



Residential Subdivision Preliminary Plat Application

FEES	Major Subdivision: \$650 or Minor Subdivision: \$550 30 # of lots x \$35 per lot				
	WATER MODELING	Lots: 1-9	\$300	200-349	\$1,175
		10-19	\$400	350-499	\$1,650
		20-49	\$475	500-499	\$2,100
		50-99	\$625	700-999	\$2,650
		100-199	\$825	1000+	\$2,650
		Filing Fee:		\$ 650	
		Lot Fee:		\$ 1,050	
		Water Modeling Fee:		\$ 475	
		Total Fees:		\$ 2,175	

Proposed Subdivision Name: Rhône

Applicant(s) / Property Owner(s) Information

LEGAL OWNER(S) OF SUBJECT PROPERTY: Carol Graff Heaton & Bonnie Lynn Graf Peterson

MAILING ADDRESS: see attached page CITY: STATE: ZIP:

EMAIL: PHONE: FAX:

APPLICANT: Cole West Development
(If different than owner)

MAILING ADDRESS: 2250 N. Coral Canyon Blvd, Ste 200 CITY: Washington STATE: UT ZIP: 84780

EMAIL: drake@colewest.com PHONE: 435-862-6183 FAX:

CONTACT PERSON/REPRESENTATIVE: Drake Howell
(If different than owner)

MAILING ADDRESS: 2250 N. Coral Canyon Blvd, Ste 200 CITY: Washington STATE: UT ZIP: 84780

EMAIL: drake@colewest.com PHONE: 435-862-6183 FAX:

Property Description

STREET ADDRESS OF PROPERTY: approx 1300 Vernons St

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

ASSESSOR'S PARCEL NUMBER(S): SC-6-2-16-321, SC-73-A-1, SC-73-B, SC-73-C, SC-74-C, SC-202-A

Current Zoning Designation: R-1-10 Proposed Zoning Designation:

Parcel Size (acres): 21.366 Number of Lots: 30 Number of Phases: 2

Major Cross Street(s): Old Farm Road, Vernons St, Chapel St

Legal Description:
(Attach separate sheet if necessary)

Approvals Required By:

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

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

Office Use Only:

Date Plan Submitted: _____ Date Plan Accepted: _____
 Received by: _____ Receipt number: _____
 Amt Due: _____ Amt Paid: _____

Property Owner’s Authorization

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

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

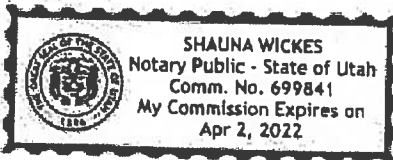
DATE: June 26, 2018

Carol A Heaton
 PROPERTY OWNER

 PROPERTY OWNER

STATE OF UTAH)
) :SS
 COUNTY OF WASHINGTON)

On this 26th day of June, 2018 personally appeared before me
Carol Heaton and _____, the signer’s of the above instrument,
 who duly acknowledged to me that he/she/they executed the same.



[Signature]
 Notary Public
04-22-18
 Commission Expires

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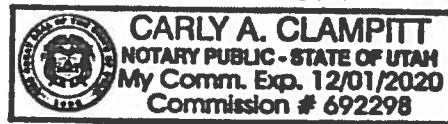
I swear that I am (the) (a) owner(s) of the property which is the subject matter of the application, as it is shown in the records of Washington County, Utah.

DATE: June 26, 2018

Bonnie Peterson
PROPERTY OWNER

[Signature] *df*
PROPERTY OWNER

STATE OF UTAH)
 Davis) :SS
COUNTY OF WASHINGTON)



On this 26 day of June, 2018 personally appeared before me
Bonnie Peterson and N/A, the signer’s of the above instrument,
who duly acknowledged to me that he/she/they executed the same.

