

#### CITY COUNCIL REGULAR MEETING

Tuesday, July 05, 2022, at 7:00 PM Court Room/Council Chambers (2nd Floor) and Online

#### **MEETING PARTICIPATION**

- In Person Meetings are held on the 2<sup>nd</sup> floor in the Court Room/Council Chambers at City Hall
- YouTube Live Santaquin City Channel <a href="https://bit.ly/2P7ICfQ">https://bit.ly/2P7ICfQ</a>

Comments may be submitted to <a href="mailto:PublicComment@Santaquin.org">PublicComment@Santaquin.org</a> for consideration.

To review the Santaquin City Council Meeting Protocols, please go to the following link:

https://www.santaguin.org/citycouncil/page/santaguin-city-council-protocols.

#### **ADA NOTICE**

If you are planning to attend this Public Meeting and due to a disability need assistance in understanding or participating in the meeting, please notify the City Office ten or more hours in advance and we will, within reason, provide what assistance may be required.

#### **AGENDA**

#### **ROLL CALL**

**PLEDGE OF ALLEGIANCE** 

**INVOCATION / INSPIRATIONAL THOUGHT** 

**DECLARATION OF POTENTIAL CONFLICTS OF INTEREST** 

**CONSENT AGENDA (MINUTES, BILLS, ITEMS)** 

#### **Minutes**

- 1. 06-07-2022 City Council Work Session Minutes
- 2. 06-07-2022 City Council Minutes
- 3. 06-21-2022 City Council Work Session Minutes
- 4. 06-21-2022 City Council Minutes

#### Bills

5. City Expenditures for 06/16/2022 to 06/24/2022 totaling \$574,233.63

#### PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS

#### Recognitions

6. Volunteer of the Month - Tyler Warner

#### **Awards**

7. Award of the Contract for City Hall Commercial Kitchen Equipment to Bintz

#### **Public Forum**

#### FORMAL PUBLIC HEARING

#### **BUILDING PERMIT & BUSINESS LICENSE REPORT**

#### **NEW BUSINESS**

#### **Ordinances**

8. Ordinance 07-01-2022 - Amending Land Use Table and Associated Definitions in the Main Street Business Districts Zone

#### Resolutions

9. Resolution 07-01-2022 Purchase of Real Property for Corridor Preservation for the East Side Frontage Road

#### **Discussion & Possible Action**

- 10. Approve Purchase of Pavilion for Ahlin Pond Park per RAP Tax Approval
- 11. Scenic Ridge Estates Preliminary Plan
- 12. Stratton Acres Preliminary Plan

#### REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

#### REPORTS BY MAYOR AND COUNCIL MEMBERS

**EXECUTIVE SESSION** (May be called to discuss the character, professional competence, or physical or mental health of an individual)

**EXECUTIVE SESSION** (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)

#### **ADJOURNMENT**

#### **CERTIFICATE OF MAILING/POSTING**

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda was e-mailed to the Payson Chronicle, Payson, UT, 84651, posted on <a href="https://www.santaquin.org">www.santaquin.org</a>, as well as posted on the State of Utah's Public Notice Website.

BY:

Amalie R Ottley, City Recorder



#### CITY COUNCIL WORK MEETING

Tuesday, June 7<sup>th</sup> at 5:30 PM Court Room/Council Chambers (2<sup>nd</sup> floor) and Online

#### **MINUTES**

Mayor Olson called the meeting to order at 5:30 p.m.

#### **ROLL CALL**

Councilors present included Councilors Hathaway, Montoya, and Siddoway.

Councilor Adcock was excused from attending the meeting.

Councilor Mecham joined the meeting via Zoom.

Staff members present included City Manager Norm Beagley, Community Development Director Jason Bond, Finance Director Shannon Hoffman, Recorder Amalie Ottley, Assistant Penny Reeves.

#### PLEDGE OF ALLEGIANCE

Councilor Montoya led the pledge of allegiance.

#### INVOCATION / INSPIRATIONAL THOUGHT

An invocation was offered by Community Development Director Jason Bond.

#### **DISCUSSION ITEMS**

#### 1. Initiating Proposed Legislative Actions:

Director Bond addressed protocols for how City Council members may initiate and propose legislative actions within the city. Director Bond pointed out that Section 10-16-030 of the City Code focuses on City Council protocols and how actions may be taken. Director Bond brought up the ability to discuss items and topics at work session meetings. Mayor Olson addressed the need for a quorum to initiate proposed legislative actions per City and State law. Mayor Olson also addressed the need for requested topics to be discussed in open meetings for transparency purposes.

#### 2. Detached Accessory Dwelling Units:

Mayor Olson discussed the differences between the City's R8 and R10 zones and the historical, large residential lots. Mayor Olson addressed the issues that may arise should the City Council make blanket statements and regulations within the above stated zones. He pointed out initial Planning and Zoning requirements and their application to current ordinances. Director Bond expounded on Detached Accessory Dwelling Units and showed

the parcel sizing in the city zones. He expressed the importance of the City Council understanding further legislative processes when considering changes to zoning within the city. The City Council discussed a possible application process for residents to expand or build ADU's in the R10/R8 zones subject to meeting city regulations and parameters. The City Council requested that the Planning Commission address lot size requirements for potential ADU allowances in R8 and R10 zones. Mayor Olson agreed. City administration will move forward with adding the requested discussion item to a future Planning Commission agenda. City Manager Beagley added the concern for a good understanding between City administration, staff, and the City Council for issues and direction on desired topics that can be brought up on future agendas.

#### **OTHER BUSINESS**

The City Council and Mayor Olson discussed the upcoming City Council Regular Meeting agenda and corresponding items.

#### **ADJOURNMENT**

Councilor Montoya moved to adjourn. Motion seconded by Councilor Hathaway. Vote was unanimous in favor. Meeting adjourned at 6:36 p.m.

Daniel M. Olson, Mayor	Amalie R. Ottley, City Recorder
	ATTEST:



#### CITY COUNCIL REGULAR MEETING

Tuesday, June 7<sup>th</sup> at 7:00 PM Court Room/Council Chambers (2<sup>nd</sup> floor) and Online

#### **MINUTES**

Mayor Olson called the meeting to order at 7:00 p.m.

#### **ROLL CALL**

Councilors present included Councilors Hathaway, Montoya, and Siddoway.

Councilor Mecham joined the meeting via Zoom.

Councilor Adcock was excused from the meeting.

Former City Manager Ben Reeves also joined the meeting via Zoom.

Others present included City Manager Beagley, Community Development Director Jason Bond, Attorney Brett Rich, Finance Director Shannon Hoffman, Recorder Amalie Ottley, Community Services Director John Bradley, Public Works Director Jason Callaway, Assistant Penny Reeves, Jim Rowland from Payson/Santaquin Area Chamber of Commerce.

Various members of the public were also present.

#### **PLEDGE OF ALLEGIANCE**

Jason Bond led the Pledge of Allegiance

#### INVOCATION/INSPIRATIONAL THOUGHT

An Invocation was offered by Councilor Montoya

#### **DECLARATION OF POTENTIAL CONFLICTS OF INTEREST**

There were no declarations of potential conflicts offered by any of the councilors.

#### **CONSENT AGENDA (MINUTES, BILLS, ITEMS)**

- 1. City Council Work Session Minutes May 17,2022
- 2. City Council Minutes May 17, 2022
- 3. Combined City Council & Planning Commission Minutes May 31, 2022
- 4. City Expenditures for May 12 to June 01, 2022 totaling \$2,559,566.27

Councilor Mecham moved to approve the Consent Agenda items consisting of the Work Session and Regular Council Meeting minutes from May 17th, Combine City Council & Planning Commission Minutes from May 31, and finally, the City Expenditures for May 12<sup>th</sup> thru June 1<sup>st</sup>, 2022. Councilor Hathaway seconded the motion.

Councilor Adcock Absent Councilor Hathaway Yes Councilor Mecham Yes Councilor Montoya Yes Councilor Siddoway Yes

Motion passed unanimously in the affirmative.

#### RECOGNITIONS

**5.** Employee of the Month – Braden Williams

Penny Reeves presented Braden Williams with Employee of the Month for June, 2022. Braden has worked for the city for about 1 1/2 years and has been a great benefit to our public works department and to Santaquin City. He has picked up on the meter reading system and is constantly learning new skills that will help the department and our city in the future. Last fall, Braden was driving down 100 North on his day off and noticed water in the road. After investigating, he found a broken pipe in a sprinkler system. Not only was the water running down the street, but it had also started filling up the window well at the resident's home. Braden immediately turned the water off averting flooding into the resident's home. Braden then called his boss, and they were able to get in touch with the homeowner. She was very grateful for Braden noticing an issue and taking care of it. It goes back to what has always been encouraged in the public works department; if an employee is in town, they are working, no matter if it is their day off or not. When asked what Braden likes about his job, he said, "It is helping people with whatever they need with their meters and connections." It is evident that Braden does love helping our citizens.

Braden is married to his sweetheart Lauren, and they have three children. He was born and raised in Santaquin and they've recently purchased their third home here in Santaquin. His extended family is all still in the town, and he loves being close to them.

A big thank you is extended to Braden for his service to Santaquin City and the residents of this community. He is a great example of a dedicated employee and deserving of this recognition.

#### **PUBLIC FORUM**

No members of the public wished to address the City Council.

#### **BUILDING PERMIT & BUSINESS LICENSE REPORT**

Community Development Director Bond presented the Building Permit & Business License Report. 203 total Building Permits have been issued in 2022. Two new business licenses were issued in the last month.

#### SANTAQUIN CITY FY2022-2023 BUDGET PRESENTATION

Former City Manager Ben Reeves presented the proposed FY2022-2023 Santaquin City Budget, the proposed Santaquin Local Building Authority budget and the proposed Santaquin Water District budget to the City Council and members of the public.

#### **PUBLIC HEARING**

Councilor Hathaway motioned to enter into a Public Hearing to address the FY2022-2023 Santaquin City Budget. Councilor Siddoway seconded.

Councilor Adcock	Absent
Councilor Hathaway	Yes
Councilor Mecham	Yes
Councilor Montoya	Yes
Councilor Siddoway	Yes

Motion passed unanimously. Public Hearing entered into at 7:20 p.m.

No members of the public wished to address the Council regarding the budget. The City Council thanked Ben and Shannon for their work on the budget process.

Councilor Montoya motioned to adjourn the Public Hearing. Councilor Hathaway seconded.

Councilor Adcock	Absent
Councilor Hathaway	Yes
Councilor Mecham	Yes
Councilor Montoya	Yes
Councilor Siddoway	Yes

Public Hearing adjourned at 7:21 p.m.

#### **CONVENE OF THE SANTAQUIN LOCAL BUILDING AUTHORITY**

Motion made by Councilor Montoya to enter into a Santaquin Local Building Authority Agency Board Meeting. Motion seconded by Councilor Siddoway.

Councilor Adcock	Absent
Councilor Hathaway	Yes
Councilor Mecham	Yes
Councilor Montoya	Yes
Councilor Siddoway	Yes

The Santaquin Local Building Authority meeting was convened at 7:26 p.m.

Motion made by Board Member Siddoway to enter into a Public Hearing to address the Local Building Authority FY2022-2023 Budget. Motion seconded by Board Member Hathaway.

Board Member Adcock Absent Board Member Hathaway Yes **Board Member Mecham** Yes **Board Member Montova** Yes Board Member Siddoway Yes

Formal Public Hearing opened at 7:27 p.m.

No members of the public wished to address the board.

Motion made by Board Member Hathaway to adjourn the Formal Public Hearing for the Santaquin Local Building Authority. Motion seconded by Board Member Siddoway.

Formal Public Hearing adjourned at 7:32 p.m.

Motion made by Board Member Montoya to adjourn the Santaquin Local Building Authority meeting and enter back into a Regular City Council meeting.

Board Member Adcock Absent Board Member Hathaway Yes Board Member Mecham Yes Board Member Montoya Yes Board Member Siddoway Yes

The Santaquin Local Building Authority meeting was adjourned at 7:33 p.m.

#### **CONVENE OF THE SANTAQUIN WATER DISTRICT**

Motion made by Councilor Montoya to enter into a Santaquin Water District Meeting. Motion seconded by Councilor Hathaway.

Councilor Adcock Absent Councilor Hathaway Yes Councilor Mecham Yes Councilor Montoya Yes Councilor Siddoway Yes

The Santaquin Water District meeting was convened at 7:34 p.m.

Motion made by Board Member Montoya to enter into a Public Hearing to address the Santaquin Water District FY2022-2023 Budget. Motion seconded by Board Member Siddoway. Councilor Adcock Absent Councilor Hathaway Yes Councilor Mecham Yes Councilor Montoya Yes Councilor Siddoway Yes

Formal Public Hearing opened at 7:34 p.m.

No members of the public wished to address the board.

Motion made by Board Member Montoya to adjourn the Formal Public Hearing for the Santaquin Water District. Motion seconded by Board Member Siddoway.

Councilor Adcock Absent Councilor Hathaway Yes Councilor Mecham Yes Councilor Montoya Yes **Councilor Siddoway** Yes

Motion made by Board Member Montoya to adjourn the Santaquin Water District meeting and enter back into a Regular City Council meeting. Motion seconded by Board Member Hathaway.

**Board Member Adcock** Absent Board Member Hathaway Yes Board Member Mecham Yes Board Member Montoya Yes Board Member Siddoway Yes

The Santaquin Local Building Authority meeting was adjourned at 7:36 p.m.

#### **NEW BUSINESS**

7. Ordinance 06-01-2022 Commercial, Cosmetology Definition & Land Use

Director Bond presented the Planning Commission's positive recommendation to amend the City Code to define Commercial, Cosmetology and permit the land use in the Main Street Business Districts Zone. The Council inquired about licensing requirements for this type of business.

Councilor Montoya moved to approve Ordinance 06-01-2022 amending Santaquin City Code defining Commercial, Cosmetology and permit the land use in all areas of the Main Street Business Districts Zone, providing for codification, correction of scrivener's errors, severability, and an effective date for the ordinance. Councilor Siddoway seconded the motion.

Councilor Adcock Absent

Councilor Hathaway	Yes
Councilor Mecham	Yes
Councilor Montoya	Yes
Councilor Siddoway	Yes

Motion passed unanimously in the affirmative.

#### 8. Ordinance 06-02-2022 Menu Board Amendment

Director Bond presented the Planning Commission's positive recommendation to amend the City Code to allow for additional menu boards at drive-in restaurant sites increasing two menu boards per site to two menu boards per drive aisle.

Councilor Mecham moved to approve Ordinance 06-02-2022 amending Santaquin City Code to allow two drive-in restaurant menu boards per drive-in aisle and allow larger directional and instructional signs, providing for codification, correction of scrivener's errors, severability, and an effective date for the ordinance. Councilor Hathaway seconded the motion.

Councilor Adcock	Absent
Councilor Hathaway	Yes
Councilor Mecham	Yes
Councilor Montoya	Yes
Councilor Siddoway	Yes

Motion passed unanimously in the affirmative.

#### **DISCUSSION & POSSIBLE ACTION ITEMS; RESOLUTIONS**

9. D&PA – Financial Approval of the Recreation, Arts, and Parks (RAP) Tax Expenditures for FY2022-2023 Utilizing Tax Proceeds from Prior Fiscal Year

Community Services Director John Bradley presented utilization of RAP Tax monies in years past to the City Council. Director Bradley pointed out what programs RAP Tax funds will be applied to this Fiscal Year. Councilor Montoya inquired about line items on the worksheet presented. Councilor Hathaway commended the RAP Tax committee and their work with Director Bradley on the funding that will be applied to benefit members of the community.

Councilor Montoya motioned to approve RAP Tax Expenditures. Councilor Mecham seconded the motion.

Councilor Adcock Absent Yes Councilor Hathaway Councilor Mecham Yes Councilor Montoya Yes

Councilor Siddoway Yes

#### 10. Resolution 06-04-2022 Utah Outdoor Recreation Grant Funding

Councilor Montoya motioned to approve Resolution 06-04-2022 approving a State of Utah Outdoor Recreation Grant Funding Agreement with the State of Utah, Governor's Office of Economic Opportunity. Councilor Mecham seconded the motion.

Councilor Adcock Absent Councilor Hathaway Yes Councilor Mecham Yes Councilor Montoya Yes **Councilor Siddoway** Yes

Motion passed unanimously in the affirmative.

#### 11. D&PA – Purchase of a Restroom for Prospector View Park

Mayor Olson discussed the expenditure of the restroom for Prospector View Park that would be funded by the Utah Outdoor Recreation Grant.

Councilor Siddoway motioned to approve the purchase of the restroom for Prospector View Park. Councilor Hathaway seconded.

Councilor Adcock Absent Councilor Hathaway Yes Councilor Mecham Yes Councilor Montova Yes Councilor Siddoway Yes

Motion passed unanimously in the affirmative.

#### 12. Resolution 06-05-2022 Amendment to MAG CDBG Funding Interlocal Agreement

Councilor Montoya motioned to approve Resolution 06-05-2022 adopting an amendment to the 2016 Mountainland Association of Governments (MAG) CDBG Interlocal Agreement. Councilor Siddoway seconded the motion.

Councilor Adcock **Absent** Yes Councilor Hathaway Councilor Mecham Yes **Councilor Montoya** Yes

Councilor Siddoway Yes

Motion passed unanimously in the affirmative.

#### **13.** Resolution 06-06-2022 Employment Contract for Finance Director

Councilor Montoya motioned to approve Resolution 06-06-2022 approving an employment agreement with Shannon Hoffman as the Santaquin City Finance Director. Councilor Mecham seconded the motion.

Councilor Adcock Absent Councilor Hathaway Yes Councilor Mecham Yes Councilor Montoya Yes Councilor Siddoway Yes

Motion passed unanimously in the affirmative.

#### **14.** Discussion – City Organizational Structure

City Manager Beagley presented his recommendations in moving forward with the City's Organizational Structure and organization among employees and management.

#### 15. Resolution 06-07-2022 Employment Contract for Assistant City Manager

Per the prior discussion on the City Organizational Structure, City Manager Beagley made a positive recommendation to the Council to appoint Jason Bond as the new Santaquin City Assistant City Manager.

Councilor Mecham motioned to approve Resolution 06-07-2022 authorizing an employment agreement with Jason Bond for the Assistant City Manager position. Councilor Montoya seconded the motion.

Councilor Adcock Absent Councilor Hathaway Yes Councilor Mecham Yes Councilor Montoya Yes Councilor Siddoway Yes

Motion passed unanimously in the affirmative.

Mayor Olson excused himself from the meeting. Mayor Pro tempore (pro tem), Lynn Mecham, stepped in to assist in the meeting. Five-minute break requested.

#### REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

City Manager Norm Beagley updated the City Council on a future Fire Station design and potential properties. He gave notice on the completion of the water tank and the leak tests. He stated that the booster pump will be online next year. Manager Beagley updated the council on the progress of the City Hall building. Manager Beagley spoke about the MAG funds that were awarded to the city and upcoming negotiations on the purchase of property. Manager Norm also spoke to recent meetings with Nebo School District and the Department of Natural Resources.

Community Development Director Bond updated the City Council on agenda items for upcoming Planning Commission meetings and Public Hearings.

#### REPORTS OF MAYOR AND COUNCIL MEMBERS

Councilor Montoya reported on the activities of the Youth City Council. The Youth Council helped at the Memorial Day breakfast as well as the Library Summer Reading Kick-Off events. Councilor Montoya commended Jennifer Wagner on her efforts in writing grants and receiving over \$80,000 in grant monies for the library.

Councilor Siddoway stated that he recently attended the 5k and mile run. He enjoyed seeing the youth participate in that activity. He reminded the public and council to support the Hometown Markets on Monday nights.

Councilor Hathaway will be attending a SUVMWA South Utah Valley Municipal Water Agency meeting and a Mount Nebo Water agency meeting. He stated that he will be attending an event to award the rodeo of the year.

Community Director Bond expressed his gratitude for the approval of the opportunity to move forward in the Assistant City Manager position.

#### **ADJOURNMENT**

Councilor Montoya motioned to adjourn the meeting. Councilor Siddoway seconded the motion.

Councilor Adcock Absent Councilor Hathaway Yes Councilor Mecham Yes Councilor Montoya Yes Councilor Siddoway Yes

Daniel M. Olson, Mayor	Amalie R. Ottley, City Recorder
	ATTEST:
Regular City Council Meeting adjourned at 9:05 p.m.	



#### CITY COUNCIL WORK MEETING

Tuesday, June 21st at 5:30 PM Court Room/Council Chambers (2<sup>nd</sup> floor) and Online

#### **MINUTES**

Mayor Olson called the meeting to order at 5:30 p.m.

#### **ROLL CALL**

Councilors present included Councilors Adcock, Hathaway, Mecham, Montoya, and Siddoway

Staff members present included City Manager Norm Beagley, Assistant City Manager Jason Bond, Recorder Amalie Ottley, Assistant Kathy Swenson.

Councilor Montoya led the pledge of allegiance.

#### **INVOCATION / INSPIRATIONAL THOUGHT**

An invocation was offered by Councilor Mecham.

#### **DISCUSSION ITEMS**

1. SITLA Property Development Agreement

Mayor Olson and the Council discussed concerns with water availability and mitigations for dust and blasting in the development/mining area. Mayor Olson also expressed his concerns to have representation on behalf of the city at upcoming meetings regarding SITLA development agreement discussions to convey information back to the council and city administration. City Council agreed to move forward with the State's plans to mass grade/mine the area but expressed their desire to be made aware of upcoming meetings and corresponding information.

#### 2. Dowdle Art Studios Puzzle

Assistant City Manager Bond and the City Council discussed the possibility of the city commissioning a Dowdle Art Studios puzzle. City administration recommended that should the City Council move forward with the proposal of a Santaquin City Dowdle Art puzzle that they not expect a profit but rather expect it to be a benefit to the community. The City Council discussed looking at the budget for a project like this and moving it to a future date down the road.

3. Upcoming City Council Meeting Agenda Items

The City Council and Mayor Olson reviewed the upcoming meeting agenda items.

# Councilor Mecham moved to adjourn the meeting. Councilor Montoya seconded the motion. Meeting adjourned at 6:40 p.m. ATTEST: Daniel M. Olson, Mayor Amalie R. Ottley, City Recorder

**ADJOURNMENT** 



#### CITY COUNCIL REGULAR MEETING

Tuesday, June 21st at 7:00 PM Court Room/Council Chambers (2<sup>nd</sup> floor) and Online

#### **MINUTES**

Mayor Olson called the meeting to order at 7:04 p.m.

#### **ROLL CALL**

Councilors present included Councilors Adcock, Hathaway, Mecham, Montoya, and Siddoway.

Others present included City Manager Norm Beagley, Assistant City Manager Jason Bond, Attorney Brett Rich, Finance Director Shannon Hoffman, Recorder Amalie Ottley, Assistant Kathy Swenson, and John Janson with People and Place

Former City Manager Ben Reeves joined the meeting via Zoom.

#### **PLEDGE OF ALLEGIANCE**

Councilor Mecham led the Pledge of Allegiance

#### INVOCATION/INSPIRATIONAL THOUGHT

An Invocation was offered by City Manager Beagley.

#### **DECLARATION OF POTENTIAL CONFLICTS OF INTEREST**

There were no declarations of potential conflicts offered by any of the councilors.

#### CONSENT AGENDA (MINUTES, BILLS, ITEMS)

- 1. City Expenditures for 06/02/2022 to 06/15/222 in the amount of \$2,083,794.14
- 2. D&PA Out of State Training Request for Jason Bond to go to ICMA 2022 in Columbus, Ohio.

Councilor Mecham moved to approve the Consent Agenda items consisting of City Expenditures totaling \$2,083,794.14 and the Out of State Training Request for Jason Bond to attend the 2022 ICMA training in Columbus, Ohio. Councilor Siddoway seconded the motion.

Councilor Adcock	Yes
Councilor Hathaway	Yes
Councilor Mecham	Yes
Councilor Montoya	Yes
Councilor Siddoway	Yes

Motion passed unanimously in the affirmative.

#### RECOGNITIONS

**3.** Payson & Santaguin Area Chamber of Commerce

Stephanie Taylor represented the Chamber of Commerce presenting the May Business of the Month to Lance Group Homes, a Santaguin City business. The Chamber acknowledged the contributions to the community that Lance Group Homes provides. The City Council expressed their gratitude and appreciation to Lance Group Homes and the positive impact they have on the City of Santaquin and its residents.

#### **PUBLIC FORUM**

No members of the public wished to address the City Council.

#### **NEW BUSINESS**

4. Resolution 06-01-2022 Establishment of the Fee Schedule for Santaquin City

Councilor Montoya moved to approve Resolution 06-01-2022 establishing the fee schedule for Santaguin City. Councilor Mecham seconded the motion.

Councilor Adcock	Yes
Councilor Hathaway	Yes
Councilor Mecham	Yes
Councilor Montoya	Yes
Councilor Siddoway	Yes

Motion passed unanimously in the affirmative.

5. Resolution 06-02-2022 Establishment of the FY2022-2023 Certified Tax Rate

Councilor Mecham moved to approve Resolution 06-02-2022 establishing the FY2022-2023 Certified Tax Rate. Councilor Hathaway seconded the motion.

Councilor Adcock	Yes
Councilor Hathaway	Yes
Councilor Mecham	Yes
Councilor Montoya	Yes
Councilor Siddoway	Yes

Motion passed unanimously in the affirmative.

**6.** Resolution 06-03-2022 Adoption of the Final FY2022-2023 Budget

Former City Manager Ben Reeves presented the Final FY2022-2023 Budget. Mayor Olson and the City Council discussed specific line items and changes in those lines from last year to this year. Council addressed increases in cost of living (COLA) as well as inflation the city is experiencing this year and will continue to experience in the future. Finance Director Hoffman addressed the moving of funds from line items to others in order to track funds and spending in the city more accurately. Mayor Olson recognized the efforts of Manager Reeves and Director Hoffman in their extensive work on the budget.

Councilor Montoya moved to approve Resolution 06-03-2022 establishing the Final FY2022-2023 Budget. Councilor Hathaway seconded the motion.

Councilor Adcock	Yes
Councilor Hathaway	Yes
Councilor Mecham	Yes
Councilor Montoya	Yes
Councilor Siddoway	Yes

Motion passed unanimously in the affirmative.

#### CONVENE THE COMMUNITY DEVELOPMENT & RENEWAL AGENCY FOR SANTAQUIN CITY:

Motion made by Councilor Mecham to enter into a Community Development & Renewal Agency for Santaquin City Meeting. Motion seconded by Councilor Hathaway

Councilor Adcock	Yes
Councilor Hathaway	Yes
Councilor Mecham	Yes
Councilor Montoya	Yes
Councilor Siddoway	Yes

Meeting opened at 7:37 p.m.

7. Motion made by Board Member Siddoway to enter into a Public Hearing for the Community Development & Renewal Agency of Santaquin City FY2022-2023 Budget. Motion seconded by Board Member Mecham.

Board Member Adcock	Yes
Board Member Hathaway	Yes
Board Member Mecham	Yes
Board Member Montoya	Yes
Board Member Siddoway	Yes

Public Hearing started at 7:38 p.m.

No members of the public wished to comment.

Motion made by Board Member Montoya to close the Public Hearing. Motion Seconded by Board Member Hathaway.

Board Member Adcock	Yes
Board Member Hathaway	Yes
Board Member Mecham	Yes
Board Member Montoya	Yes
Board Member Siddoway	Yes

Public Hearing closed at 7:40 p.m.

**8.** Motion made by Board Member Mecham to approve Resolution 06-01-2022-CDA Community Development & Renewal Agency FY2022-2023 Budget. Motion seconded by Board Member Siddoway.

Board Member Adcock	Yes
Board Member Hathaway	Yes
Board Member Mecham	Yes
Board Member Montoya	Yes
Board Member Siddoway	Yes

9. Motion made by Board Member Adcock to approve Resolution 06-02-2022-CDA Designating the West Side Survey Area and Authorizing Related Actions. Motion seconded by Board Member Siddoway.

Board Member Adcock	Yes
Board Member Hathaway	Yes
Board Member Mecham	Yes
Board Member Montoya	Yes
Board Member Siddoway	Yes

Motion made by Board Member Mecham to adjourn the Community Development & Renewal Agency for Santaquin City and enter back into a Regular City Council Meeting. Motion seconded by Board Member Hathaway

Board Member Adcock	Yes
Board Member Hathaway	Yes
Board Member Mecham	Yes
Board Member Montoya	Yes
Board Member Siddoway	Yes

Meeting adjourned at 7:50 p.m.

#### CONVENE THE LOCAL BUILDING AUTHORITY OF SANTAQUIN CITY

Motion made by Councilor Mecham to enter into a Local Building Authority of Santaquin City Meeting. Motion seconded by Councilor Montoya.

Councilor Adcock	Yes
Councilor Hathaway	Yes
Councilor Mecham	Yes
Councilor Montoya	Yes
Councilor Siddoway	Yes

Meeting opened at 7:51 p.m.

10. Motion made by Board Member Montoya to enter into a Public Hearing for the Local Building Authority of Santaquin City FY2022-2023 Budget. Motion seconded by Board Member Siddoway.

Board Member Adcock	Yes
Board Member Hathaway	Yes
Board Member Mecham	Yes
Board Member Montoya	Yes
Board Member Siddoway	Yes

Public Hearing started at 7:52 p.m.

No members of the public wished to comment.

Motion made by Board Member Montoya to close the Public Hearing. Motion Seconded by Board Member Mecham.

Board Member Adcock	Yes
Board Member Hathaway	Yes
Board Member Mecham	Yes
Board Member Montoya	Yes
Board Member Siddoway	Yes

Public Hearing closed at 7:53 p.m.

11. Motion made by Board Member Mecham to Approve Resolution 06-01-2022-LBA Local Building Authority of Santaquin City FY2022-2023 Budget. Motion seconded by Board Member Siddoway.

Board Member Adcock	Yes
Board Member Hathaway	Yes
Board Member Mecham	Yes
Board Member Montoya	Yes
Board Member Siddoway	Yes

Motion made by Board Member Montoya to adjourn the Local Building Authority of Santaquin City and enter back into a Regular City Council Meeting. Motion seconded by Board Member Mecham.

Board Member Adcock	Yes
Board Member Hathaway	Yes
Board Member Mecham	Yes
Board Member Montoya	Yes
Board Member Siddoway	Yes

Meeting adjourned at 7:55 p.m.

#### **CONVENE THE SANTAQUIN SPECIAL SERVICE DISTRICT:**

Motion made by Councilor Montoya to enter into a Santaquin Special Service District Meeting. Motion seconded by Councilor Hathaway.

Councilor Adcock	Yes
Councilor Hathaway	Yes
Councilor Mecham	Yes
Councilor Montoya	Yes
Councilor Siddoway	Yes

Meeting opened at 7:55 p.m.

12. Motion made by Board Member Mecham to enter into a Public Hearing for the Santaquin Special Service District FY2022-2023 Budget. Motion seconded by Board Member Siddoway.

Board Member Adcock	Yes
Board Member Hathaway	Yes
Board Member Mecham	Yes
Board Member Montoya	Yes
Board Member Siddoway	Yes

Public Hearing started at 7:56 p.m.

No members of the public wished to comment.

Motion made by Board Member Montoya to close the Public Hearing. Motion Seconded by Board Member Mecham.

Board Member Adcock	Yes
Board Member Hathaway	Yes
Board Member Mecham	Yes
Board Member Montoya	Yes
Board Member Siddoway	Yes

Public Hearing closed at 7:57 p.m.

13. Motion made by Board Member Mecham to Approve Resolution 06-01-2022-SSD Santaquin Special Service District FY2022-2023 Budget. Motion seconded by Board Member Siddoway.

Board Member Adcock	Yes
Board Member Hathaway	Yes
Board Member Mecham	Yes
Board Member Montoya	Yes
Board Member Siddoway	Yes

Motion made by Board Member Mecham to adjourn the Santaquin Special Service District and enter back into a Regular City Council Meeting. Motion seconded by Board Member Siddoway.

Board Member Adcock	Yes
Board Member Hathaway	Yes
Board Member Mecham	Yes
Board Member Montoya	Yes
Board Member Siddoway	Yes

Meeting adjourned at 7:59 p.m.

#### ORDINANCES

**14.** Ordinance 06-03-2022 Adoption of the General Plan Assistant Manager Bond presented the ordinance adopting the General Plan.

Councilor Mecham moved to approve Ordinance 06-03-2022 adopting the General Plan of Santaquin City, providing for codification, correction of scrivener's errors, severability, and an effective date for the ordinance to include an update on the future land use map and edits. Motion seconded by Councilor Hathaway.

Councilor Adcock Yes

Councilor Hathaway	Yes
Councilor Mecham	Yes
Councilor Montoya	Yes
Councilor Siddoway	Yes

Motion passed unanimously in the affirmative.

#### **DISCUSSION & POSSIBLE ACTION**

#### **15.** D&PA – Preliminary Design Agreement for the Fire Station Property

Mayor Olson presented the opportunity for the city to use Impact Fees to contemplate a design agreement for a future fire station and property thereof. The City Council discussed the two proposed properties owned by the city. The Council also discussed the pros and cons of two separate locations in the city.

Motion made by Councilor Montoya to approve a contract with WPA Architecture for concept and preliminary design serviced for a new fire station in an amount not to exceed \$40,000. Motion seconded by Councilor Adcock.

Councilor Adcock	Yes
Councilor Hathaway	Yes
Councilor Mecham	Yes
Councilor Montoya	Yes
Councilor Siddoway	Yes

Motion passed unanimously in the affirmative.

#### **16.** D&PA – Approval of funding to MAG

Motion made by Councilor Mecham to approve funding to MAG in support of their regional transportation planning efforts. Specifically, to support MAG's efforts to help obtain funding for an Environmental Impact Statement (EIS) and related work, in preparation for the possible reconstruction of the UDOT I15 Santaquin Main Street interchange for the two year, \$75,000 per year plan. Motion seconded by Councilor Hathaway.

Councilor Adcock	Yes
Councilor Hathaway	Yes
Councilor Mecham	Yes
Councilor Montoya	Yes
Councilor Siddoway	Yes

Motion passed unanimously in the affirmative.

#### REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

City Manager Beagley updated the City Council on the Center Street Storm Drain Project and the bids that the city has received that were much higher than expected. As such, funds will not be drawn from MAG/CDBG at this time for that project. Director Hoffman confirmed that an extension for CDBG funds was requested and granted by MAG last year. No further extension is available. The city is currently under contract for the frontage road corridor preservation property purchase. He updated the Council on needs of the rodeo for stock/cattle storage at the site. Previously approved additional CDBG/MAG funding will be utilized for kitchen equipment at the new City Hall building.

Assistant Manager Bond updated the Council on job postings for the open Assistant and Planner positions. An ARC meeting will be held on Thursday, June 23<sup>rd</sup> to address renderings for the McDonald's restaurant. Jason addressed upcoming DRC and Planning Commission meeting agenda items.

#### REPORTS BY MAYOR AND COUNCIL MEMBERS

Councilor Hathway updated the Council on the recent Mt. Nebo Water Agency meeting and the Ground Water Management Plan. Councilor Hathaway attended the banquet for Rodeo Award of the Year and commended members of the rodeo that have done such a great job this year.

Councilor Mecham addressed the feedback he's received on the Hometown Market from both residents and out-of-towners.

Councilor Siddoway had no updates.

Councilor Adcock expressed his concerns for illegal activity in the area and recommended that residents take extra caution to lock their doors at their homes and on their vehicles.

Councilor Montoya updated everyone on the Youth Council activities. Councilor Montoya stated she will be attending a land planning conference this coming week in Lehi, Utah.

Mayor Olson met with CUP last week to go over plans for access to water in the Summit Ridge tank. He commended the work of Engineering and Public Works to help with the project. The bike park in Santaquin Canyon is coming along. He updated the council on recent meetings with the DWR and Forrest Service.

#### **ADJOURNMENT**

Councilor Siddoway motioned to adjourn the Regular City Council Meeting. Councilor Montoya seconded the motion.

Meeting adjourned at 8:50 p.m.

