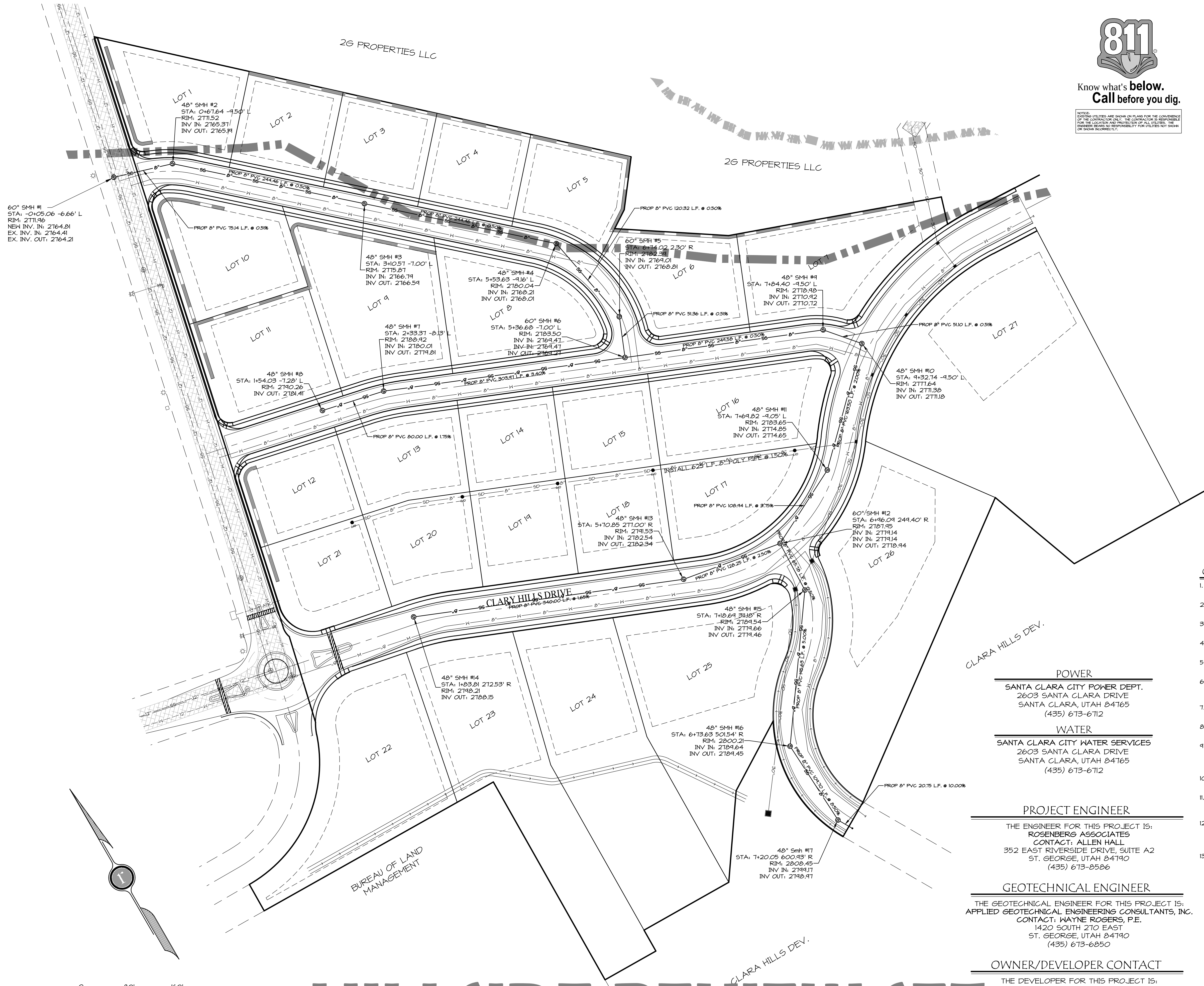
FOR
THE SYCAMORES @ SANTA CLARA, PHASE 1
SANTA CLARA
UTAH

SHEET

4

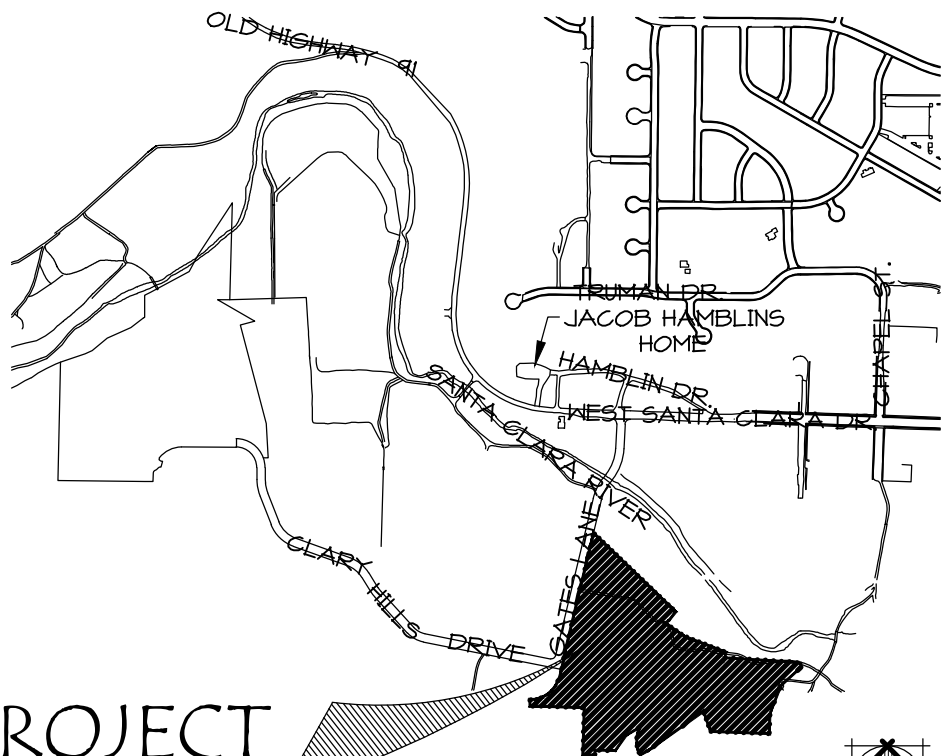
4 OF 12 SHEETS

HILLSIDE REVIEW SET



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PROJECT
SITE

VICINITY MAP

NORTH

LEGEND

— H — 8" —	EXISTING WATER (SIZE SHOWN)
— H — 6" —	PROPOSED WATER (SIZE SHOWN)
— H — 3/4" —	PROPOSED 3/4" WATER METER TO LOT
— H —	EXISTING WATER VALVE
— H —	PROPOSED WATER VALVE
— H —	EXISTING FIRE HYDRANT
— H —	PROPOSED FIRE HYDRANT
— H — 8" —	EXISTING SANITARY SEWER (SIZE SHOWN)
— H — 6" —	PROPOSED SANITARY SEWER LATERAL TO LOT
— H — 6" —	PROPOSED SANITARY SEWER (SIZE SHOWN)
— H —	EXISTING SEWER MANHOLE
— H —	PROPOSED SEWER MANHOLE
— H — 18" —	EXISTING STORM DRAIN (SIZE SHOWN)

GENERAL NOTES:

- THE CONTRACTOR IS REQUIRED TO CALL THE CITY FOR INSPECTION OF ALL IMPROVEMENTS RELATED TO THIS PROJECT.
- THE CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE IN A PUBLIC RIGHT-OF-WAY.
- ANY NECESSARY MODIFICATIONS SHALL BE APPROVED BY THE DESIGN ENGINEER AND CITY PRIOR TO CONSTRUCTION.
- ALL WORK SHALL BE CONTAINED ON THE SUBJECT SITE ONLY. NO STOCKPILING OR CONSTRUCTION ACTIVITY SHALL OCCUR OFF OF THE APPROVED CONSTRUCTION ZONE.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL ON-SITE CONSTRUCTION DRAINAGE AND DETENTION.
- THE CONTRACTOR SHALL PROVIDE A TEMPORARY TRASH ENCLOSURE ON SITE DURING ALL CONSTRUCTION ACTIVITIES TO CONTAIN DEBRIS AND PREVENT AIRBORNE LITTERING OFF SITE.
- THE CONTRACTOR SHALL PROVIDE A TEMPORARY/PORTABLE RESTROOM FACILITY DURING ALL CONSTRUCTION ACTIVITIES.
- A WATER TRUCK SHALL BE USED ON SITE TO WET DOWN ALL EARTHWORK AND TO CONTROL AIRBORNE PARTICLES.
- UNLESS SHOWN OTHERWISE ON THESE PLANS ALL CONSTRUCTION SHALL CONFORM TO "SANTA CLARA CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION," "THE INTERNATIONAL PLUMBING CODE" AND "THE INTERNATIONAL BUILDING CODE" LATEST EDITIONS AS ADMINISTERED BY SANTA CLARA CITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF AND PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.
- UTILITIES ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR AND ARE SHOWN FROM THE BEST AVAILABLE SOURCES. THE ENGINEER DOES NOT GUARANTEE THE LOCATION OF UTILITIES.
- ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANTA CLARA CITY, SPECIFICALLY APPENDIX "J" OF "THE INTERNATIONAL BUILDING CODE," LATEST EDITION AND REQUIREMENTS INCLUDED IN THE GEOTECH REPORT PREPARED BY GEOTECHNICAL TESTING SERVICES (GTS).
- 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 SANTA CLARA CITY.

POWER

SANTA CLARA CITY POWER DEPT.
2603 SANTA CLARA DRIVE
SANTA CLARA, UTAH 84765
(435) 673-6712

WATER

SANTA CLARA CITY WATER SERVICES
2603 SANTA CLARA DRIVE
SANTA CLARA, UTAH 84765
(435) 673-6712

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 GEOTECHNICAL ENGINEER FOR THIS PROJECT IS:
APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.
CONTACT: WAYNE ROGERS, P.E.
1420 SOUTH 270 EAST
ST. GEORGE, UTAH 84790
(435) 673-6850

OWNER/DEVELOPER CONTACT

THE DEVELOPER FOR THIS PROJECT IS:
CLARA DEVELOPMENT L.L.C.
CONTACT: KYLE HAFEN
43 SOUTH 100 EAST, SUITE 200
ST. GEORGE, UTAH 84710
(435) 614-3144

UTILITY APPROVALS

UTILITIES	COMPANY	SIGNATURE	DATE
POWER/WATER/SEWER	SANTA CLARA		

DATE:	8/11/15
JOB NO.:	8214-15-006
DESIGNED BY:	AMH
CHECKED BY:	JWB
DWG:	Const Dwg
DATE:	
REVISIONS:	

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

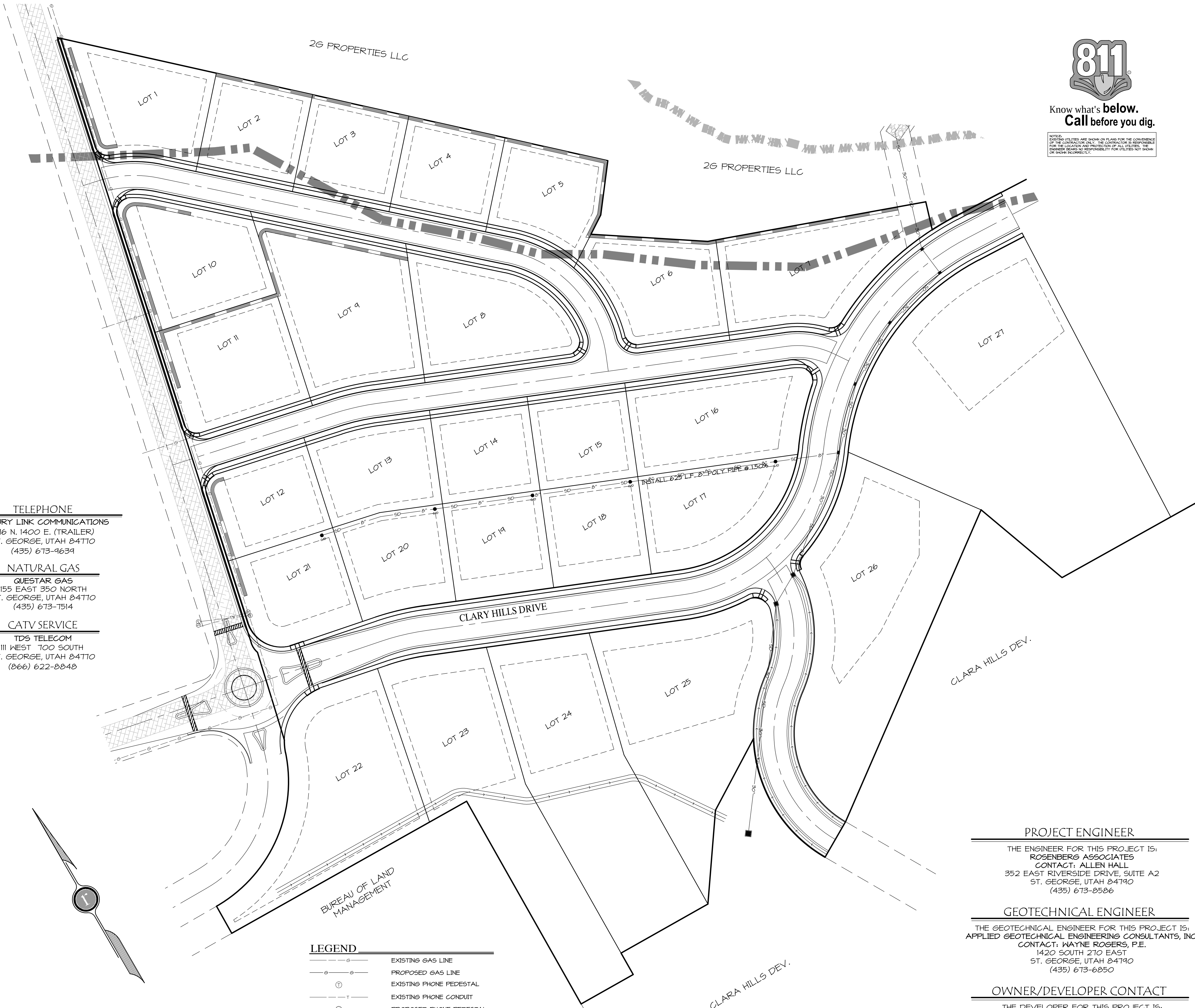
UTILITY PLAN - WATER, POWER AND SEWER
FOR
THE SYCAMORES @ SANTA CLARA, PHASE 1
SANTA CLARA
UTAH

SHEET

5

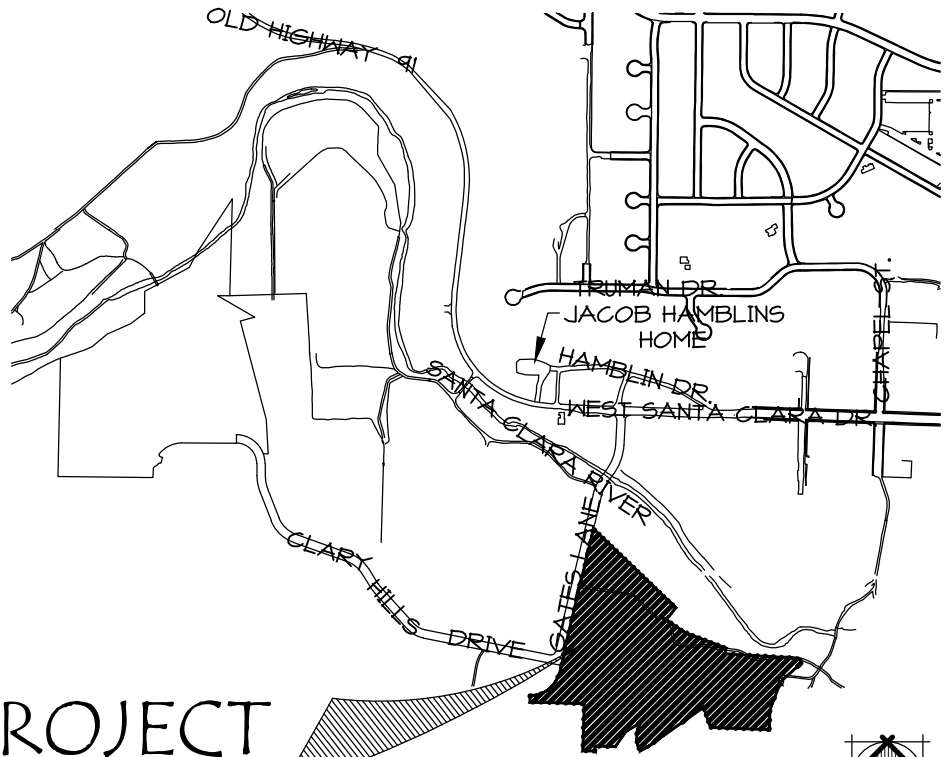
5 OF 12 SHEETS

HILLSIDE REVIEW SET



Know what's below.
Call before you dig.