Carly Clampitt
Notary Public

12/01/2020
Commission Expires



Subdivision/Development Approval Checklist Santa Clara City

PRELIMINARY PLAT CHECKLIST

Project Name: Rhône

Yes	No	N/A	I. SKETCH PLAN/CONCEPT PLAN REQUIREMENTS (16.12.030)
Y	N	N/A	Sketch/Concept Plan review by staff and/or Planning Commission although not required is highly encouraged.
II. STATE WATER QUALITY REQUIREMENTS – (Resolution 2015-12R)			
Y	N	N/A	1. Waterline and hydrant locations in electronic format.
Y	N	N/A	2. Applicable elevation data at valve clusters and hydrants.
Y	N	N/A	3. Coordinate system used and in draining. The water model is set up in Utah State planes, NAD83 datum, South Zone, US Foot (UT83-ASF).
			4. Submit Project Notification Form (PNF) with application. Available at: http://www.sccity.org/media/uploads/2015/08/19/files/PNF-WaterQuality.pdf
III. PRELIMINARY PLAT REQUIREMENTS (16.12.040)			
Y	N	N/A	A. Submittal of:
			1) Preliminary Plat Copies (eleven (11) 11” x 17” and four “Plat Size” (24” x 36”) Copies). Must be a clear and legible graphic representation of the subdivision, existing conditions, and proposed improvements as outlined in the completeness review below
Y	N	N/A	2) Submit link to Google Earth map location with uploaded .kmz or .kml files.
			B. Preliminary Plat Requirements (Chapter 16.20)
			1. Title Block (16.20.020)
Y	N	N/A	a. Proposed name of subdivision
Y	N	N/A	b. Location of subdivision, including the address, section, township, and range
Y	N	N/A	c. Owner’s name and address
			2. General Requirements (16.20.030)
Y	N	N/A	a. North Arrow and Scale (1”= 100’ is preferred; 1”= 200’ for large subdivisions)
Y	N	N/A	b. Boundary and phasing plan of the subdivision
Y	N	N/A	c. All property under control of the owner showing part(s) being developed and overall street system (Note: The street system shall conform to the existing street master plan)
Y	N	N/A	d. Existing and proposed contour lines at vertical intervals of not greater than two feet unless approved at a greater interval by the Planning Commission.
			3. Existing Conditions (16.20.040)
Y	N	N/A	a. Location, width of all streets and homes within two hundred (200) feet of the subdivision.
Y	N	N/A	b. Boundaries of adjacent tracts of subdivided and un-subdivided land, showing ownership.
Y	N	N/A	c. Identification of the zone or zones in which the property is located.
Y	N	N/A	d. All public streets, utility rights-of-way, easements, parks, and other public open spaces within or adjacent to the proposed subdivision. All section and boundary lines within and adjacent to the proposed subdivision.
Y	N	N/A	e. Sewer mains, sewer manholes, water mains, fire hydrants, power lines, power poles, culverts, or other facilities within one hundred (100) feet of the proposed subdivision.
Y	N	N/A	f. Ditches, drainage channels, water ways and major washes.
Y	N	N/A	g. Location of the flood plain, floodways, and elevations designed by F.E.M.A. No subdivision in the city shall be allowed in a flood plain.
Y	N	N/A	h. Exceptional topography-submit necessary map, visuals, etc. that would best reveal the exceptional topography.
Y	N	N/A	i. Information required for the historic preservation ordinance if the proposed subdivision is within the historic preservation overlay zone.
Y	N	N/A	j. Vicinity map.
Y	N	N/A	k. A soils report unless waived by the City Engineer via written & signed correspondence.
Y	N	N/A	l. Inclusion of paragraph pertaining to Geotechnical Report Conclusions.

4. Proposed Plan (16.20.050)			
Y	N	N/A	a. Layout of streets and utility easements showing identification and dimensions.
Y	N	N/A	b. Layout, number and typical dimensions of lots.
Y	N	N/A	c. Building setback lines in any questionable lot area.
Y	N	N/A	d. Parcels of land intended to be dedicated for public use or set aside for use of property owners in the subdivision as common or limited common areas.
Y	N	N/A	e. Proposed plan to dispose of storm water drainage for the subdivision including proposed realignment or regarding of existing drainage ways upstream, within, and downstream of the subdivision.
Y	N	N/A	f. General plan for primary water, sewer, power systems and related accessories.
Y	N	N/A	g. Phasing plan for the subdivision.
Y	N	N/A	h. Landscape plan for proposed City maintained property (Chapter 17.90).
Y	N	N/A	i. Other items that may be requested by the Planning Commission.
5. Conformance with City Standards and Criteria (16.12.040 (I)).			
Y	N	N/A	a. Historic Preservation Ordinance Requirements (Chapter 17.76)
Y	N	N/A	b. Building Codes
Y	N	N/A	c. Zoning Ordinance (Title 17)
Y	N	N/A	d. City Standards
Y	N	N/A	e. Hillside Development Permit as found in Chapter 17.80 of the City's Zoning Ordinance
Y	N	N/A	f. Flood Damage Prevention Permit as found in Chapter 15.36 of the City's Municipal Code