ATTEST:	Daniel M. Olson. Mayor	Amalie R. Ottley. City Recorder
		ATTEST:

#### SANTAQUIN CITY CORPORATION

#### Check Register

CHECKING - ZIONS - 06/16/2022 to 06/24/2022

Payee Name Beckstead, Sidney Mclane	Payment Date 6/21/2022	Amount \$18.50	Description WITNESS FEE - CASE #215500275	Ledger Account 1042310 - PROFESSIONAL & TECHNICAL
BOUNCIN BINS RENTALS, LLC- UTAH	6/21/2022	\$2,247.78	Bounce Houses	6240490 - FAMILY NIGHT EXPENSE
CARQUEST AUTO PARTS STORES	6/21/2022	\$27.68	Vapor can for Explorer	5440250 - EQUIPMENT MAINTENANCE
CARQUEST AUTO PARTS STORES	6/21/2022	\$32.19	Oil for F150	1060240 - SUPPLIES
CARQUEST AUTO PARTS STORES	6/21/2022	\$41.38	Oil for f150's	1060240 - SUPPLIES
CARQUEST AUTO PARTS STORES	6/21/2022	\$178.90	Oil and oil filters for PW trucks	1060240 - SUPPLIES
		\$280.15		
CASTRO, CLAUDIA CHAVEZ	6/21/2022	\$245.00	BAIL REFUND - CASE #195501101	1022430 - COURT FINES AND FORFEITURES
CASTRO, CLAUDIA CHAVEZ	6/21/2022	\$245.00	BAIL REPOND - CASE #195501101	1022450 - COOKT FINES AND FORFEITURES
CENTURYLINK	6/21/2022	\$177.15	Land Line - PS Facility Elavator/Emergency Line PD	4340240 - TELEPHONE & INTERNET
CHEMTECH-FORD, INC	6/21/2022	\$25.00	Water quality testing	5140310 - PROFESSIONAL & TECHNICAL SVCS
CHEMTECH-FORD, INC	6/21/2022	\$80.00	Effluent testing	5240310 - PROFESSIONAL & TECHNICAL SVCS
CHEMTECH-FORD, INC	6/21/2022	\$125.00	Water quality testing	5140310 - PROFESSIONAL & TECHNICAL SVCS
		\$230.00		
CHILD SUPPORT SERVICES/ORS	6/24/2022	\$140.31	Garnishment - Child Support	1022420 - GARNISHMENTS
CLASSIC CAR WASH OF SANTAQUIN	6/21/2022	\$58.20	Car washes for trucks	1060250 - EQUIPMENT MAINTENANCE
CLASSIC CAR WASH OF SANTAQUIN	6/21/2022	\$65.00	Car wash passes for Building Inspection vehicles	1068250 - EQUIPMENT MAINT
		\$123.20		
DEPT OF GOVERNMENT OPERATIONS	6/21/2022	\$69.67	MAY ADMINISTRATION	1043260 - FUEL
DEPT OF GOVERNMENT OPERATIONS	6/21/2022	\$222.74	COMMUNITY SERVICES	6740260 - FUEL
DEPT OF GOVERNMENT OPERATIONS	6/21/2022	\$271.60	MAY ENGINEERING	1048260 - FUEL
DEPT OF GOVERNMENT OPERATIONS	6/21/2022	\$365.90	MAY INSPECTIONS	1068260 - FUEL
DEPT OF GOVERNMENT OPERATIONS	6/21/2022	\$662.47	MAY P/W CEMETERY	1077260 - FUEL
DEPT OF GOVERNMENT OPERATIONS	6/21/2022	\$662.47	MAY P/W DUMP	1062260 - FUEL
DEPT OF GOVERNMENT OPERATIONS	6/21/2022	\$662.47	MAY P/W PARK	1070260 - FUEL
DEPT OF GOVERNMENT OPERATIONS	6/21/2022	\$662.47	MAY P/W ROADS	1060260 - FUEL
DEPT OF GOVERNMENT OPERATIONS	6/21/2022	\$662.48	MAY P/W SEWER	5240260 - FUEL
DEPT OF GOVERNMENT OPERATIONS	6/21/2022	\$662.48	MAY P/W WATER	5140260 - FUEL
DEPT OF GOVERNMENT OPERATIONS	6/21/2022	\$3,031.03	MAY FIRE	7657260 - FUEL
DEPT OF GOVERNMENT OPERATIONS	6/21/2022	\$5,428.13	MAY POLICE	1054260 - FUEL
		\$13,363.91		
FAIRBANKS, DAVID	6/21/2022	\$1.43	Refund: 7000742 - FAIRBANKS, DAVID	5113110 - ACCOUNTS RECEIVABLE
GREG'S DISTINCTIVE DECORATING	6/21/2022	\$800.00	Powder Coat Train	1051480 - CHRISTMAS LIGHTS
Hales, Abigail	6/22/2022	-\$64.64	REISSUE CH #85805 LOST CHECK	1015800 - SUSPENSE
Hales, Abigail	6/22/2022	\$64.64	REISSUE CH #85805 LOST CHECK - PAYROLL CHECK	1015800 - SUSPENSE
		\$0.00		
Hales, Alice	6/22/2022	-\$91.42	REISSUE CH #85806 LOST CHECK	1015800 - SUSPENSE
Hales, Alice	6/22/2022	\$91.42	REISSUE CH #85806 LOST CHECK - PAYROLL CHECK	1015800 - SUSPENSE
	3, ==, ===	\$0.00		
HEALTH EQUITY INC,	6/17/2022	\$50.00	Replenish for HCRA - vjxo2zx	1022502 - FSA
HEALTH EQUITY INC,	6/17/2022	\$944.48	Replenish for HCRA - meba1tw	1022502 - FSA
HEALTH EQUITY INC,	6/22/2022	\$1,596.48	Replenish for HCRA - xdy0muw	1022502 - FSA
		\$2,590.96		
HENRY SCHEIN	6/21/2022	\$234.00	EMS Supplies	7657242 - EMS - SUPPLIES
HONEY BUCKET	6/21/2022	\$201.60	Portapottie rental	6140240 - BASEBALL SUPPLIES
HOOSED BILL	6/24/2022	Ć10 F0	WITNESS SEE CASS #245500052	4042240 PROFESSIONAL & TECHNICAL
HOOSER, BILL	6/21/2022	\$18.50	WITNESS FEE - CASE #215500052	1042310 - PROFESSIONAL & TECHNICAL
HORROCKS ENGINEERS, INC	6/21/2022	\$3,970.50	East Bench Debris Basin Final Design	4140816 - NRCS - DEBRIS BASIN STUDY
HORROCKS ENGINEERS, INC	6/21/2022	\$5,649.50	Santaquin East Bench debris basin final design	4140816 - NRCS - DEBRIS BASIN STUDY
HORROCKS ENGINEERS, INC	6/21/2022		East Bench Debris Basin Final Design	4140816 - NRCS - DEBRIS BASIN STUDY
		\$229,057.43		
HUMPHRIES INC	C 124 12222	604.60	Modical Owngon	7657242 FMC CURRUES
HOIVIF HIMES HIME	6/21/2022	\$81.69	Medical Oxygen	7657242 - EMS - SUPPLIES
JEWELL, ERIC	6/21/2022	\$489.04	2022 JUSTICE COURT JUDGES' CONFERENCE	1042230 - EDUCATION, TRAINING & TRAVEL
INAART RRINTING			Lat Sinns for Duilding Construction Sites	4050240 511001155
JMART PRINTING	6/21/2022	\$2,150.00	Lot Signs for Building Construction Sites	1068240 - SUPPLIES
JOHNSON, AMY	6/22/2022	-\$19.83	REISSUE CH #83033 - DID NOT RECEIVE	1015800 - SUSPENSE
		-\$19.83 \$19.83		
JOHNSON, AMY	6/22/2022	-\$19.83	REISSUE CH #83033 - DID NOT RECEIVE	1015800 - SUSPENSE
JOHNSON, AMY	6/22/2022	-\$19.83 \$19.83	REISSUE CH #83033 - DID NOT RECEIVE	1015800 - SUSPENSE

KBARSAM BUCKLES & MORE	6/21/2022	\$3,720.00 \$5,115.00	Buckles-Little Buckaroo Rodeo	6240260 - RODEO EXPENSE
KC LOWHAM	6/21/2022	\$18.50	WITNESS FEE - CASE #215600001, 215600013, 215500254	1042310 - PROFESSIONAL & TECHNICAL
KEITH JUDDS PRO-SERVICE, INC	6/21/2022	\$222.80	Expedition repair	7657250 - FIRE - EQUIPMENT MAINTENANCE
LOCAL BUILDING AUTHORITY OF SANTAQUIN CITY UTAH	6/24/2022	\$1,000.00	Tranfer funds to LBA to pay Entity Regs & for Small surplus	1090884 - TRANSFER TO LBA
MOUNTAINLAND SUPPLY MOUNTAINLAND SUPPLY MOUNTAINLAND SUPPLY MOUNTAINLAND SUPPLY	6/21/2022 6/21/2022 6/21/2022 6/21/2022	\$11,676.26	Meters Meters	5140240 - SUPPLIES 5140242 - METERS & MXU'S 5240242 - METERS & MXU'S 5440242 - METERS & MXU'S
MURDOCK FORD MURDOCK FORD	6/21/2022 6/21/2022	\$34.96 \$40.03 \$74.99	Wiper Blades Oil Change/Rot Tires, Lerwill	1054250 - EQUIPMENT MAINTENANCE 1054250 - EQUIPMENT MAINTENANCE
NEBO LODGE #45	6/24/2022	\$18.00	FOP Dues (Nebo Lodge #45)	1022425 - FOP DUES
NIELSEN & SENIOR, ATTORNEYS NIELSEN & SENIOR, ATTORNEYS	6/21/2022 6/21/2022		_	1043331 - LEGAL 1043331 - LEGAL
NORTHWEST FENCE & SUPPLY	6/21/2022	\$2,229.57	RAP TAX EXPENSE - CALLAWAY FIELD FABRIC	6640720 - RAP TAX EXPENSE
PAYSON CITY SOLID WASTE	6/21/2022	\$5,472.82	Solids from WRF	5240530 - WRF - SOLID WASTE DISPOSAL
PETERBILT OF UTAH, INC.	6/22/2022	\$5,910.13	Tender 141 engine repairs	7657250 - FIRE - EQUIPMENT MAINTENANCE
PODIUM CORPORATION, INC.	6/21/2022	\$672.30	For June 2022	4340119 - PODIUM COMMUNICATION SOFTWARE
POLYDYNE INC.	6/21/2022	\$4,261.21	Polymer	5240510 - WRF - CHEMICAL SUPPLIES
PREMIER VEHICLE INSTALLATION, INC	6/21/2022	\$240.00	Remove Watchguard/ Labor	4240771 - LEASE PURCHASES
PROVO ABSTRACT COMPANY, INC	6/22/2022	\$10,000.00	Closing Costs for Property Purchase	4540307 - SR 198/HIGHLAND DR REALIGNMENT
RED RHINO INDUSTRIAL RED RHINO INDUSTRIAL	6/21/2022 6/21/2022	\$174.25 \$947.96 \$1,122.21	Bolts and saddles for straw bails type 1 pond Clamps and cable for type 1 ponds (barley straw)	5440240 - SUPPLIES 5440240 - SUPPLIES
ROCK MOUNTAIN TECHNOLOGY	6/22/2022 6/22/2022 6/22/2022 6/22/2022 6/22/2022 6/22/2022 6/22/2022 6/22/2022	-\$1,564.00 \$5.85 \$130.00 \$178.20 \$211.75 \$310.75 \$1,366.20 \$2,160.00 \$2,850.00	Customer Deposit Pre-payment credit Microsoft Azure Directory Splashtop Premium (13 users) Customer Depost Additional Premium License Microsoft Exchange Online (55 @3.85) Splashtop (113 users @2.75) Microsoft Business Premium (69 @ 19.80) Cloud backup (12,000 GB @.18) Monthly Service Agreement	4340507 - MICROSOFT OFFICE 365 LICENSES 4340507 - MICROSOFT OFFICE 365 LICENSES 4340500 - SOFTWARE EXPENSE 4340507 - MICROSOFT OFFICE 365 LICENSES 4340507 - MICROSOFT OFFICE 365 LICENSES 4340500 - SOFTWARE EXPENSE 4340507 - MICROSOFT OFFICE 365 LICENSES 4340500 - SOFTWARE EXPENSE 4340100 - COMPUTER SUPPORT CONTRACT - RMT
ROCKY MOUNTAIN POWER	6/21/2022 6/21/2022 6/21/2022 6/21/2022 6/21/2022 6/21/2022 6/21/2022 6/21/2022	\$5,648.75 \$12.60 \$18.83 \$19.24 \$33.58 \$381.23 \$465.96 \$1,202.45 \$10,996.24 \$13,130.13		1070270 - UTILITIES 1060270 - UTILITIES - STREET LIGHTS 1060270 - UTILITIES - STREET LIGHTS 1060270 - UTILITIES - STREET LIGHTS 1051270 - UTILITIES 5240270 - UTILITIES 5440273 - UTILITIES 5240500 - WRF - UTILITIES
SANTAQUIN CITY UTILITIES	6/24/2022	\$770.00	Utilities	1022350 - UTILITIES PAYABLE
SELECTHEALTH, INC	6/22/2022	\$54,460.00	Pre-Payment for July 2022 to Initiate Plan	1022500 - HEALTH INSURANCE
SKAGGS PUBLIC SAFETY UNIFORM	6/21/2022	\$163.08	Uniforms- Wall	1054240 - SUPPLIES
SKAGGS PUBLIC SAFETY UNIFORM SKAGGS PUBLIC SAFETY UNIFORM	6/21/2022 6/21/2022		Uniforms- Beckstead Uniforms- Lerwill	1054240 - SUPPLIES 1054240 - SUPPLIES
SDEED E CRETE CONCRETE LLC	E /24 /2022	\$1,431.49	Pad for AC at East Side Pagetor	EAAO2AO CURRUES
SPEED-E CRETE CONCRETE LLC  STAKER PARSON COMPANIES	6/21/2022	\$274.00 \$142.87	Pad for AC at East Side Booster  Road base for patching	5440240 - SUPPLIES 1060240 - SUPPLIES
STAPLES STAPLES	6/21/2022 6/21/2022	\$199.46 \$299.99	General Office Supplies Auto Paper Folder - notices	1043240 - SUPPLIES 1078240 - SUPPLIES
STAPLES	6/21/2022	\$300.00 \$799.45	Auto Paper Folder - Hotices  Auto Paper Folder - tags	1043240 - SUPPLIES
UTAH COUNTY LODGE #31	6/24/2022	\$180.00	FOP Dues (Ut County Lodge #31)	1022425 - FOP DUES

UTAH LOCAL GOVERNMENT TRUST	6/21/2022 \$2,934.15		1022250 - WORKMENS COMPENSATION PAYABLE
UTAH LOCAL GOVERNMENT TRUST	6/21/2022 \$63,202.70	Annual Property Insurance Premium	1043510 - INSURANCE AND BONDS
UTAH LOCAL GOVERNMENT TRUST	6/21/2022 \$77,185.00	O Annual Liability Insurance Premium	1043510 - INSURANCE AND BONDS
	\$143,321.8	5	
WALMART BRC - GE CAPITAL RETAIL BANK	6/21/2022 \$28.42	B-DAY CARDS & WATER FOR RABIES CLINIC	1054240 - SUPPLIES
WALMART BRC - GE CAPITAL RETAIL BANK	6/21/2022 \$29.02	SENIOR FOOD	7540480 - FOOD
WALMART BRC - GE CAPITAL RETAIL BANK	6/21/2022 \$33.40	SENIOR FOOD	7540480 - FOOD
WALMART BRC - GE CAPITAL RETAIL BANK	6/21/2022 \$65.96	SENIOR FOOD	7540480 - FOOD
	\$156.80		

\$574,233.63

:



To: Mayor Olson and City Council

From: John Bradley, Community Services Director

Date: July 5, 2022

**RE:** New City Hall Kitchen Appliances

With the construction of the new City Hall progressing nicely, we have reviewed the appliances and needed kitchen equipment for both the commercial cooking kitchen as well as the serving/warming kitchen area. These appliances and the kitchen equipment will be part of the Multipurpose room amenities.

Specifications were assembled, and 3 bids were obtained.

Part of this project will be paid for by CDBG funds.

We recommend going with the bid Bintz/Bargreen has provided for the cost of \$138,650.75. They were the low bid. They were also the company that originally helped design the kitchen for us.

#### **Staff Recommendation:**

Motion to approve a purchase agreement with Bintz/Bargreen for the new appliances and kitchen equipment for City Hall for a not to exceed amount of \$138,650.75.

### **APPLICANT FORM**

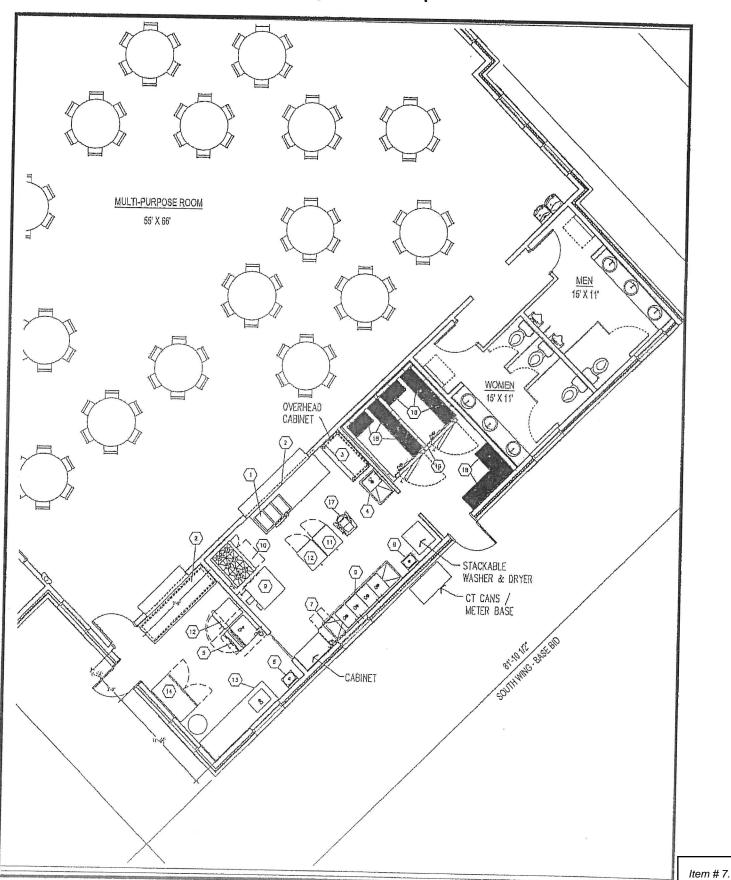
# Santaquin City Hall Kitchen Appliances

In order to receive consideration, any submitted Bid must contain responses to all questions contained herein. COMPANY NAME BINT2/BARGTERN DATE 6-7-3

ADDRESS: 1855 5 300 W SAIT LAKE LITY UT 841 Telephone Number (801) 463-1515 Email Address: KBOSWell & BINTZSUPPLY. COM CONTACT PERSON: Keely BOSWell CONTACT PERSON/TITLE: SALUS REX TOTAL BID PRICE \$ 156.650 HAVE YOU NOTED THE WARRANTY FOR EACH ITEM? SEE SPec Book / Yes

Anticipated Equipment Delivery Date (All Items) 1 - 1 - 2023 Anticipated Equipment Delivery Date (All Items) The pricing listed above shall be effective for at least 60 days from the date of Bid closing. Please attach any additional sheets detailing price/costs of individual equipment items and any other information that may be pertinent in evaluating this Bid. It is understood that Santaquin City has the right to reject this Bid or to accept the Bid at the above price. Boull Signature of Contact Person

# SANTAQUIN CITY HALL Project Map



# BID PRICE BY ITEM

COMPANY			
COMPANY NAME:			
<u>ltem No</u>	Quantity	Equipment Category	<u>Lead Time (Weeks)</u> <u>Cost Estimate</u>
1	1 ea	Drop-In Hot Wells	20 2518,56
		Electric food warmer Minimum Size: (3) 12" x 20"	2518,56 FM 117,20
Carried States		208/240v/60/1ph or 3-ph/1.2 kW per well, field wired	2635. 76
		Wells Model No. MOD-300 DM	
Berling	CERTIFICATION OF A PARTY OF THE	OR APPROVED EQUAL	
		Standard flyer accessories	
		Include delivery & warranty	
1			30111 417
2	2 ea	Table, Work	5018. TU
	And the second s	Stainless Steel Top Minimum Size: 108" W x 30" D	3018.40 FIT 150.90
	and the second second	John Boos Model No. ST6- 30108SSK-X	3169.30
		OR APPROVED EQUAL	
Ģ		Standard flyer accessories	
		Include delivery & warranty	
3	1 ea	Table, Baker's w/Splash	
		Minimum Size 60" W x 30" D	
	S. C. S.	Wood top	
		Stainless steele legs	1377.01
		John Boos Model No. DSB07-X	1377.01
	ů.	OR APPROVED EQUAL	FRI 60 00
Section 1		Standard flyer accessories	11/15 01/2
		Include delivery & warranty	/TTJ. 00

# BID PRICE BY ITEM

<u>Item No</u>	Quantity	Equipment Category Lead Time (Weeks) Cost Estimate
4	1 ea	Sink, Scullery, Single Compart- (17) 752 31
		38" W x 25 1/2" D x 44" H FILT 60 , OO
	1	14" deep compartment/18" right drainboard/10" H boxed backsplash
The state of the s		John Boos Model No. 1B16204- 1D18RX
		OR APPROVED EQUAL
	1 ea	Heavy Duty Faucet  PBF-8-SLF-X  FAT (5 00
		PBF-8-SLF-X
	1 ea	Twist Handle Lever Waste
		PB-LWR-1-X Lever waste support arm
	1 ea	Lever waste support arm bracket $(\mathcal{C})$
		B-LWB
		OR APPROVED EQUAL (ALL)
		Include delivery & warranty
	1 ea	Ice Maker w/Bin-Cube-style (35) 3154.57  Air –cooled, cube styled.  Capacity for 525 lb/24 hour  PAT NO CHAICGA
		Scotsman Model No. C)530SA-1
		OR APPROVED EQUAL 3154 57
	1 ea	API-P Aqua Patrol Plus Water Filtration System
1		OR APPROVED EQUAL
		Include delivery & warranty

	_	
<u>Item No</u>	Quantity	( a) Cost Estimate
6	1	Sink, Scullery, 4 Compartment (20) 2727 43  111" W x 29 1/2"D x 44" H  John Boos Model No. 4B18244-
		111" W x 29 1/2"D x 44" H
		John Boos Model No. 4B18244- 2D18-X
	7	OR APPROVED EQUAL 2477 76
1		Include delivery & warranty (70)
	1	Pb-prw-1lf-x Prerinse Unit, splash
	1	centers  PB-AD-10LF-X Add-On Facuet, 10"  PR LIMB 1 X Twist Used Is Level.
	1	Waste, 3-1/2 sink opening
	1	Include adapter for 2" or 1-1/2"  drain outlet.
	1	PB-LWB Lever waste support arm bracket
	1	Provisions made at factory for in- stallation
		Disposer
	1	InSinkErator Model No. SS-200-12A (2) 3417 49 -CC02
		115v/60/1-ph, 17.4 amps FNT 170. 47
		SYPHON STD breaker standard,1/2"
- Add to the second		OR APPROVED EQUAL (ALL) 3587.98
		Include delivery & warranty
7	1	Dishwasher, Undercounter (7) 5588 1  24" W x 25"D x 33-1/4" H  CMA-180UC W/Dispensers FITT IVO CHARGE
		24" W x 25"D x 33-1/4" H
		CMA-180UC W/Dispensers PIQ 1005
		OR APPROVED EQUAL
		Include delivery & warranty 5546.2(

<u>Item No</u>	Quantity		Lead Time (Monke) Country
			Lead Time (Weeks) Cost Estimate
8	2 ea	Sink, Hand, Include Wall Mount	
		14" W x 10" H	5-46,36
	43	Front to back 5" deep	5-46,36 FAT 37. OU
		Standard flyer accessories only	7/.
		John Boos Model No.PBHS-W-1410- P-SSLR-X	623.36
		OR APPROVED EQUAL	
		Includes Shipping & Warranty	
9	1 ea	Double Oven, Convection, Gas	20 13721 22
		Double-deck, bakery depth	20 1322122 Fact 661-00
THE STATE OF THE S		Stainless Steel, Natural Gas	PRT 661-
	2 ea	120 v/60/1-ph Standard	12 443 22
		Southbend Model No. SLGB/22SC	17000
		Moveable Gas Connector	249.75
		3/4 "inside dia,, 48" long	0.7/2/
		Dormont 1675BPCFS48	
		OR APPROVED EQUAL (ALL)	
		Includes Shipping & Warranty	19/1
10	1 ea	Range, Heavy Duty	10.659.40
		Natural Gas, 48", 4 burners	10.634.42 Fix 631.90
1		Open cabinet w/out doors standard	The state of the s
	ī	Ww.5"high flue riser, heavy duty shelf is standard	1/ 270,32
		Southbend Model no. 4481DC-7L	
	_ 00	Moveable Gas Connector $\mathcal{F}$	249 75
		3/4 "inside dia,, 48" long	
		dormant 1675BPCFS48	
		OR APPROVED EQUAL (ALL)	

<u>Item No</u>	Quantity	Equipment Category	Lead Time (Weeks) Cost Estimate
			160
11	1 ea	Proofing Cabinet	7293.48
		Mobile, 18" x 26" x 1" sheet pans	FIE 114.65
		or 12" x 20" x 2-1.2 steam table pans.	0116/117
		Vulcan Model No. VP18	2408,13
		OR APPROVED EQUAL	
		Includes Shipping & Warranty	
12	2 ea	Cabinet, Mobile, Warming & Holding	16 4727-14 FAT 236-10
		Mobile, 18" x 26" x 1" sheet pans	FAT 236.10
		or $12'' \times 20'' \times 2-1.2$ steam table pans.	
		Vulcan Model No. VHFA18	4958.24
		OR APPROVED EQUAL	
		Includes Shipping & Warranty	O
13	1 ea	Table, Work w/ Sink	1802 36
		John Boos Model No.ST6R5- 30108SSK	1802,36 Fat 168,00
		108" W x 30"D, stainless steele top with 5" backsplash	1970.36
	1 ea	CUT1824146 Weld-In Undermount Sink 18" W x4" front to back x 14" deep, 3 1/2 drain op.	937.90
	1 ea	Bowl must rotated 90 degrees	
		X-0205A on left (modification)	
	1 ea	PBF-8-SLF Heavy Duty Faucet, splash mount, 8" swing spout, 8" centers, 1/4 turn ceramic cart.	718.60 FRT 22 00
	1	X-0002J1 2"deep 5" rear riser	240.60
	1ea	PB-LWR-1 Twist Handle Lever	45 79
	1 ea	OR APPROVED EQUAL (ALL)	
		Includes Shipping & Warranty	<u>Item</u>

ltem No	Quantity	Equipment C		
	Quantity	Equipment Category	Lead Time (Weeks	Cost Estimate
14	1 ea	Refrigerator, Reach-in	15	5397.55 No charge
water and the same of the same	On the state of th	Two-section, stainless steel	,	
	3	doors, 6 wire shelves	FIRT	No charge
		Left swing left, right swing right		
	General Foodservice Model No. T-49_HC			5397-55
	i i i	OR APPROVED EQUAL		
No.	)	Includes Shipping & Warranty		
15	1 ea	Exhaust hood		
		Example Below OR APPROVED		
		EQUAL		
	-	Captive-Aire Model No. CUSTOM Exhaust Hood 6024ND-2-PSP-F - 8ft 6" Long Exhaust- Wide Front Perforated Supply Plenum - 430 SS Where Exposed - Fire Cabinet on the Left Side 12.00" W (Additional charges may apply for cabi - FILTER - 20" tall x 16" (19.625" by 15.00 Captrate Solo filter with hook, ETL Liste efficiency: 85% efficient at 9 microns, 7 on hoods shipped AFTER 7/27/17 L55 Series E26 Canopy Light Fixture - 1 Clear Thermal and Shock Resistant Glob - EXHAUST RISER - Factory installed 14" - SUPPLY RISER - 12"x 28" Supply Riser v - 1/2 Pint Grease Cup New Style, Flange - Electrical Package Installation in Utility - RIGHT END STANDOFF 3" Wide 60" Lon - Parts required to mount riser sensor of double walf duct LEFT VERTICAL END PANEL 27" Top Wid Insulated 430 SS  Fire System FANK-SP-1 Tank Fire Suppression 4 gallo Cabinet (includes pre-piped hood(s) with 24 VDC release mechanism, fire system as	with Built-in 3" Back Stavidth x 60" Length x 24" Finet if not sold with fire s 625") wide Stainless Stee ed. Particulate capture 76% efficient at 5 micron High Temp Assembly, Incoe (L55 Fixture), Bulbs By Diameter X 4" Height with Volume Dampers ed Slotted y Cabinet by Plant.  If a since with 3 inch insula th, 21" Bottom Width, 800 on Fire System in Utility the electric detection to the since of the sinc	Height System)  Is. Used Cludes / Others  tion

electric pull station). (Formerly CAS-EWC). Includes piping for hood: 1.

- Pressure Switch Monitors Tank Pressure, Supervised Signal, TANK FIRE SUPPRESSION
- Tank-based Fire Protection System equipped with Electronic Detection utilizing CORE board as a Listed Release Mechanism. Installed in Hood Utility Cabinet with Integral hood prewire panel.
- SC-EGVA1 GAS VALVE 1" Electrical Shutoff Valve for use with HMI reset, 110V, 60Hz (#8214250). Includes upstream strainer assembly.

#### Fan #1 DU85HFA - Exhaust Fan

DU85HFA High Speed Direct Drive Centrifugal Upblast Exhaust Fan with speed control (speed control included for single phase only), disconnect switch and 15-3/4" wheel.

Exhaust Fan handles 1912 CFM @ -1.300" wc ESP, Fan runs at 1595 RPM. Exhaust Motor: 1.000 HP, 1 Phs, 115 V, 60Hz, 11.6 FLA, TEAO-ECM (Totally Enclosed Air Over Electronically Commutated Motor)

- Grease Cup for kitchen-duty centrifugal exhaust fans, Box Dimensions 17-1/8 L X 5-1/16 W X 3-3/4 H (20 GA.) (Includes Down Spout)
- ECM Wiring Package for exhaust motors with PWM signal from ECPM03 prewire.
- Multi-Conductor Single Shielded Twisted Pair Cable, 18 AWG stranded (19x30) TC conductors, plenum, FEP insulation, overall shield (100% coverage), 20 AWG stranded TC drain wire, FEP jacket. Priced per foot. For use with CORE Interlock Network, light dimming 0-10VDC reference signal, and PWM signal from ECPM03 to ECM.
- Gasketing Thermeez Woven Ceramic Tape 1/4" x 1" with adhesive back Max Temp 1500°F. To be applied between fan base and grease duct. Ships loose with fan. Gasket length supplied = perimeter of fan base.
- Curb CRB23x22E On Fan #1 2.000:12.000 Pitch
- Vented Base for Curb
- Hinged Base for Curb. Standard Hinge attached to curb. Used on Fans with wheels 20 inches or smaller. 12 GA Galvanized.
- Full Bottom Curb Corner. Base flange corners fully welded or staked by factory.

#### Fan #2 A1-D.250-15D - Heater

A1-D.250-15D Direct Gas Fired Heated Make Up Air Unit with 15" Mixed Flow Direct Drive Fan

Supply Fan handles 1530 CFM @ 0.500" wc ESP, Fan runs at 1837 RPM. Heater supplies 85727 BTUs. 62°F Temperature Rise. [Fuel: Natural Gas]

Supply Motor: 1.000 HP, 3 Phase, 208 V, 60Hz, 3.1 FLA, ODP, Premium (E-Plus3) Eff.

Down Discharge - Air Flow Right -> Left

- Size 2 Celdek Evaporative Cooler for Size # 1 Modular Heater. 36.75" Wide X 32.125" Long X 36.688" High.

For outdoor installation. Min. water pressure for optimal performance is 30 PSI.

Max. water pressure should not exceed 50 PSI. Use with water softener recommeded.

- Sloped Filtered Intake for Size #2 Modular Heater. 26.813" Wide X 53.625" Long X 31.313" High. Includes 2" MV EZ Kleen Metal Mesh Filters.
- Freeze Protection Drain Control kit for Evaporative Coolers. Includes 3-Way water solenoid valve 8316G064 (shipped loose), Pressure switch installed upstream of 2way solenoid in unit, Brass Tee, 2 NPT half inch nipples, and two stage thermostat T678A1361. Field wiring required by others for 3-way valve. For both Celdek and Standard V-bank type Configurations.
- RTC Solutions 40-90°F Discharge Temp Control
- Gas Manifold for DF1 GM BTU 0 550001 7 in. w.c. 14 in. w.c., No Insurance Requirement (ANSI), BV250-66
- Layer Control for IBT Evap
- Gas Pressure Gauge, -5 to +15 Inches Wc., 2.5" Diameter, 1/4" Thread Size
- Gas Pressure Gauge, 0-35", 2.5" Diameter, 1/4" Thread Size
- Low Fire Start. Allows the burner circuit to energize when the modulation control is in a low fire position.
- Motorized Back Draft Damper 16" X 18" for Size 1 Standard & Modular Heater Units w/Extended Shaft, Standard Galvanized Construction, 3/4" Rear Flange, Low Leakage, TFB120S Actuator Included
- Separate 120VAC Wiring Package for Make-Up Air Units. Option must be selected when mounting VFD in prewire panel or with DCV package. Provides separate 120VAC input to supply fan. This 120V signal must be run by electrician from DCV to mua switch.
- Cooling Interlock Relay. 24VAC Coil. 120V Contacts. Locks out burner circuit when AC is energized.
- Full Bottom Curb Corner. Base flange corners fully welded or staked by factory.
- Curb CRB21X71X20INS Insulated On Fan #2 2.000:12.000 Pitch Parallel to the Roof
- Rail ADJUSTLEG-36 (Set of 2) On Fan #2

#### Electrical System #1 -

DCV-1111 Demand Control Ventilation, w/ control for 1 Exhaust Fan, 1 Supply Fan, Exhaust on in Fire, Lights out in Fire, Fans modulate based on duct temperature. INVERTER DUTY 3 PHASE MOTOR REQUIRED FOR USE WITH VFD. Room temperature sensor shipped loose for field

installation. Verify distance between VFD and Motor; additional cost could apply if distance exceeds 50 feet. Includes 1 Duct Thermostat kit.

- Digital Prewire Lighting Relay Kit. Includes hood lighting relay & terminal blocks. Allows for up to 1400W of lighting each.
- VERIZON CELLULAR KIT, WIRED ANTENNA AND VERIZON DATA FOR 1 YEARS.
- ESV751N02YXB571 Variable Frequency Drive 1 HP Max., 200/240 V, Single or Three Phase Input, 4.2 A Max., NEMA 1 Enclosure, with 2RJ-45 FOR MODBUS
- Thermistor CABLE 18/2 AWG GREEN WHITE, plenum rated. USED for thermistor duct stat. Per Foot Price.

EXHAUST HOOD
26.019.67

FRT 1724.00

TOTAL 27,743.87

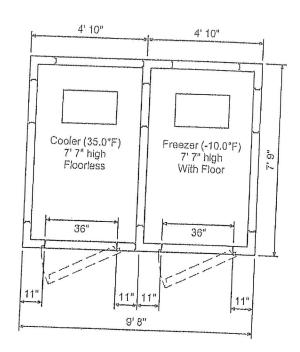
ltem No	Ouantitu		
ILCIII IVO	<u>Quantity</u>	Equipment Category	Lead Time (Weeks) Cost Estimate
16	2 ea	Walk in Combination Cooler &	10 20120 76
	(1 Cooler &	Freezer Box & Installation	FRT 1846, 82
	1 Freezer)	Below example OR	INSTAIL 6296.95
		APPROVED EQUAL TOT	TAI 37 5-73 050
	7	Pofelgorated Selville	

Refrigerated Solutions Group
(1) Nor-Lake FINELINE INDOOR Walk-In Cooler/Freezer Combination (2 compartments)
9' 8" long, 7' 9" wide, 7' 7" high.

Finishes:

26 Gauge Corrosion Resistant Stucco Embossed Coated Steel - Interior wall, Exterior wall, Interior ceiling 26 Gauge Smooth Galvanized - Celling topside, Floor bottomside .100 Smooth Aluminum - Interior floor .1" Vinyl Floor Sealer for (1) Cooler (35.0°F)

Surface under the freezer must be insulated to RSG's specification to avoid frost build-up/structural fallure



Finishes: 26 Gauge Corrosion Resistant Stucco Embossed Coated Steel int. wall, Ext wall, int. ceiling1" Vinyl floor sealer (1) cooler. 35 degree F

Please include installation cost in your bid. We understand this might require a 3rd party.

Include Shipping & Warranty

Itam N-	0		
<u>Item No</u>	<u>Quantity</u>	Equipment Category	Lead Time (Weeks) Cost Estimate
17	1 ea	Mixer, Floor	12 5922 52
		Hobart Model No. HL200-1STD	Ph. T
<b>(3)</b>		100-120/50/60/1; Bench type	FIT NO CHARGE
		mixer; with bowl, beater, whip spiral dough arm, US/EXP config	8
		uration - Legacy Planetary Mixe Bench, 20 quart	
		OR APPROVED EQUAL	
		Include Shipping & Warranty	
			175,20
		All & Posts P	175,20 302,08 200.16 87-36
18	16 ea	Wire Shelving WW	els 200.16
	(LOT)	EXAMPLE BELOW OR	2/0.20
		APPROVED EQUAL	500.06
		Include Shipping & Warranty	122001
	and the man had been the little time to	Olympic Model No. J1842K Pack	ked 4 ea
	loans had prompered, and sound send sound now competed	Shelf, wire, 18" x 42" , green epox NSF	y Tinish with chromate substrate,
	The second secon		
	16 ea	J86K Post 86", stationary, grooved a & cap, green epoxy finish with chror	t 1" intervals, includes leveling bolt
	8 ea	J1830K Shelf, wire, 18" x 30", green e substrate, NSF	epoxy finish with chromate
	8 ea	1 year warranty against manufacturis	ng defects
	8 ea	7 year warranty against rust and corr	rosion
	0 64	J74K Post 74", stationary, grooved at & cap, green epoxy finish with chrom	: 1" intervals, includes leveling bolt
	10 ea	J2448K Shelf, wire, 24" x 48", green e substrate, NSF	Poxy finish with chromate
	10 ea	1 year warranty against manufacturin	ng defects
	10 ea	7 year warranty against rust and corro	osion
	хеа.	J86K Post 86", stationary, grooved at & cap, green epoxy finish with chrom	1" intervals, includes leveling bolt pate substrate, NSF
		otal (18) Items &	
	s	ub-items:	75
		irand Total Cost Estimate:	138,650 . Item#
	C	iand total Cost Estimate:	

## **APPLICANT FORM**

## Santaquin City Hall Kitchen Appliances

In order to receive consideration, any submitted Bid must contain responses to all questions contained herein.

COMPANY NAME 1235 AURANT & STORE BRUISMANDATE 5/26/22
ADDRESS: 230 WEST 700 South
Telephone Number ( <u>50)</u> 264-1981
Email Address: BRAD DRESCOSIC. Com
CONTACT PERSON: BROOKETSON
CONTACT PERSON/TITLE: SAME - SAVES CON SULTANT
TOTAL BID PRICE \$ 56 Q 4076 - #157, 733.55
HAVE YOU NOTED THE WARRANTY FOR EACH ITEM?
Anticipated Equipment Delivery Date (All Items) 2023 OR TALLER - ESTIMATED
The pricing listed above shall be effective for at least 60 days from the date of Bid closing. Please attach any additional sheets detailing price/costs of individual equipment items and any other information that may be pertinent in evaluating this Bid. It is understood that Santaquin City has the right to reject this Bid or to accept the Bid at the above price.

Signature of Contact Person

## **APPLICANT FORM**

# Santaquin City Hall Kitchen Appliances

In order to receive consideration, any submitted Bid must contain responses to all questions contained herein.

COMPANY NAME Commercial Kitchen Supply DATE 6.9.2022
ADDRESS: 1030 W. 650 N., Centerville, UT 84014
Telephone Number (801) 292-1611 ext. 100
Email Address: Kim @ commercial Kitchen Supply. com
CONTACT PERSON: Kim Murray
CONTACT PERSON/TITLE: Lead Estimator
TOTAL BID PRICE \$ 161,778.07
HAVE YOU NOTED THE WARRANTY FOR EACH ITEM? 1 Year MPg. Warranty
Anticipated Equipment Delivery Date (All Items) February - March 2023
The pricing listed above shall be effective for at least 60 days from the date of Bid closing. Please attach any additional sheets detailing price/costs of individual equipment items and any other information that may be pertinent in evaluating this Bid. It is understood that Santaquin City has the right to reject this Bid or to accept the Bid at the above price.
15 10 10 may 2

## **ORDINANCE NO. 07-01-2022**

AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO UPDATE AND CLARIFY LAND USE DEFINITIONS AND THE LAND USE TABLE IN THE MAIN STREET BUSINESS DISTRICTS ZONE, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABLILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE

WHEREAS, the City of Santaquin is a fourth-class city of the state of Utah; and

WHEREAS, the City Council has specific authority pursuant to Title 10, Chapter 9a Utah Code Ann. (1953 as amended) to adopt a zoning plan including an ordinance and map which divide the municipality into districts or zones and within such districts to regulate the erection, construction, reconstruction, alteration, repair and uses of buildings and structures and the uses of land; and

**WHEREAS**, the state legislature has granted general welfare power to the City Council, independent, apart from, and in addition to, its specific grants of legislative authority, which enables the city to pass ordinances which are reasonably and appropriately related to the objectives of that power, providing for the public safety, health, morals, and welfare; and

**WHEREAS**, the City Council desires to amend Santaquin City Code Title 10 Chapter 08 Section 020 and Title 10 Chapter 20 Section 190 to update and clarify land use definitions and the land use table in the Main Street Business Districts Zone; and

**WHEREAS,** the Santaquin City Planning Commission held a public hearing on June 14, 2022 and June 28, 2022, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City; and

**WHEREAS,** after the noted public hearing, the Santaquin City Planning Commission forwarded a recommendation to the City Council.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of Santaquin City, State of Utah, as follows:

#### **Section I. Amendments**

Title 10 Chapter 08 Section 020 is amended as follows: (underlined text is added, stricken text is deleted)

ALCOHOLIC BEVERAGE, CLASS A <u>LICENSESESTABLISHMENT</u>: A license to sell—An establishment that sells beer on the premises, in original sealed containers no larger than two (2) liters (2-1), for consumption off the premises, in accordance with the ordinances of the city, provided beer is not sold by minors, except under the supervision of a person twenty one (21) years of age or older who is on the premises as provided by state law. No beer shall be sold through a drive-up window.

ALCOHOLIC BEVERAGE, CLASS B <u>LICENSEESTABLISHMENT</u>: <u>An establishment that sells beer A license to sell beer in the original containers, and on draft, in containers no larger than two (2) liters (2 1)</u>, for on premises consumption; beer in sealed containers no larger than two (2) liters (2 1) may be sold for consumption off premises in accordance with the alcoholic beverage control act, and the ordinances of the city.

ALCOHOLIC BEVERAGE, CLASS C <u>LICENSEESTABLISHMENT</u>: A <u>license which entitles</u> restaurant <u>and or private club licensees to that sells liquor</u> and beer for consumption on the premises, and to sell beer in sealed containers no larger than two (2) liters (2 1), for off premises consumption, as specifically defined in, and in accordance with, the alcoholic beverage control act.

ALCOHOLIC BEVERAGE, CLASS D <u>LICENSEESTABLISHMENT</u>: A license which allows the storage, sale, service, and consumption of liquor, wine, heavy beer, and beer for contracted banquet activities on the premises of a hotel, resort facility, sports center, or convention center. It also allows for room service in hotels and resorts.

ALCOHOLIC BEVERAGE, CLASS E—<u>PACKAGE AGENCYESTABLISHMENT</u>: Liquor stores that offer a modest selection of liquor and alcohol products. They may be located in hotels, resorts and as a stand-alone building. Products are sold for consumption <u>off</u> of the agency premises. This includes state liquor stores.