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



VICINITY MAP
NOT TO SCALE
NORTH

PROJECT
SITE

QUESTAR GAS NOTES

1. DEVELOPER NEEDS TO CONTACT QUESTAR GAS - MARKETING DEPARTMENT IN ST. GEORGE, PRIOR TO BREAKING GROUND FOR GAS SIGN UP.
BILL SORENSEN @ (435) 614-6112
2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPER'S EXPENSE.
3. IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COST. A MAP WILL BE AVAILABLE AT QUESTAR GAS FOR CASING LOCATIONS (1155 E. 350 N - ST. GEORGE).
4. ALL OF THE 10 FOOT UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. *****DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION.
5. ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
6. PROPERTY LOT LINES, BACK OF CURB AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
7. WATER AND SEWER LINES, CULVERTS OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
8. FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF GAS SERVICE TO THIS PROJECT.
9. CONTACT DEB ANDERSON AT (435) 614-6144 AT LEAST TWO WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF INSTALLATION.
10. *****IMPORTANT NOTICE*****
GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED, STREETS ARE WITHIN 6 INCHES OF SUB-GRADE AND THE 10 FOOT UTILITY EASEMENT IS GRADED TO TOP BACK OF CURB.
11. HIGH PRESSURE GAS NOTE.
IF HIGH PRESSURE GAS LINES ARE LOCATED IN OR NEAR YOUR DIGGING AREA, BEFORE DIGGING CALL:
JERRY JONES AT (435) 680-4848 OR
CORDELL NAYLOR AT (435) 664-2331.

TDS TELECOM CABLE NOTES

1. DEVELOPER/CONTRACTOR WILL PROVIDE ALL REQUIRED TRENCH.
2. TDS TELECOM WILL PROVIDE ALL REQUIRED INNER-DUCT. CONTACT DAVE JORDAN @ (435) 614-1488 AT LEAST ONE WEEK PRIOR TO OPENING TRENCH TO SCHEDULE.
3. DEVELOPER/CONTRACTOR WILL PROVIDE ALL ADDRESSES TO TDS TELECOM, WITHIN 2 WEEKS AFTER FINAL APPROVAL.
4. FAILURE TO COMPLETE 1-3 ABOVE COULD CAUSE DELAYS IN SERVICE.
5. BLACKROCK CONSTRUCTION WILL PLACE ALL CONDUIT IN OPEN TRENCH FOR TDS TELECOM. CALL DAVE JORDAN @ (435) 614-1488 ONE WEEK PRIOR TO PLACEMENT.
6. FOR GENERAL QUESTIONS CONTACT DAVE JORDAN, TDS TELECOM @ (435) 614-1488.
7. RELOCATION OF TDS TELECOM FACILITIES AFTER JOINT TRENCH PLACEMENT WILL BE 100% BILLABLE TO THE DEVELOPER/CONTRACTOR.
8. RELOCATION OR DAMAGE TO TDS TELECOM FACILITIES AFTER INSTALLATION WILL BE 100% BILLABLE TO THE DEVELOPER.

CENTURY LINK TELEPHONE NOTES

1. CENTURY LINK WILL PROVIDE ALL CONDUIT AND DELIVER TO JOB SITE. CALL 613-4634 TO SCHEDULE DELIVERY.
2. CONTRACTOR TO INSTALL CONDUIT AND PLACE PULL STRING IN ALL CONDUIT TO VERIFY CONDUIT INTEGRITY.
3. ALL CONDUIT IS 2" UNLESS OTHERWISE NOTED.
4. ANY CHANGES TO JLLC, APPROVED PLANS, PLEASE CONTACT CENTURY LINK ENGINEER AT 613-4634.
5. ANY PLANT RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE TO OWNER/DEVELOPER. CENTURY LINK ENGINEER MUST BE CONTACTED A MINIMUM OF 4 WEEKS BEFORE RELOCATION IS REQUIRED.
6. DEVELOPER IS RESPONSIBLE TO PROVIDE ALL STREET NAMES AND ADDRESSES WITHIN 3 WEEKS OF UTILITY PLAN APPROVAL. FAILURE TO PROVIDE ADDRESSES WILL RESULT IN A DELAY OF SERVICE TO PROJECT.

PROJECT ENGINEER

THE ENGINEER FOR THIS PROJECT IS:
ROSENBERG ASSOCIATES
CONTACT: ALLEN HALL
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84790
(435) 613-8586

GEOTECHNICAL ENGINEER

THE GEOTECHNICAL ENGINEER FOR THIS PROJECT IS:
APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.
CONTACT: WAYNE ROGERS, P.E.
1420 SOUTH 210 EAST
ST. GEORGE, UTAH 84790
(435) 613-6850

OWNER/DEVELOPER CONTACT

THE DEVELOPER FOR THIS PROJECT IS:
CLARA DEVELOPMENT L.L.C.
CONTACT: KYLE HAFEN
43 SOUTH 100 EAST, SUITE 200
ST. GEORGE, UTAH 84710
(435) 614-3144

UTILITY APPROVALS

UTILITIES	COMPANY	SIGNATURE	DATE
PHONE	CENTURY LINK		
GAS	QUESTAR		
CABLE	TDS TELECOM		

- TELEPHONE
CENTURY LINK COMMUNICATIONS
596 N. 1400 E. (TRAILER)
ST. GEORGE, UTAH 84710
(435) 613-4634
- NATURAL GAS
QUESTAR GAS
1155 EAST 350 NORTH
ST. GEORGE, UTAH 84710
(435) 613-1514
- CATV SERVICE
TDS TELECOM
111 WEST 700 SOUTH
ST. GEORGE, UTAH 84710
(866) 622-8848

LEGEND

- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING PHONE PEDESTAL
- EXISTING PHONE CONDUIT
- PROPOSED PHONE PEDESTAL
- EXISTING C.A.T.V. PEDESTAL
- EXISTING C.A.T.V. CONDUIT
- PROPOSED C.A.T.V. PEDESTAL
- PROPOSED C.A.T.V. CONDUIT

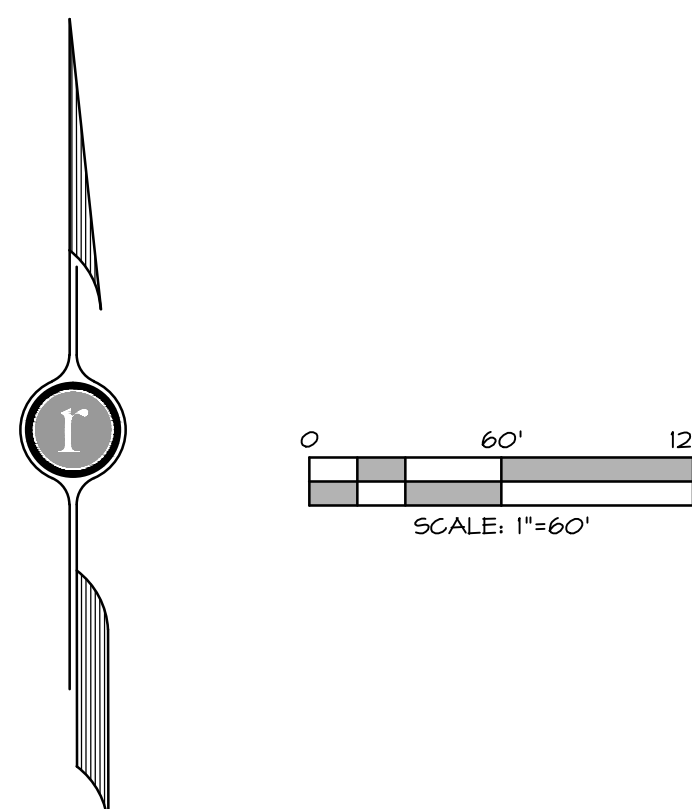
HILARY CLARY HILLS DRIVE REVIEW SET

DATE:	8/11/15
JOB NO.:	8214-15-006
DESIGNED BY:	AMH
CHECKED BY:	JWB
DWG:	Const Dwgs
DATE:	
REVISIONS:	

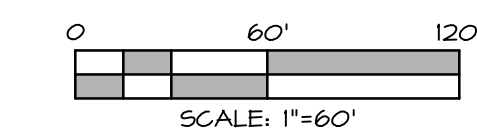
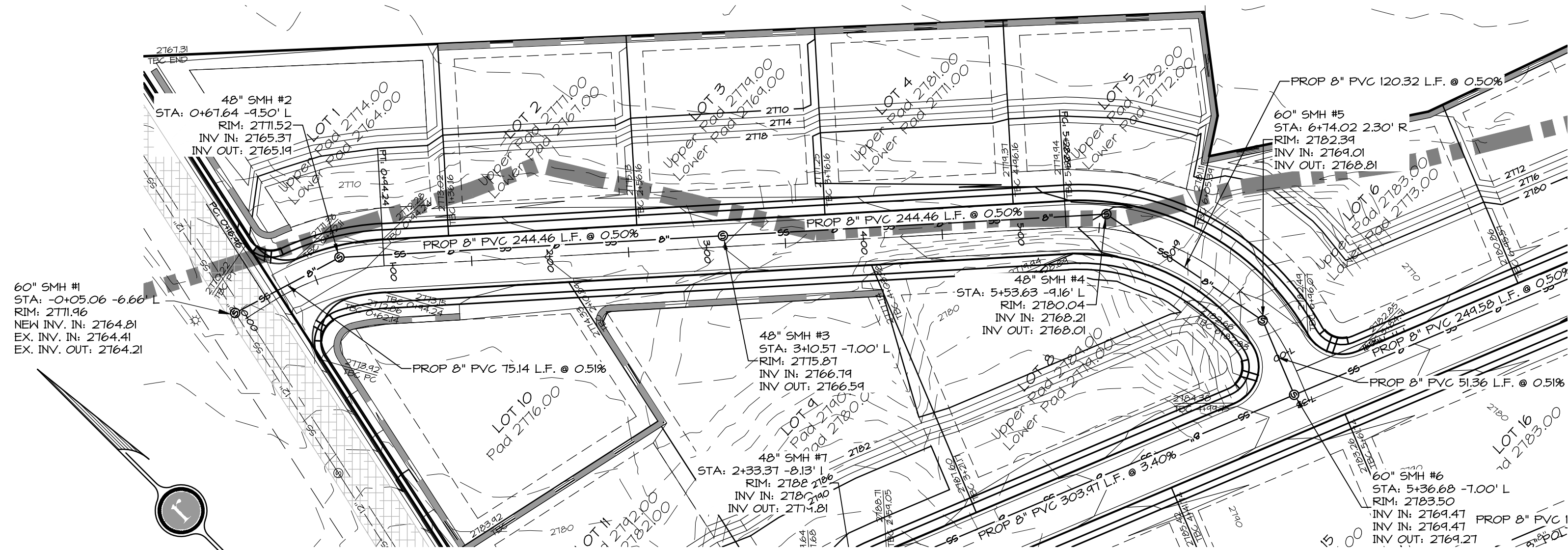
ROSENBERG
ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

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St. George, Utah 84790
Ph (435) 613-8586; Fx (435) 613-8397
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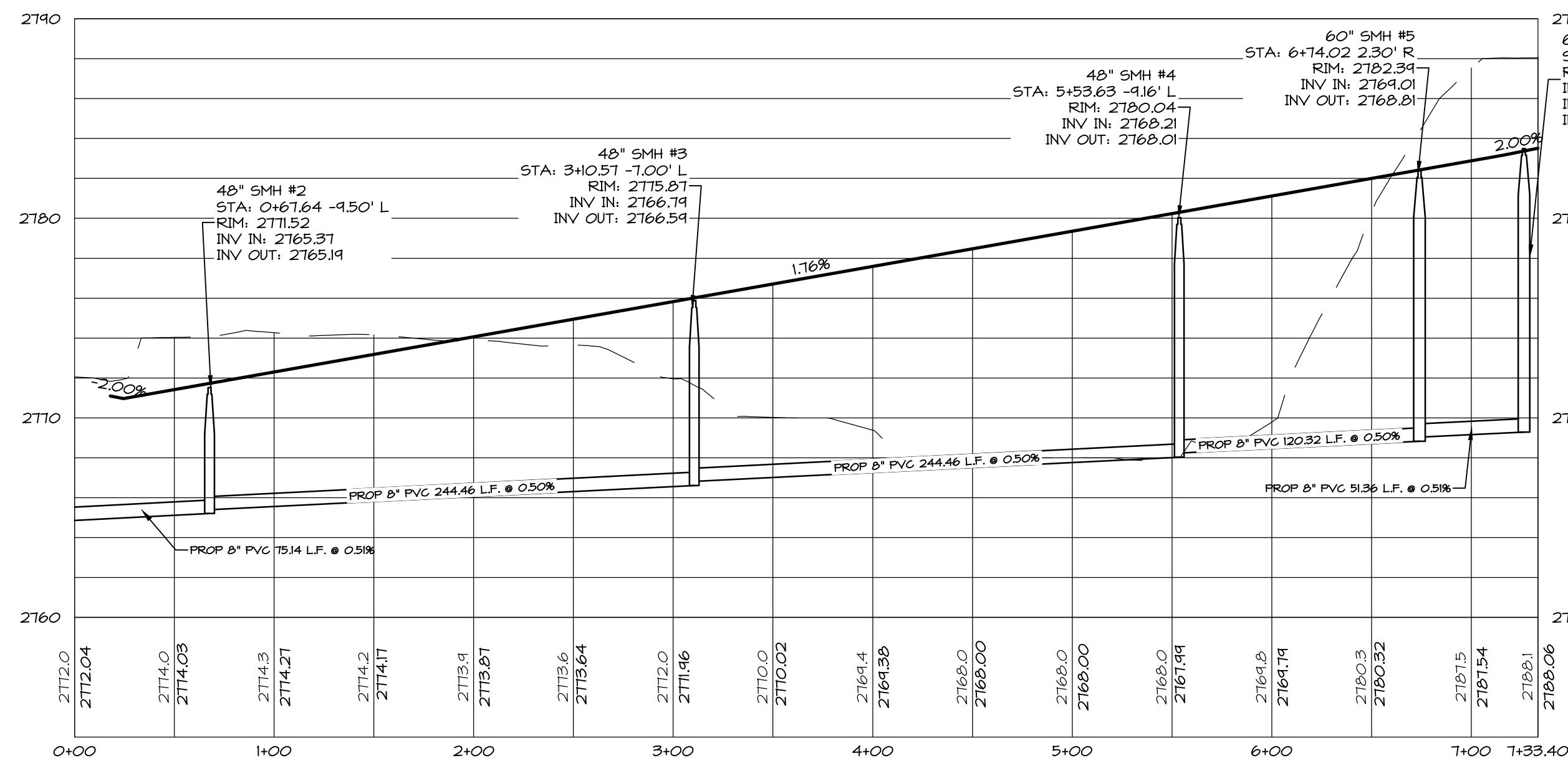
UTILITY PLAN - GAS, TELEPHONE AND CABLE T.V.
FOR
THE SYCAMORES @ SANTA CLARA, PHASE 1
SANTA CLARA
UTAH