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

NOTE: The City Council and/or staff may require the applicant to submit such additional information, data, studies, plans, analyses, or maps as may be necessary to make a factual determinations set forth herein. If so required, the applicant shall bear the full cost of meeting this requirement (16.12.040 (M) (3)). Note: Required signatures below will be garnered by Zoning Administrator.

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

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

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

Comments: _____

Date: _____ Signature: _____
 City Engineer

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

Roads: Be served by streets within one mile of the proposed development without causing a reduction in the level of service below "C" during peak hour.

Wastewater Collection: Can be served by the existing wastewater collection system, without the off-site extension of any trunk or outfall lines.

Wastewater Treatment: The wastewater estimated to be generated by the proposed development can be accommodated and treated in accordance with city standards without any treatment plant extension.

Water Supply and Storage: The water needs of the proposed development can be accommodated in accordance with legally authorized and physically available water rights and the capacity, storage, design, of construction requirements of the Utah Health Department without additional supply or storage requirements.

Solid Waste: The proposed development can be served by the existing collection and disposal capacity expenditures or improvements.

Electrical Supply: The electrical needs of the development can be accommodated by the city power department.

Storm Drainage: The proposed development can be served by the existing storm drainage system without the off-site extension of an interceptor or major collection lines.

Comments: _____

Date: _____ Signature: _____
Public Services Director

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

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

Fire Response Time: The proposed development is within two miles or a five minute response time of an existing fire station.

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

Comments: _____

Date: _____ Signature: _____
Fire Chief

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

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

Comments: _____

Date: _____ Signature: _____
Parks Director

Miscellaneous Notes:

GRAF ZONE CHANGE BOUNDARY 05/15/2018

The following is an aggregate perimeter description of Washington County, Utah Parcels SC-202-A, SC-73-C and SC-6-2-16-321 located in the Southwest Quarter of Section 16, Township 42 South, Range 16 West, Salt Lake Base and Meridian. Together with Parcels SC-73-A-1, SC-74-A and SC-73-B located in the Southeast Quarter of Section 16, Township 42 South, Range 16 West, Salt Lake Base and Meridian.

Commencing at the Quarter Corner common to Sections 15 and 16, Township 42 South, Range 16 West, Salt Lake Base and Meridian and running North 89°35'38" West 2,654.71 feet along the East-West center section line and the basis of bearing to the calculated Center Quarter of said Section 16; thence South 00°29'34" West 480.06 feet along the North-South center section line to its intersection with the South boundary of that parcel of land owned by the City of Santa Clara, Utah and more particularly described in Instrument No. 310712, Book: 443, Page: 445. Said point of intersection also being the Point of Beginning.

Thence South 86°44'05" East 8.84 feet along the South boundary of said parcel to the East line of Vernon Street and a point on the West boundary of that parcel owned by Edward W. Arnold, Jr. and Romaine P. Arnold, Trustees of the Edward W. and Romaine P. Arnold Trust, dated the 20 day of August, 2015 (Arnold) as described in Instrument No. 20160037880;
thence South 02°14'25" West 12.65 feet along said West boundary to a point in an existing fence line;
thence South 49°31'24" East 228.95 feet along the South boundary of said Arnold parcel and also along said fence line to a point on the West boundary that parcel owned by Anthony and Sharon K. Moultrie (Moultrie) as described in Instrument No. 20160016582;
thence South 02°32'00" West 56.80 feet to the Southwest corner of said Moultrie parcel;
thence South 51°47'36" West 72.60 feet along the Westerly boundary of that parcel owned by Laura Graf (Graf) as described in Instrument No. 20180014306, to the Northwest corner of that parcel owned by Hans and Lori Hafen (Hafen) as described in Instrument No. 20120021368;
thence South 20°28'19" West 258.12 feet along the Westerly boundary of said Hafen parcel to the Southwest corner thereof;
thence South 69°18'44" East 175.13 feet along the Southerly boundary of said Hafen parcel to its intersection with West line 300 East Street (Old Farm Road) as dedicated to public use in Instrument No. 299149, Book: 421, Page 315;
thence South 07°06'40" West 548.28 feet along the West line of 300 East Street to the Southwest corner thereof;
thence North 85°45'57" West 138.46 feet to a point on the North-South center section line of Section 16;
thence South 00°29'34" West 193.43 feet along the section line to the approximate South bank of the Santa Clara River and running Northwesterly the following four (4) courses along said approximate South bank;