AUTOMOTIVE SERVICE AND REPAIR, MAJOR: An establishment primarily engaged in the repair or maintenance of motor vehicles, trailers, and similar large mechanical equipment, including paint, body and fender and engine and engine parts, provided, it is conducted within a completely enclosed building. Accessory activities may include a car wash service that complies with the provisions of SCC 10.48.060 or obtains a conditional use permit thereunder.

AUTOMOTIVE SERVICE AND REPAIR, MINOR: An establishment primarily engaged in the repair or maintenance of motor vehicles, trailers, and similar mechanical equipment, including brake, muffler, tire repair and change, lubrication, tune ups, safety inspections and emission testing, detailing shops, overhaul or transmission work, but does not include an establishment that qualifies as a major automotive service and repair facility, and provided it is conducted within a completely enclosed building. Accessory activities may include a car wash service that complies with the provisions of SCC 10.48.060 or obtains a conditional use permit thereunder.

COMMERCIAL, CONVENIENCE: Establishments which are designed and intended to serve the daily or frequent trade or service needs of surrounding population. Such establishments typically include grocery stores, variety stores, drugstores, dry cleaning, beauty shops, barbershops, or a combination thereof and having floor areas typically less than fifty thousand (50,000) square feet. Convenience stores do not typically include repair garages, automobile sales, service or storage.

COMMERCIAL, RETAIL SALES AND SERVICES: Establishments which primarily engage in the sale of general retail goods and/or accessory services (e.g., businesses within this definition include those which conduct sales and storage entirely within an enclosed structure, with the exception of occasional outdoor "sidewalk" promotions); and businesses specializing in the sale of either general merchandise or convenience goods. Services may include laundromats with

coin operated self-service machines, <u>furniture and appliance stores</u>, <u>self-service or full service</u> <u>car washes</u>, and repair services for small household appliances or equipment. Work conducted on the premises may include handicraft production of tangible goods such as pottery, jewelry, picture frames, or leather goods.

DRIVE-IN RETAIL: Any form of merchandising, serving, or dispersing of goods in which service is provided to customers while they remain in their automobiles, but not to include drive-through restaurants.

GARAGE: A building, or part thereof, designed for the parking or temporary storage of automobiles of the occupants and visitors of the premises.

HOTEL As used in this title, the terms "Hotel" and "Motel" have the same meaning. A building or group of buildings containing individual sleeping units, offered, designed and used primarily for the accommodation of short-term guests not to exceed thirty (30) consecutive calendar days or business professionals on temporary assignment, and with automobile parking or storage available. This definition includes auto courts, motor lodges, and tourist courts. To be classified under this definition, the use must have and maintain a functional lobby for check in/out with an entryway for vehicle loading and unloading during check in/out, a luggage storage area, an on site manager twenty four (24) hours a day, housekeeping of rooms at intervals normally no more than forty eight (48) hours, continuous open access for public safety personnel and the use should have at least three (3) or more of the following amenities conveniently located:

Concierge.

Guest laundry.

Guest pool.

Meeting rooms (minimum capacity of 25 people).

Outdoor or indoor sports court.

Recreation room or exercise room.

Restaurant/food service area.

Facilities not meeting the minimum requirements may fall under the definition for multiple-unit or multiple-family dwellings (i.e., apartments).

MOTEL/HOTEL: See definition of Hotel/Motel.

PUBLIC BUILDING: a building which is owned or leased by a federal, state, or local, governmental entity for public administration and/or services.

PUBLIC PARK OR PLAYGROUND: A tract of land which is owned by the public and which has been partially or totally developed or designated for recreational purposes.

RESTAURANTS, DRIVE-THROUGH: A use providing preparation and retail sale of food and beverages, which may either be consumed on the premises or dispensed through one or more drive-through lanes.

WEDDING CHAPEL: An establishment that primarily provides the facilities and services for weddings on a commercial basis. This definition does not include churches and similar facilities where weddings are an ancillary use.

## Title 10 Chapter 20 Section 190 is amended as follows: (underlined text is added, stricken text is deleted)

## 10.20.190 MAIN STREET BUSINESS DISTRICTS ZONE

A. Definition, Objectives, And Characteristics: The Main Street Business Districts Zone consists of the Central Business District (CBD), the Main Street Commercial District (MSC), and the Main Street Residential District (MSR). The objective of the Main Street Business Districts Zone (district) is to create a mixed use shopping and financial center for the City and surrounding territory which is often characterized as "the center of town". The intensity of uses within this area should increase with proximity to the intersection of Center Street and Main Street. Though this district is applied to areas which have developed as "strip commercial", it shall not be used to promote or establish areas in which such development can be promulgated or encouraged.

Developments on the southern half of the blocks between Main Street and 100 South or the northern half of the blocks between Main Street and 100 North should complement the businesses facing Main Street. These developments may include professional services, offices, mixed use developments and multi-family residential.

Characteristics of the district should include:

- 1. A mixed use shopping and financial center for Santaquin and surrounding territory; and
- 2. Business interests should be balanced with the interests of adjacent neighborhoods; and
- 3. The integrity and viability of the adjacent residential neighborhoods will be maintained while expanding development opportunities by permitting multifamily residential uses within the district when combined with commercial uses (mixed use); and
- 4. The Main Street corridor's significance to the region and area history will be preserved and highlighted through site and building design; and
- 5. The district will demonstrate and promote appropriate urban scale, walkability, pedestrian orientation, business viability and success, streetscape, community character, and the limiting of negative effects on adjacent residential properties. (Ord. 08-02-2008, 8-20-2008, eff. 8-21-2008)
- B. Permitted Uses: General land uses within the Main Street <u>Business</u> <u>Commercial</u> Districts shall complement the Main Street overlay map found in the economic element of the City's General Plan.

Abbreviations and alphabetic use designations in the matrix and throughout this chapter have the following meanings:

CBD | The area represented as the Central Business District.

MSC	The area represented as the Main Street Commercial area <u>District</u> .
MSR	The area represented as the Main Street Residential area <u>District</u> .
P	The listed use is a permitted use within the represented area, based on City development standards and ordinances.
С	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
A	The listed use is only permitted as an accessory use within the represented area.
N	The listed use is a prohibited use within the represented area.

(Ord. 08-02-2008, 8-20-2008, eff. 8-21-2008)

Use	CBD	MSC	MSR
Accessory building	A	A	A
Adult daycare	N	P	P
Alcoholic beverage class A license (store; beer only) Establishment	P	P	N
Alcoholic beverage class B license (bars) Establishment	С	C	N
Alcoholic beverage class C license (restaurants/clubs) Establishment	P	С	N
Alcoholic beverage class D license (hotel/conventions)Establishment	P	P	N
Alcoholic beverage class E license (liquor store Establishment, etc.)	N	С	N
Arcade	A	A	N
Art gallery	P	P	P
Automotive service and repair, major	N	<u>N</u>	<u>N</u>
Automotive service and repair, minor	N	<u>C</u>	<u>N</u>
Automotive service station	С	P	N
Bakery, commercial	C	P	C
Bed and breakfast homes	N	С	P
Brewpub	P	C	N
Commercial, ancillary	P	P	<u><b>N</b>P</u>
Commercial, convenience store	C	P	N
Commercial, cosmetology	P	P	P
Commercial, heavy	<u>N</u>	<u>N</u>	<u>N</u>
Commercial pParking lot or garage	AN	<u>AP</u>	<u>A-P</u>
Commercial, recreation	P	P	C

Commercial, repair services  Commercial, retail sales and services  Conference and convention facility  Convalescent home, rest home, or nursing home  Dance hall, discotheque  Daycare center	P P C N C A N	P P N P C P	N N N P N
Conference and convention facility  Convalescent home, rest home, or nursing home  Dance hall, discotheque	C N C A	N P C	N P
Convalescent home, rest home, or nursing home  Dance hall, discotheque	N C A	P C	P
Dance hall, discotheque	C A	С	
	A		
- ·· J · ·· · · · · · · · · · ·		_	C
Drive-in retail		P	N
Dwelling, Accessory Unit Attached	N	N	A
Dwelling, Accessory Unit Detached	N	N	A
Dwelling, Bachelor	N	N	<u>P</u>
Dwelling, Bunkhouse	N	N	A
Dwelling, caretaker	N	N	A
Dwelling, multiple-family	С	С	С
Dwelling, single-family detached	N	N	P
Dwelling units above first story office, retail or commercial	P	E	C
Feedlot	<u>N</u>	N	<u>N</u>
Furniture and appliance stores	P	P	N
Governmental offices	P	₽	₽
Healthcare facility, assisted living facilities	N	<u>P</u>	<u>P</u>
Hotel	P	P	С
Impound Yard	N	N	<u>N</u>
Institutions	P	P	P
Junkyard	N	N	N
Library	P	P	P
Mixed use development	С	С	С
Mobile Home Park	N	<u>N</u>	<u>N</u>
Mortuary, funeral home	N	P	С
Motel	N	N	<del>N</del>
<u>Park</u>	<u>P</u>	<u>P</u>	<u>P</u>
Permanent makeup establishment	P	P	NP
Private club	P	С	N
Professional office or financial services	P	P	P
Public <del>or quasi-public</del> buildings	<u>CP</u>	<u>CP</u>	<u>CP</u>

Public park, private park or playground Public safety building	P C	P	₽
Public safety building	E		1
		$\mathbf{c}$	P
Recreational vehicle <u>court</u> (RV <del>)</del> parks)	N	N	N
Religious center	P	P	P
Resident healthcare facility	P	₽	P
Residential facility for persons with a disability See 10.60	N	N	P
Residential facility for the elderly See 10.56	N	N	P
Residential support facility	N	<u>N</u>	<u>C</u>
Restaurant	P	P	С
Restaurant, with drive-through facilities	N	P	N
School, commercial (art, music, hair, massage)	P	P	С
School, public or quasi-public	С	С	С
Seasonal businesses	E	P	N
Sexually oriented business <u>See 3.24</u>	N	N	N
Slaughterhouse	<u>N</u>	<u>N</u>	<u>N</u>
Social or reception center	P	С	С
Storage Units Facilities	N	<u>N</u>	N
Street vendors	P	P	N
Tattoo parlor	С	P	N
Temporary Uses See 10.16.300	<u>C</u>	<u>P</u>	N
Telecommunications sites. See SCC 10.16.340 paragraph D			
Tobacco specialty shop in accordance with Utah State Code	P	С	N
Transitional treatment home - large	N	N	С
Transitional treatment home - small	N	N	С
Truck stop	N	<u>N</u>	N
Transitional victim home	N	N	C
Veterinary hospital, large animal	N	N	N
Veterinary hospital, small animal	N	P	С
Wedding chapels	P	P	С

## Section II. Severability

If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair of invalidate the remainder of this ordinance or the application

thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

## Section III. Contrary Provisions Repealed

Any and all other provisions of the Santaquin City Code that are contrary to the provisions of this Ordinance are hereby repealed.

## Section IV. Codification, Inclusion in the Code, and Scrivener's Errors

It is the intent of the City Council that the provisions of this ordinance be made part of the Santaquin City Code as adopted, that sections of this ordinance may be re-numbered or re-lettered, and that the word ordinance may be changed to section, chapter, or other such appropriate word or phrase in order to accomplish such intent regardless of whether such inclusion in a code is accomplished. Typographical errors which do not affect the intent of this ordinance may be authorized by the City without need of public hearing by its filing a corrected or re-codified copy of the same with the City Recorder.

#### **Section V. Posting and Effective Date**

This ordinance shall become effective at 5:00 p.m. on Wednesday, July 6, 2022. Prior to that time, the City Recorder shall deposit a copy of this ordinance in the official records of the City and place a copy of this ordinance in three places within the City.

PASSED AND ADOPTED this 5<sup>th</sup> day of July 2022.

	Daniel M. Olson, Mayor	
	Councilmember Art Adcock Councilmember Elizabeth Montoya Councilmember Lynn Mecham	Voted Voted
	Councilmember Jeff Siddoway Councilmember David Hathaway	Voted
ATTEST:		
Amalie R. Ottley, City Recorder		

STATE OF UTAH	)
	) ss.
COUNTY OF UTAH	)

I, AMALIE R. OTTLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the City Council of Santaquin City, Utah, on the 5<sup>th</sup> day of July 2022, entitled

"AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO UPDATE AND CLARIFY LAND USE DEFINITIONS AND THE LAND USE TABLE IN THE MAIN STREET BUSINESS DISTRICTS ZONE, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABLILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE."

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Santaquin City Utah this 5<sup>th</sup> day of July, 2022.

Amalie R. Ottley
Santaquin City Recorder

(SEAL)

## AFFIDAVIT OF POSTING STATE OF UTAH ) ss. COUNTY OF UTAH I, Amalie R. Ottley, City Recorder of Santaquin City, Utah, do hereby certify and declare that I posted in three (3) public places the ordinance, which is attached hereto on the 5<sup>th</sup> day of July, 2022. The three places are as follows: 1. Zions Bank 2. Post Office 3. City Office I further certify that copies of the ordinance so posted were true and correct copies of said ordinance. Amalie R. Ottley Santaquin City Recorder The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, by Amalie R. Ottley.

Notary Public

## Santaquin City Resolution 07-01-2022

A RESOLUTION APPROVING THE PURCHASE OF REAL PROPERTY FOR CORRIDOR PRESERVATION FOR THE EAST SIDE FRONTAGE ROAD

**WHEREAS**, the City of Santaquin is a fourth class city in the State of Utah with the responsibility of providing certain transportation infrastructure for the benefit of the City and its residents; and

**WHEREAS**, the Utah Department of Transportation t ("UDOT") has on multiple occasions indicated the need to relocate the existing intersection of Main Street, Highland Drive, and HWY 198 farther away (to the east) from the I-15 freeway interchange; and

**WHEREAS**, this relocation will help to better accommodate the future, larger footprint of the interchange, to be reconstructed; and

**WHEREAS**, one of the parcels the City would need to acquire in order to accommodate this relocation of the intersection of Main Street, Highland Drive, and HWY 198, identified as parcel number 49:947:0003 on the records of the Utah County Recorder's Office (the "Property") recently became available for sale with a listing price of \$1,750,000.00; and

WHEREAS, a UDOT certified appraiser values the Property at \$1,670,000.00; and

**WHEREAS**, Santaquin City applied for Utah County Corridor Preservation funds administered by Mountainland Association of Governments (MAG); and

**WHEREAS**, MAG and Utah County have awarded Santaquin City said Corridor Preservation funds in an amount of \$1,670,585.00 to purchase the available property; and

**WHEREAS**, At the Santaquin City Council's direction, staff and Mayor Olson entered into negotiations with the property owner; and

**WHEREAS**, the property owner has accepted Santaquin City's offer to purchase the property for the amount of the UDOT certified appraisal, which is \$1,670,000.00, using the Corridor Preservation funds awarded by MAG; and

**WHEREAS**, Santaquin City's closing costs for this property purchase are estimated to be approximately \$5,600.00;

**NOW THEREFORE,** be it resolved by the City Council of Santaquin City, Utah as follows:

1. Mayor Daniel M. Olson is authorized to execute all purchase, settlement, and closing documents necessary to acquire the Property for corridor preservation in accordance with the terms and conditions set forth in the agreement attached hereto.

2.	This	resolution	shall be	effective	upon	passage.
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**ADOPTED AND PASSED** by the City Council of Santaquin City, Utah, this 5<sup>th</sup> day of July 2022.

SANTAQUIN CITY		
Daniel M. Olson, Mayor		
	Councilmember Art Adcock Councilmember Elizabeth Montoya Councilmember Lynn Mecham Councilmember Jeff Siddoway Councilmember David Hathaway	Voted Voted Voted Voted
Attest:		
Amalie R Ottley City Recorde	 r	

## REAL ESTATE PURCHASE CONTRACT

This is a legally binding Real Estate Purchase Contract ("REPC"). Utah law requires real estate licensees to use this form. Buyer and Seller, however, may agree to alter or delete its provisions or to use a different form. If you desire legal or tax advice, consult your attorney or tax advisor.

## **EARNEST MONEY DEPOSIT**

from Big Foot Holdings calendar days after Acce of a cashiers check	Utah, LLC  ptance (as defined in  After	("Seller") the Proper Section 23), an Earnest Acceptance of the REPO	ty described below and <b>agrees</b> to Money Deposit in the amount of	("Buyer") offers to purchase to deliver no later than four (4) of \$10,000.00 in the form ipt of the Earnest Money by the e Real Estate Trust Account.
Ammavi		OFFER TO PUR		
1. PROPERTY: Approxi				
rights/water shares, if any, re  1.1 Included Items heating, air conditioning fixtu softeners; light fixtures and be shutters; window and door mounted speakers; affixed co 1.2 Other Included	eferenced in Sections 1.1.  Unless excluded herein ures and equipment; solubs; bathroom fixtures a screens; storm doors a arpets; automatic garage I Items. The following ite ided in this sale (check a	, 1.2 and 1.4.  n, this sale includes the folice ar panels; ovens, ranges a and bathroom mirrors; all wind windows; awnings; sate door openers and accompans that are presently owners.	owing items if presently owned and nd hoods; cook tops; dishwashers ndow coverings including curtains,	been left for the convenience of
Section 1.2 above, there written agreement.  1.3 Excluded Items  1.4 Water Service. current culinary water service.	ARE ARE NOT a  The following items are The Purchase Price for the and irrigation water series	dditional items of personal e excluded from this sale: _ he Property shall include all vice, if any, to the Property.	property Buyer intends to acquire	nat are the legal source for Seller's be conveyed or otherwise
	rchase Price. The Purch	nase Price for the Property 2.1(a) through 2.1(e) below		ept as provided in this Section, the 2.1(c) and 2.1(e) may be adjusted
\$ <u>10,000.00</u>	refundable.	eposit. Under certain con		s deposit may become totally non-
\$ \$	(c) New Loan. Buyer loan applies, see a	, ,	an financing (the "Loan") on terms endum.	acceptable to Buyer: If an FHA/VA
\$1,660,000.00	(e) Balance of Purch	ase Price in Cash at Settle	ement	
\$1,670,000.00	PURCHASE PRICE. T	otal of lines (a) through (e	e)	
	ed in Section 2.1(e) abov	e [ 🔘 ] IS [ 💽 ] IS NOT o	onditioned upon the sale of real es	n Section 2.1(c) above, and/or any tate owned by Buyer. If checked in
	ettlement shall take plac			on 24(d), or as otherwise mutually I: (a) Buyer and Seller have signed
Page 1 of 6 pages Buy	yer's Initials	Date	Seller's Initials	Date

escrow/closing offices, required to be paid by E other party, or to the esc	other or to the escrow/closing office by written escrow instructions (including Buyer or Seller under these documents brow/closing office, in the form of cash, v	ng any split closing instr (except for the proceeds wire transfer, cashier's che	uctions, if applicable), or by aps s of any Loan) have been delive eck, or other form acceptable to	oplicable law; (b) any monies ered by Buyer or Seller to the the escrow/closing office.
been delivered by the Lecounty recorder ("Record 3.3 Possession."	purposes of the REPC, "Closing" mea ender to Seller or to the escrow/closing of ding"). The actions described in 3.2 (b) a Except as provided in Section 6.1(a) are	office; and (c) the applical and (c) shall be completed nd (b), Seller shall deliver	ble Closing documents have been d no later than four calendar day r physical possession of the Pro	en recorded in the office of the ys after Settlement. operty to Buyer as follows:
Closing, between Buyer	Hours after Recording;C and Seller, shall be by separate writte sary for the Property including any pers	en agreement. Seller and	Buyer shall each be responsible	le for any insurance coverage
4.1 Prorations. interest on assumed obliby the parties. Such writ 4.2 Special As: HOA governing docume ✓ Seller ☐ Buyer ☐ The provisions of this Se	ASSESSMENTS / OTHER PAYMEN All prorations, including, but not limite igations, if any, shall be made as of the ing could include the settlement statements. Any assessments for capents) or as assessed by a municipality Split Equally Between Buyer and Section 4.2 shall survive Closing.	ed to, homeowner's asso Settlement Deadline refe ent. The provisions of this oital improvements as app or special improvement	erenced in Section 24(d), unless s Section 4.1 shall survive Closin proved by the homeowner's ass district, prior to the Settlement	otherwise agreed to in writing ag. sociation ("HOA") (pursuant to
(a) Escrow escrow/closing office for (b) Rental D for long term lease or re Closing, shall be paid or (c) HOA/Oth areas, under their gover Such fees are sometim section as "change of ov ownership fee is due upo Seller Buyer The provisions of this Se	Fees. Unless otherwise agreed to ir its services in the settlement/closing proceposits/Prepaid Rents. Rental deposit ntal agreements, as defined in Section 6 credited by Seller to Buyer at Settlementer Entity Fees Due Upon Change of 6 ming documents charge a fee that is dues referred to as transfer fees, commonwhership fees"). Regardless of how the continuous transfer of title to the Property from Split Equally Between Buyer and Section 4.3(c) shall survive Closing.	ocess. The provisions of tts (including, but not limit 6.1(a), and short-term rennt. The provisions of this commership. Some HOA's we to such entity as a resunity enhancement fees, change of ownership fee om Seller to Buyer, that cheller Other (explain)	this Section 4.3(a) shall survive ted to, security deposits, cleaning ted to, section 4.3(b) shall survive Closs, special improvement districts sult of the transfer of title to the HOA reinvestment fees, etc. (is titled in the applicable governange of ownership fee shall, at	Closing.  ng deposits and prepaid rents) ion 6.1(b), not expiring prior to sing. and/or other specially planned Property from Seller to Buyer. (collectively referred to in this sing documents, if a change of Settlement, be paid for by:
Deadline. The provisions  (e) Sales Pr	ervices. Buyer agrees to be responsi s of this Section 4.3(d) shall survive Clost oceeds Withholding. The escrow/clost off on Seller's behalf all mortgages, tru- ive Closing.	sing. sing office is authorized	and directed to withhold from	Seller's proceeds at Closing,
respective agent that has	OF AGENCY DISCLOSURE. Buyer as disclosed the agency relationships con nna Nixon	nfirmed below. At th <u>e si</u> qn	ning of the REPC:	disclosure provided by their eller as Limited Agent(s);
Seller's Agent(s) Utah R	eal Estate License Number(s): <u>914236</u>	9-SA00		
Seller's Brokerage <u>Equit</u>	ty Real Estate (Advisors)	_, represents  Seller	both Buyer and Seller	as Limited Agent;
Seller's Brokerage Utah	Real Estate License Number: 8569847	7-B000	<u>-</u>	
Buyer's Agent(s) N/A		, represent(s) <b>F</b>	3uyer	seller as Limited Agent(s);
Buyer's Agent(s) Utah R	eal Estate License Number(s):N/A			
Buyer's Brokerage N/A		_, represents Buyer	both Buyer and Seller	as a Limited Agent.
Buyer's Brokerage Utah	Real Estate License Number: N/A		<u>-</u>	
Closing by general warra "Commitment") provided (a) Longrental agreements (mea	SURANCE.  Sperty. Seller represents that Seller has anty deed. Buyer does agree to accept by Seller under Section 7, and as revieg-Term Lease or Rental Agreements. Ining for periods of thirty (30) or more coperty subject to any existing rental and	title to the Property subjected and approved by Bu  Buyer agrees to accept onsecutive days) affecting	ect to the contents of the Comm yer under Section 8. t title to the Property subject to g the Property not expiring prior	any long-term tenant lease or to Closing. Buyer also agrees
Page 2 of 6 pages	Buyer's Initials	_ Date	Seller's Initials	Date

The provisions of this Section 6.1(a) shall survive Closing.

- **(b) Short-Term Rental Bookings.** Buyer agrees to accept title to the Property subject to any short-term rental bookings (meaning for periods of less than thirty (30) consecutive days) affecting the Property not expiring prior to Closing. The provisions of this Section 6.1(b) shall survive Closing.
- **6.2 Title Insurance**. At Settlement, Seller agrees to pay for and cause to be issued in favor of Buyer, through the title insurance agency that issued the Commitment (the "Issuing Agent"), the most current version of the *ALTA Homeowner's Policy of Title Insurance* (the "Homeowner's Policy"). If the Homeowner's Policy is not available through the Issuing Agent, Buyer and Seller further agree as follows: (a) Seller agrees to pay for the Homeowner's Policy if available through any other title insurance agency selected by Buyer; (b) if the Homeowner's Policy is not available either through the Issuing Agent or any other title insurance agency, then Seller agrees to pay for, and Buyer agrees to accept, the most current available version of an *ALTA Owner's Policy of Title Insurance* ("Owner's Policy") available through the Issuing Agent.
- 7. SELLER DISCLOSURES. No later than the Seller Disclosure Deadline referenced in Section 24(a), Seller shall provide to Buyer the following documents in hard copy or electronic format which are collectively referred to as the "Seller Disclosures":
- (a) a written Seller property condition disclosure for the Property, completed, signed and dated by Seller as provided in Section 10.3;
- (b) a Lead-Based Paint Disclosure & Acknowledgement for the Property, completed, signed and dated by Seller (only if the Property was built prior to 1978):
- (c) a Commitment for Title Insurance as referenced in Section 6.1;
- (d) a copy of any restrictive covenants (CC&R's), rules and regulations affecting the Property;
- (e) a copy of the most recent minutes, budget and financial statement for the homeowners' association, if any;
- (f) a copy of any long-term tenant lease or rental agreements affecting the Property not expiring prior to Closing;
- (g) a copy of any short-term rental booking schedule (as of the Seller Disclosure Deadline) for guest use of the Property after Closing;
- a copy of any existing property management agreements affecting the Property;
- (i) evidence of any water rights and/or water shares referenced in Section 1.4;
- (j) written notice of any claims and/or conditions known to Seller relating to environmental problems and building or zoning code violations;
- (k) In general, the sale or other disposition of a U.S. real property interest by a foreign person is subject to income tax withholding under the *Foreign Investment in Real Property Tax Act of 1980* (FIRPTA). A "foreign person" includes a non-resident alien individual, foreign corporation, partnership, trust or estate. If FIRPTA applies to Seller, Seller is advised that Buyer or other qualified substitute may be legally required to withhold this tax at Closing. In order to avoid closing delays, if Seller is a foreign person under FIRPTA, Seller shall advise Buyer in writing; and

(I) Other (specify) \_\_\_\_\_

#### 8. BUYER'S CONDITIONS OF PURCHASE.

- 8.1 DUE DILIGENCE CONDITION. Buyer's obligation to purchase the Property: IS IS NOT conditioned upon Buyer's Due Diligence as defined in this Section 8.1(a) below. This condition is referred to as the "Due Diligence Condition." If checked in the affirmative, Sections 8.1(a) through 8.1(c) apply; otherwise they do not.
- (a) Due Diligence Items. Buyer's Due Diligence shall consist of Buyer's review and approval of the contents of the Seller Disclosures referenced in Section 7, and any other tests, evaluations and verifications of the Property deemed necessary or appropriate by Buyer, such as: the physical condition of the Property; the existence of any hazardous substances, environmental issues or geologic conditions; the square footage or acreage of the land and/or improvements; the condition of the roof, walls, and foundation; the condition of the plumbing, electrical, mechanical, heating and air conditioning systems and fixtures; the condition of all appliances; the costs and availability of homeowners' insurance and flood insurance, if applicable; water source, availability and quality; the location of property lines; regulatory use restrictions or violations; fees for services such as HOA dues, municipal services, and utility costs; convicted sex offenders residing in proximity to the Property; and any other matters deemed material to Buyer in making a decision to purchase the Property. Unless otherwise provided in the REPC, all of Buyer's Due Diligence shall be paid for by Buyer and shall be conducted by individuals or entities of Buyer's choice. Seller agrees to cooperate with Buyer's Due Diligence. Buyer agrees to pay for any damage to the Property resulting from any such inspections or tests during the Due Diligence.
- **(b) Buyer's Right to Cancel or Resolve Objections.** If Buyer determines, in Buyer's sole discretion, that the results of the Due Diligence are unacceptable, Buyer may either: (i) no later than the Due Diligence Deadline referenced in Section 24(b), cancel the REPC by providing written notice to Seller, whereupon the Earnest Money Deposit shall be released to Buyer without the requirement of further written authorization from Seller; or (ii) no later than the Due Diligence Deadline referenced in Section 24(b), resolve in writing with Seller any objections Buyer has arising from Buyer's Due Diligence.
- (c) Failure to Cancel or Resolve Objections. If Buyer fails to cancel the REPC or fails to resolve in writing with Seller any objections Buyer has arising from Buyer's Due Diligence, as provided in Section 8.1(b), Buyer shall be deemed to have waived the Due Diligence Condition, and except as provided in Sections 8.2(a) and 8.3(b)(i), the Earnest Money Deposit shall become non-refundable.
- **8.2** APPRAISAL CONDITION. Buyer's obligation to purchase the Property IS IS NOT conditioned upon the Property appraising for not less than the Purchase Price. This condition is referred to as the "Appraisal Condition." If checked in the affirmative, Sections 8.2(a) and 8.2(b) apply; otherwise they do not.
- (a) Buyer's Right to Cancel. If after completion of an appraisal by a licensed appraiser, Buyer receives written notice from the Lender or the appraiser that the Property has appraised for less than the Purchase Price (a "Notice of Appraised Value"), Buyer may cancel the REPC by providing written notice to Seller (with a copy of the Notice of Appraised Value) no later than the Financing & Appraisal Deadline referenced in Section 24(c); whereupon the Earnest Money Deposit shall be released to Buyer without the requirement of further written authorization from Seller.
  - (b) Failure to Cancel. If the REPC is not cancelled as provided in this section 8.2, Buyer shall be deemed to have waived the Appraisal

Page 3 of 6 pages	Buyer's Initials	Date	Seller's Initials	Date

As a section 3.1(b) elsow does NOT apply.  (b)	
(b)   Financing Required. Buyers obligation to purchase the Property IS conditioned upon Buyer obtaining the Loan reference Section 2.1(c). This Condition is referred to as the "Financing Condition." If checked, Sections 8.3(b)(ii, (ii) and (iii) apply; otherwise they do not REPC is not cancelled by Buyer as provided in Sections 8.1(b) or 8.2(a), then Buyer agrees to work diligently and in good faith to obtain the Loan. (i) Buyer's Right to Cancel Before the Financing & Appraisal Deadline. If Buyer, in Buyer's sole discretion, is not satisfied we terms and conditions of the Loan, Buyer may, after the Due Diligence Deadline. If Buyer, in Buyer's sole discretion, is not satisfied we terms and conditions of the Loan. Buyer may, after the Due Diligence Deadline referenced in Section 24(c); whereupon \$10,000.00.00 of Beamest Money Deposit shall be released to Buyer without further written authorization from Buyer, and the remainder of Beamest Money Deposit shall be released to Buyer without further written authorization from Seller.  (ii) Buyer's Right to Cancel After the Financing & Appraisal Deadline. If after expiration of the Financing & Appraisal Deadline. If after expiration of the Financing & Appraisal Deadline. If after expiration of the Financing & Appraisal Deadline serow/closing office as required under Section 3.2, then Buyer shall not be obligated to purchase the Property and Buyer or Seller may cance REPC by providing written notice to the other party.  (iii) Earnest Money Deposit, or Deposits, if applicable (see Section 8.4 below), shall be released to Seller without the requirement of further vauthorization from Buyer. Seller agrees to accept, as Seller's exclusive remedy, the Earnest Money Deposit, or Deposits, if applicable, slague damages in the event Buyer falls to obtain the Loan.  8.4 ADDITIONAL EARNEST MONEY DEPOSIT. If the REPC has not been previously canceled by Buyer as provided in Sections 8.1.  8.3 as applicable, then no later than the Due Diligence Deadline, or the Financing & Appraisal	ing. If
8.3, as applicable, then no later than the Due Diligence Deadline, or the Financing & Appraisal Deadline, whichever is later, Buyer: WILL VOT deliver to the Buyer's Brokerage, an Additional Earnest Money Deposit in the amount of \$N/A	t. If the n. with the EPC by Buyer's Buyer's eadline to the cel the written uidated
incorporated into the REPC by this reference: Addendum No. One Seller Financing Addendum FHA/VA Loan Adde Other (specify)  10. HOME WARRANTY PLAN / AS-IS CONDITION OF PROPERTY.  10.1 Home Warranty Plan. A one-year Home Warranty Plan WILL WILL NOT be included in this transaction. If included, the Warranty Plan shall be ordered by Buyer Seller and shall be issued by a company selected by Buyer Seller. The cost of the Narranty Plan shall not exceed \$ and shall be paid for at Settlement by Buyer Seller.  10.2 Condition of Property/Buyer Acknowledgements. Buyer acknowledges and agrees that in reference to the physical condition Property: (a) Buyer is purchasing the Property in its "As-Is" condition without expressed or implied warranties of any kind; (b) Buyer shall have, Buyer's Due Diligence as referenced in Section 8.1, an opportunity to completely inspect and evaluate the condition of the Property; and (c) if bas the Buyer's Due Diligence, Buyer elects to proceed with the purchase of the Property, Buyer is relying wholly on Buyer's own judgment and that contractors or inspectors engaged by Buyer to review, evaluate and inspect the Property. The provisions of Section 10.2 shall survive Closing.  10.3 Condition of Property/Seller Acknowledgements. Seller acknowledges and agrees that in reference to the physical condition Property, Seller agrees to: (a) disclose in writing to Buyer defects in the Property known to Seller that materially affect the value of the Property condition disclosure as stated in Section 7(a); (c) deliver the Property to Buyer in substantially the same general condition and it debris and personal belongings; and (e) repair any Seller or tenant moving-related damage to the Property at Seller's expense. The provision of the Property at Seller's expense.	<b>JWILL</b> sit and
Home Warranty Plan. A one-year Home Warranty Plan WILL WILL NOT be included in this transaction. If included, the Warranty Plan shall be ordered by Buyer Seller and shall be issued by a company selected by Buyer Seller. The cost of the Narranty Plan shall not exceed \$ and shall be paid for at Settlement by Buyer Seller.  10.2 Condition of Property/Buyer Acknowledgements. Buyer acknowledges and agrees that in reference to the physical condition Property: (a) Buyer is purchasing the Property in its "As-Is" condition without expressed or implied warranties of any kind; (b) Buyer shall have, or Buyer's Due Diligence as referenced in Section 8.1, an opportunity to completely inspect and evaluate the condition of the Property; and (c) if bas the Buyer's Due Diligence, Buyer elects to proceed with the purchase of the Property, Buyer is relying wholly on Buyer's own judgment and that contractors or inspectors engaged by Buyer to review, evaluate and inspect the Property. The provisions of Section 10.2 shall survive Closing.  10.3 Condition of Property/Seller Acknowledgements. Seller acknowledges and agrees that in reference to the physical condition Property, Seller agrees to: (a) disclose in writing to Buyer defects in the Property known to Seller that materially affect the value of the Propert cannot be discovered by a reasonable inspection by an ordinary prudent Buyer; (b) carefully review, complete, and provide to Buyer a written property condition disclosure as stated in Section 7(a); (c) deliver the Property to Buyer in substantially the same general condition and debris and personal belongings; and (e) repair any Seller or tenant moving-related damage to the Property at Seller's expense. The provision of the Property at Seller's expense.	
Section 10.3 shall survive Closing.	of the during sed on of any of the rty that Seller on the free of ions of
11. FINAL PRE-SETTLEMENT WALK-THROUGH INSPECTION. No earlier than seven (7) calendar days prior to Settlement, and upon reason notice and at a reasonable time, Buyer may conduct a final pre-Settlement walk-through inspection of the Property to determine only that the Property is "as represented," meaning that the items referenced in Sections 1.1, 1.2 and 8.1(b)(ii) ("the items") are respectively present, repaired or correct agreed. The failure to conduct a walk-through inspection or to claim that an item is not as represented shall not constitute a waiver by Buyer of the to receive, on the date of possession, the items as represented.	roperty cted as
<ul> <li>12. CHANGES DURING TRANSACTION. Seller agrees that except as provided in Section 12.5 below, from the date of Acceptance until the disciplinary coloring the following additional items apply:         <ul> <li>12.1 Alterations/Improvements to the Property. No substantial alterations or improvements to the Property shall be made or under without prior written consent of Buyer.</li> <li>12.2 Financial Encumbrances/Changes to Legal Title. No further financial encumbrances to the Property shall be made, and no changes.</li> </ul> </li> </ul>	ertaken
Page 4 of 6 pages Buyer's Initials Date Seller's Initials Date	

the legal title to the Property shall be made without the prior written consent of Buyer.

- 12.3 Property Management Agreements. No changes to any existing property management agreements shall be made and no new property management agreements may be entered into without the prior written consent of Buyer.
- 12.4 Long-Term Lease or Rental Agreements. No changes to any existing tenant lease or rental agreements shall be made and no new long-term lease or rental agreements, as defined in Section 6.1(a), may be entered into without the prior written consent of Buyer.
- 12.5 Short-Term Rental Bookings. If the Property is made available for short-term rental bookings as defined in Section 6.1(b), Seller MAY NOT after the Seller Disclosure Deadline continue to accept short-term rental bookings for guest use of the property without the prior written consent of Buyer.
- **13. AUTHORITY OF SIGNERS.** If Buyer or Seller is a corporation, partnership, trust, estate, limited liability company or other entity, the person signing the REPC on its behalf warrants his or her authority to do so and to bind Buyer and Seller.
- **14. COMPLETE CONTRACT.** The REPC together with its addenda, any attached exhibits, and Seller Disclosures (collectively referred to as the "REPC"), constitutes the entire contract between the parties and supersedes and replaces any and all prior negotiations, representations, warranties, understandings or contracts between the parties whether verbal or otherwise. The REPC cannot be changed except by written agreement of the parties.
- 15. MEDIATION. Any dispute relating to the REPC arising prior to or after Closing: SHALL MAY AT THE OPTION OF THE PARTIES first be submitted to mediation. Mediation is a process in which the parties meet with an impartial person who helps to resolve the dispute informally and confidentially. Mediators cannot impose binding decisions. The parties to the dispute must agree before any settlement is binding. The parties will jointly appoint an acceptable mediator and share equally in the cost of such mediation. If mediation fails, the other procedures and remedies available under the REPC shall apply. Nothing in this Section 15 prohibits any party from seeking emergency legal or equitable relief, pending mediation. The provisions of this Section 15 shall survive Closing.

#### 16. DEFAULT.

- **16.1 Buyer Default.** If Buyer defaults, Seller may elect one of the following remedies: (a) cancel the REPC and retain the Earnest Money Deposit, or Deposits, if applicable, as liquidated damages; (b) maintain the Earnest Money Deposit, or Deposits, if applicable, in trust and sue Buyer to specifically enforce the REPC; or (c) return the Earnest Money Deposit, or Deposits, if applicable, to Buyer and pursue any other remedies available at law
- **16.2 Seller Default.** If Seller defaults, Buyer may elect one of the following remedies: (a) cancel the REPC, and in addition to the return of the Earnest Money Deposit, or Deposits, if applicable, Buyer may elect to accept from Seller, as liquidated damages, a sum equal to the Earnest Money Deposit, or Deposits, if applicable; or (b) maintain the Earnest Money Deposit, or Deposits, if applicable, in trust and sue Seller to specifically enforce the REPC; or (c) accept a return of the Earnest Money Deposit, or Deposits, if applicable, and pursue any other remedies available at law. If Buyer elects to accept liquidated damages, Seller agrees to pay the liquidated damages to Buyer upon demand.
- 17. ATTORNEY FEES AND COSTS/GOVERNING LAW. In the event of litigation or binding arbitration arising out of the transaction contemplated by the REPC, the prevailing party shall be entitled to costs and reasonable attorney fees. However, attorney fees shall not be awarded for participation in mediation under Section 15. This contract shall be governed by and construed in accordance with the laws of the State of Utah. The provisions of this Section 17 shall survive Closing.
- **18. NOTICES.** Except as provided in Section 23, all notices required under the REPC must be: (a) in writing; (b) signed by the Buyer or Seller giving notice; and (c) received by the Buyer or the Seller, or their respective agent, or by the brokerage firm representing the Buyer or Seller, no later than the applicable date referenced in the REPC.
- 19. NO ASSIGNMENT. The REPC and the rights and obligations of Buyer hereunder, are personal to Buyer. The REPC may not be assigned by Buyer without the prior written consent of Seller. Provided, however, the transfer of Buyer's interest in the REPC to any business entity in which Buyer holds a legal interest, including, but not limited to, a family partnership, family trust, limited liability company, partnership, or corporation (collectively referred to as a "Permissible Transfer"), shall not be treated as an assignment by Buyer that requires Seller's prior written consent. Furthermore, the inclusion of "and/or assigns" or similar language on the line identifying Buyer on the first page of the REPC shall constitute Seller's written consent only to a Permissible Transfer.