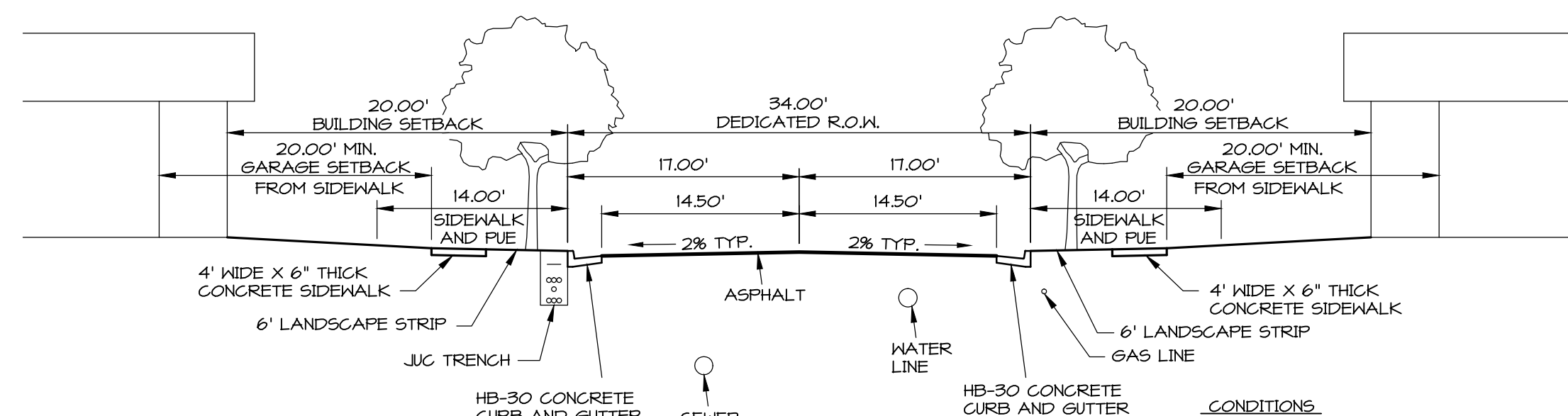
HORIZ. SCALE = 1" = 50'
VER. SCALE = 1" = 50'



HILLSIDE REVIEW SET

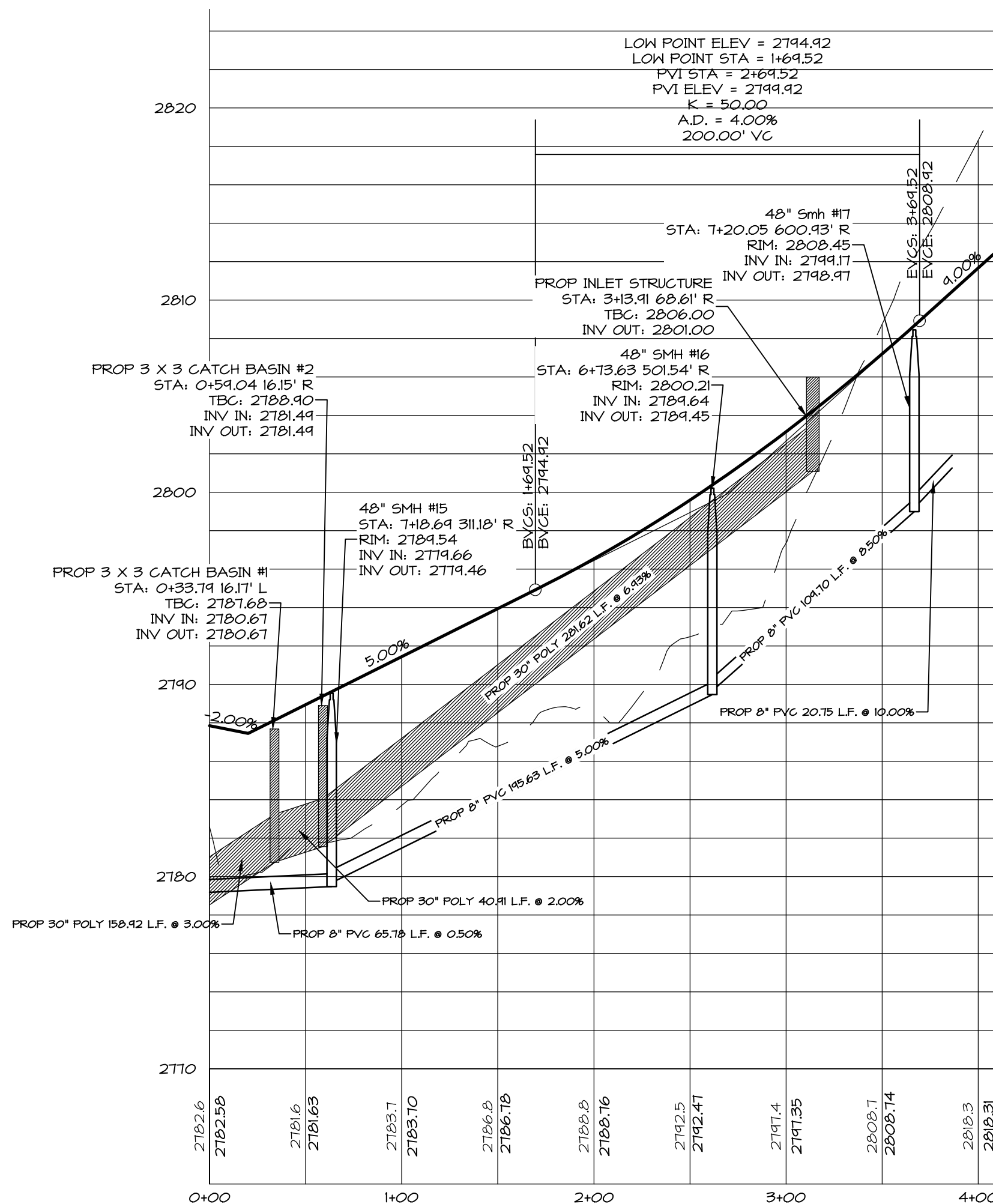
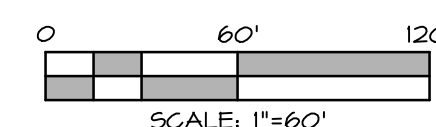
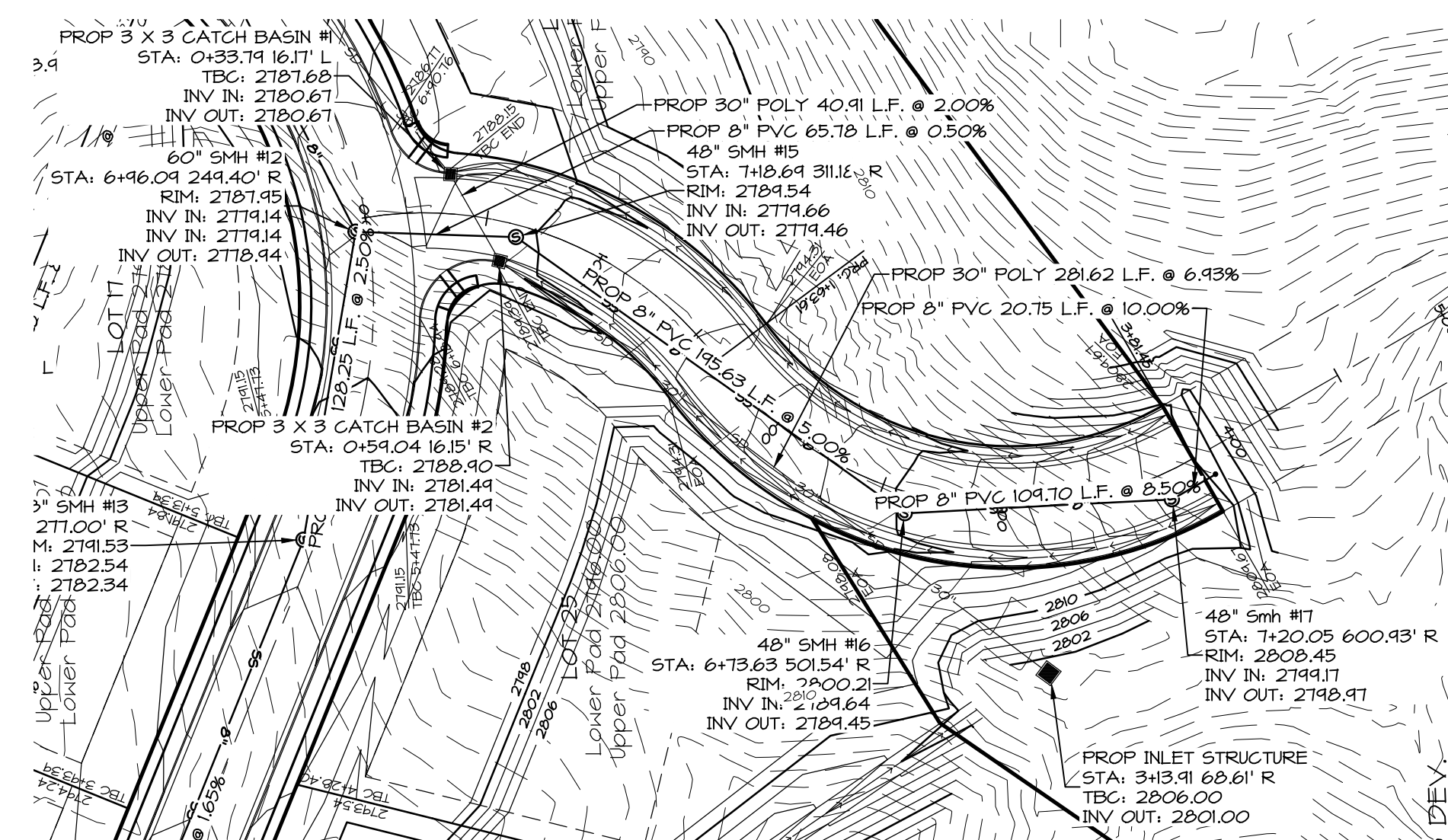


ROAD "A"
HORIZ. SCALE = 1" = 50'
VER. SCALE = 1" = 50'

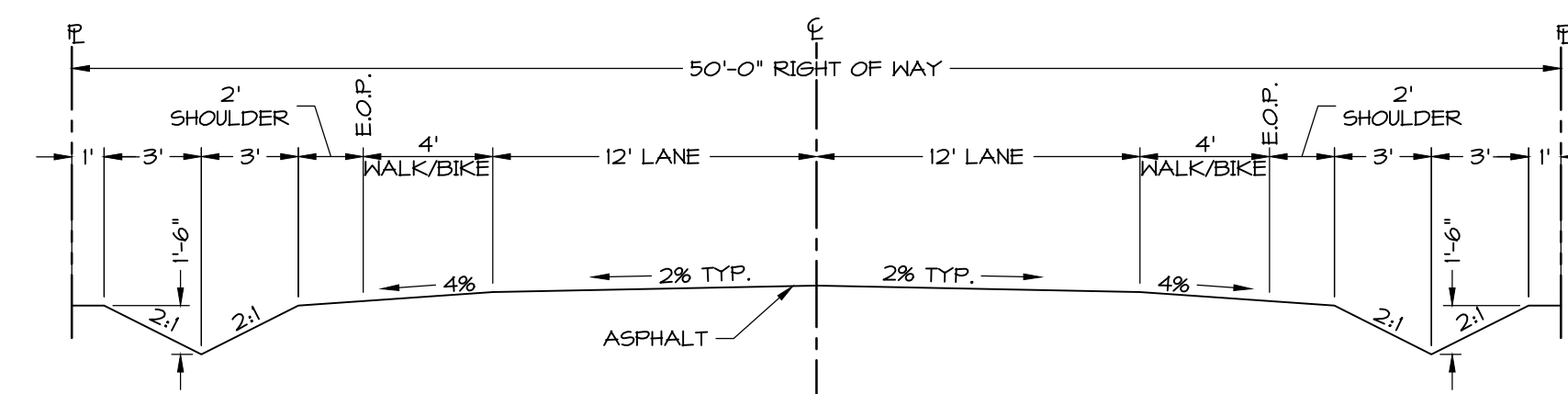


PROPOSED 34' PUBLIC STREET
NOT TO SCALE

- CONDITIONS**
1. PROPERTY OWNERS TO MAINTAIN LANDSCAPE STRIP.
 2. CITY TO MAINTAIN SIDEWALK.
 3. A 20.00' SETBACK FROM SIDEWALK TO GARAGE WILL NEED TO BE REQUIRED.



ROAD "C"
HORIZ. SCALE = 1" = 50'
VER. SCALE = 1" = 50'



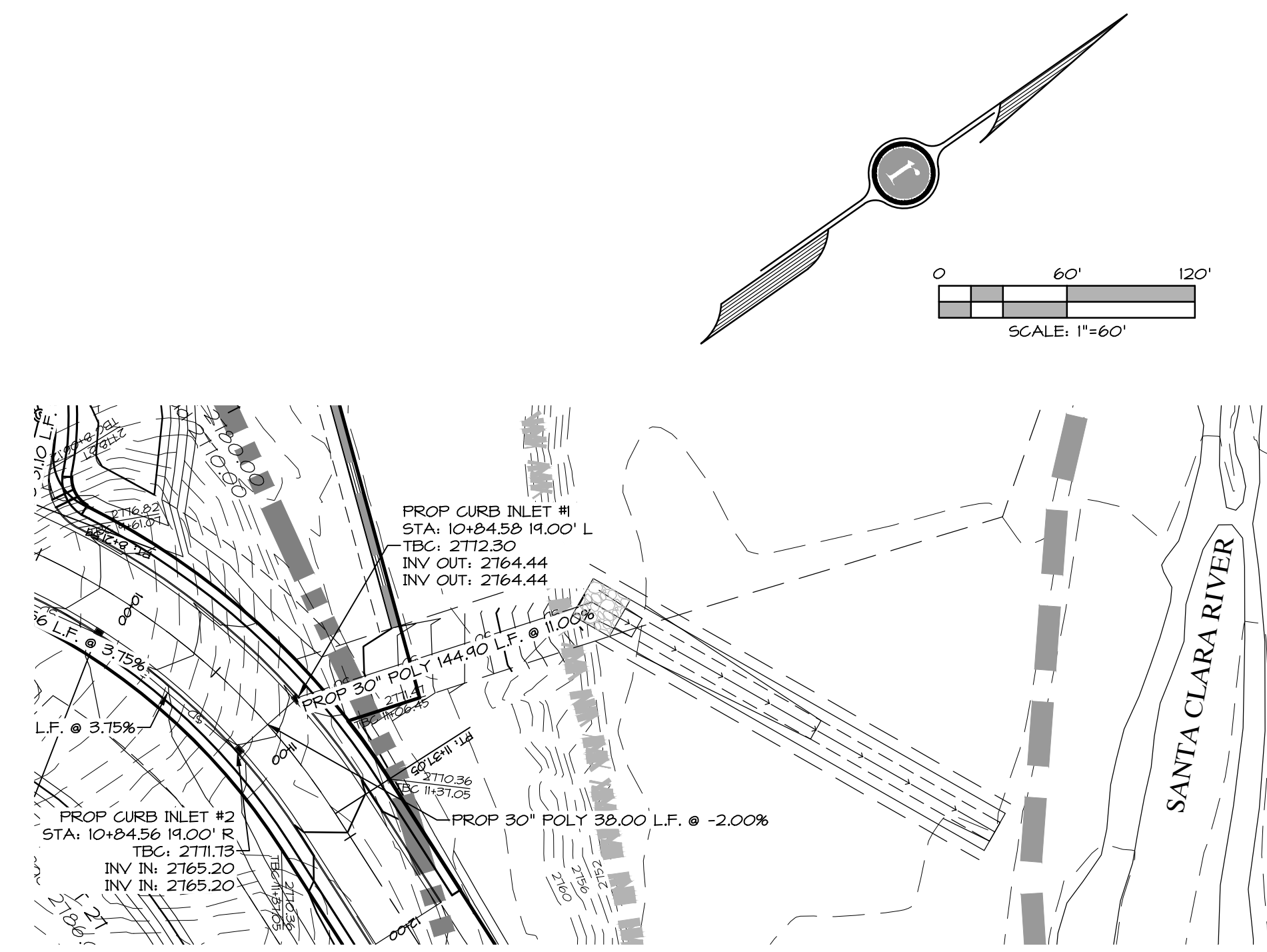
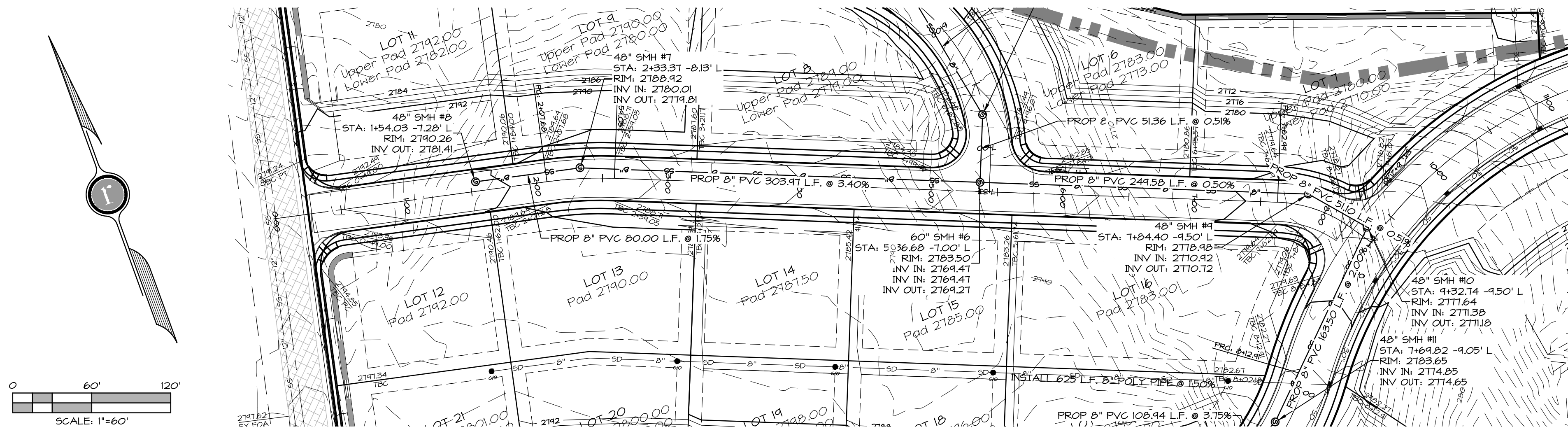
PROPOSED 50' PUBLIC STREET
NOT TO SCALE