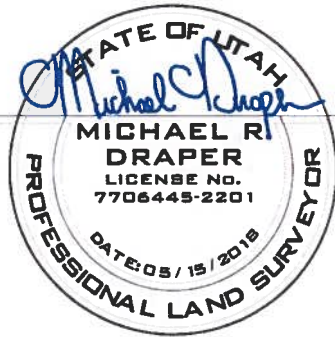
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thence North 55°15'00" West 311.51 feet;
thence North 27°42'00" West 200.00 feet;
thence North 62°12'00" West 105.81 feet;
thence North 40°39'00" West 53.32 feet to a point on the East-West 1/16 line in the Southwest quarter of Section 16;
thence North 89°24'08" West 137.79 feet along the 1/16 line to a point on the Northeasterly line of Block 4, Santa Clara Townsite and Field survey as established by historical fence lines and a Record of Survey prepared by Torgersen Engineering of Richfield, Utah on file as Survey No. 6340-14;
thence North 61°17'33" West 18.80 feet along an existing fence line and said Block 4;
thence North 44°11'32" West 456.64 feet along an existing fence line and said Block 4;
thence North 63°21'02" West 41.09 feet along an existing fence line and said Block 4 to its intersection with the East line of that parcel owned by the St. George Santa Clara Field Canal Company (Canal Company) as described in Instrument No. 22682, Book: Y6, Page: 73;
thence North 09°29'34" East 341.39 feet along the East boundary of said Canal Company parcel to the Northeast corner thereof;
thence North 39°33'42" East 29.19 feet to the Southwest corner of that parcel owned by David Adolph and Janiel Cox Moss, Trustees of the D&J Moss Family Trust (Moss) as described in Instrument No. 540431, Book: 1025, Page 186 and running following six (6) courses along the South boundary of said Moss Parcel;
thence South 87°13'05" East 56.02 feet;
thence North 82°46'55" East 56.00 feet;
thence South 83°43'05" East 51.00 feet;
thence South 80°43'05" East 181.00 feet;
thence South 56°28'05" East 44.00 feet;
thence North 12°11'55" East 18.17 feet to an angle point on the South boundary of Summerwood Estates Subdivision as shown in Instrument Number 737746, Book: 1429, Page: 2068, and running Southeasterly and Northerly the following five (5) courses along the boundary of said subdivision;
thence South 56°17'05" East 57.90 feet;
thence South 46°11'05" East 64.45 feet;
thence South 56°17'05" East 71.60 feet;
thence North 04°22'55" East 187.34 feet;
thence North 02°37'55" East 122.80 feet to the Southwest corner of Andrea's Garden Subdivision as shown in Instrument No. 20170020930;

(Continued on Page 3 of 3)

thence South 86°44'05" East 327.22 feet along the South boundary of said subdivision to its intersection with the West line of Vernon Street and the West line of that City of Santa Clara, Utah parcel heretofore described as Instrument No. 310712, Book: 443, Page: 445;
thence South 02°14'25" West 0.62 feet along the West line of said parcel to the Southwest corner thereof;
thence South 86°44'05" East 40.67 feet along the South line of said parcel to the Point of Beginning.

Containing approximately 930,686 Square Feet or 21.366 acres.



Rhône Subdivision
Preliminary Plat

Property Owner Information

Bonnie Peterson:
572 E 1250 S
Kaysville, UT 84037
mohannalingo@gmail.com

Carol Heaton:
910 S Hwy. 89a
Kanab, UT 84741
cgheaton@gmail.com