#### 20. INSURANCE & RISK OF LOSS.

- **20.1 Insurance Coverage.** As of Closing, Buyer shall be responsible to obtain casualty and liability insurance coverage on the Property in amounts acceptable to Buyer and Buyer's Lender, if applicable.
- **20.2** Risk of Loss. If prior to Closing, any part of the Property is damaged or destroyed by fire, vandalism, flood, earthquake, or act of God, the risk of such loss or damage shall be borne by Seller; provided however, that if the cost of repairing such loss or damage would exceed ten percent (10%) of the Purchase Price referenced in Section 2, either Seller or Buyer may elect to cancel the REPC by providing written notice to the other party, in which instance the Earnest Money Deposit, or Deposits, if applicable, shall be returned to Buyer.
- 21. TIME IS OF THE ESSENCE. Time is of the essence regarding the dates set forth in the REPC. Extensions must be agreed to in writing by all parties. Unless otherwise explicitly stated in the REPC: (a) performance under each Section of the REPC which references a date shall absolutely be required by 5:00 PM Mountain Time on the stated date; and (b) the term "days" and "calendar days" shall mean calendar days and shall be counted beginning on the day following the event which triggers the timing requirement (e.g. Acceptance). Performance dates and times referenced herein shall not be binding upon title companies, lenders, appraisers and others not parties to the REPC, except as otherwise agreed to in writing by such non-party.

Page 5 of 6 pages	Buyer's Initials	Date	Seller's Initials	Date	
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whe				REPC may be executed in be deemed original signatu			
not		e; and (b) Seller or E		ng have occurred: (a) Selle as communicated to the oth			
24.	CONTRACT DEADLINE	ES. Buyer and Seller	•	ng deadlines shall apply to t	he REPC:		
(a)	Seller Disclosure Dea	dline	July 1, 2022		(Date)		
(b)	Due Diligence Deadlin	ne	August 15, 2022		(Date)		
(c)	Financing & Appraisa	al Deadline	August 15, 2022		(Date)		
(d)	Settlement Deadline		September 15, 20	022	(Date)		
offe	OFFER AND TIME FOR The by: 1:00 AM nest Money Deposit to B	PM Mountain Ti	uyer offers to purchas me on <u>6-17-2022</u>	se the Property on the above (Date), this offer	e terms and conditior shall lapse; and th	ns. If Seller does ne Brokerage s	s not accept this shall return any
Buy	ver's Signature)		( (Date)	(Buyer's Signature)			(Date)
•	,			DUNTEROFFER/REJECTION	•••		,
		Seller presents for B IDUM No	uyer's Acceptance the	ne foregoing offer on the ter e terms of Buyer's offer sub			ns as specified by
(Se	ller's Signature)	(Date)	(Time)	(Seller's Signature)		(Date)	(Time)
				DMMISSION AND THE OFFICE PLACE AND SUPERSEDE THE			THIS FORM.
Pa	ge 6 of 6 pages Bu	ıyer's Initials	Date	Seller's	Initials	Date	)

# ADDENDUM NO. ONE TO REAL ESTATE PURCHASE CONTRACT

THIS IS AN $[X]$ ADDENDUM [		<b>OFFER</b> to that F		· ·	•
an Offer Reference Date of <u>Jun</u>			, including all prior adden		•
Santaquin City Corporation regarding the Property located at		s Buyer, and	Big Foot Holdings Utah	1, LLC I Number 49:947	as Seller, <b>′:0003</b> . The
following terms are hereby incorp			Or County raiser certa	11144111501 43:347	<u></u>
Buyer's purchase of the Pro			acceptable results fror	n a complete	
Phase I Environmental Site	Assessme	nt report. Buy	er agrees to order and p	ay for all costs	
associated to the Phase I E	nvironment	al Site Assess	sment report as part of a	and during the D	ue
Diligence period.					
Buyer's purchase of the Pro	perty is co	ntingent upor	the allocation and pay	ment, at settleme	ent, of
Corridor Preservation funds	s provided	by Utah Coun	ty and administered by	Mountainland	
Association of Government	s (MAG). A	ccordingly, th	ne first sentence in Sect	ion 8.3B is chan	ged to
read as follows: "Buyer's ol	oligation to	purchase the	Property IS conditioned	d upon Buyer ob	taining
the funds provided by Utah	County and	d administere	d by Mountainland Asso	ciation of Gover	nments."
Buyer's purchase of the Pro	perty is co	ntingent upor	approval by the Santac	quin City Counci	l during
an official open public meet	ling as part	of and during	the Due Diligence perio	od.	
To the extent the terms of this AD and counteroffers, these terms sh modified by this ADDENDUM sha Mountain Time on June 17, 20 provisions of Section 23 of the RE	nall control. Al all remain the <b>022</b>	l other terms of t same. [ ] Sell (Date), to a	he REPC, including all prior er[X] Buyer shall have un accept the terms of this ADD	addenda and countil 1:00 [ ] ENDUM in accorda	teroffers, not AM [X] PM ance with the
[X] Buyer [ ] Seller Signature	(Date)	(Time)	Buyer [ ] Seller	Signature (Date)	) (Time)
	ACCEPT	ANCE/COUNTE	ROFFER/REJECTION		
CHECK ONE: [ ] ACCEPTANCE: [ ] Seller [ ]	Buyer hereb	y accepts the ter	ms of this ADDENDUM.		
[ ] COUNTEROFFER: [ ] Sell	er[]Buyer	presents as a co	ounteroffer the terms of atta	ched ADDENDUM	NO
(Signature)	(Date)	(Time)	(Signature)	(Date)	(Time)
,	, ,	, ,	, -	(Date)	(11110)
[] REJECTION: [] Seller [] Buy	er rejects the	e foregoing ADD	ENDUM.		
(Signature)	(Date)	(Time)	(Signature)	(Date)	(Time)

THIS FORM APPROVED BY THE UTAH REAL ESTATE COMMISSION AND THE OFFICE OF THE UTAH ATTORNEY GENERAL, EFFECTIVE JANUARY 1, 2020. IT REPLACES AND SUPERSEDES ALL PREVIOUSLY APPROVED VERSIONS OF THIS FORM.

(Signature)

# DEPOSIT OF EARNEST MONEY WITH TITLE INSURANCE COMPANY ADDENDUM TO REAL ESTATE PURCHASE CONTRACT ADDENDUM # TWO (2)

, 151		1770 (2)		
THIS IS AN [X] ADDENDUM [ ] COUNTEROFFER to Offer Reference Date of June 14, 2022  Santaquin City Corporation as Buyer, and Big F 71 South Highland Dr. Santaquin Ut 84655, part of the REPC.	including all p oot Holding	rior addenda and counteroffers, <u>s Utah, LLC</u> as Seller, regardii	between ng the Property lo	ocated at
1. The REPC is amended as follows: Buyer and Selle Title Insurance Company instead of deposited in the E is Provo Abstract Title Company-Mike Cranda at: 105 E 300 S, Provo, UT 84606 docs@provoabstract.com.	Buyer's Brokera all located	age Trust Account. The Title Insu		d with a
<b>ATTENTION:</b> Buyer and Seller are advised that the T instructions, that <b>BOTH</b> the Buyer and Seller mutually states that no additional written authorization is require receive the Earnest Money Deposits.	authorize disk	ursement of the Earnest Money	Deposit, even if the	
Buyer and Seller acknowledge that the Utah Division of release or disbursement of the Earnest Money Depos		has no authority over the Title In	surance Compan	y's
To the extent the terms of this ADDENDUM modify of counteroffers, these terms shall control. All other terms by this ADDENDUM shall remain the same. [ ] Selfont June 20, 2022 (Date), to accept the terms of REPC. Unless so accepted, the offer as set forth in the	ns of the REPC Iler [X] Buyer of this ADDEN	, including all prior addenda and shall have until <u>5</u> : <u>00</u> [ ] ADUM in accordance with the profishall lapse.	I counteroffers, no  AM [X] PM Mour  ovisions of Section	ot modified ntain Time
Michael Colton Petersen  dotloop verified 06/15/22 9:39 PM MST GUSR-GGRS-NQSE-56BI	(Times) P. 11	Michael Charles Petersen	dotloop verified 06/16/22 5:46 AM PDT ZXSK-YIRU-CCT1-DFYP	(Time - )
[ ] Buyer ☑ Seller Signature (Date)		Buyer ☑ Seller Signature	(Date)	(Time)
CHECK ONE: [ ] ACCEPTANCE: [ ] Seller [ ] Buyer hereby acce		of this ADDENDUM.		
[ ] COUNTEROFFER: [ ] Seller [ ] Buyer presents	as a counterof	er the terms of the attached ADI	DENDUM NO	
[ ] REJECTION: [ ] Seller [ ] Buyer rejects the foreg	going ADDENI	DUM.		
(Signature) (Date)	(Time) (Sig	nature)	(Date)	(Time)

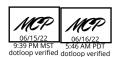
(Time) (Signature)

(Date)

(Time)

(Date)

## THIS FORM APPROVED BY THE UTAH REAL ESTATE COMMISSION AND THE OFFICE OF THE UTAH ATTORNEY GENERAL, EFFECTIVE JANUARY 1, 2018





To: Mayor Olson and City Council

From: John Bradley, Community Services Director

Date: July 5, 2022

**RE:** Hexagon Picnic Pavilion

City Council recently approved the 2022-23 RAP Tax project list. One item on that list is a Hexagon Picnic Pavilion for Theodore Ahlin Park. This project will be installed in late Fall 2022.

We have received 4 bids and recommend going with the low bid LuckyDog Recreation for the cost of \$65,694.50

## **Staff Recommendation:**

Approve the purchase and installation of a Hexagon pavilion from LuckyDog Recreation for their bid price of \$65,694.50.

## **APPLICANT FORM**

## **Santaquin City Park Hexagon Pavilion**

In order to receive consideration, any submitted Bid must contain responses to all questions contained herein.

COMPANY NAME LuckyDog Recreation	_DATE _June 15, 2022
ADDRESS: PO Box 85 Roy, UT 84067	
Telephone Number ( 385 ) 222-1030	
Email Address: rhetta@luckydrec.com	
CONTACT PERSON: Rhetta McIff	
CONTACT PERSON/TITLE: Creative Play Designer	
TOTAL BID PRICE \$ \$65,694.50	
WHAT IS THE PRODUCT WARRANTY? 10 years against manufacturer	rs defects
ANTICIPATED PRODUCT DELIVERY/INSTALLATION DATE(S) late fall 2	022 - install before ground freeze
The pricing listed above shall be effective for at least 30 days from th Please attach any additional sheets detailing price/costs of individual other information that may be pertinent in evaluating this Bid. It is uncity has the right to reject this Bid or to accept the Bid at the above p	equipment items and any nderstood that Santaquin

Signature of Contact Person

Rhetta McAff



LuckyDog Recreation PO Box 603 Ashton, ID 83420

## Quotation

Toll Free: 800-388-2196 Fax: 208-652-3285

Email: play@luckydrec.com

Estimate Valid
30 days
Terms

1/2 Down, Balance on receipt

Project:

Santaquin Hex Shelter

Date

June 15, 2022

Bill To:

Santaquin City 275 W Main Street Santaquin, UT 84655

Contact:

John Bradley

Phone:

801-754-1953

Email:

jbradley@santaquin.org

Ship To: Theodore Ahlin Park

1125 S Pole Canyon Road Santaquin, UT 84655

Contact:

SAME

Phone: Email:

Brand	Item Description	Model	Qty	Unit Price	Total Price
COVERWORX	Steelworx Low Vented Hexagon 28', 8' eave height		1	\$32,858.00	\$32,858.00
	with 4:12 pitch, 6 post design, PolyesterPowder	***************************************			***************************************
	Coated frame, and 24ga MegaRib roofing.	***************************************	**************************************		***************************************
	Engineering	***************************************	1	\$900.00	\$900.00
	Sub Total	***************************************			\$33,758.00
	Freight	•••••••••••••••••••••••••••	1	\$6,736.50	\$6,736.50
***************************************	Professional Installation		1	\$25,200.00	\$25,200.00

Grand Total \$65,694.50

#### Additional Info:

We reserve the right to charge extra for extreme digging including but not limited to: site not excavated prior to our arrival, material other than native soil, such as old footers, loose-fill, drainage, etc.

Does not include any site prep, drainage, borders, flatwork, or permits.

Standard Insurance applies. Additional insurance requirements will incur applicable charges. Tax exempt. Due to recent events many of our Suppliers are requiring the ½ down deposit be paid before the order will go into production. To not delay your order please make arrangements to pay the ½ down on equipment as soon as your estimate is signed & invoice is received.

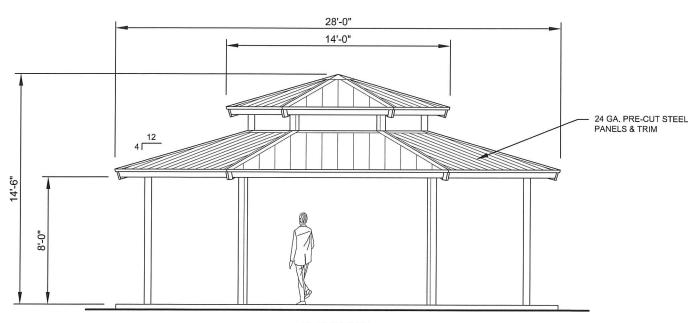
Job will take two (2) mobilizations. Pricing has been adjusted to include those.

REQUOTE PROJECT BEFORE SIGNING AS FREIGHT COSTS VARY DAILY.

Rhetta McIff
385-222-1030
rhetta@luckvdrec.com

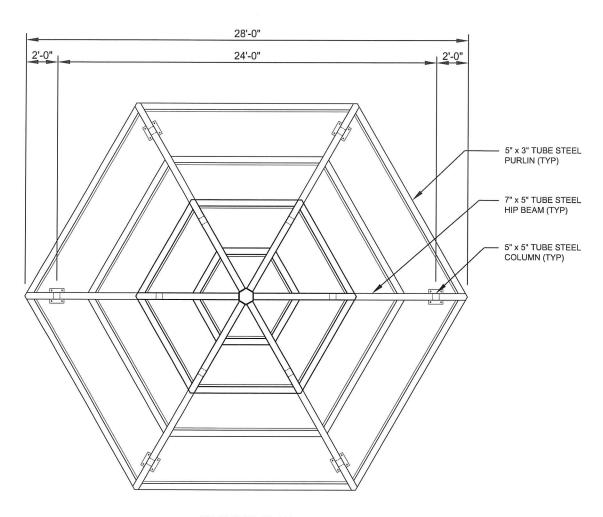
Accepted By:		
the second second		

n			
Date	ο.		
Jau			



## ELEVATION

SCALE: NTS



## **FRAMING PLAN**

SCALE: NTS



11800 East 9 Mile Road Warren, MI 48089 Office: (586) 759-5490 Fax: (586) 754-9130 Toll Free: (800) 657-6118 Email: info@coverworx.com www.CoverWorx.com Steelworx Hexagonal Shelter w/ Vented Top - 28'

Model: HX-28-SW-VT

**DESIGN SPECIFICATIONS** 

Item # 10.

## Model: Steelworx Hexagonal Shelter w/ Vented Top, 28' Model # HX-28-SW-VT

**Manufacturing Mission:** To provide all prefabricated components and installation instructions for a 28' hexagonal (measured from eave to eave) free standing bolt together, tubular steel constructed shelter kit.

**Design Criteria:** Structure is typically designed for a 25 lb live load and a 90 mph wind load capacity, but can be designed based on specific site requirements upon request. All structural members are ASTM A-500 U.S. grade B steel. Welded connection plates shall be ASTM A-36 hot rolled steel. All fabrication performed to latest AISC standards by AWS Certified welders. All framing connections are done using A325 grade bolts within concealed access openings from above and will later be concealed by the roofing. All roof framing shall be flush against the roof decking to eliminate the possibility of bird nesting.

**Tubular Steel Columns and Beams:** Standard column dimension shall be  $5" \times 5" \times 3/16"$  tubular steel welded to 5/8" base plates for surface mounting. Main support beams are  $7" \times 5" \times 3/16"$  and purlins are  $5" \times 3" \times 1/8"$ . Steel sizes are preliminary and may change due to ongoing review and final engineering.

**Roofing:** 24 Ga. pre-cut steel Multi-Rib panels with Kynar 500 finish in a variety of colors with white underside. Standard roof slope is a 4/12 pitch with a eave height of 8'-0". Attached to structural framing with exposed self tapping screws painted to match roof color. Matching 24 Ga. trim included.

**Frame Finish:** All steel framework will receive a corrosion protective TGIC Polyester powder coat, electro-statically applied and cured at 400°F. A large selection of standard colors are available.

**Foundation:** All columns need to be anchored to concrete footings (footing design provided separately). Columns can be surface mounted to footings with anchor bolts at or below finish slab elevation or they can be embedded directly into the footing without base plates upon request. Anchor bolts and bracing templates are included. Optional base plate covers are available at an additional cost.

Hardware: All structural hardware and roofing fasteners shall be provided.

Warranty: 10 years against manufacturer defects.

Not Included: Concrete work of any kind, unloading of product and installation.

## **Additional Options:**

- Flexibility of Design
   Such as: Height and Pitch
- Additional Engineering
- Variety of Colors
- Decorative Railings, Lattice, Braces, Trim, etc.
- Cupolas and Rooftop Accs.
- Column Style Variations
- Provisions for Electrical
- Lexan Wind Screens
- Tongue & Groove Roof Decking
- Asphalt Shingles, Standing Seam, Cedar Shake, or Clay Tile Roofing
- · Composite Finished Ceiling
- Solar Panels & Solar Lighting
- Site Furnishings and Accs.



### **APPLICANT FORM**

### Santaquin City Park Hexagon Pavilion

In order to receive consideration, any submitted Bid must contain responses to all questions contained herein.

	COMPANY NAME Great Western Installations DATE 6/16/2022
	ADDRESS: 975 South HWY 89-91, Logan UT 84321
	Telephone Number ( 435 ) 760-2416
	Email Address: Lewis@gwpark.com
	CONTACT PERSON: Lewis Painter
	CONTACT PERSON/TITLE: Principal Partner
	TOTAL BID PRICE \$ \$66,852.00
	WHAT IS THE PRODUCT WARRANTY? Standard RCP Limited Warranty as included
	ANTICIPATED PRODUCT DELIVERY/INSTALLATION DATE(S) 2-3 Weeks Engineered Planing 12-4 Weeks Shipping to Site
	The pricing listed above shall be effective for at least 30 days from the date of Bid closing.
	Please attach any additional sheets detailing price/costs of individual equipment items and any
	other information that may be pertinent in evaluating this Bid. It is understood that Santaquin
	City has the right to reject this Bid or to accept the Bid at the above price.
1	
(	Signature of Contact Person

### **APPLICANT FORM**

### Santaquin City Park Hexagon Pavilion

In order to receive consideration, any submitted Bid must contain responses to all questions contained herein.

COMPANY NAME Picture Perfect Playgrounds DATE June 15, 2022
ADDRESS: PO Box 807 Ashton, ID 83420
Telephone Number (_208) 652-3284
Email Address: install@pictureperfectplaygrounds.com
CONTACT PERSON: Lynette Turner
CONTACT PERSON/TITLE: Regional Office Manager
TOTAL BID PRICE \$ 69,983.00
WHAT IS THE PRODUCT WARRANTY? 10 Years Manufacturers Defects
ANTICIPATED PRODUCT DELIVERY/INSTALLATION DATE(S) 20 Weeks from engineering approval
The pricing listed above shall be effective for at least 30 days from the date of Bid closing. Please attach any additional sheets detailing price/costs of individual equipment items and any other information that may be pertinent in evaluating this Bid. It is understood that Santaquin City has the right to reject this Bid or to accept the Bid at the above price.
Signature of Contact Person

### **APPLICANT FORM**

### **Santaquin City Park Hexagon Pavilion**

In order to receive consideration, any submitted Bid must contain responses to all questions contained herein.

COMPANY NAMESteady EarthworksDATE6-16-22
ADDRESS: 19801 Wilderness Drive Caldwell, ID 83605
Telephone Number ( 208 ) 67-5724
Email Address: steadyearthworks@gmail.com
CONTACT PERSON: Kyle Steadman
CONTACT PERSON/TITLE:Owner
TOTAL BID PRICE \$ 75,616.00
WHAT IS THE PRODUCT WARRANTY?
ANTICIPATED PRODUCT DELIVERY/INSTALLATION DATE(S) 22 weeks from engineering approval
The pricing listed above shall be effective for at least 30 days from the date of Bid closing. Please attach any additional sheets detailing price/costs of individual equipment items and an other information that may be pertinent in evaluating this Bid. It is understood that Santaquin City has the right to reject this Bid or to accept the Bid at the above price.
Whyh Sten
Signature of Contact Person

### **MEMORANDUM**



To: Mayor Olson and City Council

From: Jon Lundell, City Engineer

Date: June 23, 2022

RE: Scenic Ridge Estates Subdivision Preliminary Review

Zone: R-12 PUD Size: 4.76 Acres

Lots: 8

The Scenic Ridge Estates Subdivision is located at approximately 430 South and 1200 East. The proposed subdivision consists of 8 single-family lots on 4.76 acres and is in the R-12 PUD zone. The lots range from 12,000 square feet (.28 acres) to 41,299 square feet (0.95 acres). The development agreement that created the PUD has expired and the development must follow the R-12 zoning requirements. Interior lots are required to be at least 12,000 square feet and have 100 feet of frontage. Corner lots are required to be at least 13,225 square feet and have 115 feet of frontage. The proposed subdivision meets all the R-12 zoning requirements.

The entire development is in the Hillside Overlay and will need to meet the requirements in 10.20.230 of the Santaquin City Code. The Hillside Overlay requires 10% of the net developable acreage to be improved open space. Open Space lot 1 will be used to meet this requirement and will include a drainage channel and a 10' wide trail along it.

A portion of the proposed development, specifically located within Lot 8, is within a future water pressure zone. The buildable portion of this lot, as indicated on the plat, is located within the existing pressure zone and has been shown to have adequate water pressure to serve the home. This lot and the remaining properties located east of the proposed roadways are anticipated to be developed further once additional water infrastructure is constructed (i.e.: Water tank, booster pump station, etc.).

The Planning Commission's recommendation is as follows:

Commissioner Hoffman motioned to recommend approval of the Scenic Ridge Estates Subdivision with the following condition:

• All planning and engineering redlines be addressed.

Commissioner McNeff seconded the motion. Commissioner Wood, Absent; Commissioner Lance, Yes; Commissioner Hoffman, Yes; Commissioner Howard, Absent; Commissioner McNeff, Yes; Commissioner Nixon, Yes; Commissioner Romero, Yes; Commissioner Weight, Yes. Vote was unanimous in favor. Motion passed.

This is a preliminary subdivision application review for the City Council to determine whether the proposed subdivision complies with Santaquin City Code or not. The City Council will be the land use authority for the preliminary plan.

**Recommended Subdivision Motion:** "Motion to approve the Scenic Ridge Estates Subdivision with the following condition:

- All planning and engineering redlines be addressed.

### Attachments:

- Preliminary plan

SHEET INDEX

SHEET 1 **COVER SHEET** SHEET 2 PLAT (SHEET ONE) SHEET 3 PLAT (SHEET TWO)

SHEET 4 PLAT (SHEET THREE) SHEET 5 OVERALL AREA PLAN

SHEET 6 LOT LAYOUT SHEET 7 OVERALL WATER

SHEET 9 OVERALL STORM DRAIN

SHEET 10 SLOPE MAP

SHEET 8

SHEET 13

SHEET 11 CONSTRUCTION TRAFFIC MAP

**OVERALL SEWER** 

SHEET 12 OVERALL GRADING PLAN

PLAN AND PROFILE (430 SOUTH STREET) SHEET 14 PLAN AND PROFILE (1200 EAST STREET)

SHEET 15 DETAIL SHEET

SHEET 16 DETAIL SHEET

SHEET 17 DETAIL SHEET

NOTE: PLAN AND PROFILE SHEETS (SHEETS 13-14) WILL BE PROVIDED AT FINAL SUBMISSION

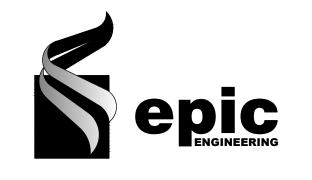




CONSTRUCTION NOTES

1. THE DEVELOPER AND GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

> **WARNING** CALL BLUE STAKES



REVISIONS

DRAWN: DESIGNER: RJM REVIEWED: RJM

PROJECT# 20SM4196

PROPERTY OWNER

BASTIAN HOMES, LLC 1184 S. 1150 W.

PAYSON, UTAH, 84651 PROPERTY DEVELOPER

BASTIAN HOMES, LLC 1184 S. 1150 W. PAYSON, UTAH, 84651

**VICINITY MAP** 

SANTAQUIN, UT •

300 SOUTH

430 SOUTH

SCALES VERT: 1"=10'

PROJECT NAME:

(24" x 36" SHEET)

SCENIC RIDGE ESTATES

SHEET TITLE:

OVERALL AREA PLAN

SHEET PLAN SET: PRELIM

STATE PLANE COORDIN	ATES (GROUND	)
LETTER / ITEM	NORTHING	EASTING
(A) SW COR SEC 6	7157331.487	1565531.199
(B) S 1/4 COR SEC 6	7157316.552	1568203.696
(C) CEN SEC 6	7159912.253	1568203.979
(D) BOUNDARY CORNER (P.O.B.)	7157454.584	1566806.943
(E) BOUNDARY CORNER	7157560.152	1566774.231
(F) BOUNDARY CORNER	7157613.952	1566758.690
(G) BOUNDARY CORNER	7157718.057	1566728.613
(H) BOUNDARY CORNER	7157745.511	1566845.210
(I) BOUNDARY CORNER	7157795.944	1567088.692
(J) BOUNDARY CORNER	7158109.144	1567003.380
(K) BOUNDARY CORNER	7158120.690	1567028.092
(L) BOUNDARY CORNER	7158160.958	1567104.150
(M) BOUNDARY CORNER	7158191.957	1567152.055
(N) BOUNDARY CORNER	7158234.728	1567258.806
(O) BOUNDARY CORNER	7158626.63	1567101.785
(P) BOUNDARY CORNER	7158632.815	1567107.515
(PP) BOUNDARY CORNER	7158633.016	1567107.695
(Q) BOUNDARY CORNER	7158636.626	1567130.099
(R) BOUNDARY CORNER	7158245.907	1567286.644
(S) BOUNDARY CORNER	7158227.092	1567294.218
(T) BOUNDARY CORNER	7158140.474	1567322.434
(U) BOUNDARY CORNER	7158095.458	1567333.792
(V) BOUNDARY CORNER	7157996.895	1567362.668
(W) BOUNDARY CORNER	7157956.541	1567219.199
(X) BOUNDARY CORNER	7157682.787	1567288.273
(Y) BOUNDARY CORNER	7157617.292	1567061.610
(Z) BOUNDARY CORNER	7157600.888	1566982.656
(AA) BOUNDARY CORNER	7157589.769	1566896.545
(BB) BOUNDARY CORNER	7157587.090	1566878.542
(OO) BOUNDARY CORNER	7457400 750	4500044 000

### SUBDIVISION BOUNDARY DESCRIPTION

GROUND SCALE FACTOR: 1.00032797511374

(CC) BOUNDARY CORNER

A PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, SANTAQUIN CITY, UTAH COUNTY, UTAH:

7157480.752 1566911.222

BEGINNING AT SOUTHEAST CORNER LOT 37 OAK SUMMIT PLAT 'B' (ENTRY #11320, UTAH COUNTY RECORDER'S OFFICE) 1276.33' FEET SOUTH 89°40'47" EAST ALONG SAID QUARTER SECTION LINE AND 130.24' NORTH 00°14'50"WEST FROM THE SOUTHWEST CORNER OF SAID SECTION 6; AND RUNNING THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID OAK SUMMIT PLAT 'B' THE FOLLOWING SEVEN (3) COURSES: (1) NORTH 17°12'59" WEST 110.52 FEET TO THE SOUTHERLY LINE OF 430 SOUTH STREET; (2) NORTH 16°06'43" WEST 56.00 FEET TO THE NORTHERLY LINE OF 430 SOUTH STREET; AND (3) NORTH 16°06'53" WEST 108.36 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 51; OAK SUMMIT PLAT 'C' (ENTRY #11714, UTAH COUNTY RECORDER'S OFFICE); THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID OAK SUMMIT PLAT 'C' THE FOLLOWING THREE (3) COURSES: (1) NORTH 76°45'02" EAST 119.79 FEET; (2) NORTH 78°17'52" EAST 235.65 FEET; (3) NORTH 15°14'13" WEST 324.61 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 73, OAK SUMMIT PLAT 'D' (ENTRY #11715, UTAH COUNTY RECORDER'S OFFICE); THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID OAK SUMMIT PLAT 'D' AND THE EASTERLY AND SOUTHERLY LINE OF OAK SUMMIT PLAT 'E' (ENRTY #12871 UTAH COUNTY RECORD'S OFFICE) THE FOLLOWING EIGHT (8) COURSES: (1) NORTH 64°57'27" EAST 27.28 FEET; (2) NORTH 62°06'06" EAST 86.06 FEET TO THE WESTERLY LINE OF 1200 EAST STREET; (3) NORTH 57°05'35" EAST 57.06 FEET TO THE EASTERLY LINE OF 1200 EAST STREET; (4) NORTH 68°09'58" EAST 115.00 FEET; AND (5) NORTH 21°50'02" WEST 422.19 FEET TO THE SOUTHERLY LINE OF 270 SOUTH STREET TO THE BEGINNING OF A 1763.98 NONTANGENT CURVE TO THE RIGHT; (6) THENCE ALONG THE ARC 8.43 FEET (CENTRAL ANGLE EQUALS 0°26'26" CHORD BEARS NORTH 42°49'31" EAST 8.43 FEET); (7) NORTH 41°45'56" EAST 0.27 FEET TO THE BEGINNING OF A TANGENT CURVE; (8) NORTHEASTERLY ALONG THE ARC OF AN 18.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 24.55 FEET (CENTRAL ANGLE EQUALS 78°09'09" AND LONG CHORD BEARS NORTH 80°50'46" EAST 22.69 FEET) TO THE WESTERLY LINE OF OAK SUMMIT DRIVE AND A POINT OF TANGENCY; THENCE SOUTH 21°50'02" EAST 420.86 FEET; THENCE SOUTH 21°55'30" EAST 20.28 FEET TO THE BEGINNING OF TANGENT CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF AN 672.82 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 91.17 FEET (CENTRAL ANGLE EQUALS 07°45'49" AND LONG CHORD BEARS SOUTH 18°02'36" EAST 91.10 FEET); THENCE SOUTH 14°09'41" EAST 46.43 FEET; THENCE SOUTH 16°19'43" EAST 102.71 FEET; THENCE SOUTH 74°17'24" WEST 149.03 FEET; THENCE SOUTH 14°09'41" EAST 282.33 FEET; THENCE SOUTH 73°53'00" WEST 235.94 FEET TO THE BEGINNING OF A TANGET CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF AN 528.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 80.72 FEET (CENTRAL ANGLE EQUALS 08°45'33" AND LONG CHORD BEARS SOUTH 78°15'46" EAST 80.64 FEET); THENCE SOUTH 82°38'32" WEST 86.83 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF AN 472.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 17.19 FEET (CENTRAL ANGLE EQUALS 02°05'13" AND LONG CHORD BEARS NORTH 81°28'35" EAST 17.19 FEET); THENCE SOUTH 17°05'00" EAST 111.25 FEET; THENCE SOUTH 75°54'45" WEST 107.51 FEET TO THE POINT OF BEGINNING.

### **SCENIC RIDGE ESTATES SUBDIVISION - PHASE 1**

LOCATED IN THE: SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN, SANTAQUIN CITY, UTAH COUNTY, UTAH

> 16100 S.F. 0.37 AC.

> > 13013 S.F.

0.30 AC.

12084 S.F. 0.28 AC.

LOT:2

0.29 AC.

12420 S.F.





- 1. A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E) IS CREATED ALONG THE FRONT OF EACH LOT AND 5.00 FOOT ALONG THE REAR AND INTERIOR SIDE YARD, PER THIS PLAT. EACH LOT ALONG A STREET REQUIRES A 10.00 FOOT WIDE FRONT AND SIDE YARD PUBLIC UTILITY EASEMENT. (SEE SHEET 2)
- 2. THE SUBDIVISION BOUNDARY WAS ESTABLISHED FROM A COMPLETED RECORD OF SURVEY BY EPIC ENGINEERING, FILE NUMBER 22-003, AS FILED IN THE UTAH COUNTY SURVEYOR'S OFFICE.
- ZONING: R-12 SETBACKS (BUILDABLE AREA) PER CODE 10.20.090: DETACHED SINGLE-FAMILY DEVELOPMENT
- FRONT YARD- FRONT SETBACKS TO THE LIVING AREA FROM ALL STREET FRONTING PROPERTY LINES: 30.0 SIDE YARD - 10.0 FEET (25.0 FEET STREET SIDE YARD) REAR YARD - 25.0 FEET. (SEE SHEET 2)
- AT THE TIME THAT THIS PLAT WAS PREPARED, THE PROPERTY OWNER WAS BYRON BASTIAN AND NEIL J. CRAIG, PER WARRANTY DEED, ENTRY NUMBER 35070:2021, AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE, UTAH COUNTY PARCEL NUMBERS 32:040:0042, 32:040:0045 AND 32:040:0047
- THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED NEAR THIS PROPERTY. PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPACT THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.

Curve Table					
Curve # Length Radius Delta Chord		Chord Direction	Chord Length		
C100	8.43	1763.98	0°16'26"	N42°49'31"E	8.43
C101	24.55	18.00	78°09'09"	N80°50'46"E	22.69
C102	91.17	672.82	7°45'49"	S18°02'36"E	91.10
C103	80.72	528.00	8°45'33"	S78°15'46"W	80.64
C104	17.19	472.00	2°05'13"	S81°28'35"W	17.19

C104 | 17.19 | 472.00 | 2°05°13" | 581°28′35"W | 17.19 12010 S.F. 12002 S.F 0.28 AC. 0.28 AC. LOT:7 12030 S.F 0.28 AC. BEGINNING S89° 40' 47"E 2672.54' MEAS. (BASIS OF BEARING)

**UTILITY APPROVAL** 

(S89° 40' 42"E 2672.420' REC.)

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE | DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT O ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES, AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRICTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR

**ROCKY MOUNTAIN POWER:** CETRACOM: CENTURY LINK:

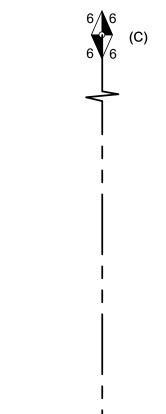
T10S, R2E, SLB&M

Line #	Length	Direction
L100 110.52 N17°12'		N17°12'59"W
L101	56.00	N16°06'43"W
L102	108.36	N16°06'53"W
L103	27.28	N64°57'27"E
L104	86.06	N62°06'06"E
L105	57.06	N57°05'35"E
L106	115.00	N68°09'58"E
L107	0.27	N41°45'56"E
L108	20.28	S21°55'30"E
L109	46.43	S14°09'41"E
L110	86.83	S82°38'32"W
L111	111.25	S17°05'00"E
L112	107.51	S75°54'45"W

Line Table

FOUND 3" UTAH COUNTY **BRASS CAP MONUMENT** CENTER OF SECTION 6,

ine#	Length	Direction
L100	110.52	N17°12'59"W
L101	56.00	N16°06'43"W
L102	108.36	N16°06'53"W
L103	27.28	N64°57'27"E
L104	86.06	N62°06'06"E
L105	57.06	N57°05'35"E
L106	115.00	N68°09'58"E
L107	0.27	N41°45'56"E
L108	20.28	S21°55'30"E
L109	46.43	S14°09'41"E
L110	86.83	S82°38'32"W
L111	111.25	S17°05'00"E
L112	107.51	S75°54'45"W



THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF WHO REPRESENTED THAT (S)HE IS THE OWNER(S) OF THE ABOVE DESCRIBED PROPERTY AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

**ACKNOWLEDGMENT** 

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN

AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS

AND EASEMENTS TO BE HEREAFTER KNOWN AS SCENIC RIDGE SUBDIVISION - PHASE 1, DO HEREBY DEDICATE

FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR

**ACKNOWLEDGMENT** 

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

ABOVE DESCRIBED PROPERTY AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_

SIGNATURE OF NOTARY PUBLIC	
PRINTED NAME OF NOTARY PUBLIC	
RESIDING IN	_ , UTAH
STATE OF UTAH } S.S.	
MY COMMISSION EXPIRES:	

MY COMMISSION NUMBER: \_\_\_\_\_

**BYRON BASTIAN - OWNER** 

NEIL J. CRAIG - OWNER

SIGNATURE OF NOTARY PUBLIC

PRINTED NAME OF NOTARY PUBLIC

RESIDING IN\_

COUNTY OF \_

STATE OF UTAH

MY COMMISSION EXPIRES:

MY COMMISSION NUMBER:

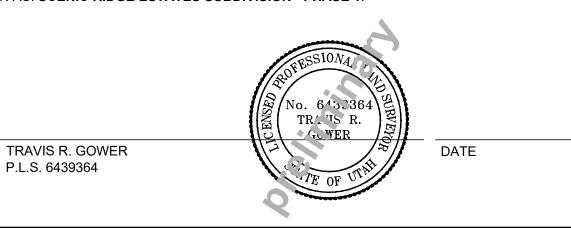
(NOTARY STAMP)

, WHO REPRESENTED THAT (S)HE IS THE OWNER(S) OF THE

(NOTARY STAMP)

### SURVEYOR'S CERTIFICATE

I, TRAVIS R. GOWER, EMPLOYED BY EPIC ENGINEERING PC. AT 50 EAST 100 SOUTH, HEBER, UTAH, CONTACT NUMBER, 435-654-6600, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS LICENSING ACT AND THAT I HOLD CERTIFICATE NUMBER 6439364 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND BY THE AUTHORITY OF THE OWNER(S), I HAVE REVIEWED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, IN OCTOBER 2021, IN ACCORDANCE WITH A RECORD OF SURVEY PREPARED BY EPIC ENGINEERING, FILE NUMBER 22-003, AS FILED IN THE UTAH COUNTY SURVEYOR'S OFFICE AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND EASEMENTS, HEREAFTER TO BE KNOWN AS: SCENIC RIDGE ESTATES SUBDIVISION - PHASE 1.