DATE:	8/11/15
JOB NO.:	8214-15-006
DESIGNED BY:	AMH
CHECKED BY:	JWB
DWG:	Const Dwg
DATE:	
REVISIONS:	

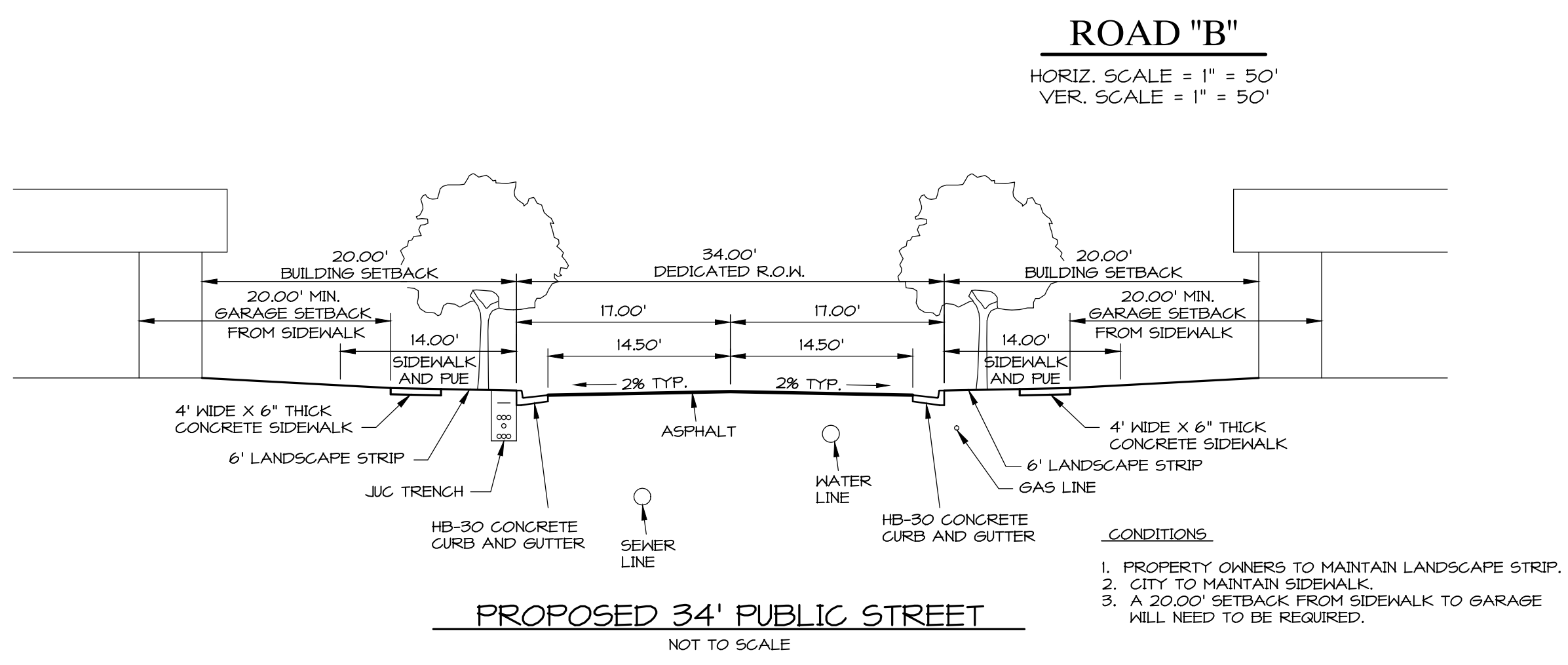
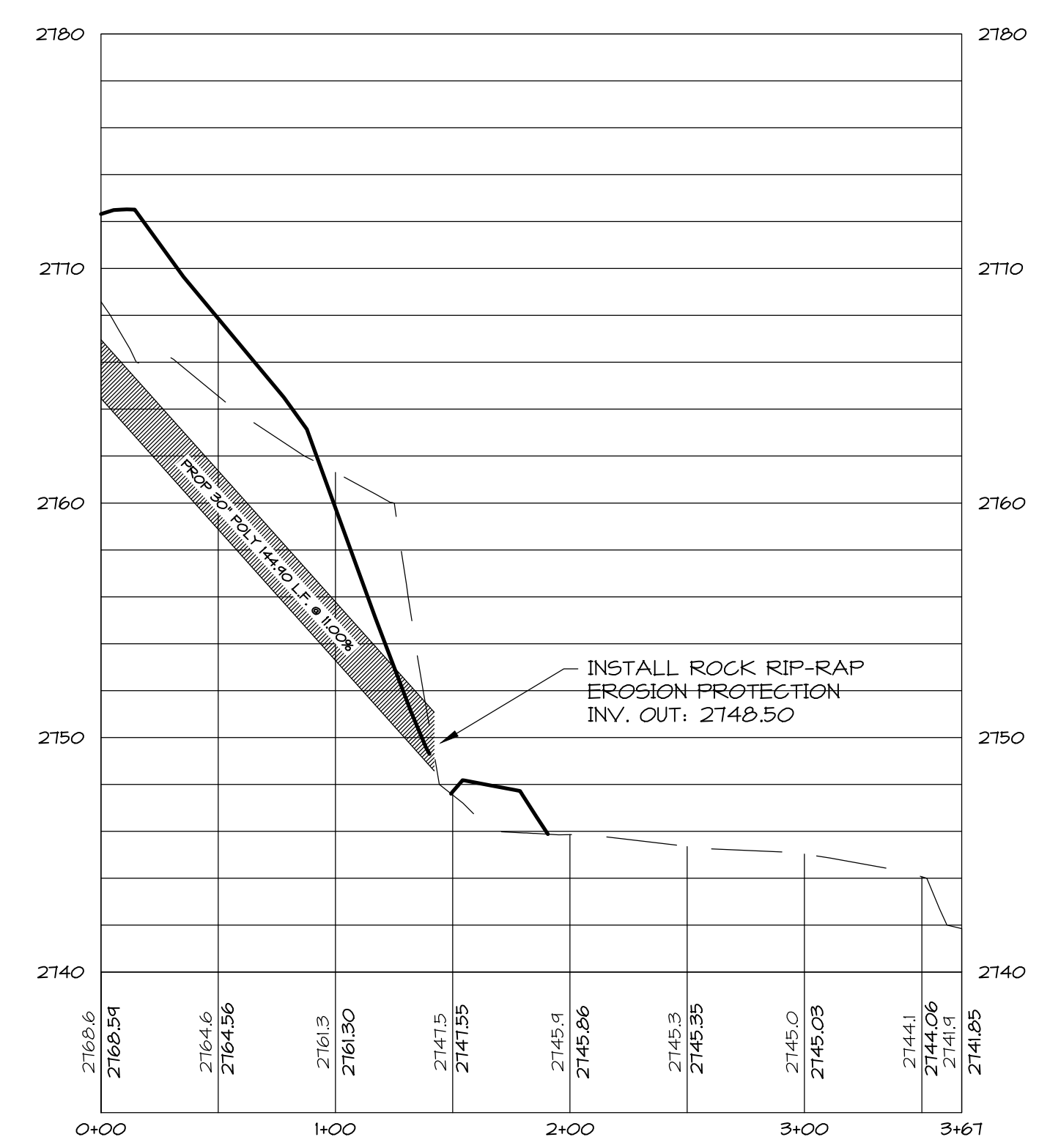
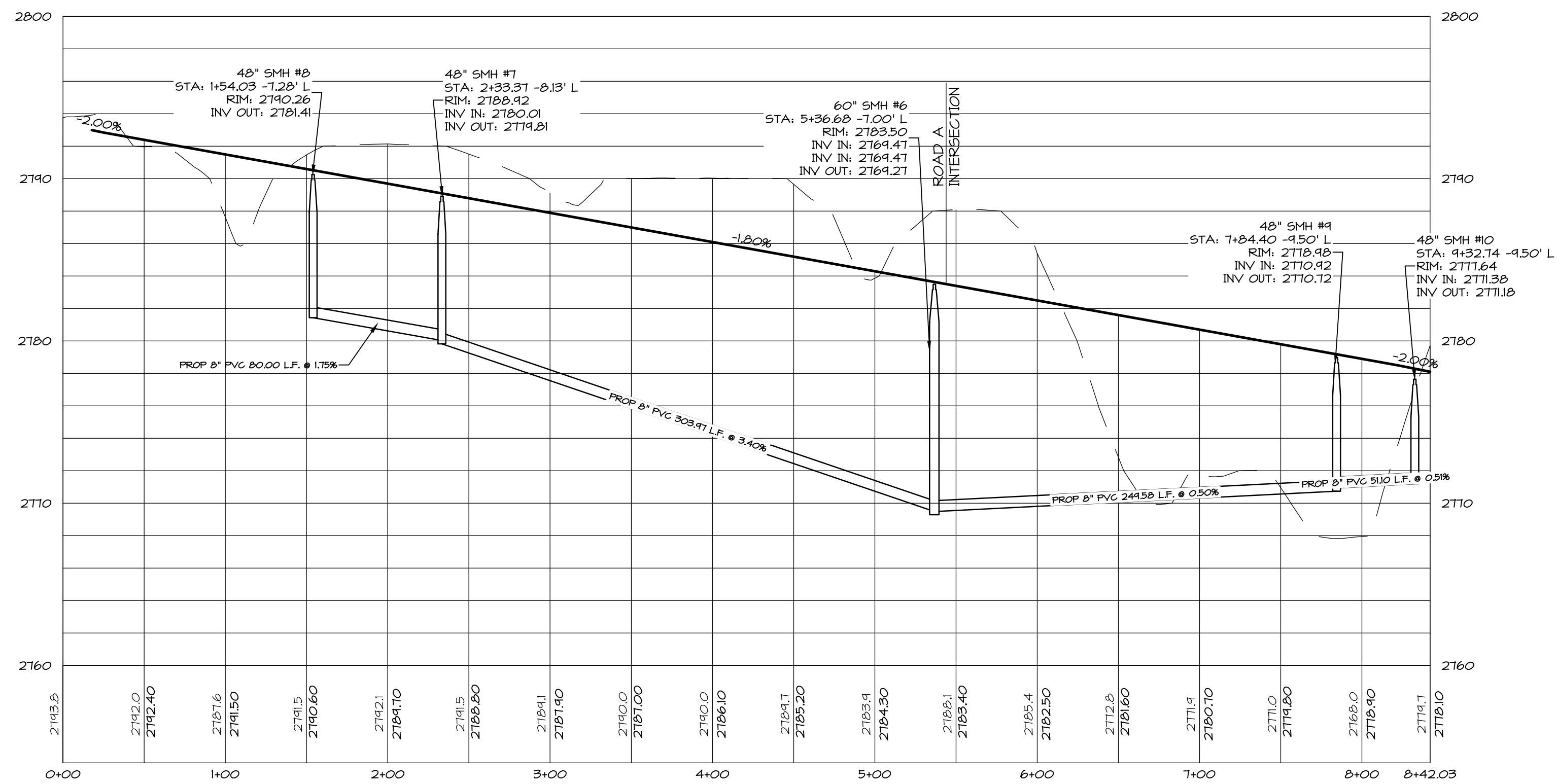
ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph: (435) 673-8588; Fx: (435) 673-8397
www.racivil.com