PROPERTY OWNER/DEVELOPER BASTIAN HOMES, LLC 1184 S. 1150 W. PAYSON, UTAH, 84651

DRAWING DATES / REVISIONS ORIGINAL PRELIMINARY 04/05/2021 12/21/2021 REVIEWED PRELIMINARY

SANTAQUIN, UT •
270 SOUTH  270 SOUTH  PROJECT SIT

VICINITY MAP

LEGEND		l
SECTION CORNER (FOUND)	1/16	\
SECTION LINE		1
BOUNDARY LINE		
PARCEL LINE ——		
SET MONUMENT (AS NOTED)	• +	
FOUND MONUMENT	$\bigcirc$	/

CHAIN LINK FENCE

**EDGE OF ASPHALT** 

WIRE FENCE

**SCENIC RIDGE ESTATES SUBDIVISION** PHASE 1 SW 1/4 OF SEC 6, T10S, R2E, SLB&M

SANTAQUIN CITY, UTAH COUNTY, UTAH

	_
epic	
3341 South 4000 West West Valley, Utah 84120 (801)955-5605 50 East 100 South Heber City, Utah 84032 (435)654-6600	

1" = 100' PROJECT #: 20SM4196 DATE: DRAWN: CS 04/26/22 CHECKED: SHEET NO:

### **ACCEPTANCE BY LEGISLATIVE BODY** THE CITY COUNCIL OF SANTAQUIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_ DAY OF, \_\_

APPROVED MAYOR OF SANTAQUIN ATTEST - CLERK RECORDER (SEE SEAL)

CONTAINS 207,200.25 SQ. FT. OR 4.76 ACRES, +/-

ENGINEER (SEE SEAL)

**CLERK - RECORDER CITY ENGINEER** 

BRASS CAP MONUMENT

SW COR SECTION 6,

T10S, R2E, SLB&M

WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

**DOMINION ENERGY** 

PER RECORD OF SURVEY

\_(ENTRY #07-4213)

**FOUND 3" UTAH COUNTY** 

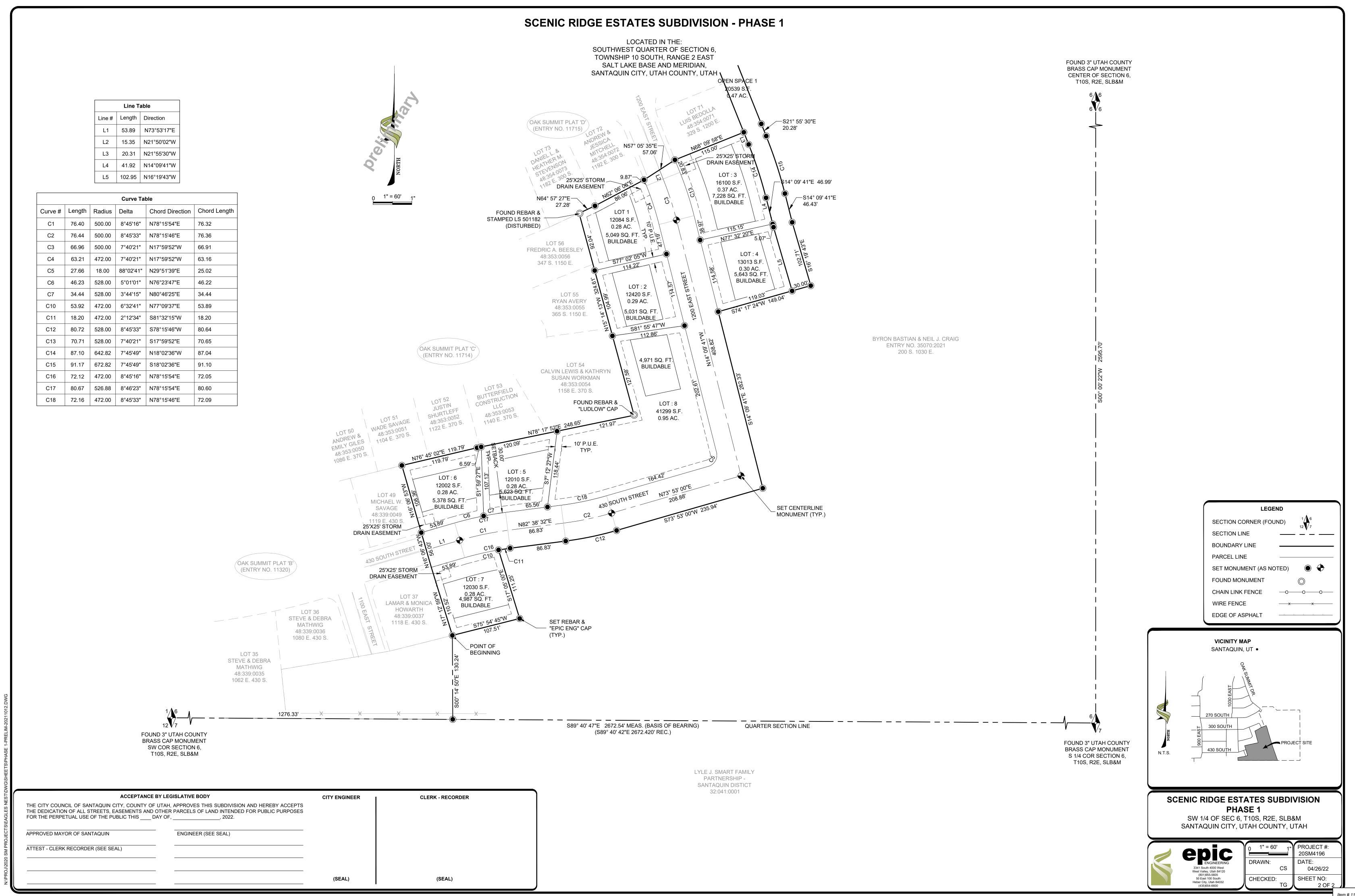
**BRASS CAP MONUMENT** 

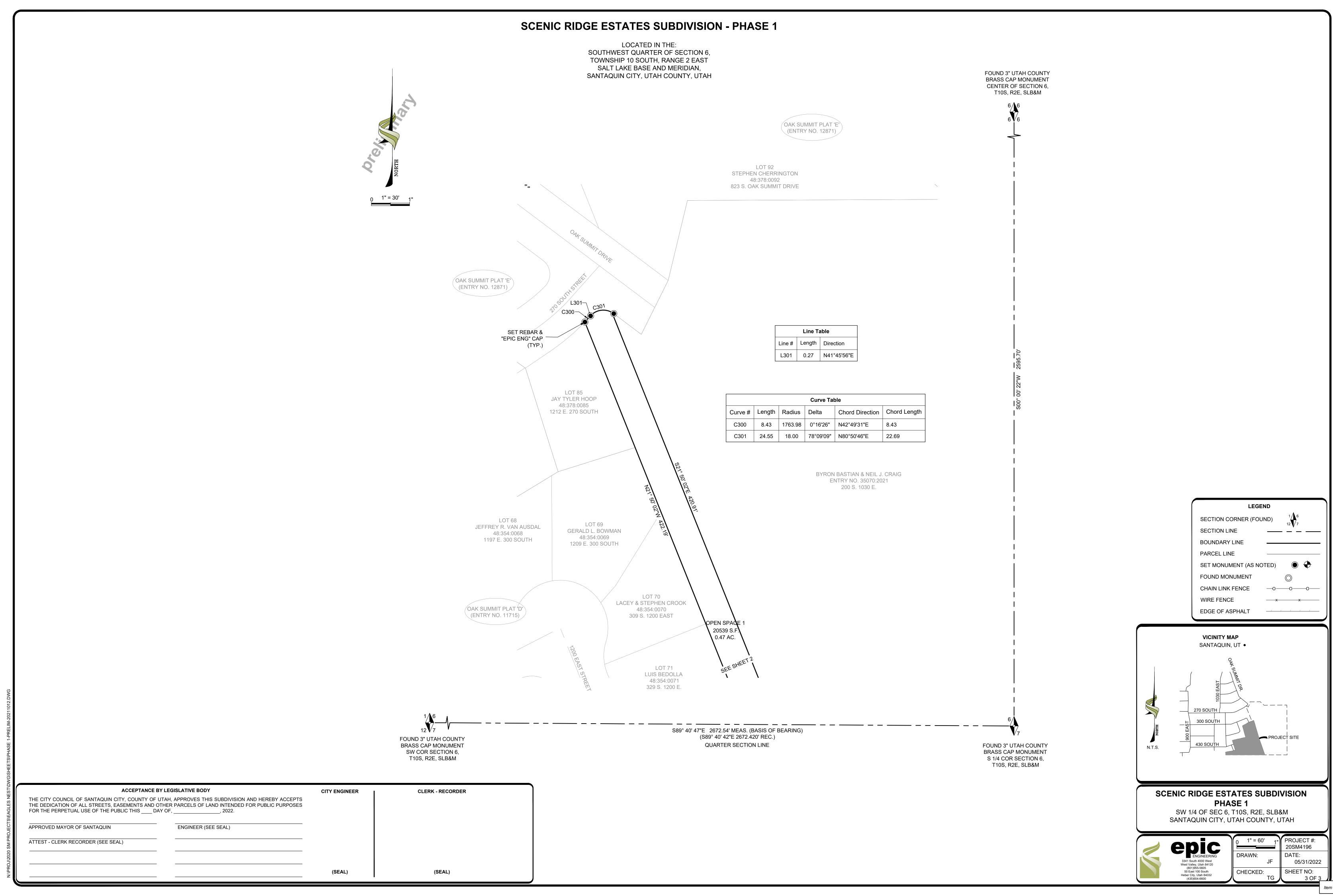
S 1/4 COR SECTION 6,

T10S, R2E, SLB&M

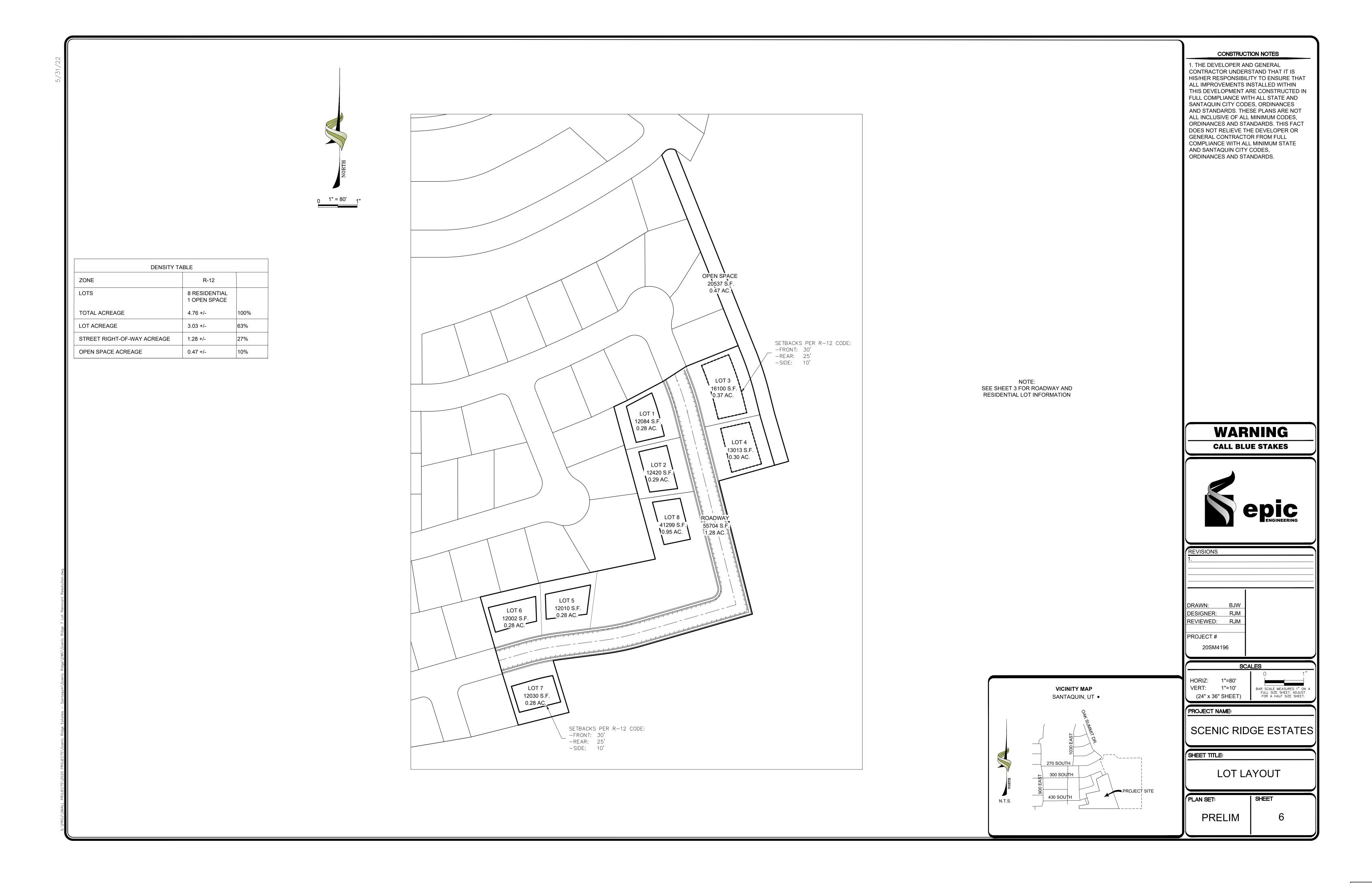
THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

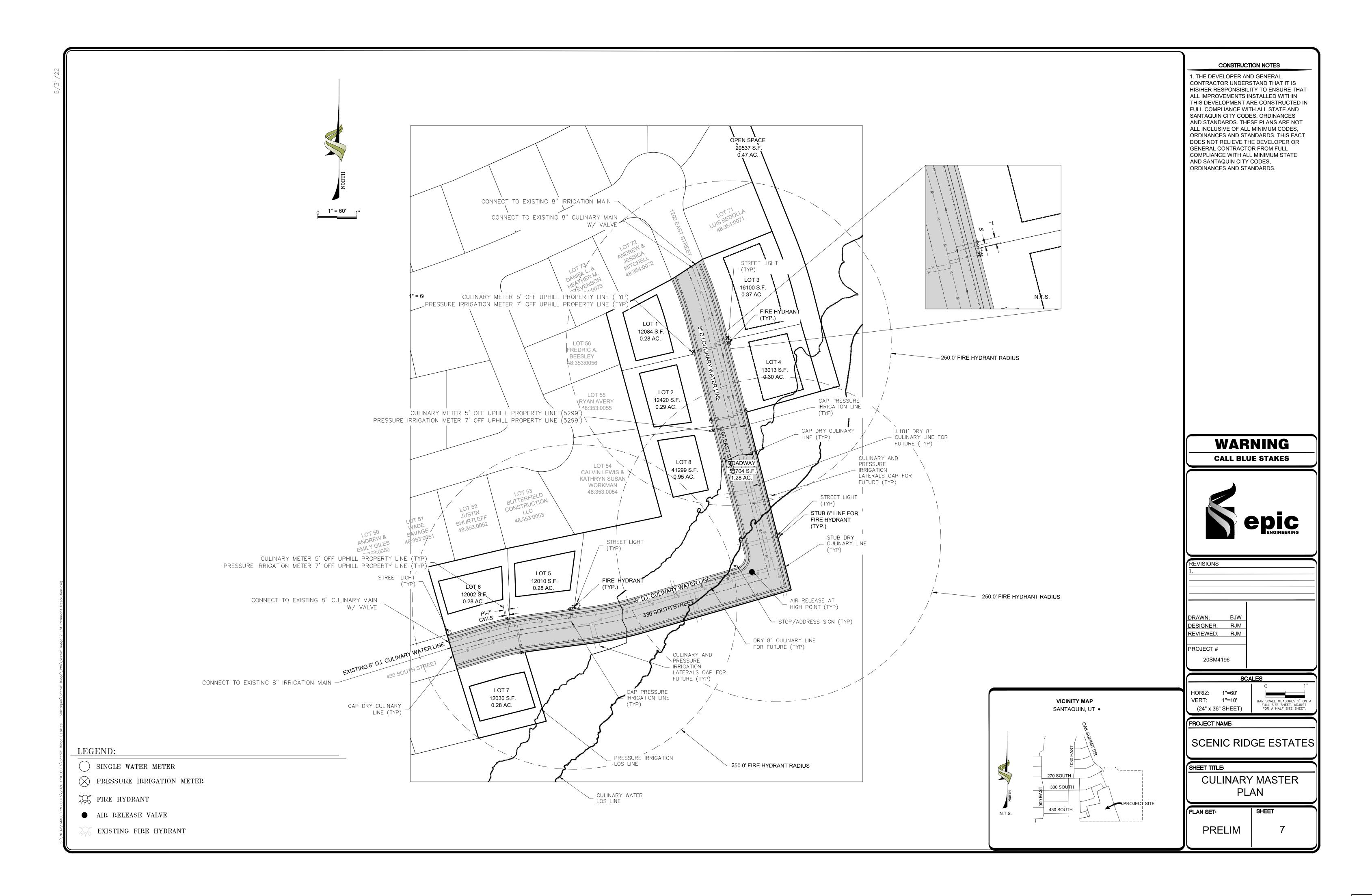
APPROVED THIS DAY OF **DOMINION ENERGY** 

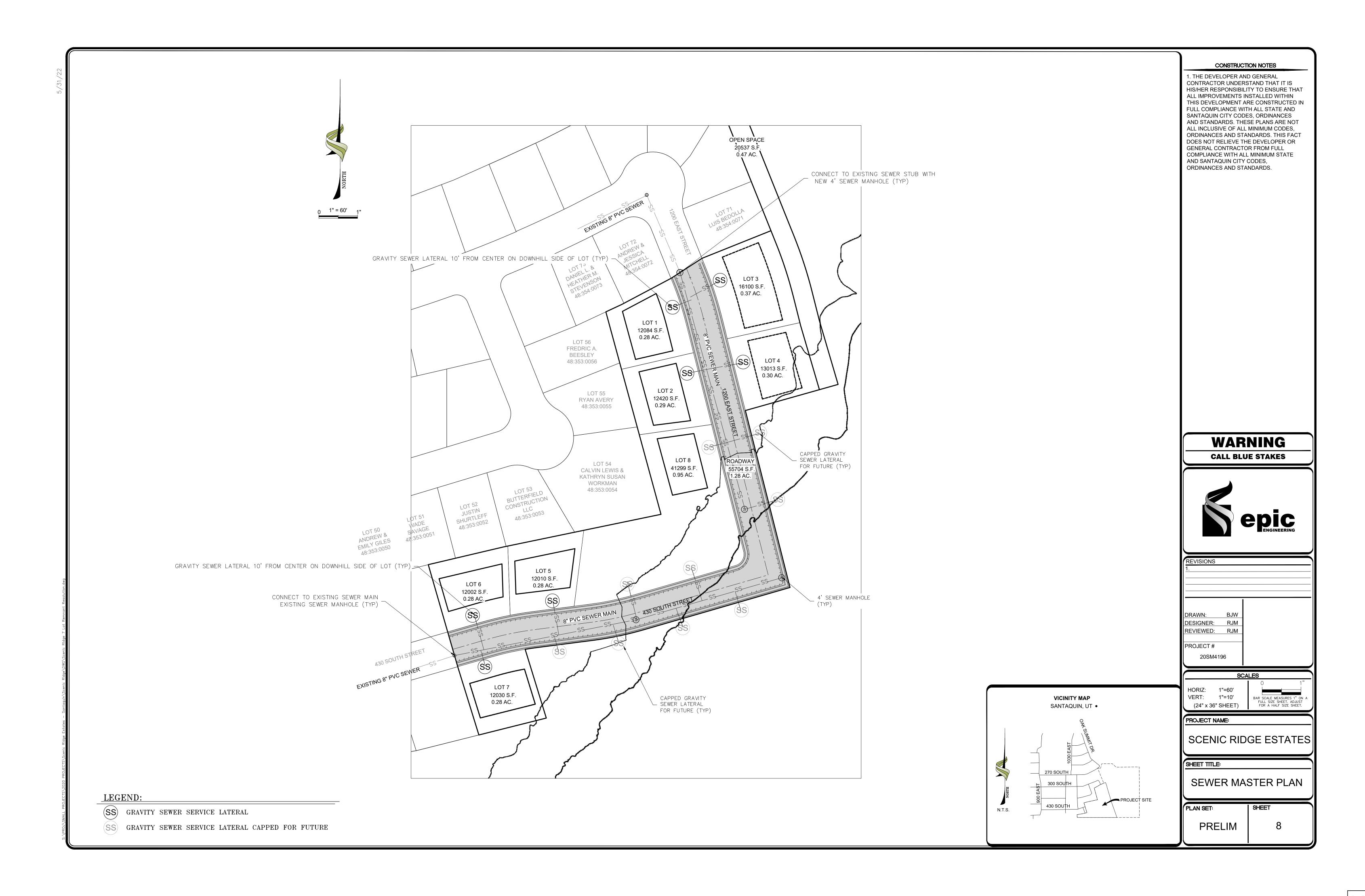


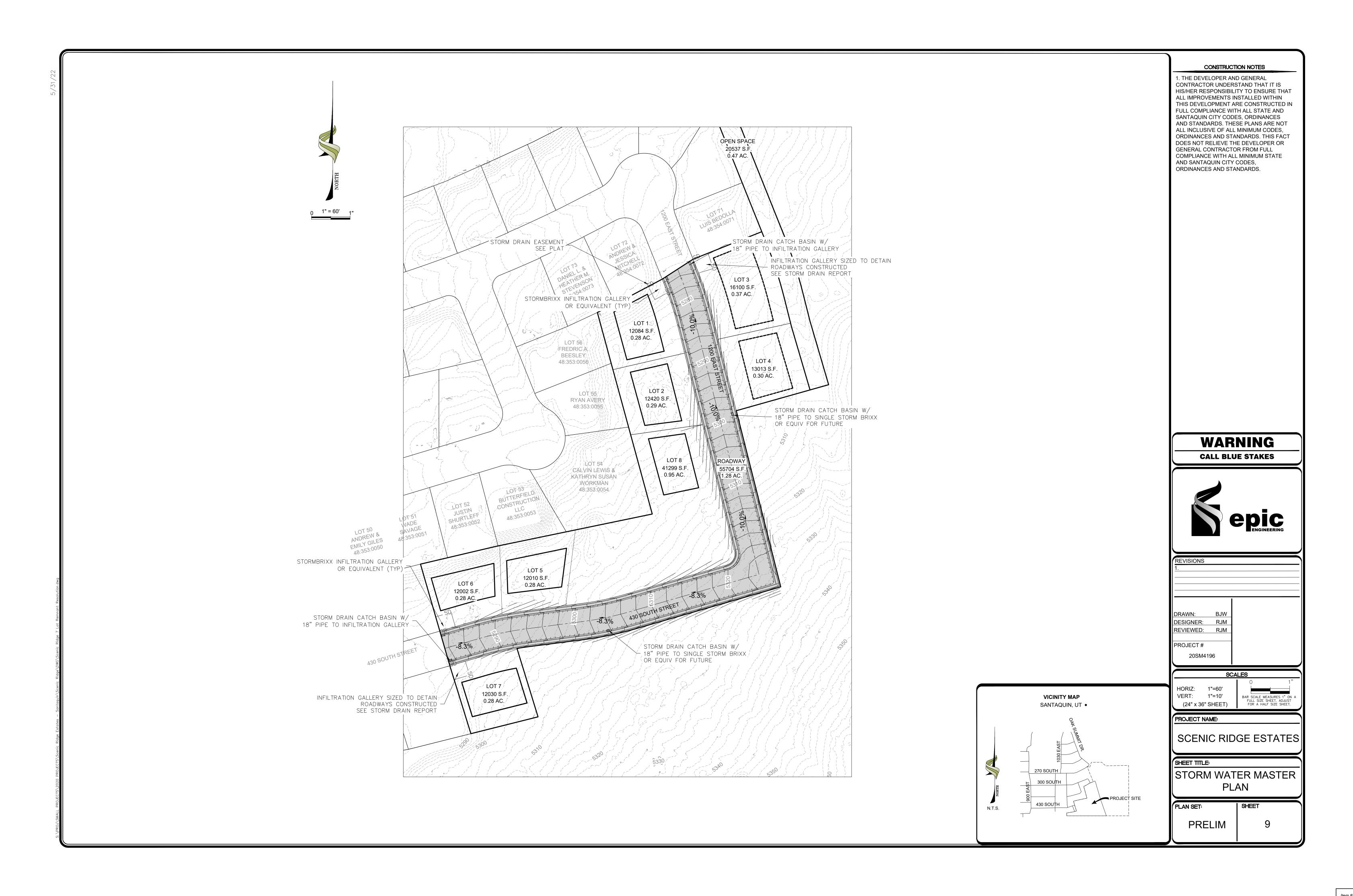


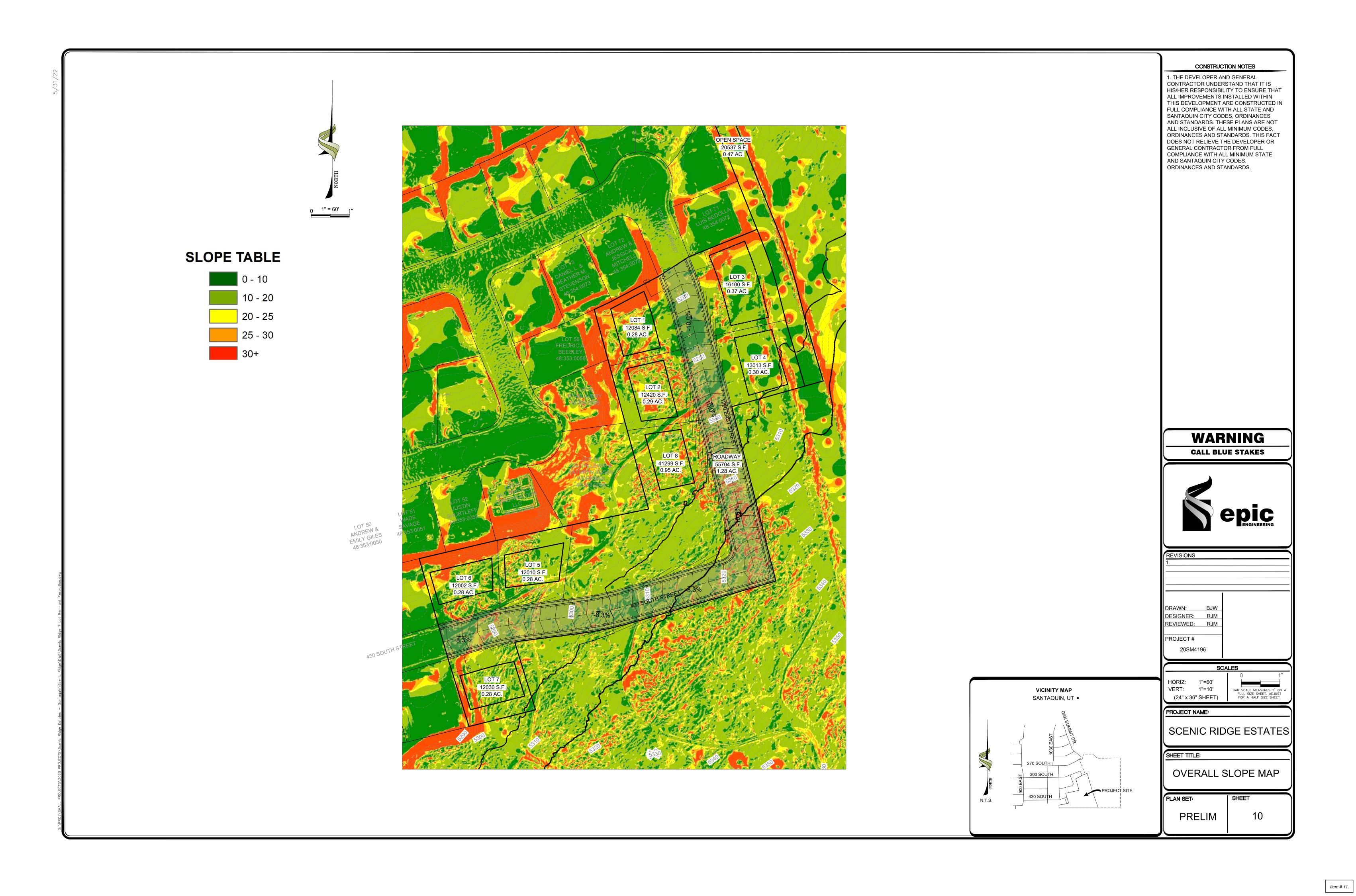
















1. THE DEVELOPER AND GENERAL
CONTRACTOR UNDERSTAND THAT IT IS
HIS/HER RESPONSIBILITY TO ENSURE THAT
ALL IMPROVEMENTS INSTALLED WITHIN
THIS DEVELOPMENT ARE CONSTRUCTED IN
FULL COMPLIANCE WITH ALL STATE AND
SANTAQUIN CITY CODES, ORDINANCES
AND STANDARDS. THESE PLANS ARE NOT
ALL INCLUSIVE OF ALL MINIMUM CODES,
ORDINANCES AND STANDARDS. THIS FACT
DOES NOT RELIEVE THE DEVELOPER OR
GENERAL CONTRACTOR FROM FULL
COMPLIANCE WITH ALL MINIMUM STATE
AND SANTAQUIN CITY CODES,
ORDINANCES AND STANDARDS.

WARNING
CALL BLUE STAKES



DRAWN: BJW
DESIGNER: RJM
REVIEWED: RJM
PROJECT #

SCALES

HORIZ: 1"=60'
VERT: 1"=10'
BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST FOR A HALF SIZE SHEET.

PROJECT NAME:

SCENIC RIDGE ESTATES

SHEET TITLE:

CONSTRUCTION

PLAN SET: SHEET
PRELIM 11

TRAFFIC MAP

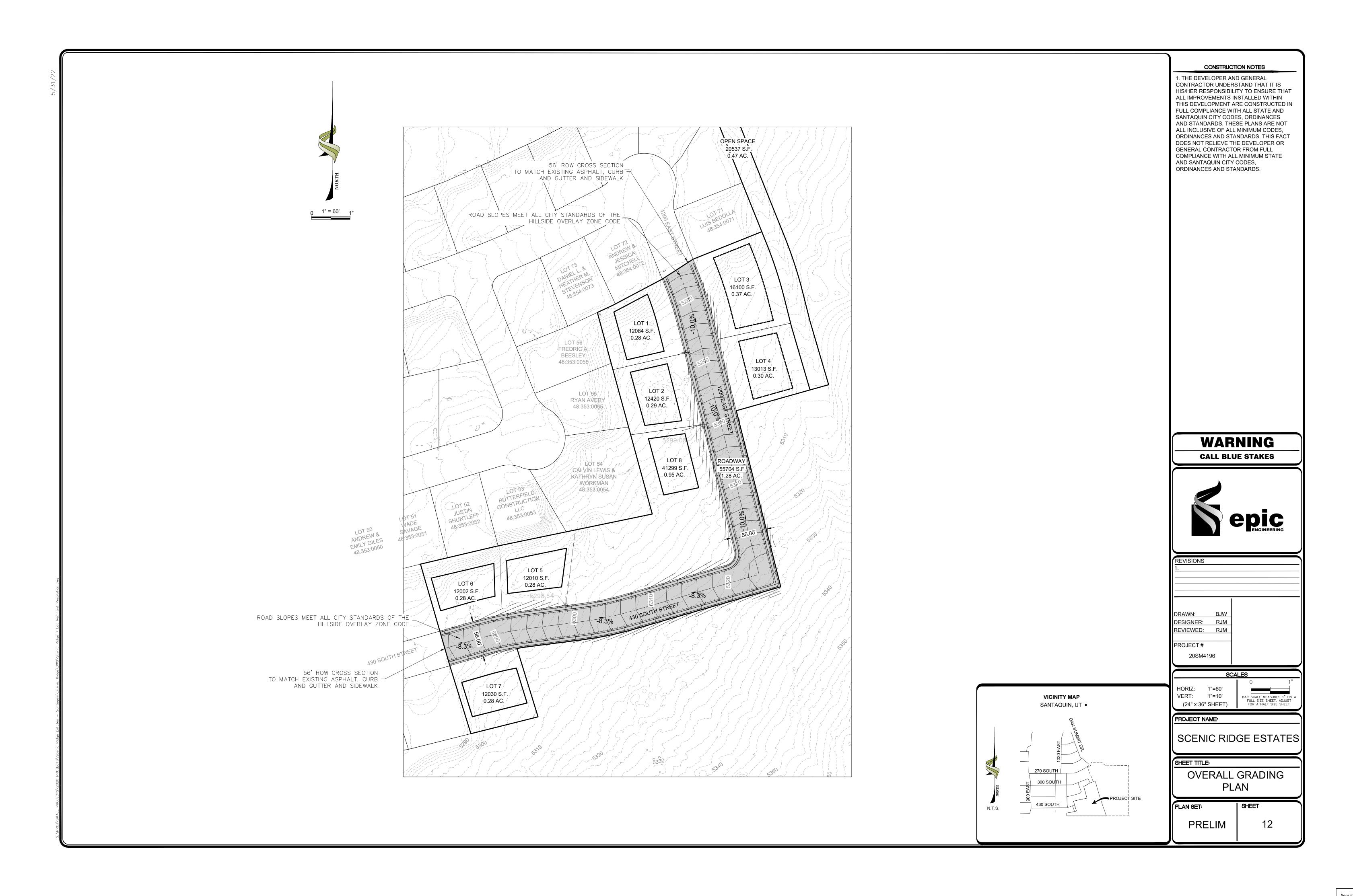
VICINITY MAP
SANTAQUIN, UT •

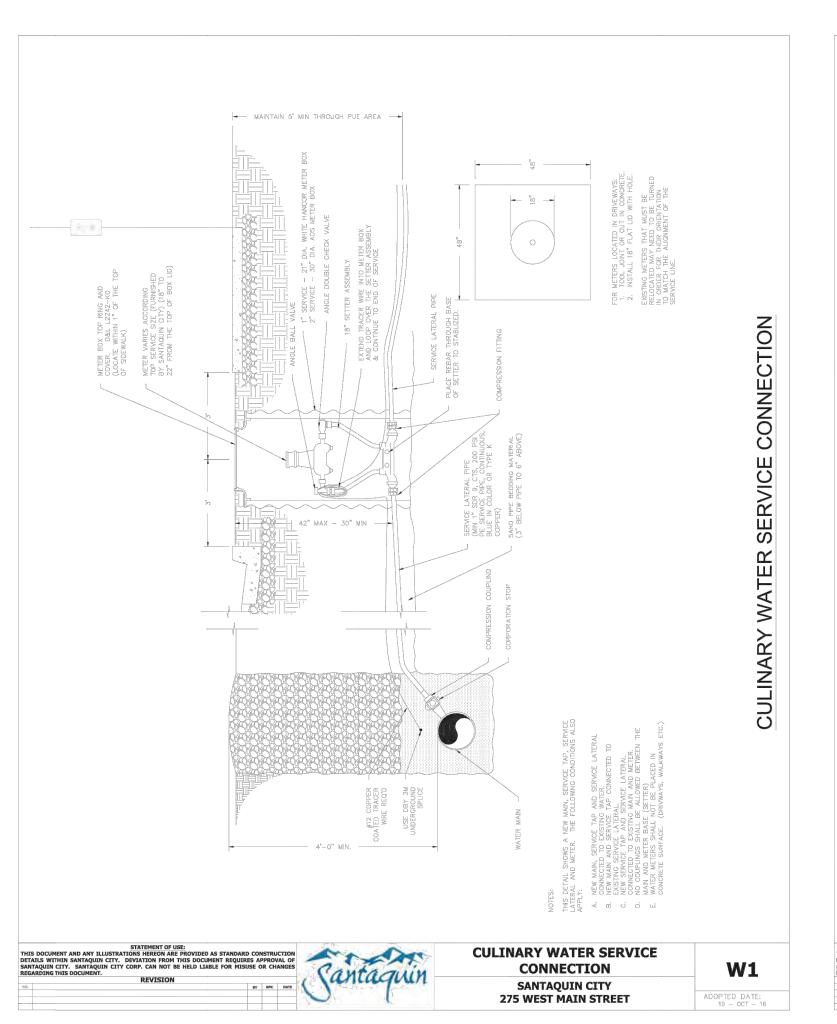
270 SOUTH

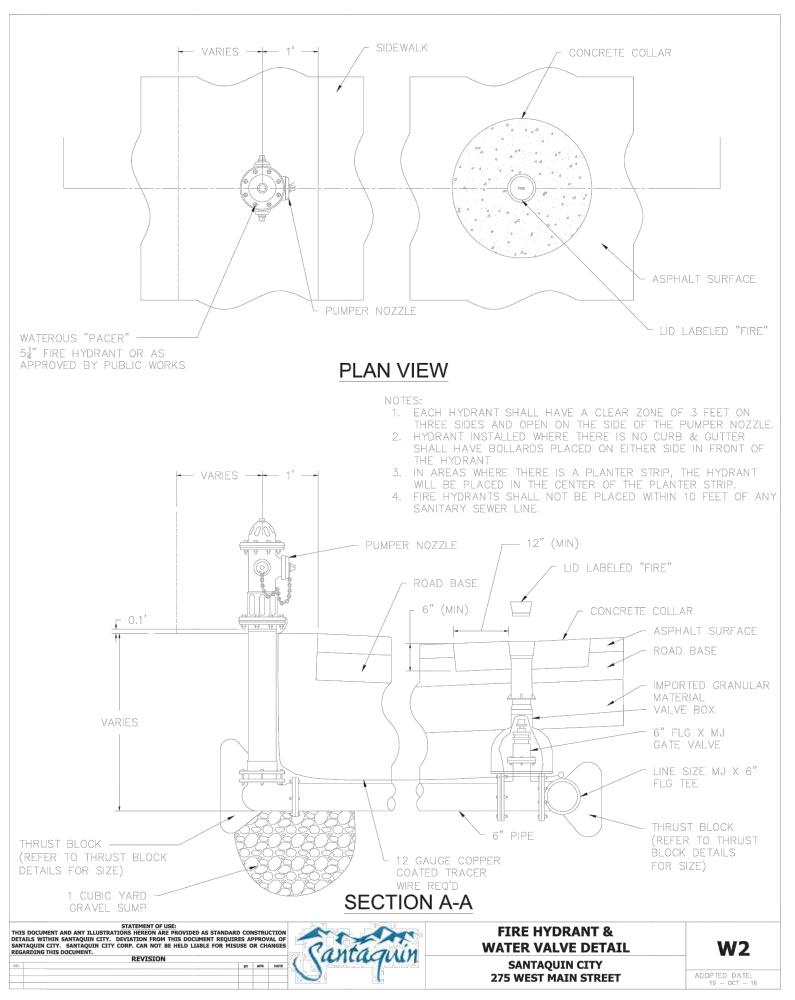
300 SOUTH

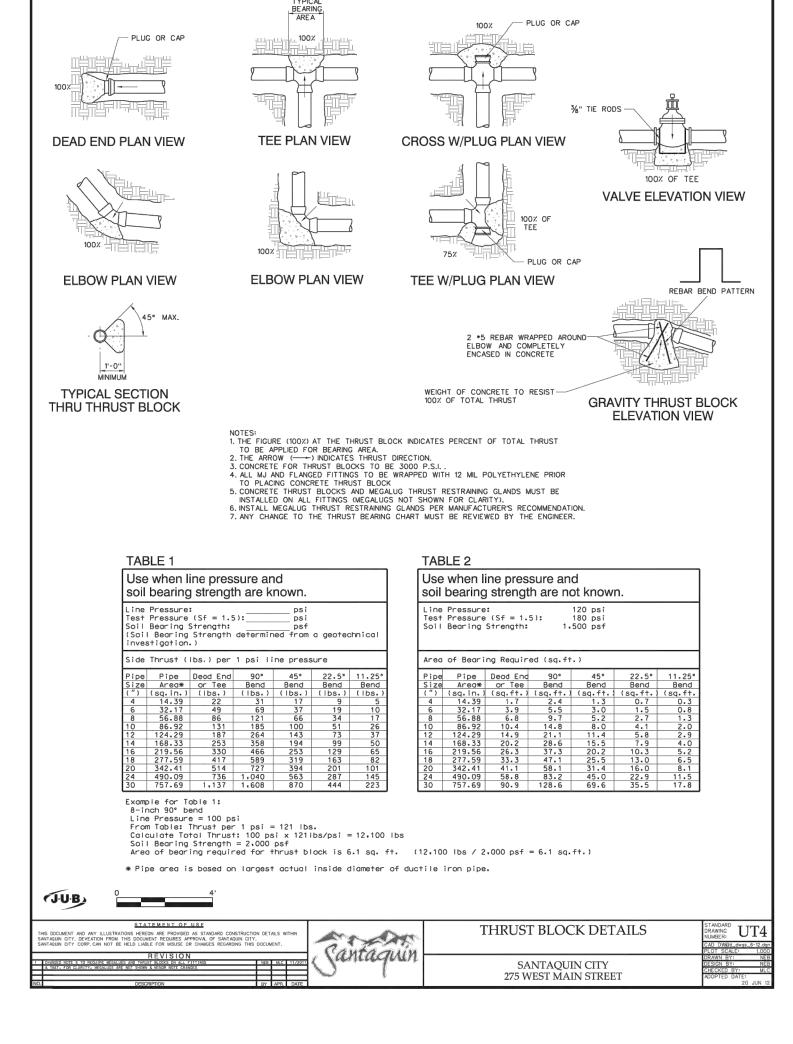
PROJECT SITE

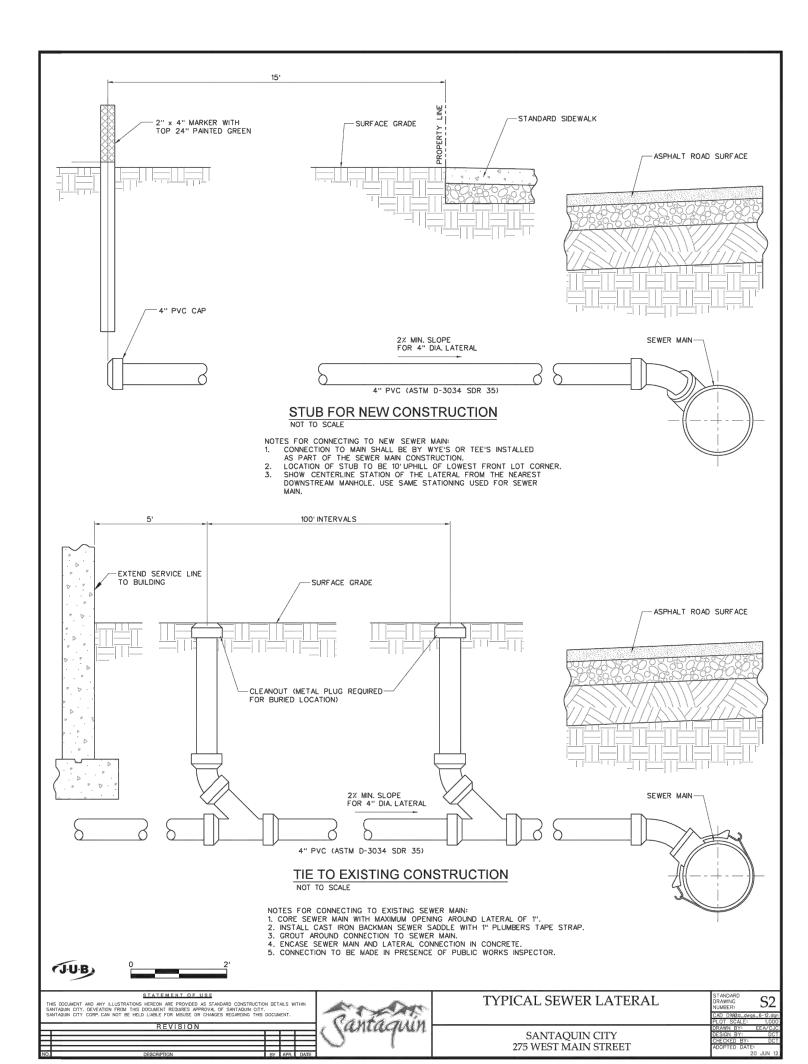
430 SOUTH

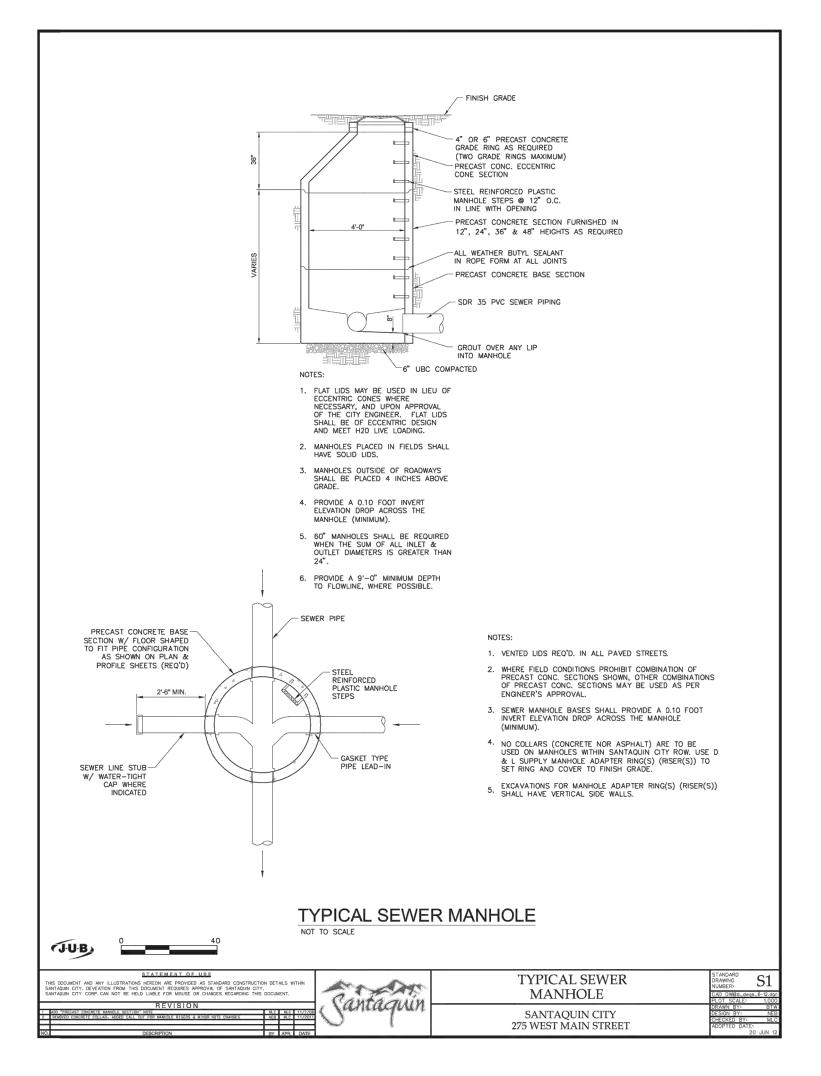


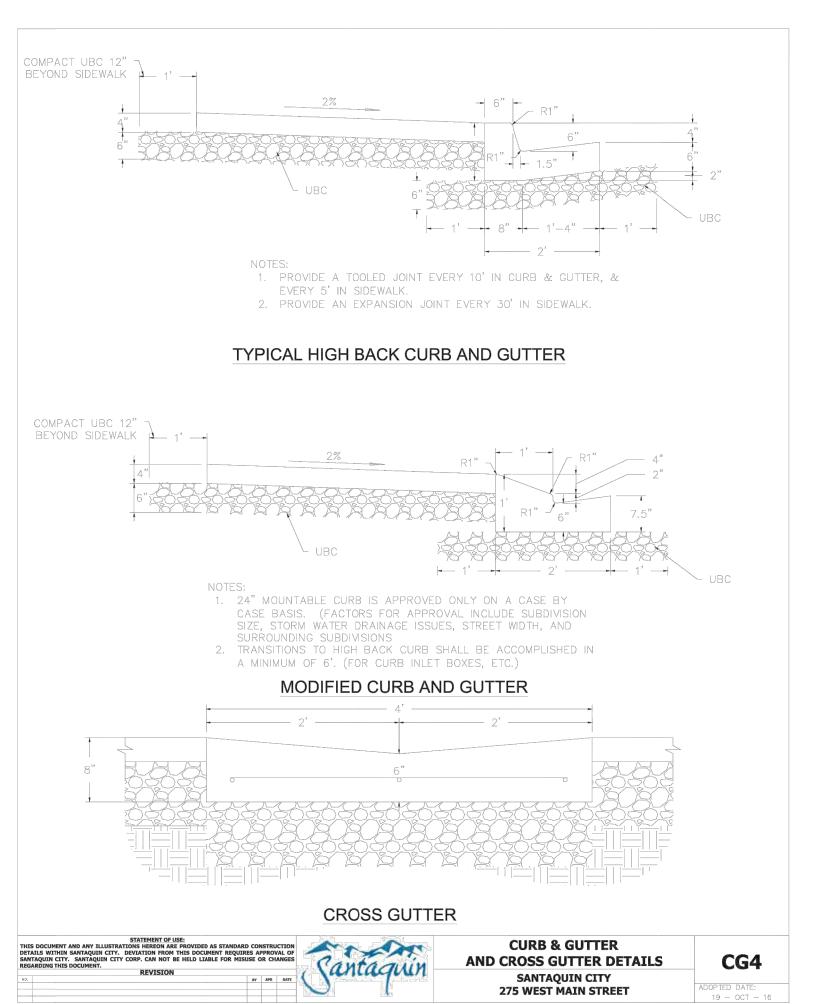












1. THE DEVELOPER AND GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

### LEGEND

EXIST EDGE OF ROAD

EXIST MAJOR CONTOUR

EXIST MINOR CONTOUR

EXIST DITCH FLOW LINE

NEW EDGE OF ROAD

NEW MAJOR CONTOUR

NEW MINOR CONTOUR

NEW DITCH FLOW LINE

NEW PROPERTY LINE

PROPERTY BOUNDARY

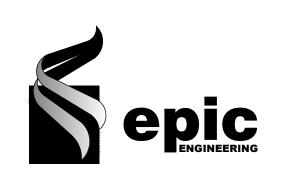
UTILITY EASEMENT

EXIST BARBED WIRE

FENCE

# WARNING

CALL BLUE STAKES



REVISIONS

1.

DATE: 11/01/20
DRAWN: JF
DESIGNER: JF
REVIEWED: JNS
PROJECT #

20SM4196

SCALES 0

HORIZ: 1"=80'
VERT: N/A
(24" x 36" SHEET)

O 1"

BAR SCALE MEASURES 1" ON FULL SIZE SHEET. ADJUST FOR A HALF SIZE SHEET.

PROJECT NAME:

SCENIC RIDGE ESTATES

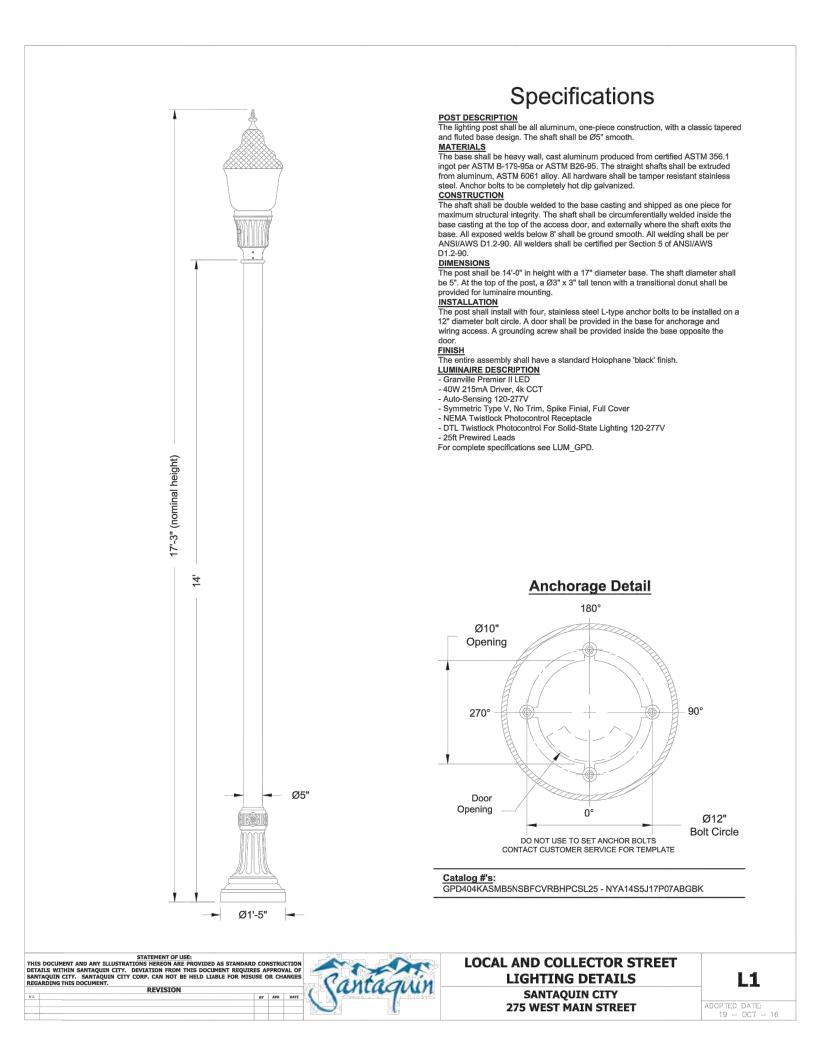
SHEET TITLE:

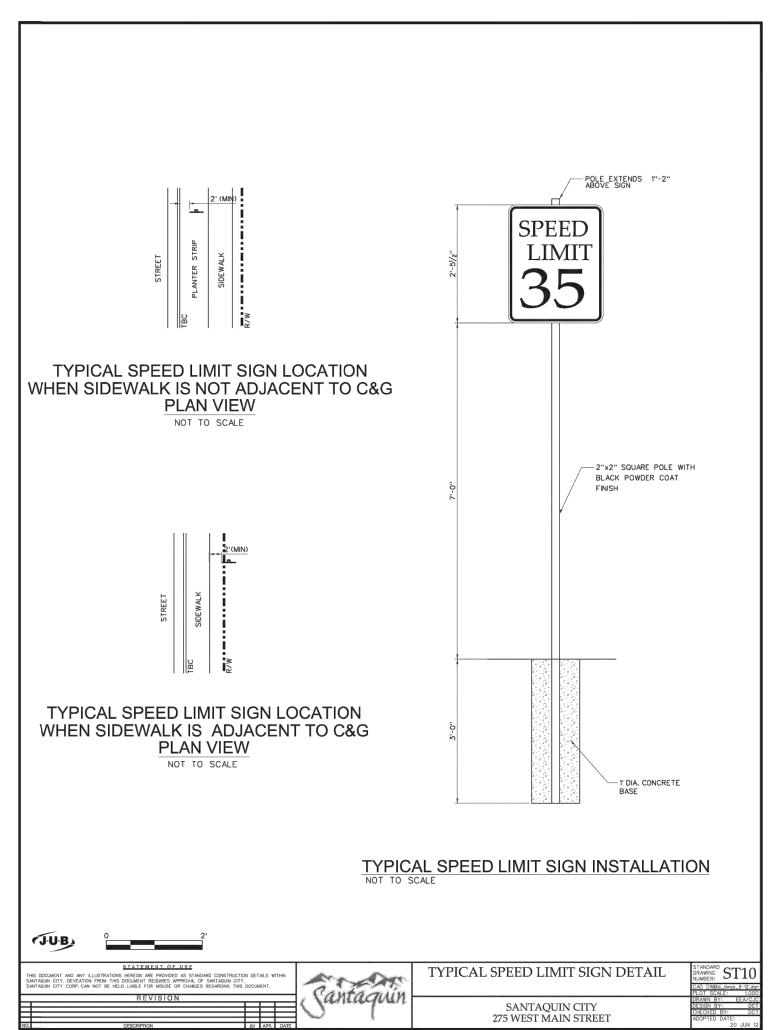
DETAIL SHEET

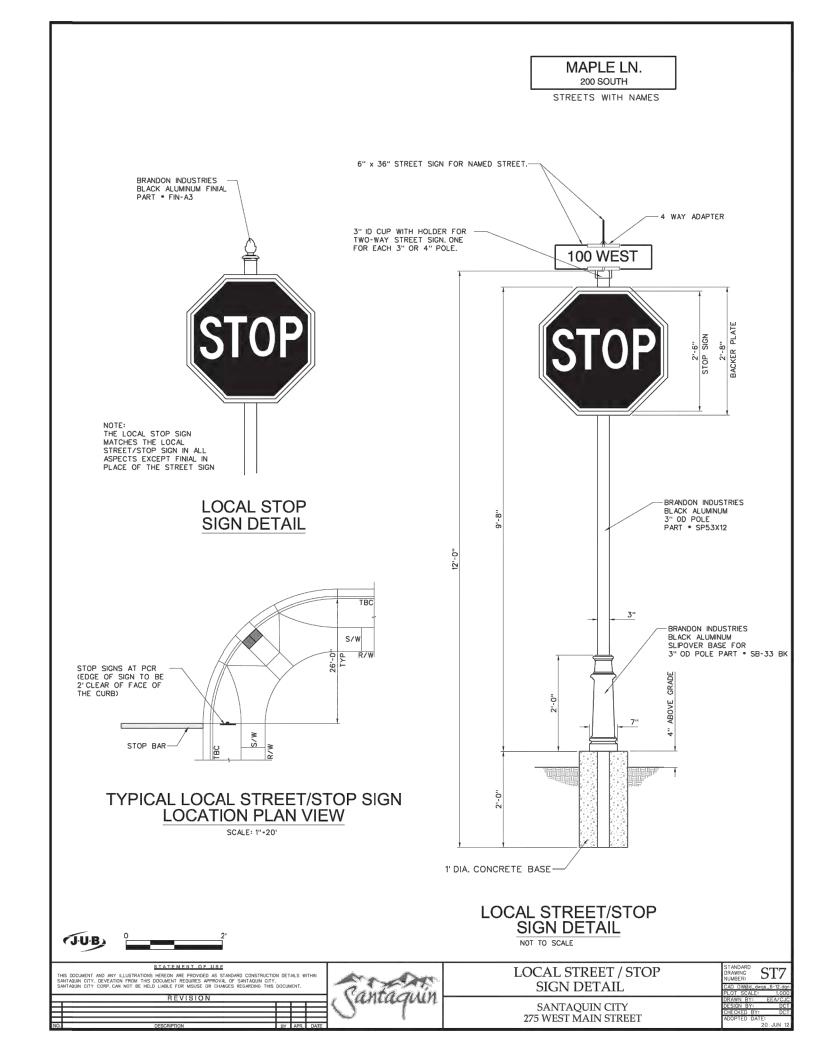
PLAN SET: SHEET

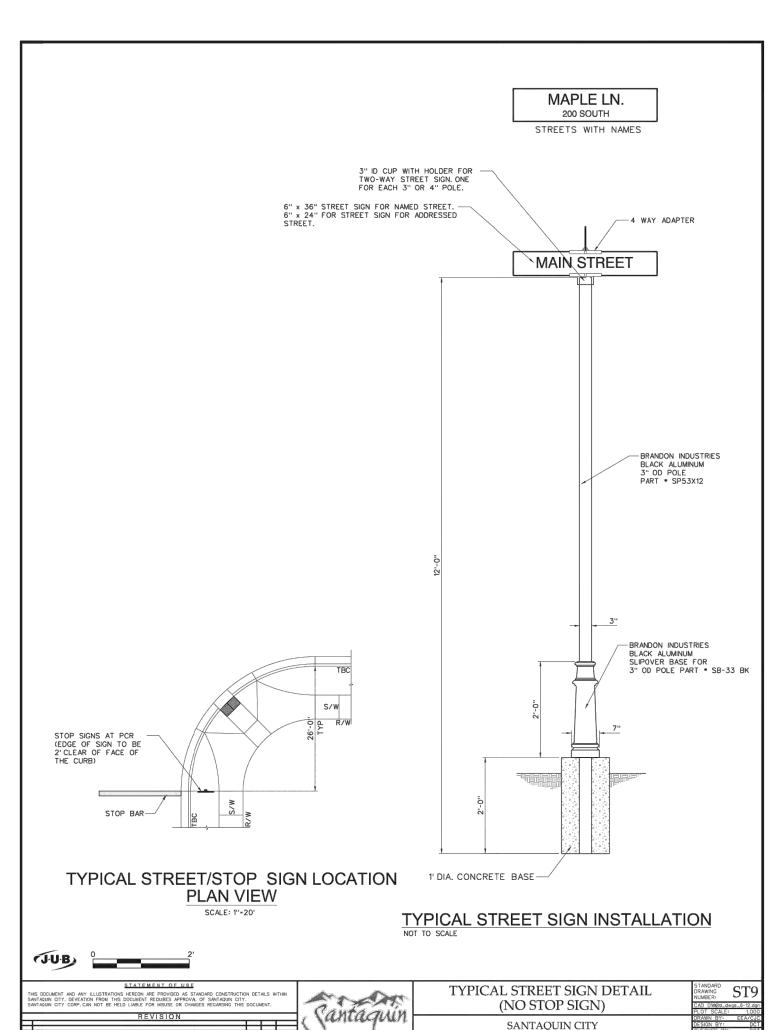
PRELIM 15

//a.u.. # 4

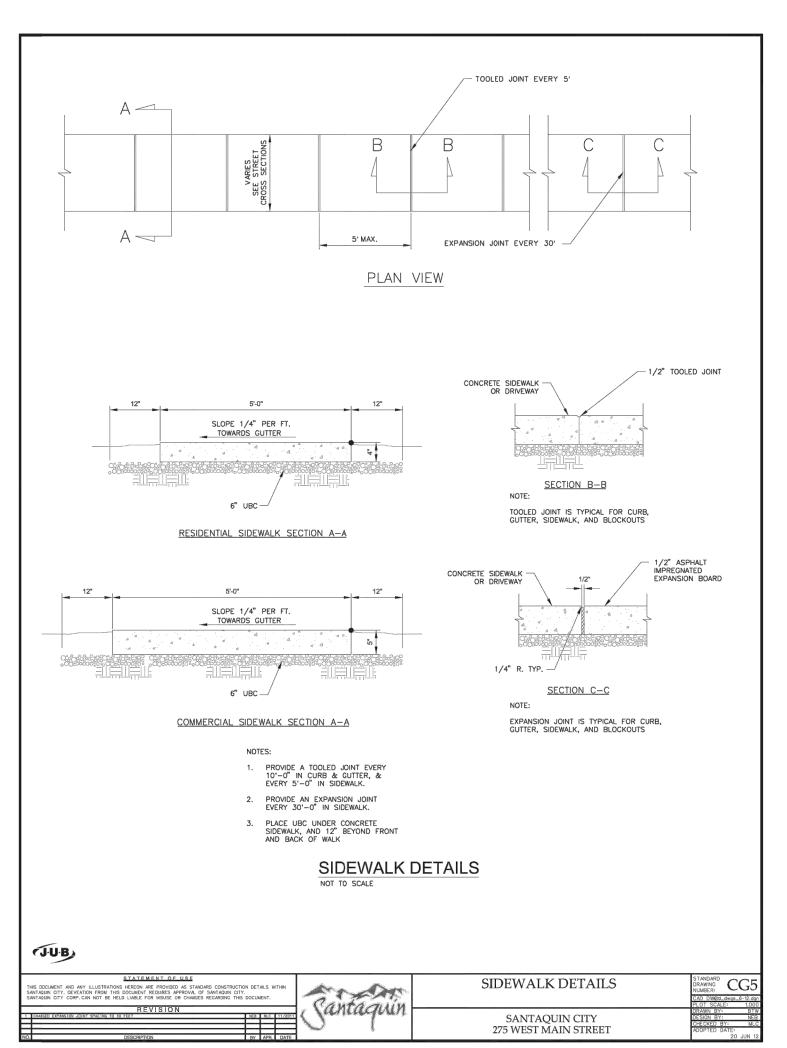


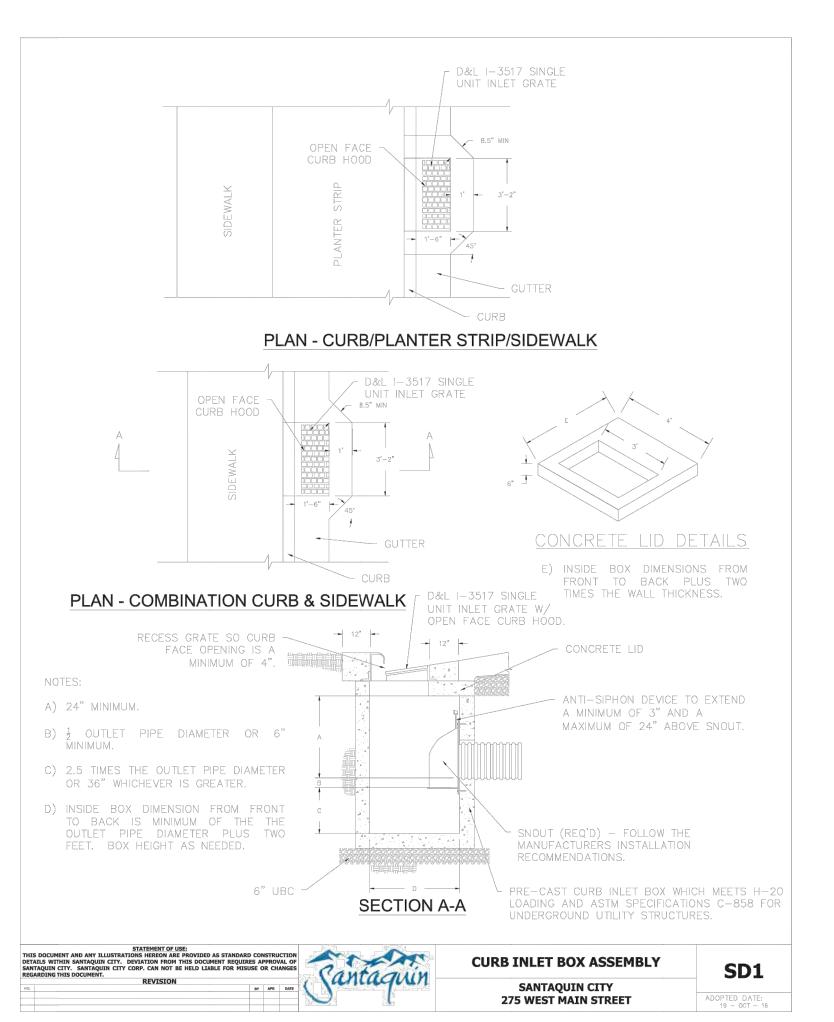






275 WEST MAIN STREET





### CONSTRUCTION NOTES

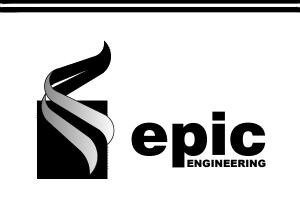
1. THE DEVELOPER AND GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

### LEGEND

EXIST EDGE OF ROAD EXIST MAJOR CONTOUR **EXIST MINOR CONTOUR** EXIST DITCH FLOW LINE NEW EDGE OF ROAD NEW MAJOR CONTOUR NEW MINOR CONTOUR -<-- NEW DITCH FLOW LINE — — NEW PROPERTY LINE PROPERTY BOUNDARY - --- UTILITY EASEMENT **EXIST BARBED WIRE** FENCE

# **WARNING**

**CALL BLUE STAKES** 



11/01/2

DRAWN: DESIGNER: REVIEWED: PROJECT# 20SM4196

> SCALES HORIZ: 1"=80' VERT: N/A (24" x 36" SHEET)

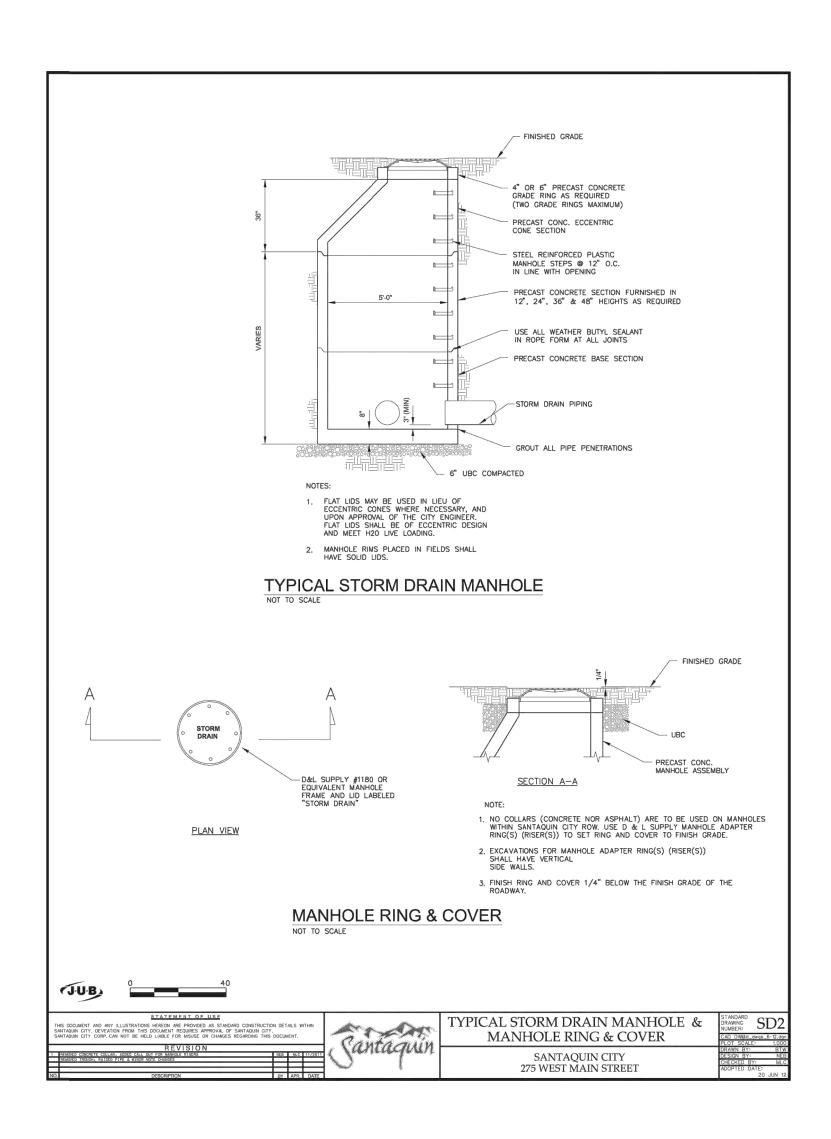
PROJECT NAME:

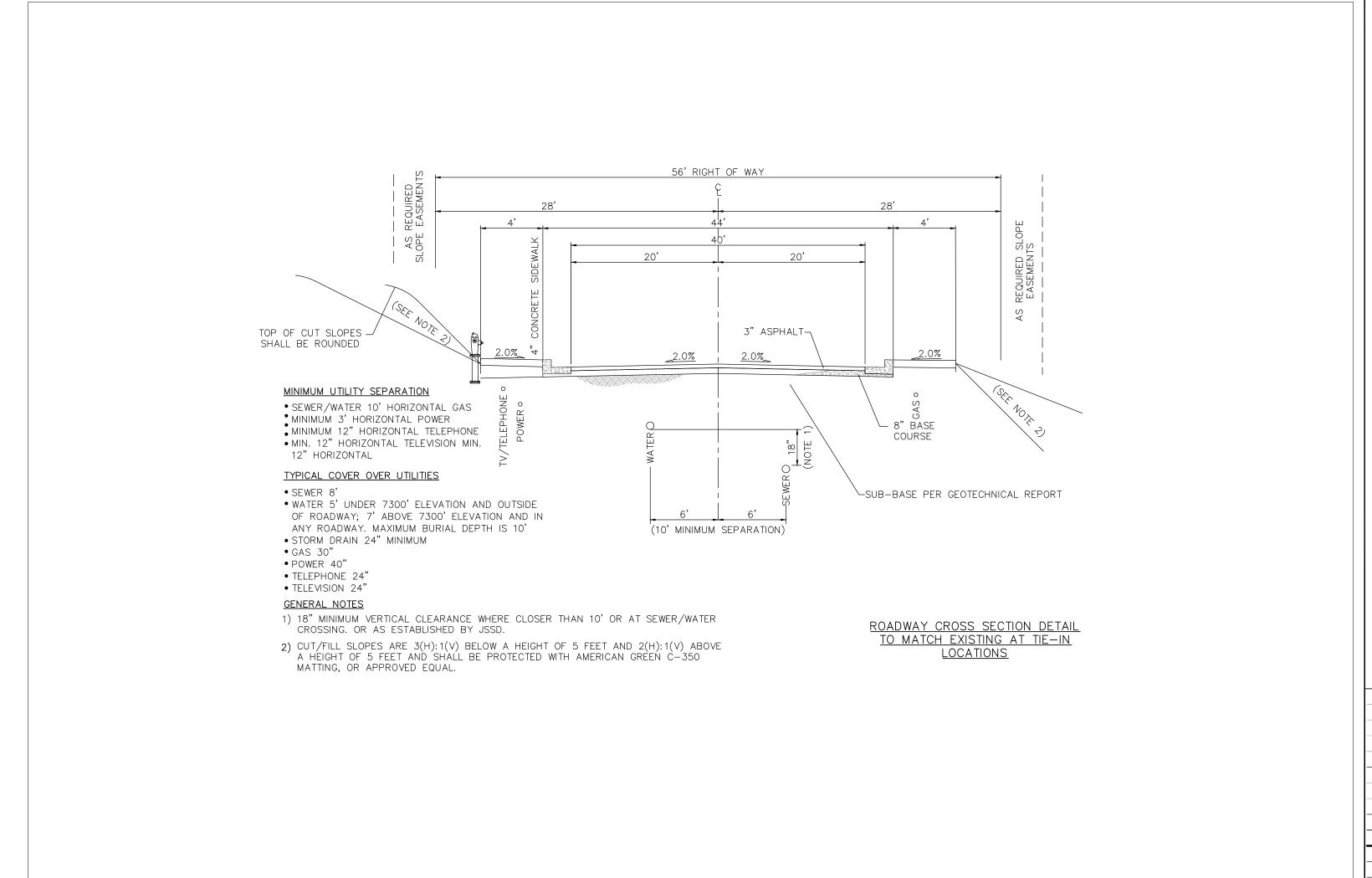
SCENIC RIDGE **ESTATES** 

SHEET TITLE:

**DETAIL SHEET 2** 

SHEET PRELIM





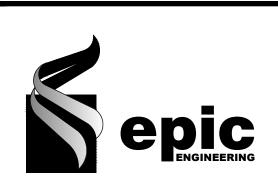
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### LEGEND

EXIST EDGE OF ROAD
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NEW MINOR CONTOUR
NEW DITCH FLOW LINE
NEW PROPERTY LINE
PROPERTY BOUNDARY
UTILITY EASEMENT
EXIST BARBED WIRE
FENCE

# **WARNING**

CALL BLUE STAKES



REVISIONS 1.

DATE: 11/01/21
DRAWN: JF
DESIGNER: JF
REVIEWED: JNS
PROJECT #

20SM4196

HORIZ: 1"=80'
VERT: N/A
(24" x 36" SHEET)

SCALES

O
BAR SCALE MEASURES 1" O
FULL SIZE SHEET. ADJUS
FOR A HALF SIZE SHEET

PROJECT NAME:

SCENIC RIDGE ESTATES

SHEET TITLE:

**DETAIL SHEET 3** 

AN SET: SHEET
PRELIM 17

### **MEMORANDUM**



To: Mayor Olson and City Council

From: Jon Lundell, City Engineer

Date: June 23, 2022

RE: Stratton Acres Subdivision Preliminary Plan Review

Zone: R-10 Size: 12.39 Acres

Lots: 37

The Stratton Acres Subdivision is located at approximately Royal Land Drive and 200 East. The proposed subdivision is in the R-10 zone and consists of 37 single-family lots on 12.39 acres. Each lot is required to be a minimum of 10,000 square feet and have a minimum lot frontage of 80 feet. Corner lots are required to have 95 feet of frontage. The proposed subdivision meets all the R-10 zoning requirements. The lots range from 10,000 square feet (.23 acres) to 14,018 square feet (.31 acres).

The proposed development is adjacent to property owned by Nebo School District and has been working with the district to construct the full roadway width of 200 East. This will provide a full width roadway for the length of the project. Additionally, the developer has worked with the School District to accommodate the storm water that is generated within the proposed roadways in a retention basin on northwest portion of the school district property. This storm water retention basin will be located within an easement on the school district property that will allow Santaquin city to access and maintain the proposed pond.

To adequately serve the proposed development with wastewater collection, the developer must install offsite sewer north of proposed development through the future roadways of 200 East and Ginger Gold Roadway. The sewer line will need to be located within a similar easement as the proposed retention pond, until 200 East and Ginger Gold Road is constructed.

The Planning Commission's recommendation is as follows:

Commissioner Nixon made a motion to recommend approval of the Stratton Acres Subdivision with the following condition:

• All planning and engineering redlines be addressed.

Commissioner Weight seconded the motion. Commissioner Wood, Absent; Commissioner Lance, Yes; Commissioner Hoffman, Yes; Commissioner Howard, Absent; Commissioner McNeff, Yes; Commissioner Nixon, Yes; Commissioner Romero, Yes; Commissioner Weight, Yes. Vote was unanimous in favor. Motion passed.

This is a preliminary subdivision application review for the City Council to determine whether the proposed subdivision complies with Santaquin City Code or not. The City Council will be the land use authority for the preliminary plan.

**Recommended Subdivision Motion:** "Motion to approve the Stratton Acres Subdivision with the following condition:

- All planning and engineering redlines be addressed.

### **Attachments:**

1. Preliminary Plans

SITE DEVELOPMENT CONSTRUCTION PLANS

# STRATION ACRES SUBDIVISION PHASE 1

LOCATION CENTER OF THE NORTHWEST QUARTER OF SECTION 36 TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN SANTAQUIN, UTAH COUNTY, UTAH

PRELIMINARY JUNE 17th, 2022



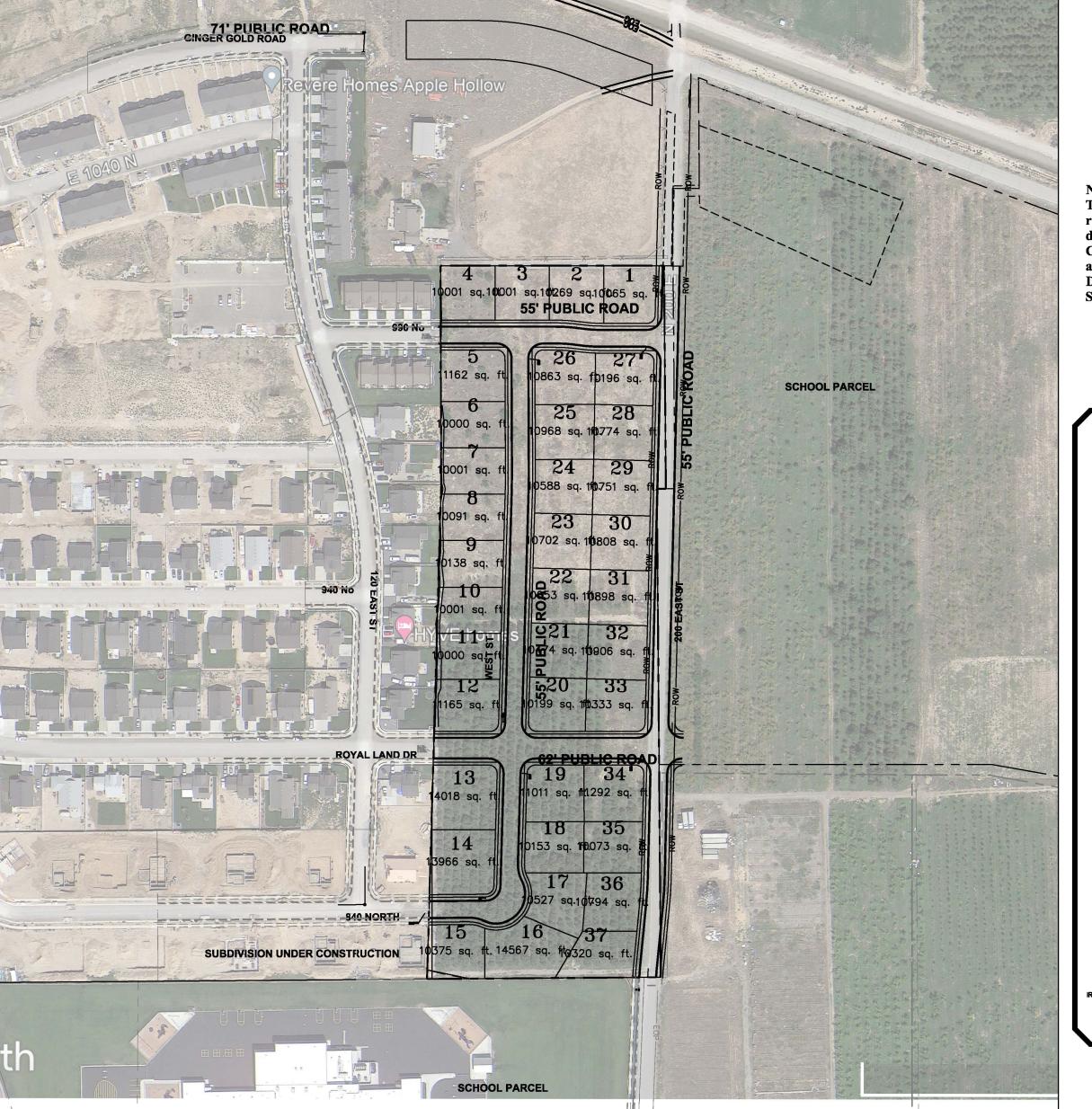
**PROPERTY OWNER:** STRATTON ACRES LLC KAMERON SPENCER 847 E DRAPER MEADOW LANE DRAPER, UTAH 84020 801-330-0546

LOCATION

LOCATION

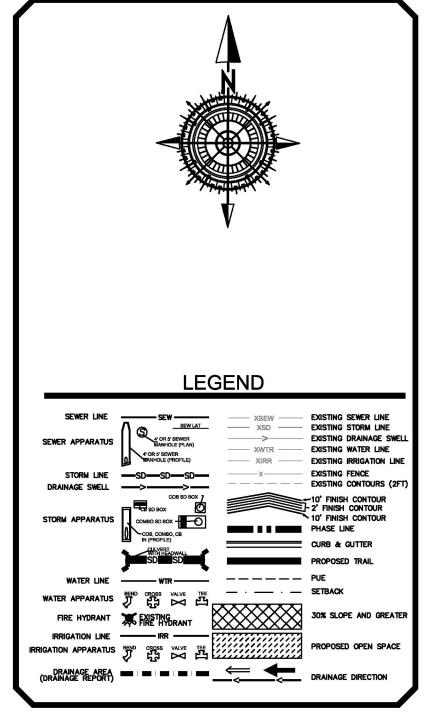
**VICINITY MAP** 

**ENGINEER:** GATEWAY CONSULTING INC. PAUL WATSON PO BOX 951005 **RIVERTON, UTAH 84095** 801-694-5848





The Developer and the General Contractor understand that it is his/her responsibility to ensure that all improvements installed within this development are constructed in full compliance with all State and Santiquin City Codes, Ordinances and Standards. These plans are not all inclusive of all minimum codes, ordinances and standards. This fact does not relieve the Developer or General Contractor from full compliance with all minimum State and Santaquin City Codes, Ordinances and Standards'.