STREETS "A" AND "C" PLAN/PROFILES
FOR
THE SYCAMORES @ SANTA CLARA, PHASE 1
SANTA CLARA
UTAH



HILLSIDE REVIEW SET



DATE: 8/11/15
JOB NO.: 8214-15-006
DESIGNED BY: AMH
CHECKED BY: JWB
DWG: Const Dwg

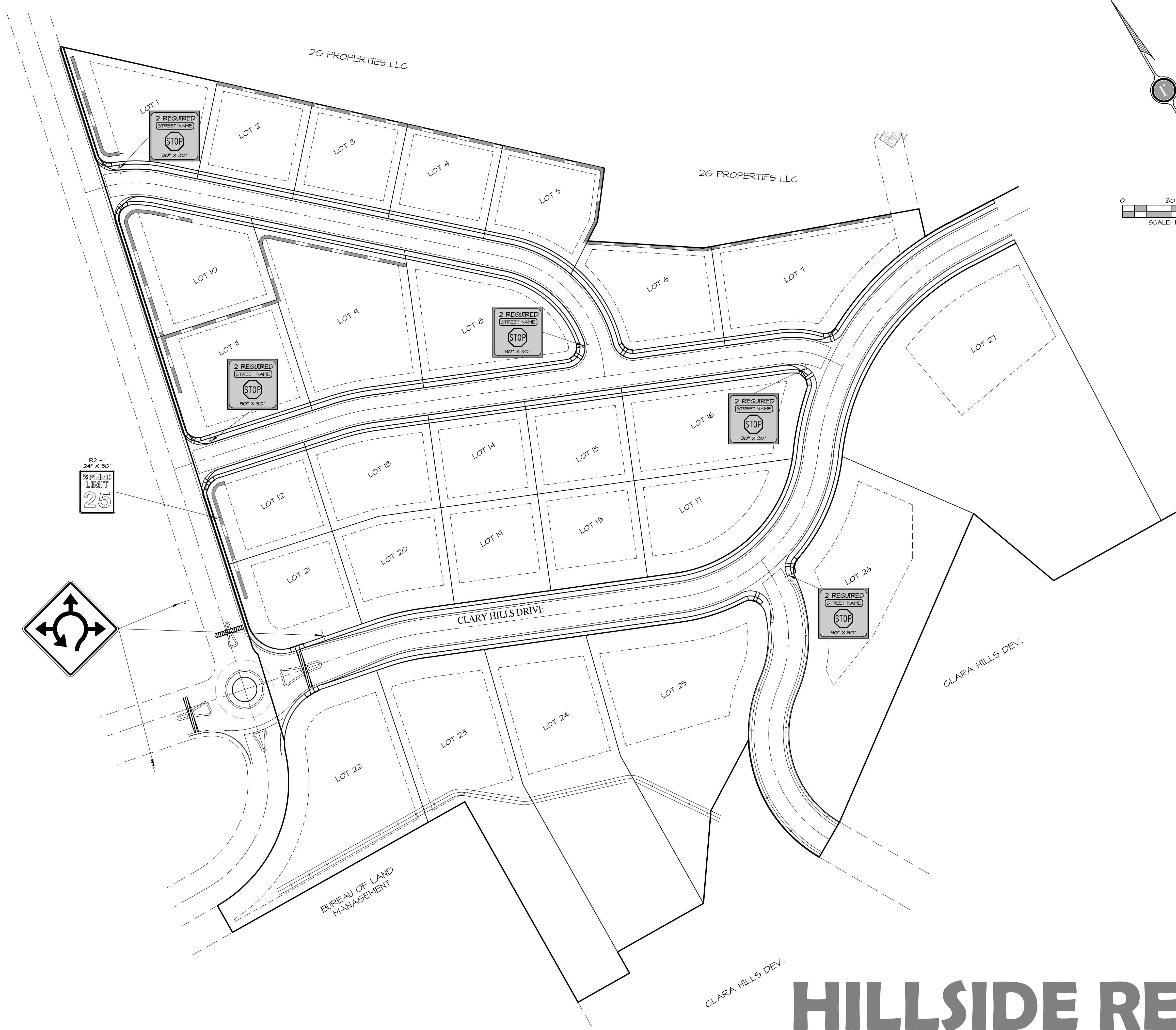
REVISIONS:
DATE:
BY:
DESCRIPTION:

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8588; Fx (435) 673-8397
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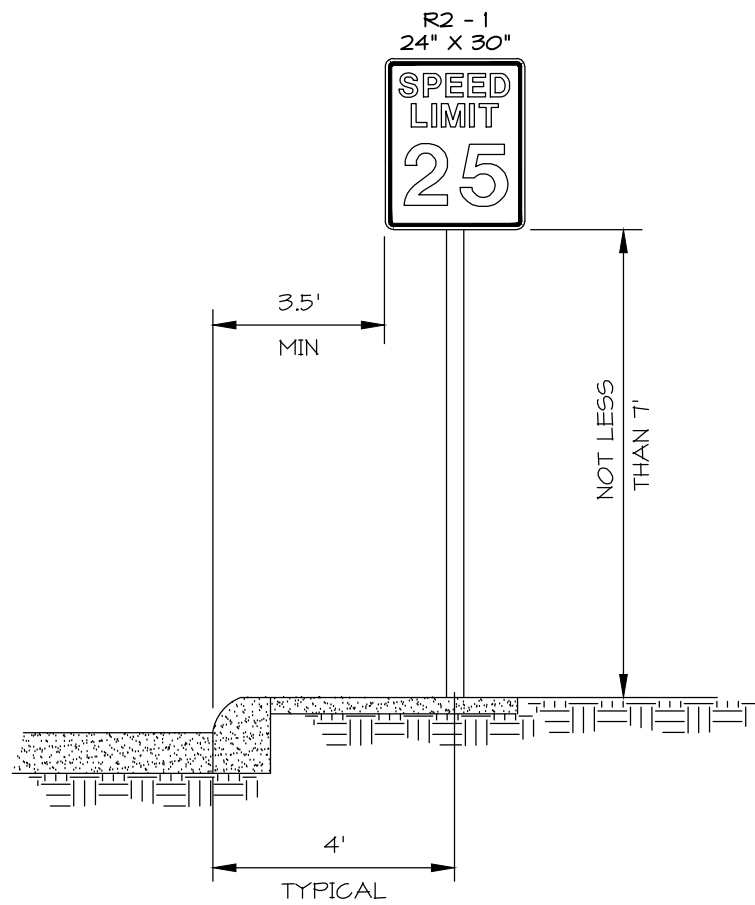
STREET "B" PLAN/PROFILE
FOR
THE SYCAMORES @ SANTA CLARA, PHASE 1
SANTA CLARA
UTAH

SHEET
9
9 OF 12 SHEETS



SIGN SUMMARY
ALL TRAFFIC CONTROL SIGNS AND STRIPING SHALL CONFORM TO CITY OF SANTA CLARA CITY CONSTRUCTION DESIGN STANDARDS (SECTION 5) AS WELL AS THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

ALL SIGN DIMENSIONS SHALL BE STANDARD SIZES UNLESS OTHERWISE INDICATED ON THE PLANS.



ROADSIDE SIGN

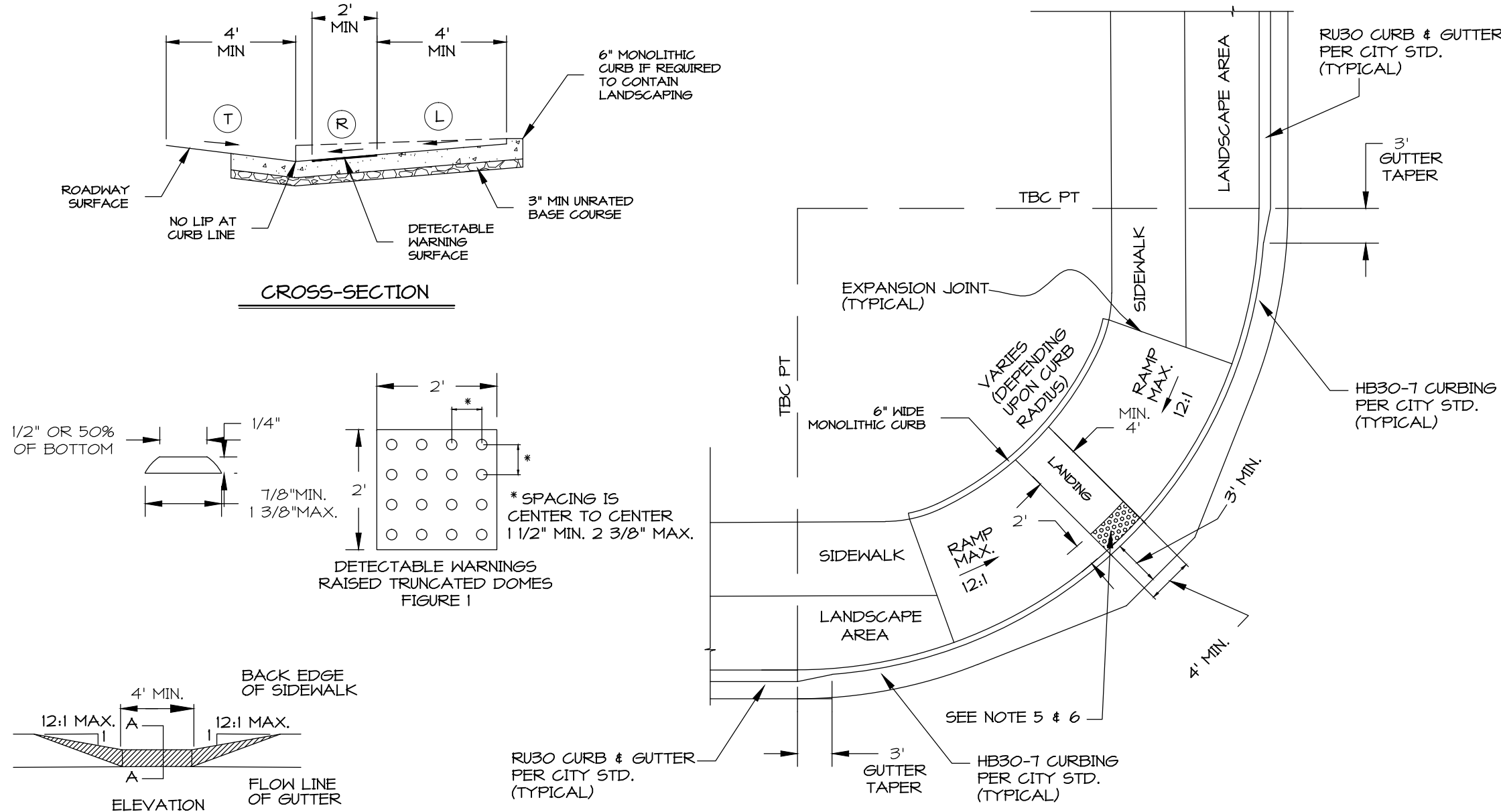
HILLSIDE REVIEW SET

DATE:	8/11/15
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CHECKED BY:	JWB
DWG:	Const Drawg
DATE:	
REVISIONS:	

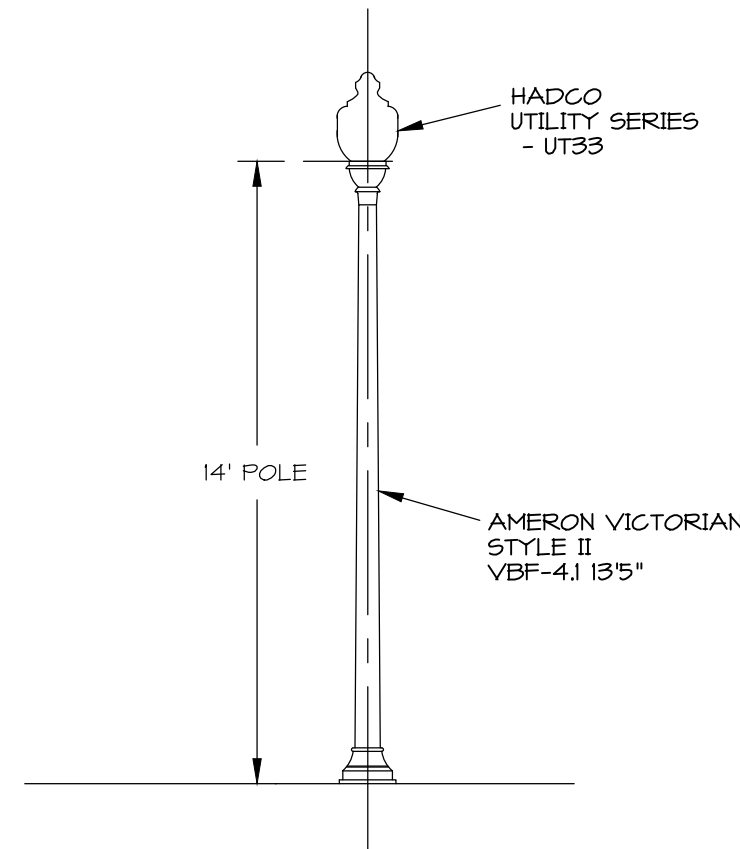
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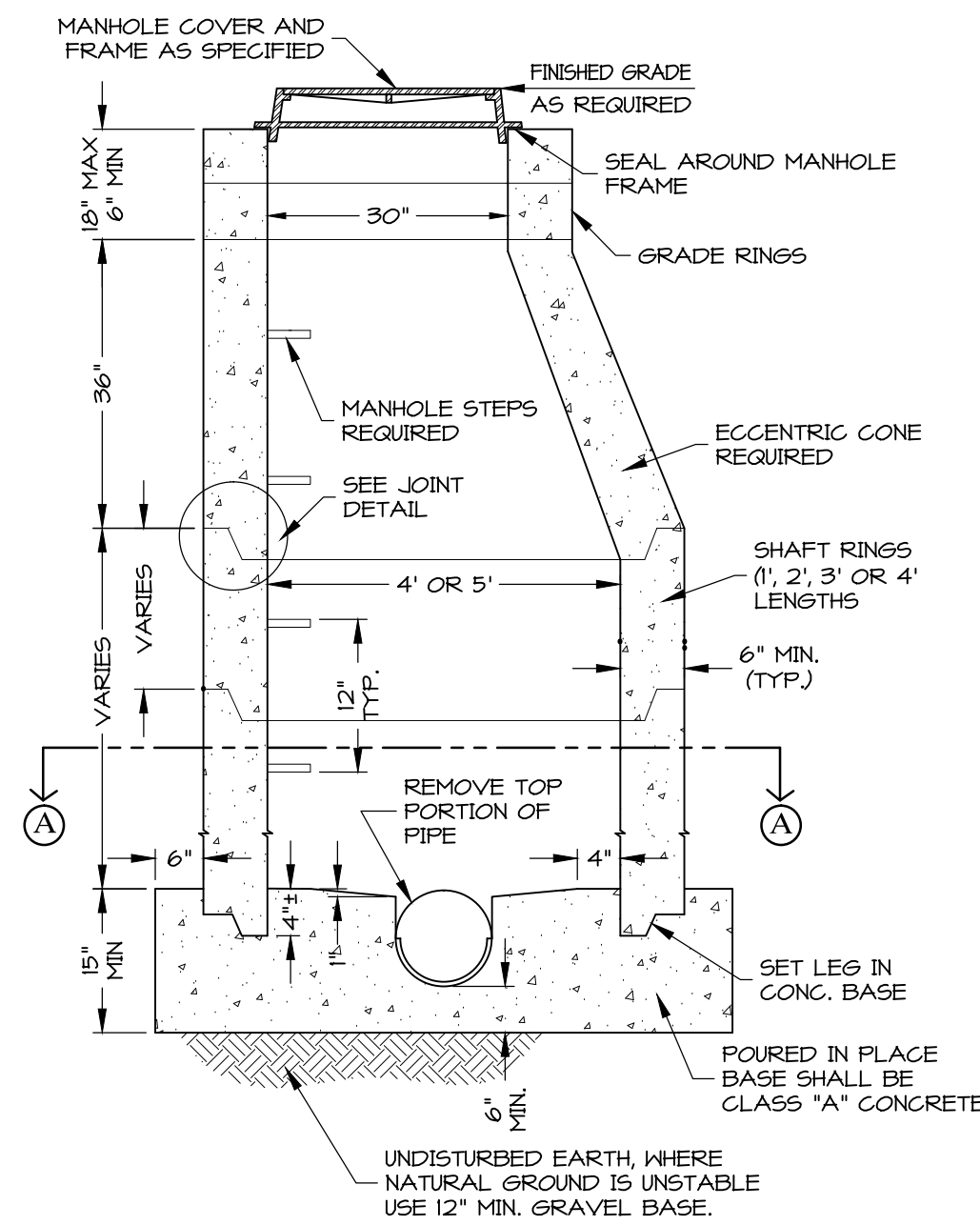
SIGNING PLAN
FOR
THE SYCAMORES @ SANTA CLARA, PHASE 1
SANTA CLARA
UTAH



HANDICAP RAMP
NOT TO SCALE

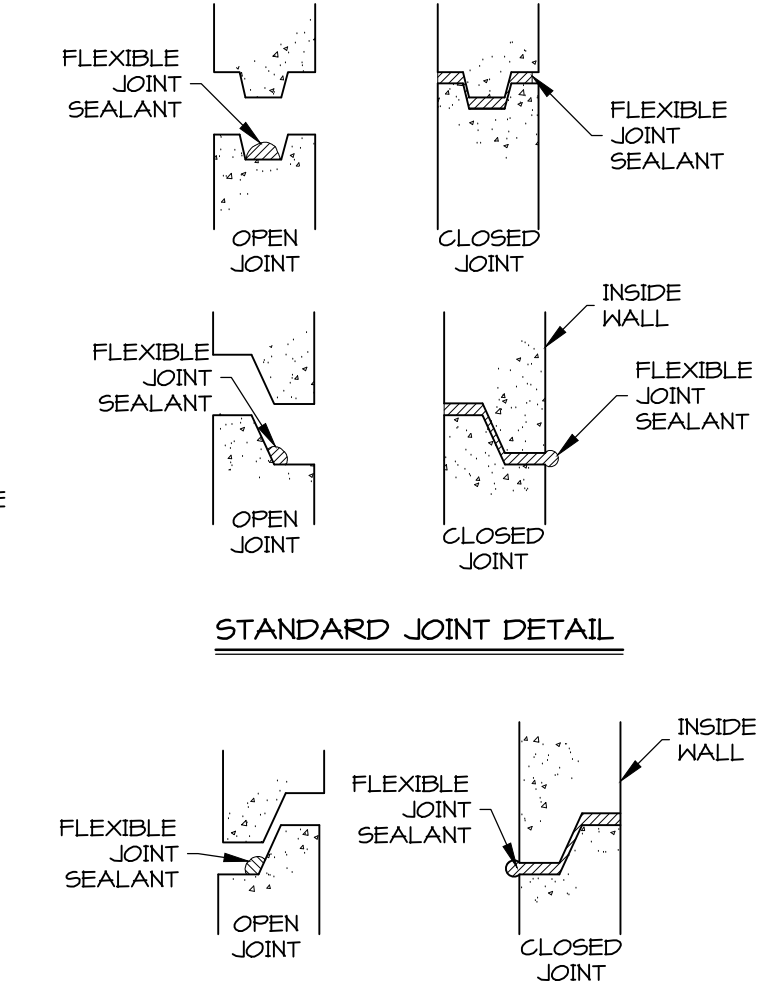


(INSIDE SUBDIVISION)
STREETLIGHT POLE ASSEMBLY
NOT TO SCALE



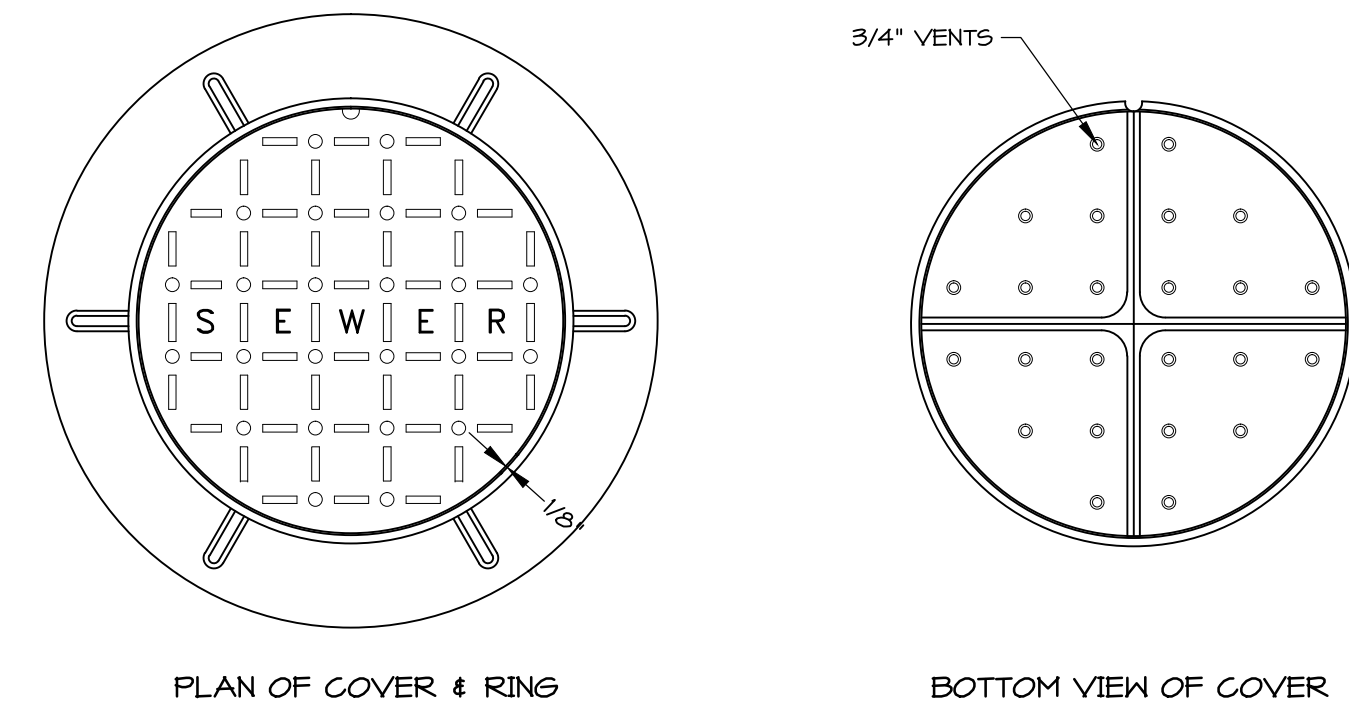
SECTION THRU CENTER

- NOTES:
- SEE DRAWINGS NO. 220 FOR JUNCTION AND DROP MANHOLE SIZES.
 - PRECAST BASE MAY BE USED, BUT REQUIRES ADVANCED APPROVAL.
 - IF OPTIONAL JOINT IS USED, ALL MANHOLE SECTIONS SHALL BE CLEARLY MARKED ON THE INSIDE AS TO THE MANUFACTURER AND TYPE OF JOINT BEING USED.
 - ALL MANHOLE SECTIONS SHALL BE CLEARLY MARKED ON THE INSIDE AS TO MANUFACTURER AND DATE OF MANUFACTURE.



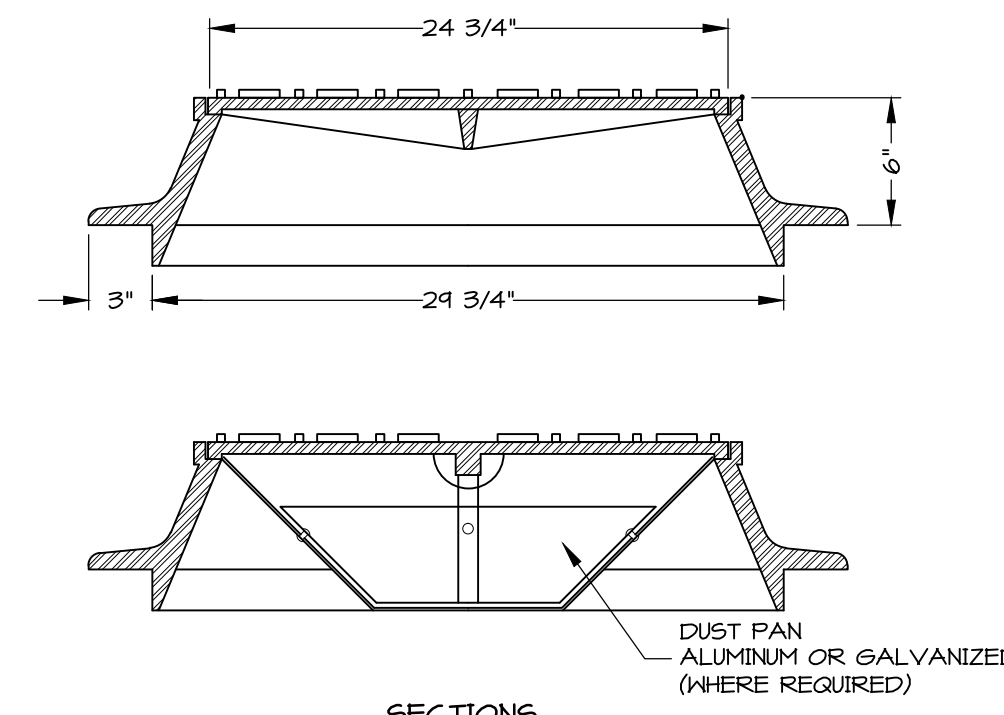
OPTIONAL JOINT DETAIL

STANDARD MANHOLE DETAIL
NOT TO SCALE



PLAN OF COVER & RING

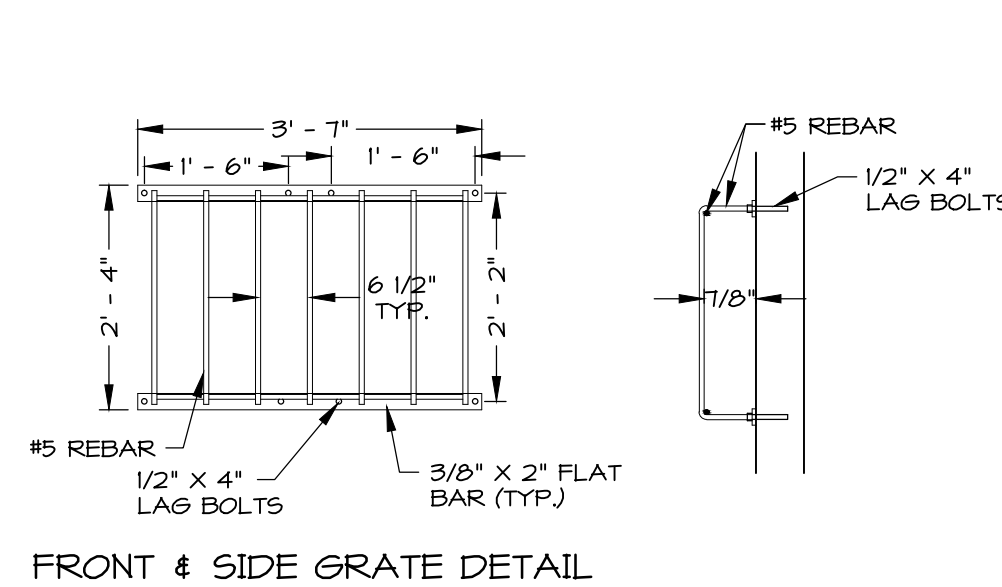
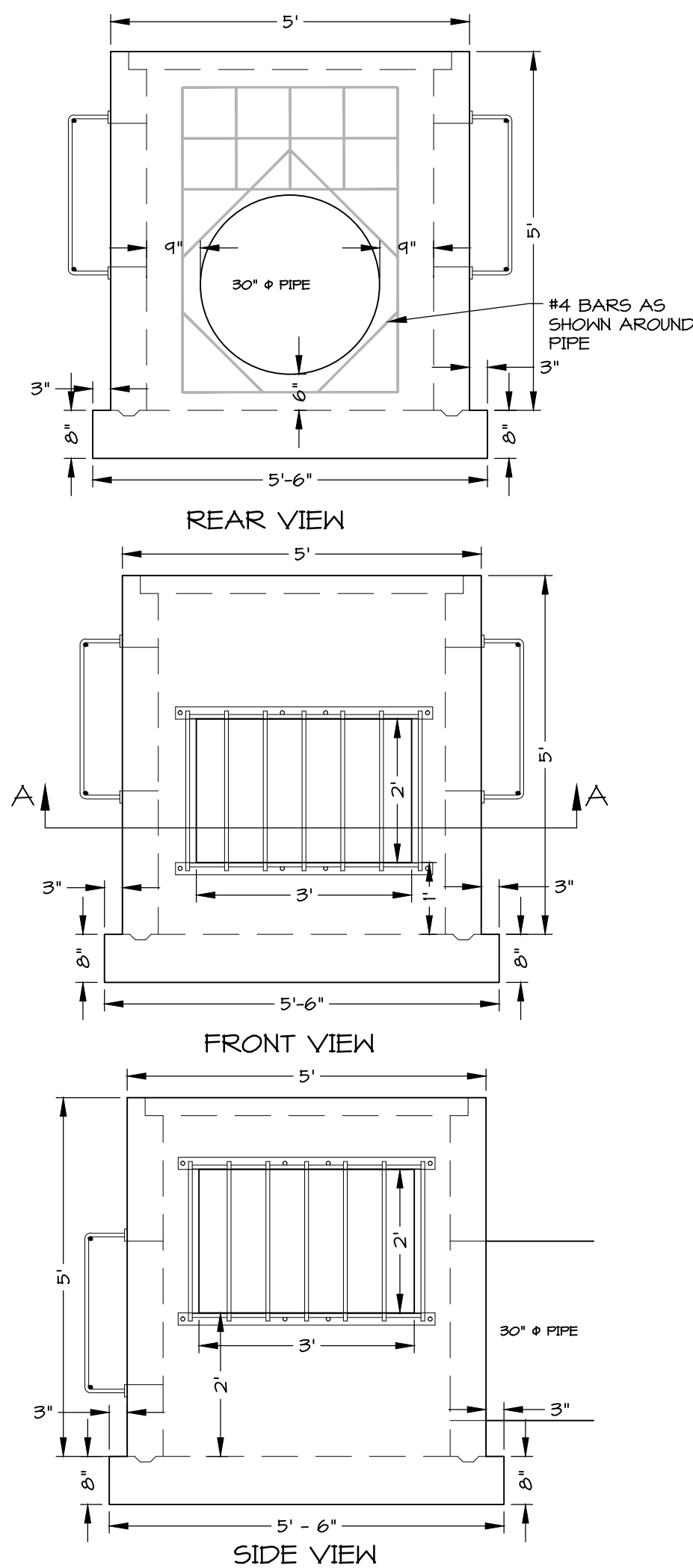
BOTTOM VIEW OF COVER



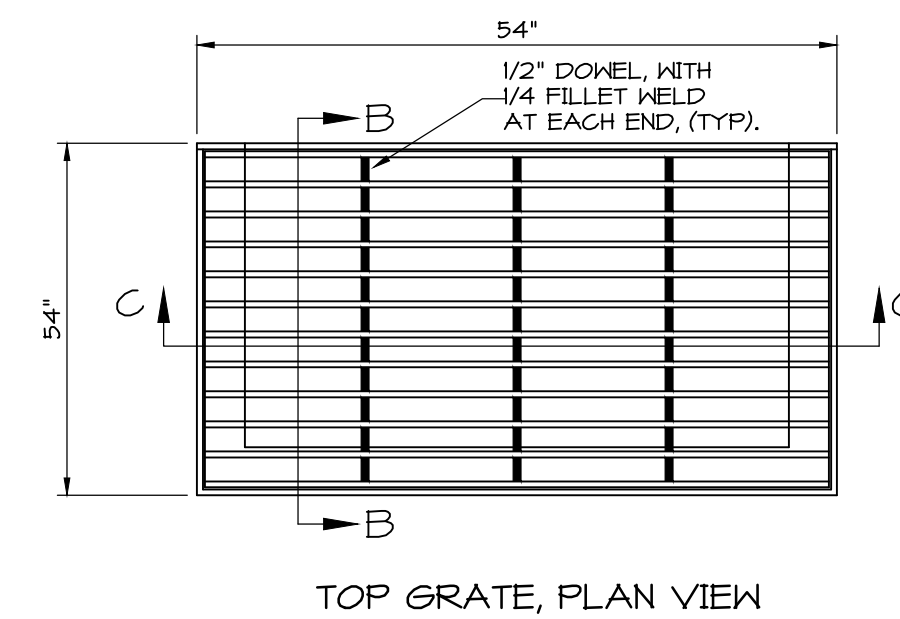
SECTIONS

MANHOLE FRAME AND COVER
NOT TO SCALE

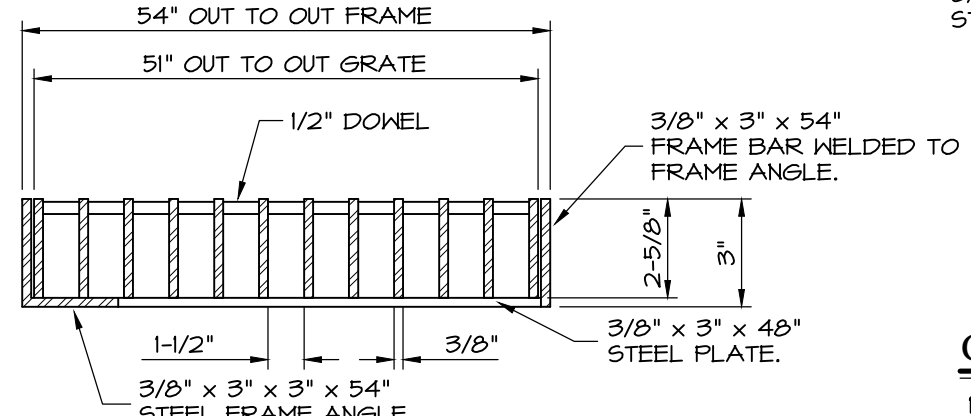
- NOTES:
- FOR SANITARY SEWER SEE DETAIL NO. 224.
 - USE OF MANHOLE TO BE CLEARLY MARKED ON EACH LID, E.G. "STORM SEWER".
 - MUST MEET HS-20 LOADING.