REVISIONS			
#	DESCRIPTION	DATE	SHEETS AFFECTED

	INDEX OF SHEETS
1	TITLE SHEET
1A	PROJECT NOTES
	BOUNDARY SURVEY
	PLAT
2	EXISTING CONDITIONS/DEMOLITION PLAN
3	OVERALL SITE PLAN
G1-G3	GRADING SHEETS (1"=30')
U1	CULINARY WATER UTILITY PLAN
U2	SANITARY SEWER UTILITY PLAN
U3	STORM WATER UTILITY PLAN
U4	IRRIGATION UTILITY PLAN
SS1	LIGHTING / SIGNAGE /STRIPING PLAN
PP1	WEST ROAD 0+00 to 8+00
PP2	WEST ROAD 8+00 to 12+00
PP3	EAST ROAD 0+00 to 8+00
PP4	EAST ROAD 8+00 to 16+50
PP5	GINGER ROAD 0+00 to 7+50
PP6	NORTH ROAD 0+00 to 4+75
PP7	SOUTH ROAD 0+00 to 4+50
SWPPP	STORM WATER POLLUTION PREVENTION PLAN
ER1-ER2	EROSION CONTROL NOTES AND DETAILS
D1	STREET DETAILS
D2	SANITARY SEWER DETAILS
D3	CULINARY WATER DETAILS
D4	STORM WATER DETAILS
D5	PRESSURIZED IRRIGATION DETAILS
D6	STREET LIGHT AND SIGNAGE DETAILS

ZONE	R-10
LOTS	37
ACREAGE	12.39ac.
ACREAGE LOTS	9.19ac.
ACREAGE ROW	3.20ac.
DENSITY	3 lots to the ac



PH: (801) 694-5848 paul@gatewayconsultingllc.com

**CIVIL ENGINEERING • CONSULTING • LAND PLANNING** CONSTRUCTION MANAGEMENT





**Construction Notes** 

1. All work to be done in conformity to SATAQUIN CITY standards and specification and as directed by the **SATAQUIN CITY engineer or his representatives.** 2. All sewer and water system construction shall be in accordance with SATAOUIN CITY standards and specifications. Contractor to obtain current standards from the SATAQUIN CITY.

3. Contractor shall contact blue stakes prior to beginning construction, to facilitate the location and identification of existing underground utilities. 4. Contractor responsible for protection of all utilities shown or not shown.

5. Contractor shall be responsible to obtain and pay for necessary permits. 6. Contractors shall attend all pre-construction

conferences. 7. Contractor shall be responsible for all public safety

and OSHA standards. 8. Contractor shall field verify locations and invert elevations of all existing sewer facilities and other utilities prior to building or staking any new sewer lines. 9. Location and installation of gas, power, telephone,

and cable lines to be done in accordance with **SATAQUIN CITY standards.** 10. All culinary water lines shall be per SATAQUIN

CITY standards. 11. Minimum depth for culinary waterlines from the final grade to the top of the pipe is 4 feet, unless otherwise noted on the plan and profile sheets.

12. Minimum spacing between waterlines and sewer lines is 10 feet horizontally or 12 inches vertically (in times of crossing the waterline shall be above the sewer line). All other utilities shall be spaced a minimum distance of 12 inches from the waterline.

13. All ductile iron valves, hydrants, and buried fittings shall be wrapped with 8 mil thick polyethylene film tube or sheet. The film shall be held in place by and approved adhesive tape, equal to scotchrap no. 50. All fittings and valves requiring wrapping shall be wrapped

prior to placing concrete thrust blocking. All valves are to be flanged to the adjacent fittings. 14. Sanitary sewer laterals shall extend into each lot 15' and be marked with a 2" by 4" board with the top 12"

painted green. 15. All sewer laterals will be marked with a "S" stamped into the curb above.

16. Culinary water laterals shall extend into each lot 15' and be marked with a 2" by 4" board with the top 12" painted blue.

17. All culinary water laterals will be marked with a "W" on the curb above.

18. Contractor to verity as build sewer laterals for building FF design. Existing sewer lateral to govern.

### MISC CONSTRUCTION NOTES

THE CONTRACTOR SHALL CAREFULLY READ ALL OF THE NOTES AND SPECIFICATIONS. THE CONTRACTOR SHALL BE SATISFIED AS TO THEIR TRUE MEANING AND INTENT AND SHALL BE RESPONSIBLE FOR COMPLYING WITH EACH.

### GENERAL NOTES:

SATAQUIN CITY STANDARD SPECIFICATIONS, LATEST FOITION, AND ALL AMENDMENTS THERETO UNLESS OTHERWISE STATED. TO DATE, AND THE UTAH PUBLIC WORKS GENERAL CONDITIONS AND STANDARD SPECIFICATIONS FOR CONSTRUCTION IN ITS LATEST EDITION (UPW), THE M.U.T.C.D. MANUAL FOR STRIPING AND LAND

2) PRIOR TO PERFORMING ANY WORK, THE CONTRACTOR SHALL CONTACT SATAQUIN CITY FOR A PRE-CONSTRUCTION CONFERENCE.

DISTURBANCE AND THE MANUAL FOR FROSION CONTROL WHERE APPLICABLE

MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING 2) CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES THEIR BID. OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.

4) WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST FIRST QUALITY ARE TO BE USED.

5) THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL 12) THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR, IT SHALL BE EXPECTED THAT PRICES PROVIDED WITHIN THE CONTRACT 13) THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL DISPOSAL OF WATER FROM CONSTRUCTION DEWATERING ACTIVITIES, IT SHALL BE OBTAINED WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY BY THE CONTRACTOR PRIOR TO ANY DEWATERING ACTIVITIES.

THE CONTRACTOR SHALL BE COMPETENT. KNOWLEDGEABLE AND HAVE SPECIAL SKILLS ON THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. 14) THE CONTRACTOR AGREES THAT: CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES, WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR PECULIAR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHTS-OF-WAY, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION.

7) CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHTS-OF-WAY OR EASEMENTS FROM SATAQUIN CITY AND UDOT CONTRACTOR SHALL NOTIFY CITY, COUNTY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMENCING THE WORK, OR AS REQUIRED BY SAID PERMITS.

8) THE CONTRACTOR SHALL. AT THE TIME OF BIDDING. AND THROUGHOUT THE PERIOD OF THE CONTRACT. BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.

THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE DEPTH OF 4' OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT OF THE OWNER OR THE ENGINEER. THE SITE OF WORK.

IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS. THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL

IF AWARDED THE CONTRACT, THEY HAVE RELIED AND ARE RELYING ON THEIR OWN DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN OPERATIONS. KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT.

INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID.

THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR. OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS I) IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL

OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

THE FINAL PAYMENT.

LOSS OR DISTURBANCE.

A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH

B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND

ORDERLY MANNER AT ALL TIMES. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE

TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM

THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND REINSPECTIONS AT THEIR OWN EXPENSE.

UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.

15) THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR INCLUDING SAFETY OF ALL PERSONS AND PROPERTY: THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY 9) CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK

> 16) DUST TO BE CONTROLLED 24 HOURS PER DAY, 7 DAYS PER WEEK, AS CONDITIONS DICTATE, WITH A WATER TRUCK.

17) CONSTRUCTION STAKING FOR LIMITS OF DISTURBANCE INCLUDING CONSTRUCTION AND SILT FENCES, GRADING, CURB, GUTTER, SIDEWALK, SANITARY SEWER, STORM DRAIN, WATER, AND ELECTROLIERS MAY BE DONE BY AWARDED SURVEYOR. THE CONTRACTOR SHALL NOTIFY THE ENGINEER FORTY-EIGHT (48) HOURS IN ADVANCE OF THE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN NEED FOR STAKING. ANY STAKING REQUESTED BY THE CONTRACTOR OR THEIR SUBCONTRACTORS INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND THAT IS ABOVE AND BEYOND STANDARD STAKING NEEDS, WILL BE SUBJECT TO AN EXTRA WORK DIGGING; AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR BACK CHARGE TO THE CONTRACTOR.

SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND THE START OF ACTUAL EXCAVATION. PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL,

5) IN CASES OF HIGH GROUNDWATER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILE. THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF A PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE A PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION. JOINTS SHALL BE INCLUDED IN THE UNIT PRICES OF PIPE.

19) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

20) IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT OF EXISTING IMPROVEMENTS. THERE WILL BE NO EXTRA COST DUE THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.

21) WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. AFTER PROPER BACKFILLING AND/OR CONSTRUCTION, WITH MATERIALS EQUAL TO OR BETTER THAN THE 9) ALL EXISTING WATER VALVES TO BE OPERATED UNDER THE DIRECTION OF MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.

22) THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL—SIZE AS—BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURES AND 11) THE CONTRACTOR SHALL NOTIFY ENGINEER AT LEAST 48 HOURS OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR CONNECTIONS TO SERVICES. PULLBOXES, AND WIRE SIZES. AS—BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.

PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

ACCEPTANCE OF THE REGULATORY AGENCY RESPONSIBLE FOR OPERATION AND/OR MOISTURE. MAINTENANCE OF SAID EASEMENTS AND/OR RIGHTS-OF-WAY.

DESCRIPTION: NORTHWEST CORN SEC 36, T9S, R1E, SLB&M FOUND 3" BRASS CAP

REPORT OF GEOTECHNICAL INVESTIGATION.

ELEVATION: 4759.858

24) BENCHMARK:

**CLEARING AND GRADING NOTES:** 1) CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH SATAQUIN CITY STANDARD SPECIFICATIONS,

2) THE EXISTING TOPOGRAPHY SHOWN ON THESE PLANS IS BASED ON A TOPO SURVEY

AND THE RECOMMENDED EARTHWORK SPECIFICATIONS FOUND IN THE LATEST

3) THE OWNER SHALL PROVIDE A TEMPORARY EROSION CONTROL PLAN AND OBTAIN ALL PERMITS REQUIRED BY SATAQUIN CITY CITY, AND THE STATE OF UTAH FOR TEMPORARY EROSION CONTROL. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE OWNER, CITY OF SATAQUIN, AND POWER CO. TO HAVE THE ELECTRICAL SYSTEM ALL TEMPORARY EROSION CONTROL AND MAINTENANCE, AND SHALL PROVIDE EROSION AND AND ALL STREET LIGHTS ENERGIZED. SEDIMENT CONTROL FORMS TO THE CITY. FOR ADDITIONAL EROSION CONTROL INFORMATION, SEE "EROSION CONTROL/REVEGETATION PLAN" SHEETS AND REPORTS.

4) SUBSOIL INVESTIGATIONS HAVE BEEN CONDUCTED AT THE SITE OF THE WORK. SOIL INVESTIGATIONS WERE CONDUCTED FOR DESIGN PURPOSES ONLY, AND THE DATA STATE OF T SHOWN IN THE REPORTS ARE FOR SUBSURFACE CONDITIONS FOUND AT THE TIME OF THE INVESTIGATION. THE OWNER AND ENGINEER DISCLAIM RESPONSIBILITY FOR THE INTERPRETATION BY THE CONTRACTOR OF DATA, SUCH AS PROJECTION OR EXTRAPOLATION. FROM THE TEST HOLES TO OTHER LOCATIONS ON THE SITE OF THE WORK. SOIL BEARING VALUES AND PROFILES, SOIL STABILITY AND THE PRESENCE, LEVEL AND EXTENT OF UNDERGROUND WATER FOR SUBSURFACE CONDITIONS DURING CONSTRUCTION

### **DEWATERING NOTES:**

THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE AND MAINTAIN ALL MACHINERY, APPLIANCES, AND EQUIPMENT TO MAINTAIN ALL EXCAVATIONS FREE FROM WATER DURING CONSTRUCTION. THE CONTRACTOR SHALL DISPOSE OF THE WATER SO AS NOT TO CAUSE DAMAGE TO PUBLIC OR PRIVATE PROPERTY, OR TO CAUSE A NUISANCE OR MENACE TO THE PUBLIC OR VIOLATE THE LAW. THE DEWATERING SYSTEM SHALL BE INSTALLED AND OPERATED SO THAT THE GROUND WATER LEVEL OUTSIDE THE EXCAVATION 1) ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE FOLLOWING:
SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT,
STRICT FOR THE PROPERTY OF THE P STRUCTURES OR PROPERTY. ALL COST FOR DEWATERING SHALL BE INCLUDED IN THE UNIT EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER PRICE BID FOR ALL PIPE CONSTRUCTION. THE STATIC WATER LEVEL SHALL BE DRAWN DOWN A MINIMUM OF 1 FOOT BELOW THE BOTTOM OF EXCAVATIONS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL SOILS AND ALLOW THE PLACEMENT OF ANY FILL TO THE SPECIFIED DENSITY. THE CONTRACTOR SHALL HAVE ON HAND, PUMPING EQUIPMENT AND MACHINERY IN GOOD WORKING CONDITION FOR EMERGENCIES AND SHALL HAVE WORKMEN AVAILABLE FOR ITS OPERATION. DEWATERING SYSTEMS SHALL OPERATE CONTINUOUSLY UNTIL BACKFILL HAS BEEN COMPLETED TO 1 FOOT ABOVE THE NORMAL STATIC GROUNDWATER LEVEL.

> THE CONTRACTOR SHALL CONTROL SURFACE WATER TO PREVENT ENTRY INTO EXCAVATIONS. AT EACH EXCAVATION, A SUFFICIENT NUMBER OF TEMPORARY OBSERVATION WELLS TO CONTINUOUSLY CHECK THE GROUNDWATER LEVEL SHALL BE PROVIDED. 10) THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR 3) SUMPS SHALL BE AT THE LOW POINT OF EXCAVATION. EXCAVATION SHALL BE GRADED TO DRAIN TO THE SUMPS.

11) THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY 4) THE CONTROL OF GROUNDWATER SHALL BE SUCH THAT SOFTENING OF THE BOTTOM GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION. OF EXCAVATIONS, OR FORMATION OF "QUICK" CONDITIONS OR "BOILS", DOES NOT OCCUR. DEWATERING SYSTEMS SHALL BE DESIGNED AND OPERATED SO AS TO PREVENT REMOVAL OF THE NATURAL SOILS. THE RELEASE OF GROUNDWATER AT ITS STATIC LEVEL SHALL BE PERFORMED IN SUCH A MANNER AS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL FOUNDATIONS SOILS PREVENT DISTURBANCE OF COMPACTED BACKELL AND PREVENT FLOTATION OR MOVEMENT OF STRUCTURES, PIPELINES AND SEWERS. IF A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR

### <u>UNDERGROUND UTILITIES</u>:

THE INFORMATION SHOWN ON THE PLANS WITH REGARD TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS WAS DERIVED FROM FIELD INVESTIGATIONS AND/OR RECORD INFORMATION THE ENGINEER DOES NOT GUARANTEE THESE LOCATIONS TO BE FITHER TRUE OR EXACT. PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENTS AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT, INCLUDING BUT NOT LIMITED TO, SEWER, STORM DRAIN, WATER, IRRIGATION, GAS, ELECTRICAL, ETC. AND SHALL NOTIFY THE ENGINEER FORTY-EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES. SO THAT THE EXACT LOCATION AND ELEVATION CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUM CLEARING COST OR IN THE VARIOUS ITEMS OF WORK. IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION/ELEVATION MUST BE MADE PRIOR TO CONSTRUCTION.

?) PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD. THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL THE CONTRACTOR SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT

3) THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A CONTRACTOR SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 68 — EXCAVATIONS, AND SECTION 69 — TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES. ANY EXCAVATION GREATER THAN 10 FEET IN DEPTH REQUIRES A 4) PRIOR TO OPENING AN EXCAVATION, CONTRACTOR SHALL ENDEAVOR TO DETERMINE

WHETHER UNDERGROUND INSTALLATIONS; I.E. SEWER, WATER, FUEL, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND IF SO WHERE SUCH UNDERGROUND INSTALLATIONS ARE THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE 18) FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY OR EASEMENTS. THE CONTRACTOR AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO

TO USE RUBBER GASKET JOINTS ON ALL PRE CAST PIPES. THE COST FOR RUBBER GASKET

6) THE CONTRACTOR SHALL PROVIDE CLAY DAMS IN UTILITY TRENCHES TO PREVENT CHANNELING OF SUBSURFACE WATER, DURING AND AFTER CONSTRUCTION. INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL CONSTRUCT CLAY DAMS AT THE TOP OF GRADE BREAKS AND AT THE FOLLOWING INTERVALS: \* TRENCHES WITH SLOPES < 10% = DAMS AT 500' INTERVALS \* TRENCHES WITH SLOPES > 10% = DAMS AT 100' INTERVALS

7) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS OF SATAQUIN CITY FOR H-20 LOAD REQUIREMENTS.

> 8) ALL CONSTRUCTION AND MATERIALS FOR THE SEWER MAIN AND LATERALS MUST COMPLY WITH THE SATAQUIN CITY DISTRICT. THE UNIT COST OF THE SEWER LATERAL INCLUDES CONNECTION TO THE SEWER MAIN.

SATAQUIN CITY PUBLIC WORKS DEPARTMENT PERSONNEL ONLY.

(0) WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. CONTRACTOR RESPONSIBLE FOR ALL NECESSARY TITTINGS AND THRUST BLOCKS

LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH THE REGULATORY AGENCY STANDARD SPECIFICATIONS. 12) ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB,

### SURFACE IMPROVEMENTS:

GÜTTER AND STREET PAVING.

1) SUB GRADE PREPARATION: EARTHWORK FOR ROADWAY SECTIONS SHOULD BE CONDUCTED PER THE LATEST GEOTEC REPORT. ONCE ROADWAY EXCAVATION STARTS, THE SUB GRADE SHOULD BE SCARIFIED AND RECOMPACTED AT THE PROPER MOISTURE CONTENT TO 96 PERCENT RELATIVE DENSITY (STANDARD PROCTOR ASTM D-1557). THE NATIVE SUB GRADE SHOULD BE FIRM AND NON-YIELDING PRIOR TO SUB BASE PLACEMENT. EVERY 23) WORK IN EASEMENTS AND/OR RIGHTS-OF-WAY IS SUBJECT TO THE APPROVAL AND EVERY EFFORT SHOULD BE MADE TO AVOID EXPOSING NATIVE SUB-GRADES TO EXCESS

> ALL MANHOLE RIMS, VALVES AND MONUMENT BOXES, ETC. SHALL BE ADJUSTED TO FINISH GRADE AFTER STREET PAVING, UNLESS OTHERWISE NOTED. IN PAVED AREAS, PROVIDE A 1 FOOT BY 1 FOOT CONCRETE COLLAR . SET CONCRETE COLLAR 3/8 INCH LOWER THAN FINISH GRADE AT OUTER EDGE. PROVIDE CONCRETE COLLAR FOR ALL VALVES AND MONUMENTS PER SATAQUIN CITY STANDARD SPECIFICATIONS. COST FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICES FOR SAID FACILITIES.

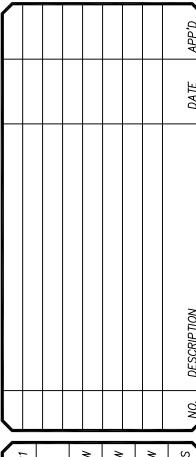
> 3) PAYMENT FOR PAVEMENT WILL BE MADE ONLY FOR AREAS SHOWN ON THE PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE SPECIFICATIONS, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK

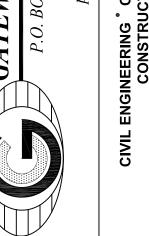
4) INSTALLATION OF STREET LIGHTS SHALL BE IN ACCORDANCE WITH SATAQUIN CITY DEVELOPMENT GUIDELINES.

5) PRIOR TO FINAL ACCEPTANCE OF THE IMPROVEMENTS BUILT TO THESE PLANS AND SPECIFICATIONS THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE

6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.



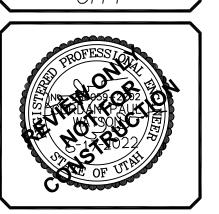




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SANTAQUIN



The Developer and the General Contractor understand that it is his/her responsibility to ensure that all improvements installed within this development are constructed in full compliance with all State and Santiquin City Codes, Ordinances and Standards. These plans are not all inclusive of all minimum codes, ordinances and standards. This fact does not relieve the Developer or General Contractor from full compliance with all minimum State and Santaguin City Codes, Ordinances and Standards'.

### LEGAL DESCRIPTIONS

PARCEL 1: (29-042-0049)

Commencing 17.76 chains East of the Southwest corner of the Northwest quarter of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence East 5.98 chains; thence North 13.59 chains; thence East 25 links; thence North 6.45 chains to a point 20 chains North of the South line of said Northwest quarter; thence West 5.78 chains; thence South 6.45 chains; thence West 50 links; thence South 13.59 chains to the beginning.

ALSO that portion of land acquired by Boundary Line Agreement recorded March 19, 2007 as Entry No.

LESS AND EXCEPTING THEREFROM the following:

Beginning at a point located North 89°32'33" East along the quarter section line 1,136.25 feet from the West quarter corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence North 01°41'33" East 17.18 feet; thence along the arc of a 790.00 foot radius curve (radius bears North 14°48'36" East) 80.27 feet through a central angle of 05°49'18" (Chord: South 78°06'03" East 80.23 feet) to said quarter section line; thence South 89°32'33" West along said quarter section line 79.02 feet to the point of beginning.

ALSO LESS AND EXCEPTING that portion of land deeded to Kenyon L. Farley and Irene Farley aka Irene L. Farley by Boundary Line Agreement recorded March 19, 2007 as Entry No. 39584:2007.

PARCEL 2: (29-042-0046)

Commencing North 1323.92 feet and East 1184.66 feet from the West quarter corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence South 423.05 feet; thence West 22.17 feet; thence North 01°41'33" East 21.06 feet; thence North 00°13'13" West 402 feet; thence East 23.09 feet to the beginning.

### SURVEY DESCRIPTION

Beginning at the southeast corner of Lot 209 of The Orchards Plat G-1, Entry Number 102759:2019, Map Number 16746; said point being North 89°32'33" East, along the section line, 1146.15 feet and North 317.94 feet from the West Quarter Corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian; said West Quarter Corner of Section 36 being South 89°32'33" West, along the section line, 5292.30 feet from the East Quarter Corner of said Section 36; and running thence along the easterly boundary line of said The Orchards Plat G-1 the following two (2) calls; thence North 01°38'35" E, 595.10 feet; thence North 00°13'13" West, 139.06 feet to a point at the southeast corner of the Apple Hollow at The Orchards Plat A-11, Entry Number 12754:2019, Map Number 16860; thence North 00°13'13" West, along the easterly boundary line of said Apple Hollow at The Orchards Plat A-11, 258.32 feet; thence East, 411.19 feet; thence South 00°27'27" East, 409.77 feet; thence South 89°32'33" West, 16.49 feet; thence South 00°27'27" East, 896.96 feet to a point the quarter section line; thence South 89°32'33" West, along said quarter section line, 351.58 feet to a point on a non-tanget 790.00 foot radius curve to the right; thence 79.47 feet along said curve through a central angle of 05°45'50" (chord bears North 78°07'37" West, 79.44 feet); thence North 01°38'35" East, 301.17 feet to the point of beginning.

Contains: 12.39 Acres

### REFERENCE DOCUMENTS

APPLE HOLLOW AT THE ORCHARDS PLAT A-11 ENTRY: 127545:2019 MAP #16860

THE ORCHARDS PLAT G-1 ENTRY: 1027589:2019 MAP #16746

APPLE VALLEY PLAT A ENTRY: 46147:2018 MAP #16048

### LOCATION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

### **FLOOD ZONE**

PARCELS LIE WITHIN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD COMMUNITY-PANEL NUMBER 49049C0975F, EFFECTIVE DATE: JUNE 19, 2020

### **BENCHMARK**

EAST 1/4 CORNER SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN NAD83 ELEVATION=4793.24

### **LEGEND**

BOUNDARY LINE ----- ADJOINING PARCELS --- · --- SECTION LINE  $\equiv \equiv \equiv \equiv \equiv \equiv \equiv$  EXISTING CURB & GUTTER -, TT, TT, TT, TT EXISTING EDGE OF ASPHALT —×— — ×— — EXISTING FENCE LINE —— — — SWR — — EXISTING SEWER LINE — — — — WTR — EXISTING WATER LINE --- SD--- SD- EXISTING STORM DRAIN SDCB CATCH BASIN SSMH SEWER MANHOLE SDMH STORM DRAIN MANHOLE FH FIRE HYDRANT

ICV IRRIGATION CONTROL VALVE



**VICINITY MAP** (NOT TO SCALE)

### TITLE REPORT EXCEPTIONS

Old Republic National Title Insurance Company Cottonwood Title Insurance Agency File Number: 140882-KIF

Commitment Date: January 25, 2021 at 7:30 AM

### 1.-13. {Not a survey matter}

14. Easement Agreement in favor of Qwest Corporation d/b/a CenturyLink QC, its successors, assigns, lessees, licensees, agents and affiliates to construct, operate, maintain, repair, expand, replace and remove a communication system and incidental purposes, by instrument recorded October 7, 2020, as Entry No. 156593:2020.

NOTE: The legal description appears to contain an error. {Affects Parcel 1 as shown hereon}

15. A Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby: Trustor: Cascade Shadows, Inc., as to Parcels 6, 7, 8, 11, 13, 14 and 15; C.K. Farms, Inc., as to Parcels 1, 2 and 3; Kimball T. Stratton, as to Parcels 4, 5 and 9; Kimball T. Stratton and Marlene Evans Stratton, husband and wife as joint tenants, as to Parcel 10; Trustee: Bank of Utah; Beneficiary: Bank of Utah; Amount: \$1,315,000.00; Dated: February 5, 2019; Recorded: February 8, 2019 as Entry Number 10996:2019. (covers Parcel 1 and other land) {Not a survey matter}

Request for Copy of Notice of Default and Notice of Sale be mailed to: President Bank of Utah at 2605 Washington Blvd., Ogden, UT 84401 dated February 5, 2019 and recorded February 8, 2019 as Entry No. 11029:2019.

16. Assignment of Rents recorded February 8, 2019 as Entry No. 10997:2019 as additional security for the payment of the indebtedness secured by said Deed of Trust. (covers Parcel 1 and other land) {Not a survey matter}

17. Revolving Credit Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby: Trustor: Cascade Shadows, Inc., as to Parcels 6, 7, 8, 11, 13, 14 and 15; Kimball T. Stratton, as to Parcels 4 and 9; Kimball T. Stratton and Marlene Evans Stratton, husband and wife as joint tenants, as to Parcel 10; Trustee: Bank of Utah; Beneficiary: Bank of Utah; Amount: \$400,000.00; Dated: February 5, 2019; Recorded: February 8, 2019 as Entry Number 10998:2019. (covers Parcel 1 and other land) {Not a survey matter}

18. Notwithstanding those items described herein-above, the Land is also subject to any additional discrepancies, conflicts in the boundary lines, shortage in area, encroachments, or any other facts which an ALTA/NSPS Survey, (made in accordance with the current Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by (ALTA) American Land Title Association and (NSPS) National Society of Professional Surveyors) may disclose.

19. {Not a survey matter}

### NARRATIVE

The purpose of this survey is to show the relationship of Survey Parcel with surrounding parcels and improvements, as well as to provide those named in the Surveyors Certificate a ALTA/NSPS survey for their use in evaluating the site.

This Survey does not guarantee title to line, nor is it proof of ownership, nor is it a legal instrument of conveyance. Furthermore, any survey markers set in conjunction with this survey are not intended to represent evidence of ownership of the subject property or its ad joiners. The general intent of this survey is to portray where possible the record title lines of the subject property and to show their relationship to any evidence of use and/or possession.

This survey represents opinions based on facts and evidence. As the evidence changes or if new evidence is discovered or recovered, then the surveyor reserves the right to modify or alter his opinions pertaining to this survey according to this new evidence.

This survey shows all easements of record as disclosed by the title report as shown hereon. The surveyor has made no independent search for record easements or encumbrances. This survey depicts all observable improvements or other indications of easements and utilities. Utilities shown hereon are based on a combination of visual inspection by survey crews and drawings provided by local utility companies during the course of the survey. It is the contractors responsibility to seek blue stake information and verify utility locations prior to any excavation.

Basis of Bearing is North 89°32'33" East between the East Quarter corner and the West Quarter corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian as shown hereon.

### SURVEYORS CERTIFICATE

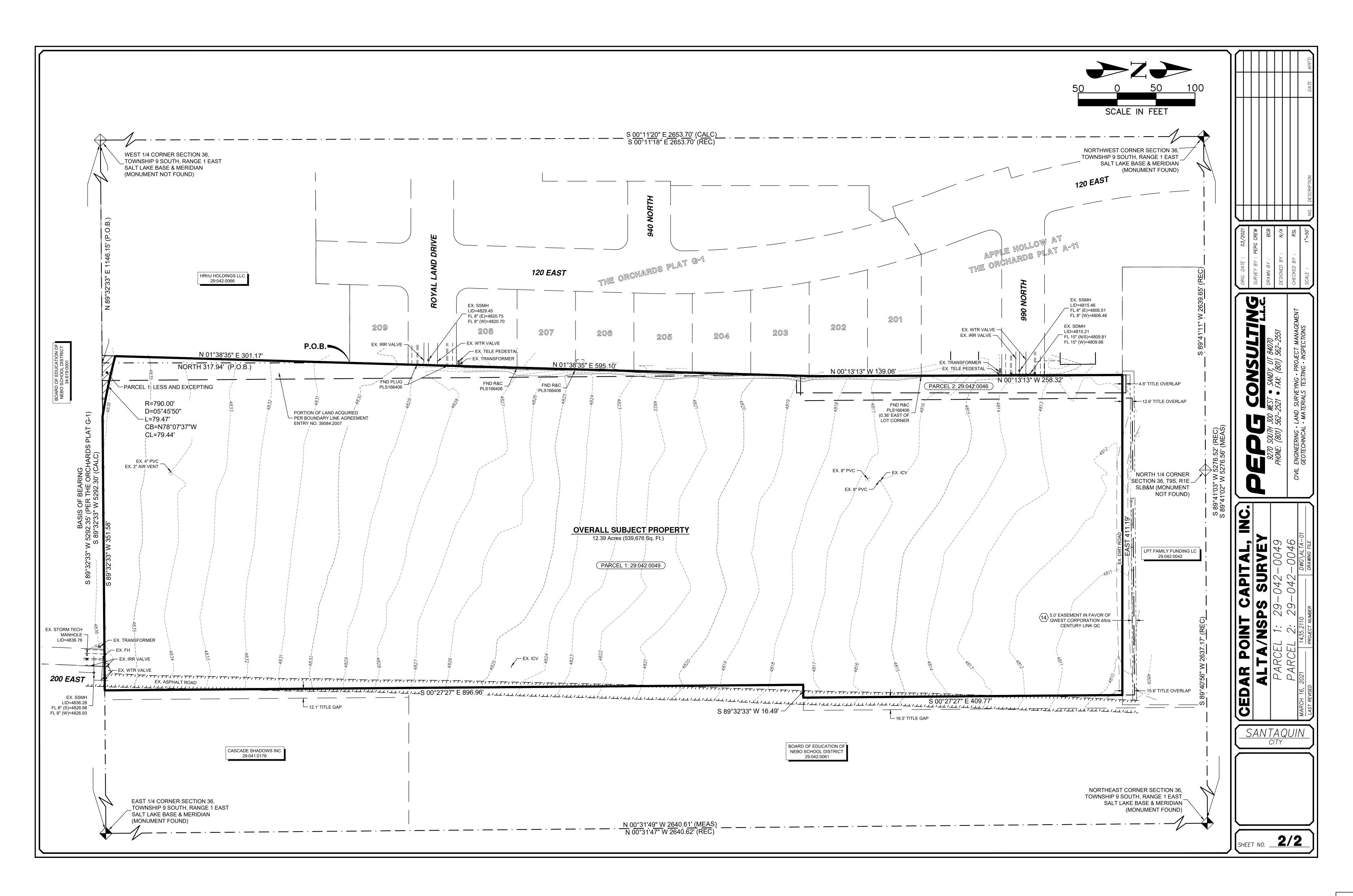
To: Cedar Point Capital, Inc., its successor and/or assigns as their respective interests may appear, Old Republic National Title Insurance Company, and Cottonwood Title Insurance Agency

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. The field work was completed on: March 9, 2021.



3-16-2021

SANTAQUIN



# STRATTON ACRES SUBDIVISION PHASE 1

OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN SANTAQUIN CITY, UTAH COUNTY, UTAH

# PRELIMINARY PLAT

## **NOTES:**

- TYPE II MONUMENT (ALUMINUM CAN AND REBAR) TO BE SET. #5 REBAR & CAP TO BE SET AT ALL LOT CORNÈRS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
- 2. ⊠ NDCBU NEIGHBORHOOD DELIVERY BOX UNIT. ALL FRONT AND SIDE YARD LANDSCAPING MUST BE BONDED OR INSTALLED PRIOR TO
- RECEIVING CERTIFICATE OF OCCUPANCY. ALTHOUGH CORNER VISIBILITY AREAS DO NOT IMPACT THE PROPOSED STRUCTURE SETBACKS ON CORNER LOTS, THE DRIVEWAY LOCATIONS MUST BE OUT OF THE CLEAR
- VIEW AREAS, WHICH MAY IMPACT HOME ORIENTATION. THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPACT THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.

### **ROCKY MOUNTAIN POWER**

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN. 2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION, ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

a. A RECORDED EASEMENT OR RIGHT-OF-WAY b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR

Approved this \_\_\_\_\_ day of \_\_\_\_\_20\_\_\_

d. ANY OTHER PROVISION OF LAW

ROCKY MOUNTAIN POWER

APPROVED THIS \_

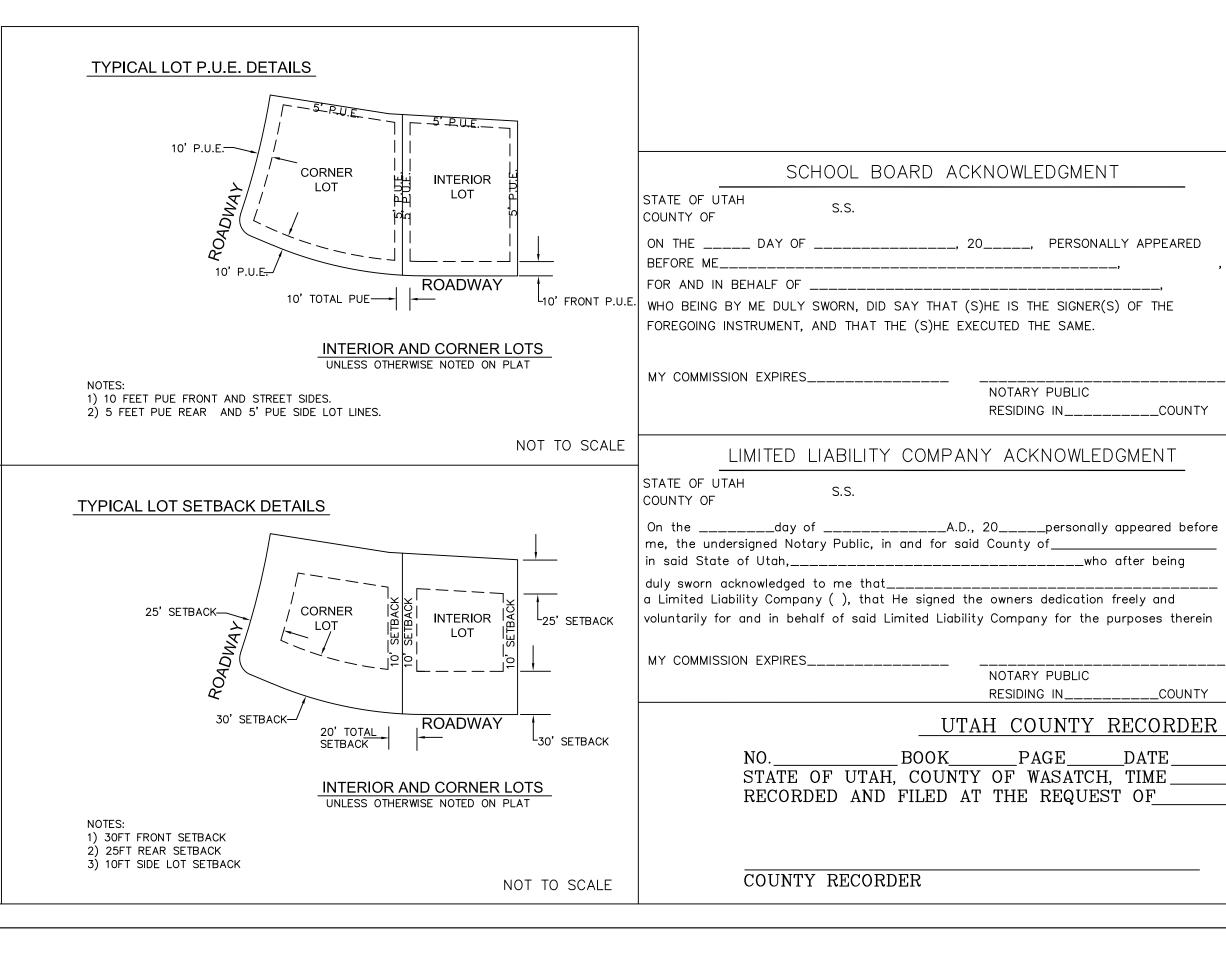
### DOMINION ENERGY QUESTAR CORPORATION

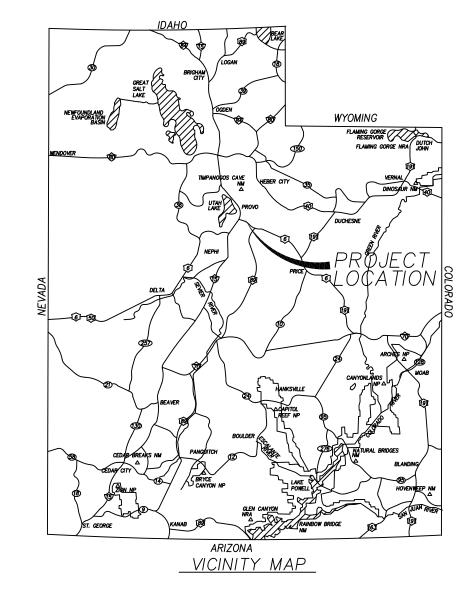
DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY QUESTAR CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDE BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE, FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY QUESTAR CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532. Approved this \_\_\_\_\_ day of\_\_\_\_\_ 20\_\_\_\_ QUESTAR GAS COMPANY

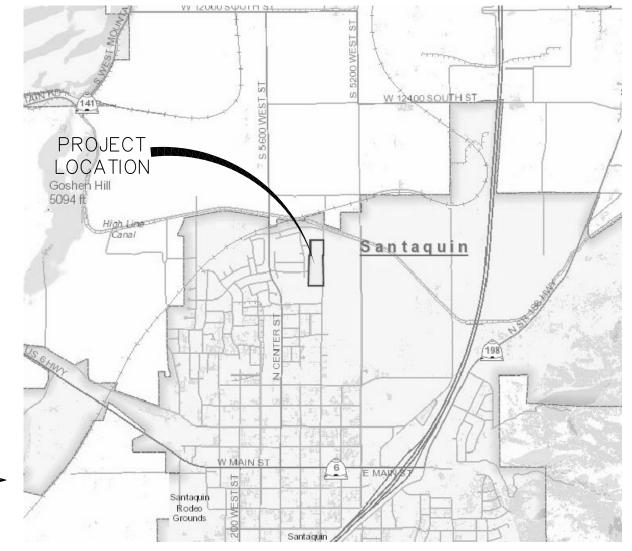
### CENTRACOM ACCEPTANCE

\_\_\_\_\_DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY-\_\_\_\_\_TITLE\_\_\_\_\_ CENTURY LINK ACCEPTANCE APPROVED THIS \_\_\_\_\_\_DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_, CENTURY LINK COMPANY BY-\_\_\_\_\_\_TITLE\_\_\_\_\_







### VICINITY MAP

SURVEYOR OF RECORD: SURVEYOR LOGO HERE

PROJECT ENGINEER:



	LIMITED	LIABILITY	COMPANY	ACKNOWLEDGMENT
STATE OF U	TAH	6.6		

S.S. COUNTY OF On the \_\_\_\_\_day of \_\_\_\_\_\_A.D., 20\_\_\_\_personally appeared before me, the undersigned Notary Public, in and for said County of\_\_\_\_\_ in said State of Utah,\_\_\_\_\_who after being duly sworn acknowledged to me that\_\_\_\_\_\_ a Limited Liability Company ( ), that He signed the owners dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein

MY COMMISSION EXPIRES\_\_\_\_\_ NOTARY PUBLIC RESIDING IN\_ COUNTY RECORDER SEAL

	<u>U'I'AF</u>	I COUNTY	RECORDER		
NO	BOOK	PAGE	DATE		
STATE OF UTAR	H, COUNTY	OF WASATC	H, TIME	, FEE	
RECORDED AND	FILED AT	THE REQUE	ST OF		

SCHOOL BOARD ACKNOWLEDGMENT

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

COUNTY RECORDER

NOTARY PUBLIC

NOTARY PUBLIC

RESIDING IN\_\_

RESIDING IN\_\_\_\_\_COUNTY

### SURVEYOR'S CERTIFICATE

DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR WITH PEPG CONSULTING, LLC AND THAT I HOLD LICENSE NO. 9679988 AS PRESCRIBED UNDER THE BELOW IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS ACRES SUBDIVISION PHASE 1, SANTAQUIN, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE SALT LAKE COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND.