FRONT & SIDE GRATE DETAIL

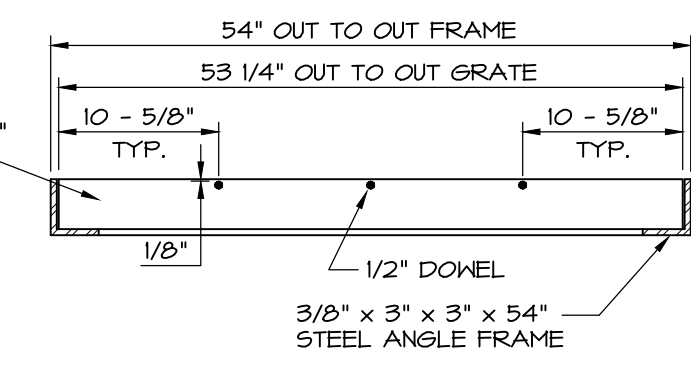


TOP GRATE, PLAN VIEW



SECTION B-B

NOTE: ALL EXPOSED METAL PARTS SHALL BE GALVANIZED AND ALL GALVANIZING DAMAGED BY FABRICATION OR INSTALLATION SHALL RECEIVE TWO COATS OF ALUMINUM PAINT (GALVONOX OR EQUAL).



SECTION C-C

CONCRETE:

- CODES AND REFERENCES:
-BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE: ACI-318 LATEST
-SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS: ACI-301 LATEST
-GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION: ACI-302 LATEST
-CONCRETE REINFORCING STEEL INSTITUTE HANDBOOK
- CRITERIA DESIGN STRESSES:
-CONCRETE STRENGTH (28 DAY) SLAB: 4,000 PSI
-REINFORCING STEEL:
#3 BAR AND SMALLER (ASTM A615, GRADE 40) $F_y = 40,000$ PSI
#4 BAR AND LARGER (ASTM A615, GRADE 60) $F_y = 60,000$ PSI
ALL BARS WHICH REQUIRE WELDING (ASTM A706 GRADE 60)
- PROVIDE COVER FOR REINFORCING AS SPECIFIED IN ACI-318-LATEST
- WHERE SPLICES IN REINFORCING ARE REQUIRED, THEY SHALL BE LAPPED AND STAGGERED SUCH THAT NO MORE THAN ONE-HALF OF THE BARS ARE LAP SPLICED WITHIN A REQUIRED LAP LENGTH, AND SHALL MEET THE REQUIREMENTS OF A CLASS "B" SPLICE.
- MINIMUM SPLICE LENGTHS FOR CLASS "B" (GRADE 60, 4,000 PSI CONCRETE):
#3 BAR THROUGH #5 BAR: 20" OVERLAP.
#6 BAR: 25" OVERLAP.
#7 BAR: 36" OVERLAP.
#8 BAR: 45" OVERLAP.
(REF: ACI 318-04 SEC. 12.16)
- MAKE HORIZONTAL BARS CONTINUOUS AROUND CORNERS OR PROVIDE CORNER BARS.
- ALL SLAB AND/OR WALL OPENINGS SHALL BE REINFORCED WITH (2) #4 BARS AND SHALL EXTEND TWO FEET BEYOND THE EDGES OF THE OPENING.

DRAINAGE INLET STRUCTURE
NOT TO SCALE

DATE:	8/11/15
JOB NO.:	8214-15-006
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CHECKED BY:	JWB
DWG.:	Const Dwg
DATE:	
REVISIONS:	



352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8588, Fx (435) 673-8397
www.rcsvl.com

DETAIL SHEET
FOR
THE SYCAMORES @ SANTA CLARA, PHASES 1 & 2
SANTA CLARA
UTAH

SANTA CLARA CITY HILLSIDE REVIEW BOARD
Thursday, August 20, 2015
MINUTES

SANTA CLARA CITY HILLSIDE REVIEW BOARD met for a meeting on Thursday, August 20, 2015 at 12:00 PM in the Santa Clara Town Hall located at 2603 Santa Clara Drive, Santa Clara, Utah.

Present: Wayne Rogers (Chair), Todd Edwards, Dave Black, Mark Owens, Arnold Decaster

Corey Bundy: Building Official
 Jack Taylor: Public Services Director
 Bob Nichol森: City Planning Consultant
 Todd Olsen: City Engineer

Absent: Chris Volksen, Greg Ence

Present for Applicants: Allen Hall, Jared Bates, Lyndi Roe, Kyle Hafen, Russ Owens, Tyler Turner

1. **Call to Order**: Wayne Rogers (Chairman) called the meeting to order at 12:13 PM

2. **Working Agenda**

A. **General Business**

Item A1. Request recommendation to Planning Commission for Hillside Review Board of The Sycamores at Santa Clara.

*** Note: This item was addressed in two segments: one for group discussion and second meeting on site of project, with a vote at the end***

8/18/2015-

Wayne Rogers: The first item of business is the request recommendation for Planning Commission for Hillside Review Board of The Sycamores at Santa Clara subdivision. It was previously called River Bend and since been sold to a new developer. It now includes property within the Hillside Overlay Zone. The updated map for the new development has a drainage study and corresponding maps. I will recuse myself from voting as I am involved with this project.

Allen Hall: Most of the subdivision has fill and up the hillside we are doing our best to fit inside there.

Todd Edwards: The east side is being taken off the hillside and being put into the clay area more? Is it going to the ridgeline?

Allen Hall: The wash is on the other side to act as a barrier. The wash goes up and along the backside.

Todd Olsen: The road is going down the center?

Allen Hall: The main road does not necessarily go down the center and there is a retention basin that will be created, which makes the wash almost go away. The area outside the subdivision is where the wash will remain and creates a detention basin with a staged outlet.

Jared Bates: The water will sit there but not be a holding area and the piping will be big enough.

Todd Olsen: Can the manual be re-submitted?

Allen Hall: Yes.

Todd Edwards: What is the reasoning for the staging of an outlet? Why doesn't it run straight through?

Allen Hall: Not knowing for sure what will happen on top of the area for a future development and that could be a potential problem if we did anything further.

Jared Bates: That will be in the final study and will include an analysis.

Bob Nichol森: Are you planning to pipe the drainage through the subdivision to the river?

Allen Hall: Yes.

Todd Edwards: A couple of flatter spots; can it be steeper?

Allen Hall: Yes we can steepen the road area. We want to try to keep the basin from being too deep.

Todd Olsen: How about the two east lots from the south side area?

Allen Hall: It will be natural lot and go back into the natural washes.

Todd Edwards: Will there be ripraps to open channels for the area between lots 26, 27, 28?

Allen Hall: Those lots will not be platted at this time, but it is the last piece of the hillside, so we wanted to include it.

Todd Edwards: Will it be graded?

Allen Hall: Not sure if want to grade it at all, but perhaps just to have the permission to do so. The envision for the project is to have multi-story homes in that area, with the houses designed to fit the hillside. Sewer can't get to those lots and that is why it will not be platted at this time until that can happen.

Dave Black: What about the lots against the hill?

Allen Hall: We had originally planned on it but in talking with Kent Byland, the thinking as the lots would be the same way as they are graded right now. They are graded now with walkout basements.

Todd Edwards: Does lot 26 have an upper pad?

Allen Hall: It does and is kind of narrow.

Jared Bates: There is fill in that area.

Todd Edwards: Ok. There is a question for the geotech; in the recommendation for 15 feet for over excavation under the pads and on the road there shows 5 feet of removal, then it shows cross sections, it shows 15 feet of removal.

Wayne Rogers: That is just where the clay is for the cross sections. Rather than cut out or step areas for the road, we just showed everything.

Todd Edwards: Why isn't it all removed from the clay?

Wayne Rogers: Mainly only being in one or two locations. There is not super clay mudstone in that area. It will not affect the road as much as a house will. It is also in in one stretch of the road.

Bob NicholSEN: Will the developer put a rip wrap along the south bank of the river?

Allen Hall: For the future, Phase 2 that will include a riprap.

Todd Edwards: What about lots 1 through 7? Will that be temporary with the rip wrap?

Allen Hall: Those lots will be permanent with the rip wrap.

Todd Olsen: A question on the maintenance; do the homeowners maintain the ditch? Is it on a 2 to 1 slope?

Allen Hall: There will be a HOA and that will be a requirement for them to do and yes for the slope.

Jared Bates: Would the City want to maintain this?

Jack Taylor: It is too steep and the City will not maintain, only the HOA will be the responsible party to maintain the ditch.

Wayne Rogers: The proposed cut is 2 to 1 and for the time being, the slopes are fine with solid rock surrounding. Other areas will be flat.

Mark Owens: A question from the report: is there 2 to 3 feet but at least 5 feet below?

Wayne Rogers: Yes.

Todd Edwards: Are the rock walls engineered?

Wayne Rogers: That will be done at a later time.

Allen Hall: There will be a future access road on top and the biggest cut slope is hidden on the hill. There is not going to be another way onto that hill. The grading will be done then. The cross section is 50 foot wide with 12 foot lanes and 5-6 foot trails. It is intended for cars, pedestrians, traffic and the drainage.

Dave Black: When looking at both plans, we need to make sure that the cuts are minimized and in compliance with the ordinance. An option would be for the Hillside Review Board, to approve and include the road and the lower portion and request as lots come in, to have individual grading permit with each pad. We can approve the road and so forth, but anything not being graded now, we look at those individually. That will help to minimize the scarring of the hill.

Wayne Rogers: Lots 22 through 25 will be graded, but lots 26-28 will not be graded at this time.

Todd Edwards: Will that be natural and not disturb the steep parts?

Allen Hall: The intent is to have the pads off the steep slope and preserve the ordinance.

Todd Edwards: Will there be restrictions to not disturb the remaining areas?

Allen Hall: Yes.

Bob NicholSEN: There will need to be a note on the plat. Are lots 1 through 7 in Phase 1?

Allen Hall: Yes.

Bob NicholSEN: Will the amour be in at the river bank later?

Allen Hall: Yes.

Jared Bates: However, towards the back of the lots, there are not any that are on the river bank.

Todd Edwards: There will not be any other development past the back?

Jared Bates: No.

Allen Hall: The armoring will tie into the bridge.

Wayne Rogers: Any other comments?

Dave Black: Since it is not being graded now, the final grading would need to come back to the Hillside Review Board, however I would like to see minimizing of the cutting going up the hill.

Dave Black: Is everything fitting within the ordinance?

Wayne Rogers: Yes, and with the chase slope going up as it is, a 2 to 1 slope will be sufficient.

Allen Hall: Once the sandstone is hit, it will need to be steepened up and that will occur.

Mark Owens: I would like to have a site visit to see the project in person. This will allow for better perspective on decisions.

Allen Hall: That would be a good idea. I can stake it out to show the boundaries.

Dave Black: Does the backside need to be a 2 to 1 slope?

Jared Bates: Yes.

Arnold Decaster: Is there a gravel pit lining?

Allen Hall: Yes.

Wayne Rogers: Options can include retaining, gunite or channeling big rocks. We can make recommendations today; or table this issue, and then conduct the site visit. After the site visit, we can vote on this issue. The site visit will be on Tuesday, August 25, 2015 at 8 A.M. We will look at the areas in question and the details of the cross sections as well as perspective on where stakes are at will allow for better answers for this issue. If there is not any further discussion and we are in agreeance to conduct a site visit for this item, we will table this issue until the upcoming site visit and moss to the next item.

8/25/2015 Site Visit-

***Members met on site for the Sycamores at Santa Clara project on August 25, 2015 at 8:00 a.m.

Allen Hall: The biggest cut is under 20 feet. I have placed stakes on the hill that show the property line and is close to the catch point. There is a ditch by the property line.

Dave Black: Who maintains the ditch?

Allen Hall: The HOA.

Jared Bates: The rock line area should be an alternative if needed.

Todd Edwards: Where is the largest cut?

Allen Hall: It is 20 feet everywhere.

Todd Olsen: Where is the chance from the property line to cut?

Allen Hall: Around the corner towards the east end.

Wayne Rogers: Is there only a few feet of cuts that will be at the top of the hill?

Allen Hall: Yes.

Todd Edwards: Does the road follow up the wash?

Allen Hall: Yes. The retention basin at the far east side is where that will be.

Bob NicholSEN: Will there be a pipe under the sidewalk?

Jared Bates: Yes.

Wayne Rogers: Any other questions or comments or are we ready for a motion?

Todd Edwards: I will make the motion to approve to Planning Commission for Hillside Review Board of The Sycamores at Santa Clara with a note that lots 26, 27, and 28 not be graded at this time and come back to Hillside Review Board separately at building permitting process and to provide an updated drainage study.

Dave Black: I will 2nd the motion.

****** Motion to request the recommendation for Planning Commission for Hillside Review Board
Request recommendation to Planning Commission for Hillside Review Board of The Sycamores at Santa Clara.**

Motion made by: Todd Edwards, Seconded by: Dave Black

Voting Aye: All

Voting Nay: None

Motion Carried.

Adjourned August 25, 2105 at 8:30 a.m.

A. General Business

Item A2. Request recommendation to Planning Commission for Hillside Review Board of Highway 91 design, located on Highway 91, Swiss Village to 200 East (Ivins).

Tyler Turner: This affects the tallest slope to be cut is by the City shed. Copies of the reports should have been received and that should answer any specific questions.

Todd Edwards: What about the drainage study and will there be an under drain at the trail?

Tyler Turner: For the entire length, there is an existing drainage area, and yes about the trail. They are fairly gradual cuts with the exception of the one 60 foot cut.

Wayne Rogers: There is a portion that is by the Jacob Hamblin home; will that go away?

Jack Taylor: The City will go back in and cut it in, so there continues to be a trail that ties into Rachel Drive and Pioneer Parkway.

Todd Edwards: If it were to stay away from the rock wall area would be my recommendation.

Wayne Rogers: The cut slope is about 60 feet high? Could there be any other options to retain portions of that?

Russ Owens: It goes further, but is shallow in areas.

Bob Nichol森: What about re-landscaping and vegetation?

Tyler Turner: That is for the disturbed slope areas and will be for 2 to 1 slopes.

Todd Edwards: Wouldn't that be a problem for approval with the 60 foot height purposed cut?

Wayne Rogers: That is my question as well. I am not sure this will comply with ordinance. It is City property right?

Jack Taylor: Yes and nothing or develops above it, just natural landscaping.

Wayne Rogers: Will it leave the existing cut? It is a huge and cut and with possible erosion and more than a 3 foot cut.

Todd Edwards: What about the curb, gutter, the 10 foot trail and then what about a ditch? Can the ditch be rock lined?

Jack Taylor: It will not be any more maintenance than what is currently being done.

Wayne Rogers: Are there any other comments or concerns?

Bob Nicholzen: There is a section within the City ordinances that will allow for this to be done. It reads as follows:

Chapter 17.080, Section G:

G. Corrective Work: Nothing in this section shall prohibit the city from authorizing grading deemed necessary to correct previously disturbed natural areas or existing hazardous conditions that are on site but not a part of the proposed development area that are brought to the city's attention, in which case the applicant will investigate possible alternatives with subsequent review by city staff, city engineer, hillside review board, planning commission and/or city council. (Ord. 2008-14)

Wayne Rogers: Ready for a motion?

Dave Black: With this ordinance allowance, I would like to make a motion to recommend approval to the Planning Commission for Hillside Review Board of Highway 91 design, located on Highway 91, Swiss Village to 200 East (Ivins) with a note that the 60 foot cut is outside the limits of the ordinance, but is able to be allowed because of Chapter 17.080.040, Section G that allows such a deep cut in order to correct a hazardous condition.

Todd Edwards: I will 2nd the motion.

****** Motion to request the recommendation for Planning Commission for Hillside Review Board
Request recommendation to Planning Commission Highway 91 design, located on Highway 91,
Swiss Village to 200 East (Ivins).**

Motion made by: Dave Black, Seconded by: Todd Edwards

Voting Aye: All

Voting Nay: None

Motion Carried.

3. Discussion Items

None

4. Approval of Minutes

Minutes approved from May 4, 2015

5. Adjournment

Adjourned August 18, 2015 meeting at 1:30 p.m.

Respectfully submitted;

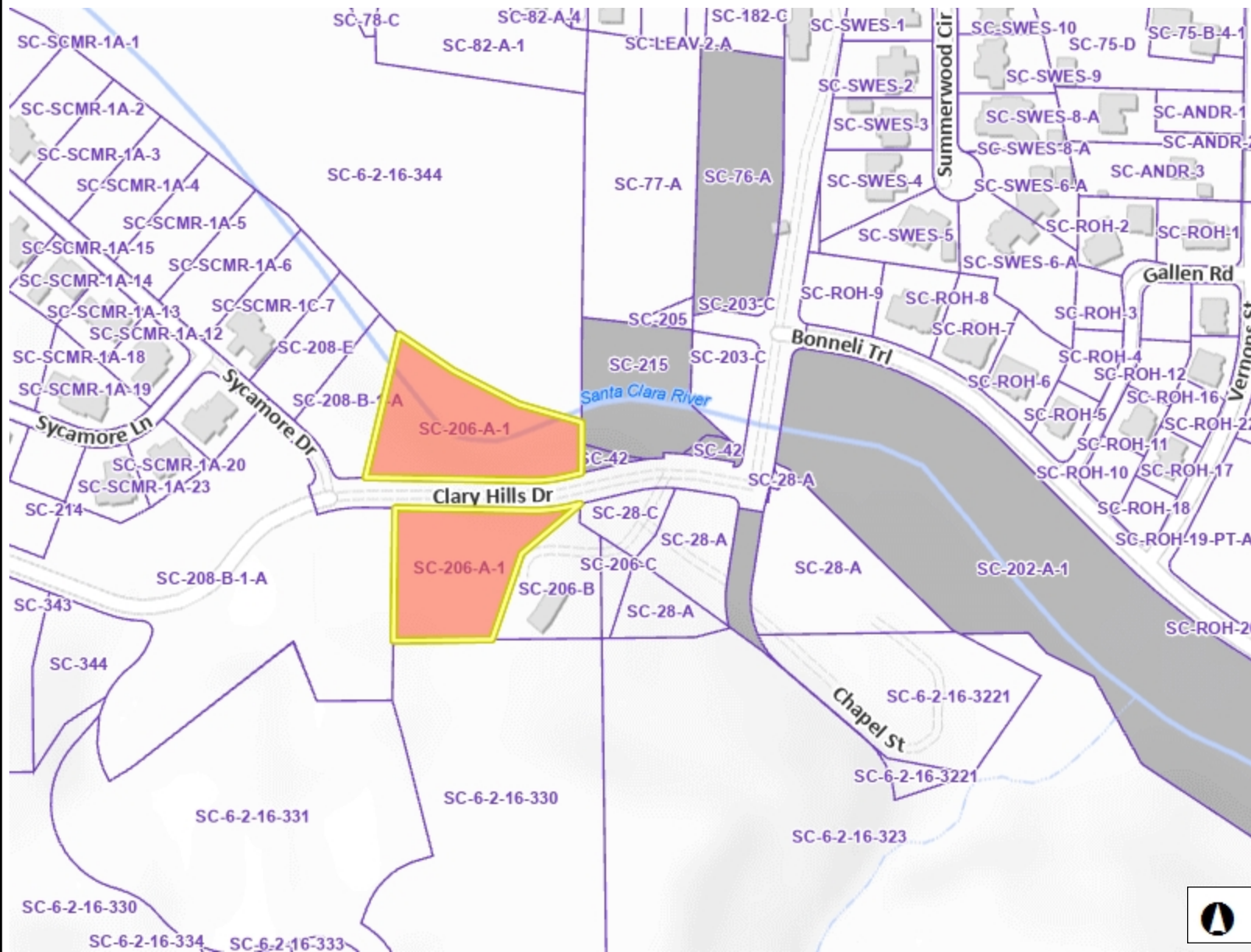
August 18, 2015

____Melodie B. Hayes_____
Melodie B. Hayes, Recording Secretary

____March 29, 2017_____
Date Approved



Subject Property



Legend

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

Notes

Sycamore's Phase 2

752.3 0 376.17 752.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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

Mayor
Rick Rosenberg

City Manager
Brock Jacobsen



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

CITY COUNCIL

Meeting Date: May 10, 2023

Agenda Item: 6

Applicant: Santa Clara City

Requested by: Brock Jacobsen

Subject: Request to have Washington County Commission put 1 % Sales Tax for EMS on Ballot

Description:

During the 2023 legislative session a bill was passed amending previous legislation. The amendment, HB 392, allowed for a second class county which has one national park and at least two state parks to fund EMS through the enactment of up to a 1% sales tax on eligible items. Utah Code 59-12-8 Funding for Health Care requires the approval of the majority of the county's legislative body. Following the approval of the county commission to enact the 1% sales tax, it will then need approval of the registered voters residing in Santa Clara. The city is asking the county commission to put the 1% sales tax for EMS on the first available Election date.

Recommendation: Approval

Attachments:

Cost: N/A

Legal Approval: N/A

Finance Approval: Yes

Budget Approval: N/A

2603 Santa Clara Drive, Santa Clara, Utah 84765

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

**CITY OF SANTA CLARA
RESOLUTION NO. 2023-09**

**A RESOLUTION REQUESTING THE WASHINGTON COUNTY COMMISSION
ENACT A 1% SALES TAX TO FUND THE PROVISION OF EMERGENCY MEDICAL
SERVICES BY SANTA CLARA/IVINS FIRE & RESCUE**

WHEREAS, the Santa Clara City currently operates, with funding from Santa Clara City and Ivins City, the Santa Clara/Ivins Fire & Rescue Department (“SCI Fire”), which provides fire, emergency medical services (“EMS”), and rescue services within a service area covering both cities and a portion of unincorporated Washington County; and

WHEREAS, the citizens residing in Santa Clara City and Ivins City have a disparate funding impact due in part to the disproportionate number of visitors or tourists requiring services from SCI Fire, and the fact that the SCI Fire service area includes a portion of unincorporated Washington County, whose residents do not participate in funding of SCI Fire; and

WHEREAS, imposing a sales tax will help to mitigate the need for other new funding sources for SCI Fire, including but not limited to an increase in property taxes, ensuring that a larger portion of the costs of SCI Fire services is funded by sales taxes within the SCI Fire service area, which are paid by residents of the cities, residents of the unincorporated county which is part of the SCI Fire service area, and visitors to the SCI Fire service area; and

WHEREAS, the Utah State Legislature has authorized a County of the Second Class which has a National Park and at least two Utah State Parks to fund EMS through the enactment of up to a 1% a sale tax on eligible items to fund EMS operations; and

WHEREAS, Utah Code § 59-12-802 requires approval to impose the tax from a majority of the members of the county's legislative body, and from a majority of the members of the legislative body of each municipality located within the affected area; and

WHEREAS, in addition to the approval of the county and municipal legislative bodies, the registered voters residing within the affected area must vote on the imposition of the tax; and

WHEREAS, August 15, 2023, is the first available date to present the sales tax proposition to the registered voters residing in the SCI Fire service area; and

WHEREAS, the County may present a ballot proposition before the voters that may read,

Shall Washington County adopt a sales tax of up to 1% on eligible sales within the boundaries of the Santa Clara/Ivins Fire & Rescue service area and use the money collected from the tax to fund emergency medical services (“EMS”) provided within said service area?

and

WHEREAS, presenting the ballot proposition to the voters satisfies the requirements established by Code; and

WHEREAS, the enactment of a sales tax will help meet SCI Fire's 2024 funding requirements, and mitigate the need to establish other sources of revenue from residents of the SCI Fire service area, including but not limited to a potential increase in property taxes.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF SANTA CLARA CITY requests that the Washington County Commission approve the imposition of up to 1% sales tax on eligible purchases within the boundaries of the SCI Fire service area, and place the proposition before the voters on the August 15, 2023 ballot.

This resolution shall be effective on the date it is adopted.

RESOLVED by a duly constituted quorum of the Santa Clara City Council this 10th day of May, 2023.

SANTA CLARA CITY

Rick Rosenberg, Mayor

ATTEST:

Selena Nez, Deputy City Recorder

Mayor
Rick Rosenberg

City Manager
Brock Jacobsen



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

CITY COUNCIL

Meeting Date: 5-10-2023

Agenda Item: 7

Applicant: Santa Clara City

Requested by: Gary Hall

Subject: Utopia Make Ready Work-Bid Award

Description:

Utopia Fiber requested Santa Clara City Power to provide them a cost estimate to do some make ready work on our power poles. Make ready work is work that we need to do on our poles to make room for communications to be attached and still maintain proper clearances as per NESC code. Utopia has paid Santa Clara to do this work, but now with the subdivisions that are ready for power, and the Vineyard Drive project, we do not have time to complete the work in a timely manner.

I have spoken with Utopia about this issue, and they are understanding and wish for us to get three bids from contractors to come in and finish the make ready work. Utopia will pay the difference from what they have paid us and what the contractors will charge.

Attached are the three bids. It is my recommendation that we award the bid to Cache Valley Electric based on the proposal amount as well as their ability to be onsite sooner than the other bidders.

Recommendation: Award

Attachments: Yes

Bid

Cost: N/A

Legal Approval: N/A

Finance Approval: Yes

Budget Approval: N/A

Bid Comparisons

The three bids came back with some differences in the amount of personnel to complete the required work. In order to compare the three bids, I have calculated them below showing the lowest bidder with additional personnel.

Wasatch Electric

4-man crew with equipment-\$94,621

Hunt Electric

3-man crew with equipment-\$62,900

Cache Valley Electric

2-man crew with equipment-\$39,901

3-man crew with equipment-\$55,651.50

4-man crew with equipment-\$71,402



April 24, 2023

Santa Clara City Power
2603 Santa Clara Dr.
Santa Clara, UT. 84765

Attention: Mr. Gary Hall

Subject: Quote to Support for Utophia Installation

Dear Gary,

Cache Valley Electric is pleased to provide you a quotation for the [job name] project. This quote includes all labor, and equipment to perform the work as described in the provided scope of work. Our proposal to perform this work is **\$39,901.00**.

This quote includes the following:

Labor	\$ 31,501
Equipment	\$ 8,400
Total	\$ 39,901

Please call if you have any question concerning this proposal.

Thank You,

Skylar Iverson
Project Manager
385-297-7748



Gary Hall
Santa Clara Power
2603 Santa Clara Dr
Santa Clara, Utah 84765

April 26, 2023

Re: Utopia Make Ready

Dear Gary,

We are pleased to tender a lump sum proposal for the Utopia Make Ready work on the Santa Clara Power system for Utopia Fiber. Price is based on scope supplied by Santa Clara Power to Hunt Electric. We appreciate this opportunity to serve you.

Bid Amount \$62,900.00 plus tax (unless tax exempt certificate can be supplied)

Pricing is based on the following mutual understanding:

While a construction schedule has not been provided, it is assumed that Hunt Electric may be able to complete the scope of work, depending on the conditions of work found, in approximately 3 weeks.

This proposal assumes a three-man crew and associated equipment at 10-hour workdays plus two days of travel to safely complete the work. This proposal does not consider nor include material of any kind.

Please note the following clarifications.

1. Due to recent volatility in the supply chain for commodities caused by global pandemic/time of war, this proposals pricing and material procurement schedule are good for 30 calendar days. Proposal Price is good through May 18, 2023. If contracts or purchase orders are delayed beyond this date, Hunt Electric reserves the right to update pricing with current market escalation at time of purchase.
2. Price excludes work that has already been completed or will be completed by Santa Clara Power.
3. For any hot work, Santa Clara will supply an additional man for assistance. This budget considers only 4 hot work single-phase pole change outs.



4. Price does not include Bid Bond or Performance Bond at this time. Pricing is available upon request.
5. All material will be supplied by customer and shipped to load yard that will be readily accessible.
6. Price does not include Temporary Power currently. A price for Temporary Power is available upon request.
7. All Utility Fees are excluded.
8. Price assumes all existing power poles will be readily accessible with unobstructed, unfettered access. Structures required for work that are not readily accessible which may create work delays may necessitate a price increase or agreed upon change order.
9. All demolition is excluded currently. The removal of and delivery of expended power poles and structures is excluded.
10. Labor and equipment proposal is based on the site visit and analysis supplied by Santa Clara Power. Hunt Electric has not visited the site due to tight turnaround. Should conditions present be materially different than analysis supplied by Santa Clara Power, Hunt reserves the right to update price based on mutual agreement with Santa Clara City.
11. All associated boring, etc is excluded.
12. All landscape repair is excluded.
13. All asphalt and concrete repair is excluded.
14. Price is based on work being done in a continuous fashion.
15. Price does not include Rock Hammering or dewatering.
16. Price is based on a balanced site.
17. Price is based on Hunt Electric working off an agreed upon schedule. Schedule will need to address trade sequencing, completion of framing, rough in periods and finish periods.
18. Price is based on the customer providing Hunt Electric with an adequate lay down and job storage area. Adequate parking areas to be provided for crews.
19. Price is based on single point connections for all equipment.

Thank you again for this opportunity to serve you.

Sincerely,
Chad Ambrose
Executive Division Manager



Brent Gardner
Vice President - Power & Utility
Services

Dynalectric Company
d/b/a Wasatch Electric
PO BOX 26588 (84126)
2455 West 1500 South Ste A
Salt Lake City, UT 84104

Phone: 801.478.2144
Cell: 801.381.7407
Fax: 801.487.5032

bgardner@wasatchelectric.com

May 3, 2023

Santa Clara City
Attn: Gary Hall

RE: Utopia Make Ready Work 2023

Gary,

Wasatch Electric appreciates the invitation to provide this bid for the referenced project. This proposal is based on the hours shown in the Santa Clara Utopia Make Ready Proposal.

Wasatch Electric's proposal includes the following general conditions:

Inclusions and Expectations:

1. Proposal shall be valid through June 2023. Contract start and completion dates have not been established and will need to be agreed upon prior to finalization of contract.
2. The proposal is based on being able to reach mutually agreeable contract terms and conditions. We expect that current contracts terms and conditions will be acceptable in this contract, except as specifically noted in this proposal letter.
3. Payments shall be net 30 days upon receipt of invoice.
4. The proposal includes applicable sales taxes.
5. Warranty for work completed is for 12 months following ready for energization.
6. Owner has secured approved right-of-way and access to project site or sites.
7. The proposal includes one mobilization and demobilization.
8. The proposal includes all required labor to complete the project based on a 60 hours per work week schedule.
9. A laydown yard will be available at no cost to the Wasatch Electric crew to store equipment and materials during the project.
10. Crews are available within 4 weeks.

The cost to complete the project is \$94,621.00.



Wasatch Electric
Power & Utility Services
An EMCOR Company

Exclusions:

1. Retention.
2. Site Security.
3. Cost to excavate rock, handle subsurface water or methods for supporting sloughing or collapsible soils.
4. Restoration/Reseeding.
5. Surveying.

Again, we appreciate the opportunity to work with you on this project. For any additional information or clarification please contact the undersigned.

Sincerely,

Brent A Gardner

Brent Gardner
Vice President – Power & Utility Services
Office: (801) 487-4511
Fax: (801) 487-5032



Wasatch Electric
Power & Utility Services
An EMCOR Company