### **BOUNDARY DESCRIPTION**

Beginning at the southeast corner of Lot 209 of The Orchards Plat G-1, Entry Number 102759:2019, Map Number 16746; said point being North 89°32'33" East, along the section line, 1146.15 feet and North 317.94 feet from the West Quarter Corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian; said West Quarter Corner of Section 36 being South 89°32'33" West, along the section line, 5292.30 feet from the East Quarter Corner of said Section 36; and running thence along the easterly boundary line of said The Orchards Plat G-1 the following two (2) calls; thence North 01°38'35" E, 595.10 feet; thence North 00°13'13" West, 139.06 feet to a point at the southeast corner of the Apple Hollow at The Orchards Plat A-11, Entry Number 12754:2019, Map Number 16860; thence North 00°13'13" West, along the easterly boundary line of said Apple Hollow at The Orchards Plat A-11, 258.32 feet; thence East, 411.19 feet; thence South 00°27'27" East, 409.77 feet; thence South 89°32'33" West, 16.49 feet; thence South 00°27'27" East, 896.96 feet to a point the quarter section line; thence South 89°32'33" West, along said quarter section line, 429.81 feet, thence North 01°38'35" East, 318.15 feet to the point of beginning.

Contains: 12.40 Acres

DATE:

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS, THAT ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HEREON AND SHOWN ON THE MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS, AND OTHER PUBLIC AREAS AS INDICATED HERON FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_

BOARD OF EDUCATION NEBO SCHOOL DISTRICT

LPT FAMILY FUNDING LC XXXXXXXX (MANAGER)

STRATTON ACRES LLC KAMERON SPENCER (MANAGER)

STRATTON ACRES SUBDIVISION
PHASE 1

A SINGLE FAMILY PROJECT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 5 EAST

SALT LAKE BASE AND MERIDIAN.

ACCEPTANCE	BY	ADMINISTRATIVE	BODY

COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS

THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF

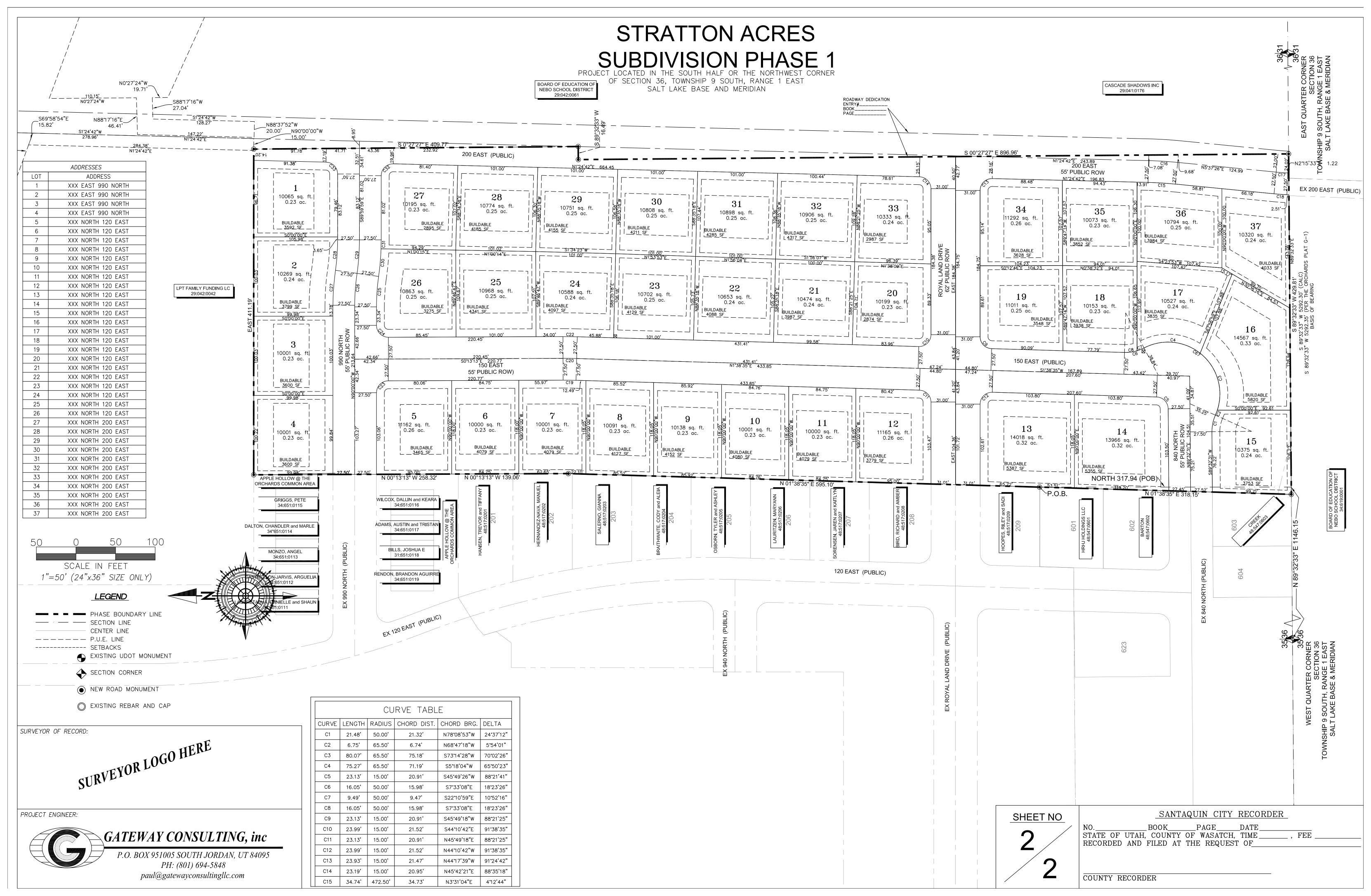
LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE

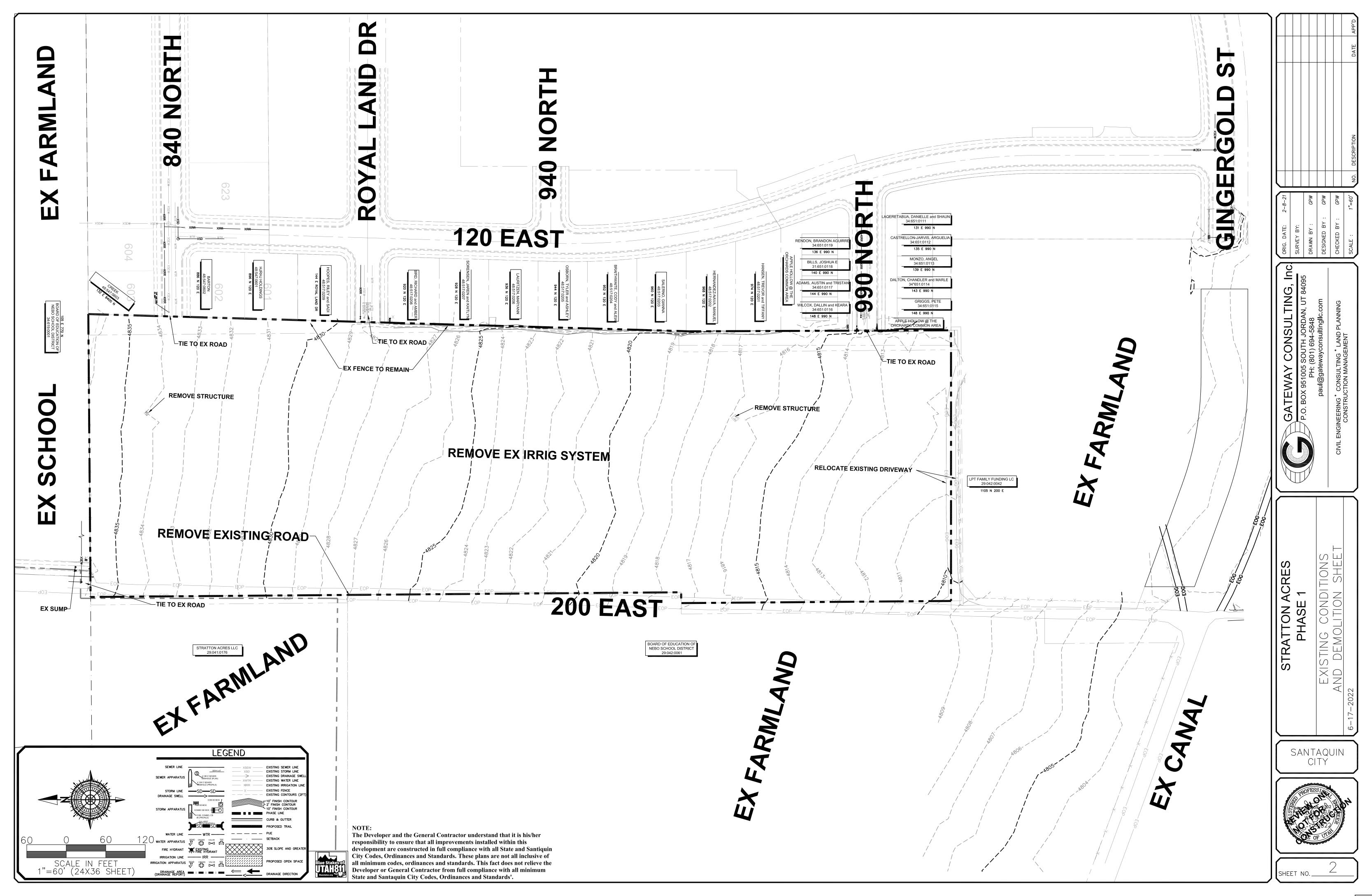
THISDAY OF	, A.D. 20_	
APPROVED BY MAYOR		
ADDROVED	AMMINOM	
APPROVEDENGINEER (SEE SEAL BELOW)	ATTEST	CLERK-RECORDE (SEE SEAL BELOW)

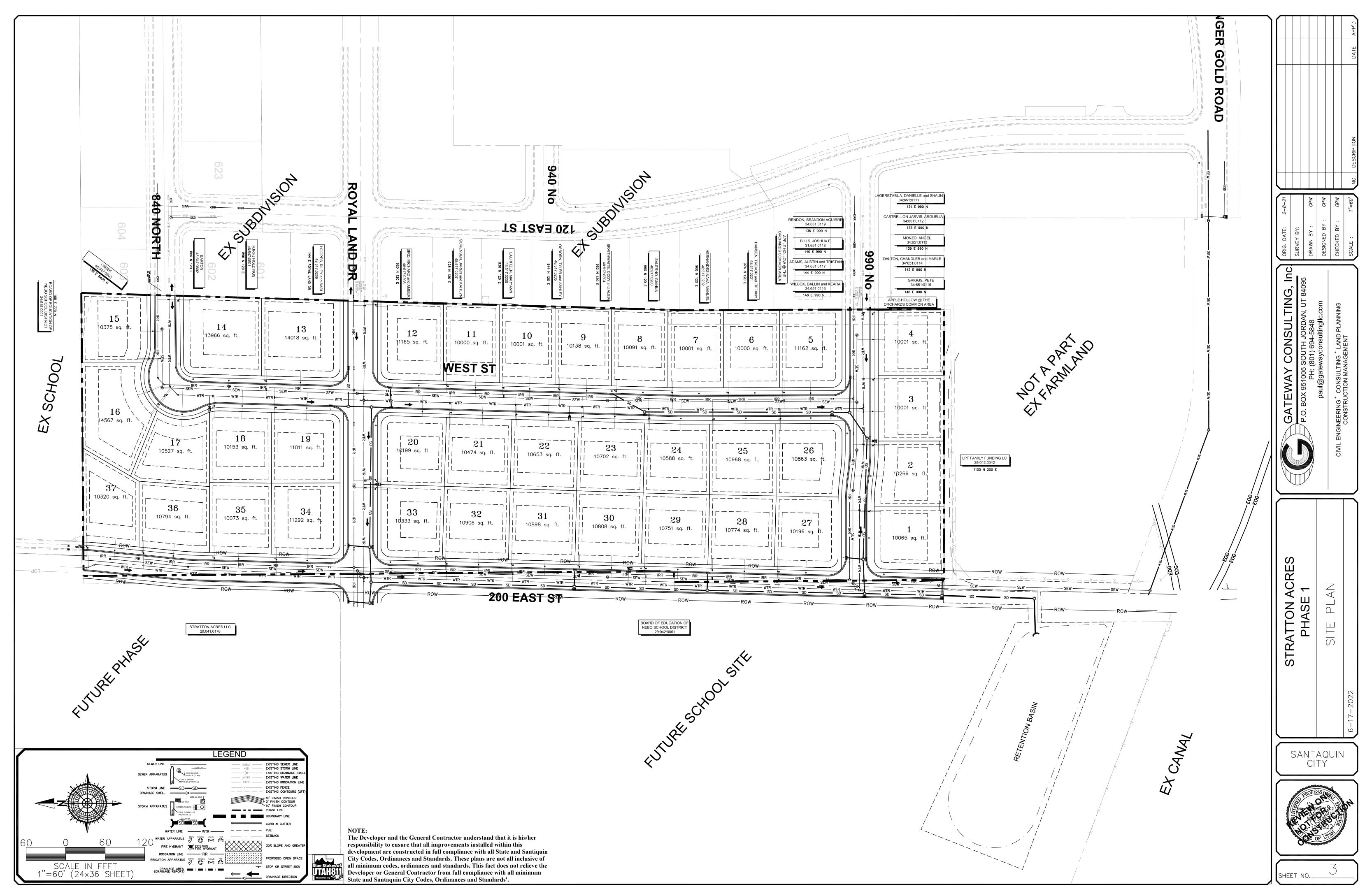
CITY CLERK SEAL SURVEYORS SEAL CITY ENGINEER SEAL

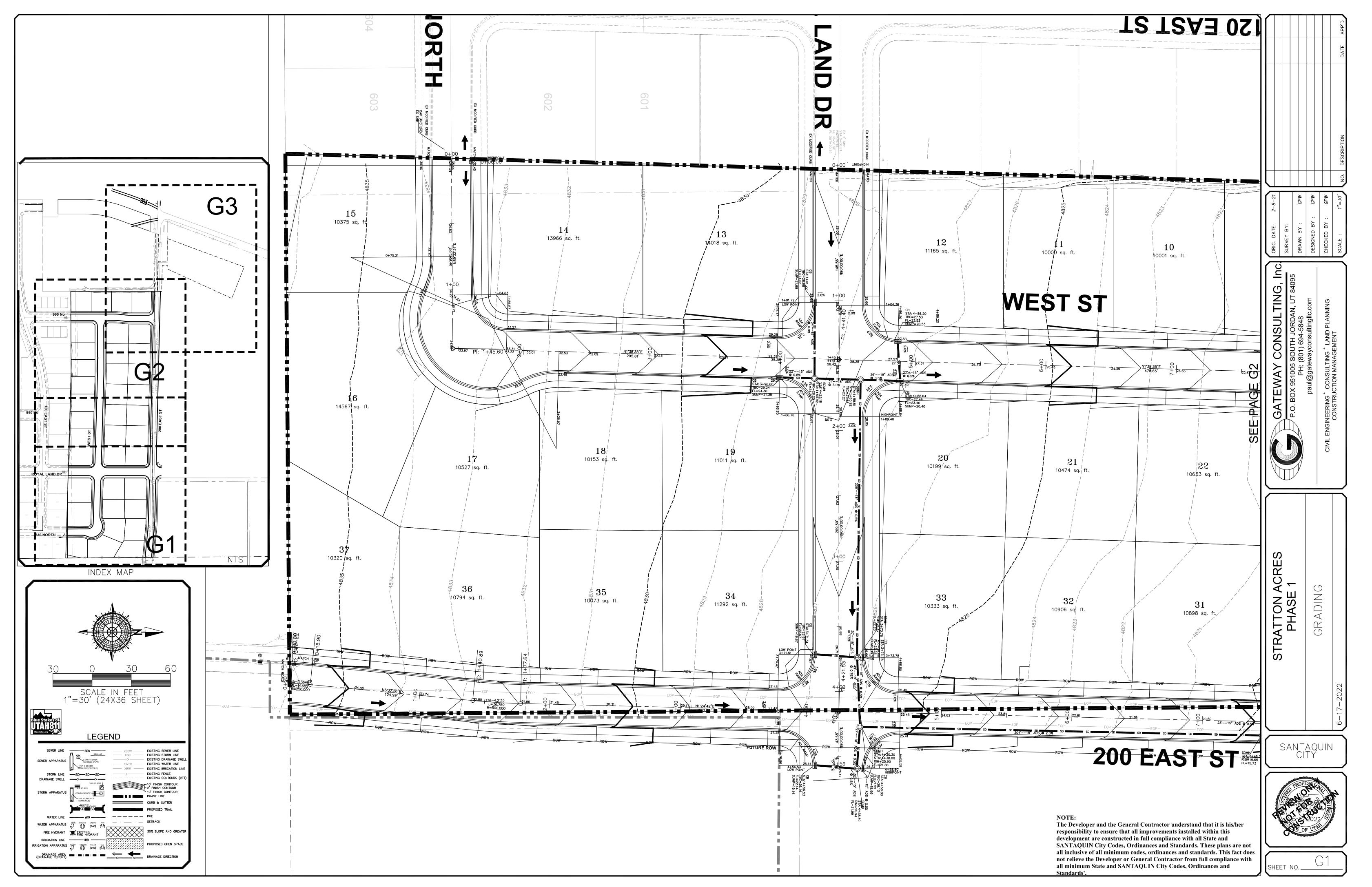
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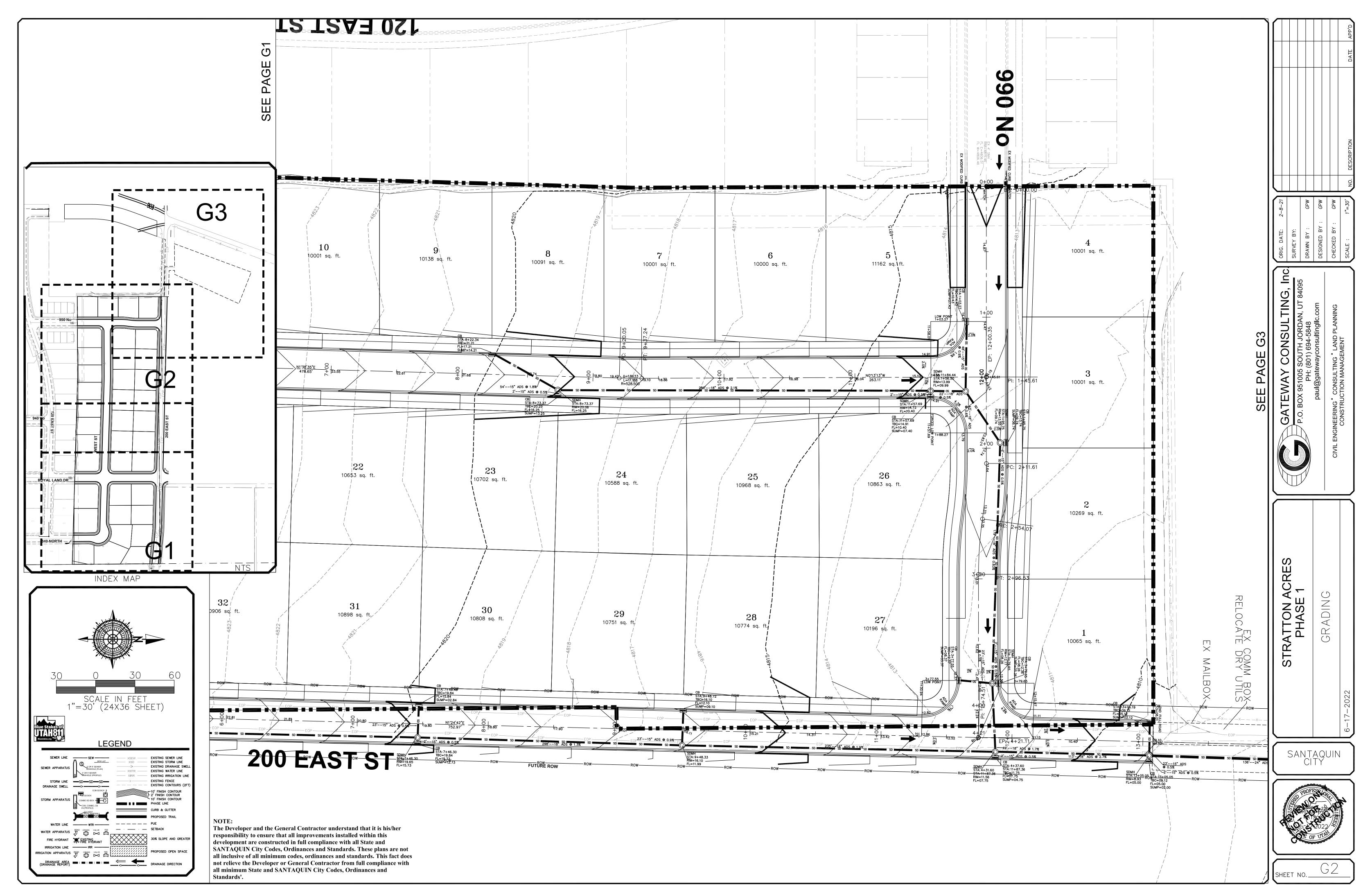
Date 6-17-2022 File: STRATTON ACRES

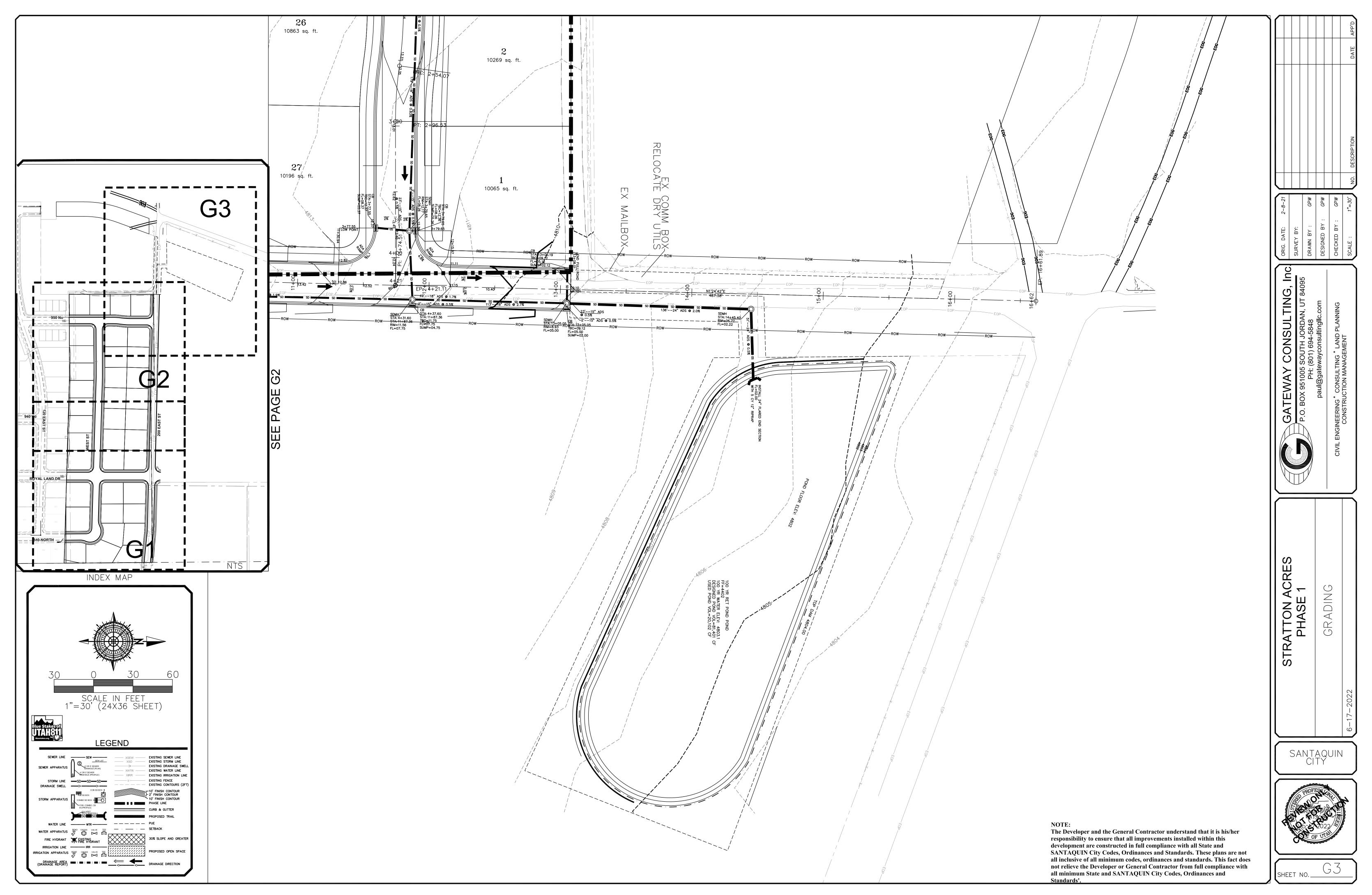


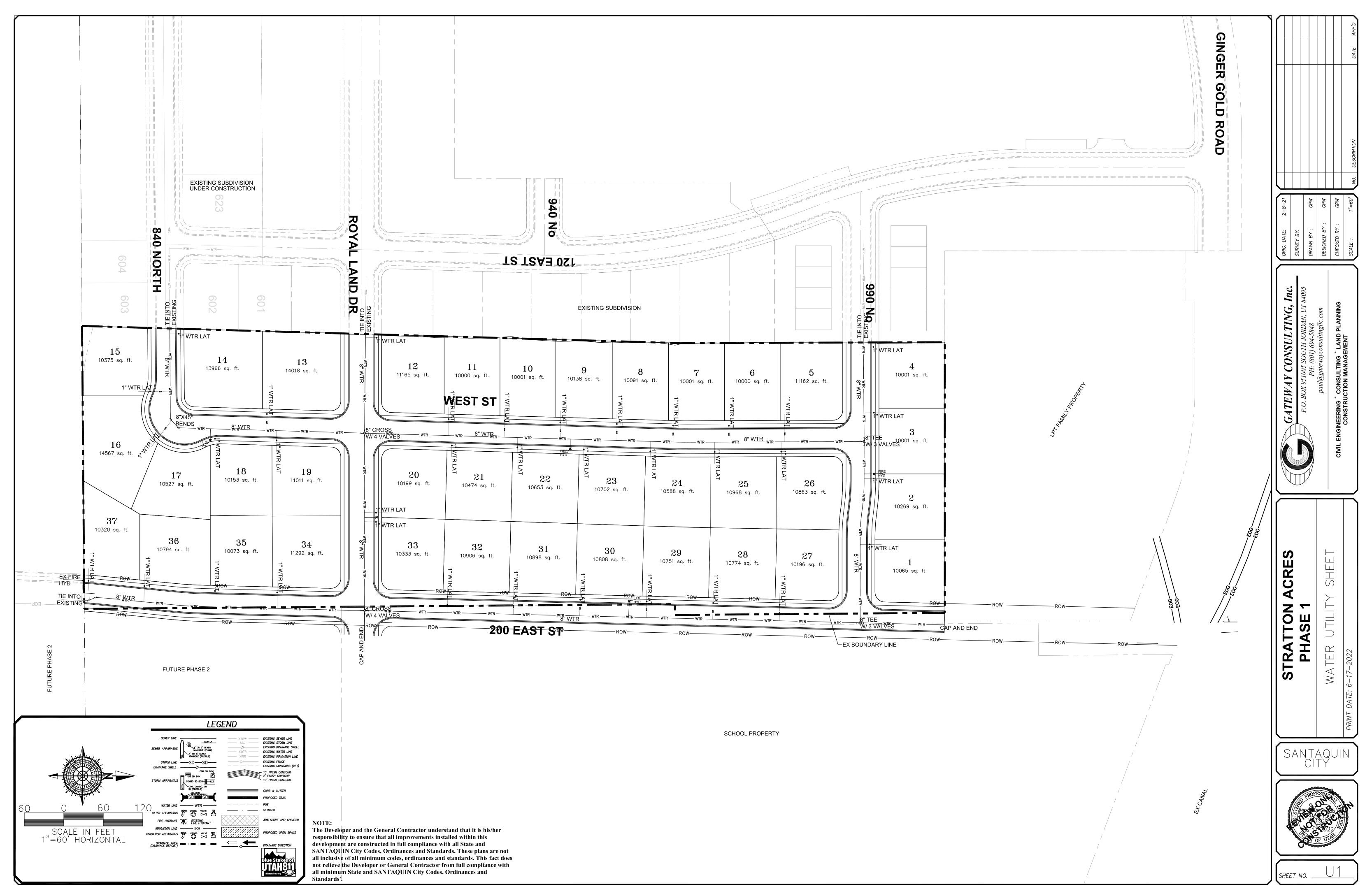


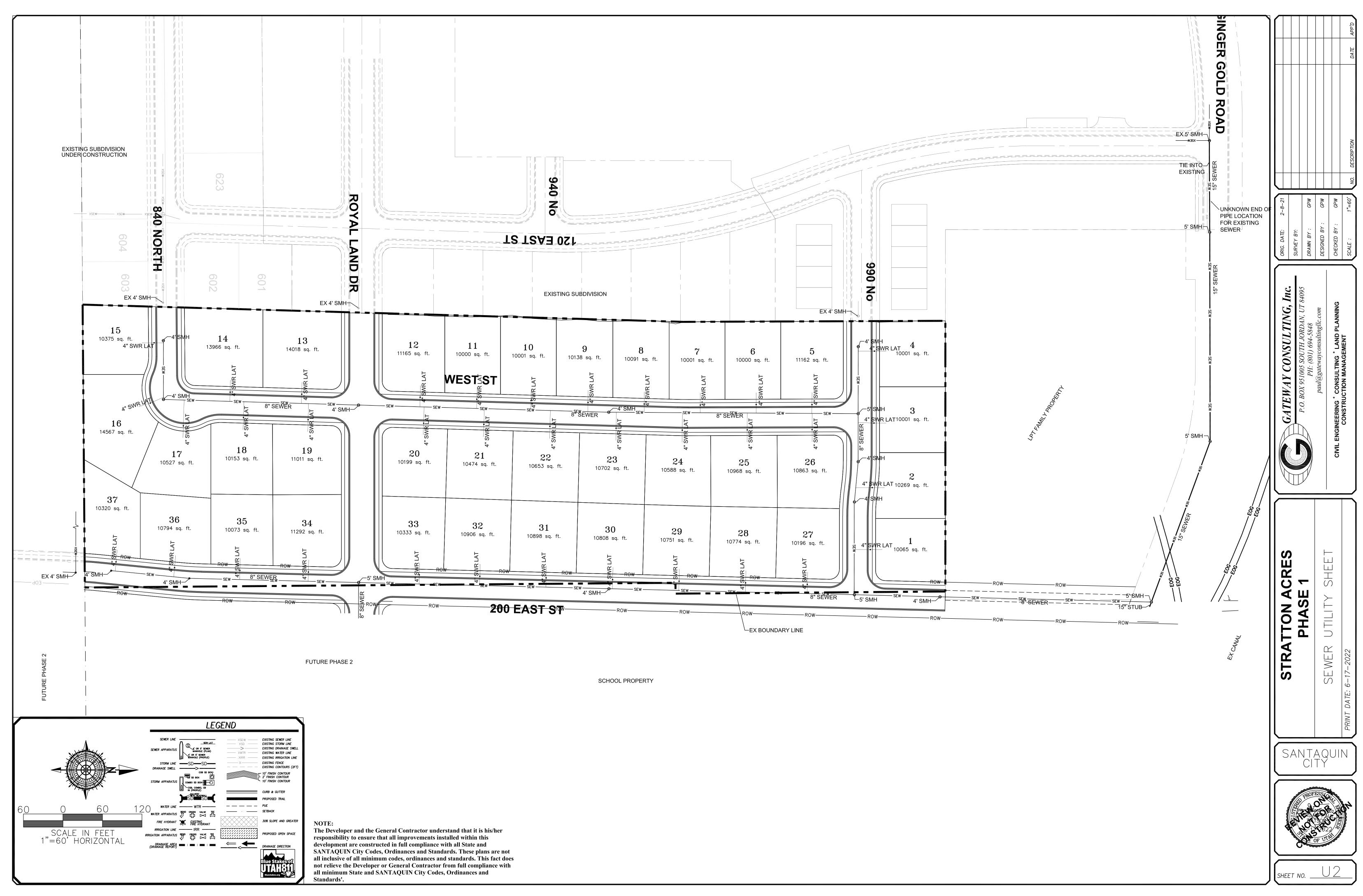


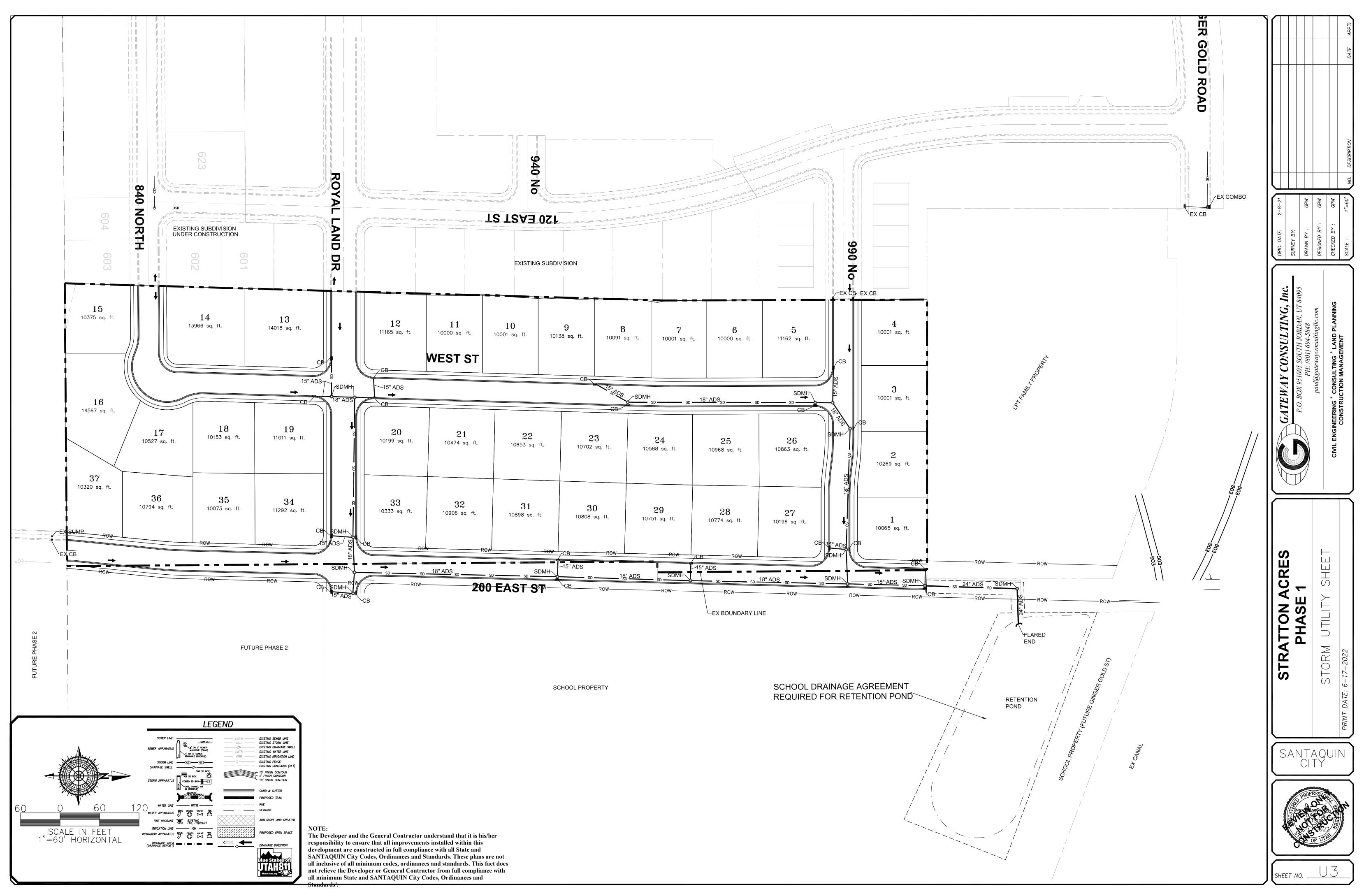


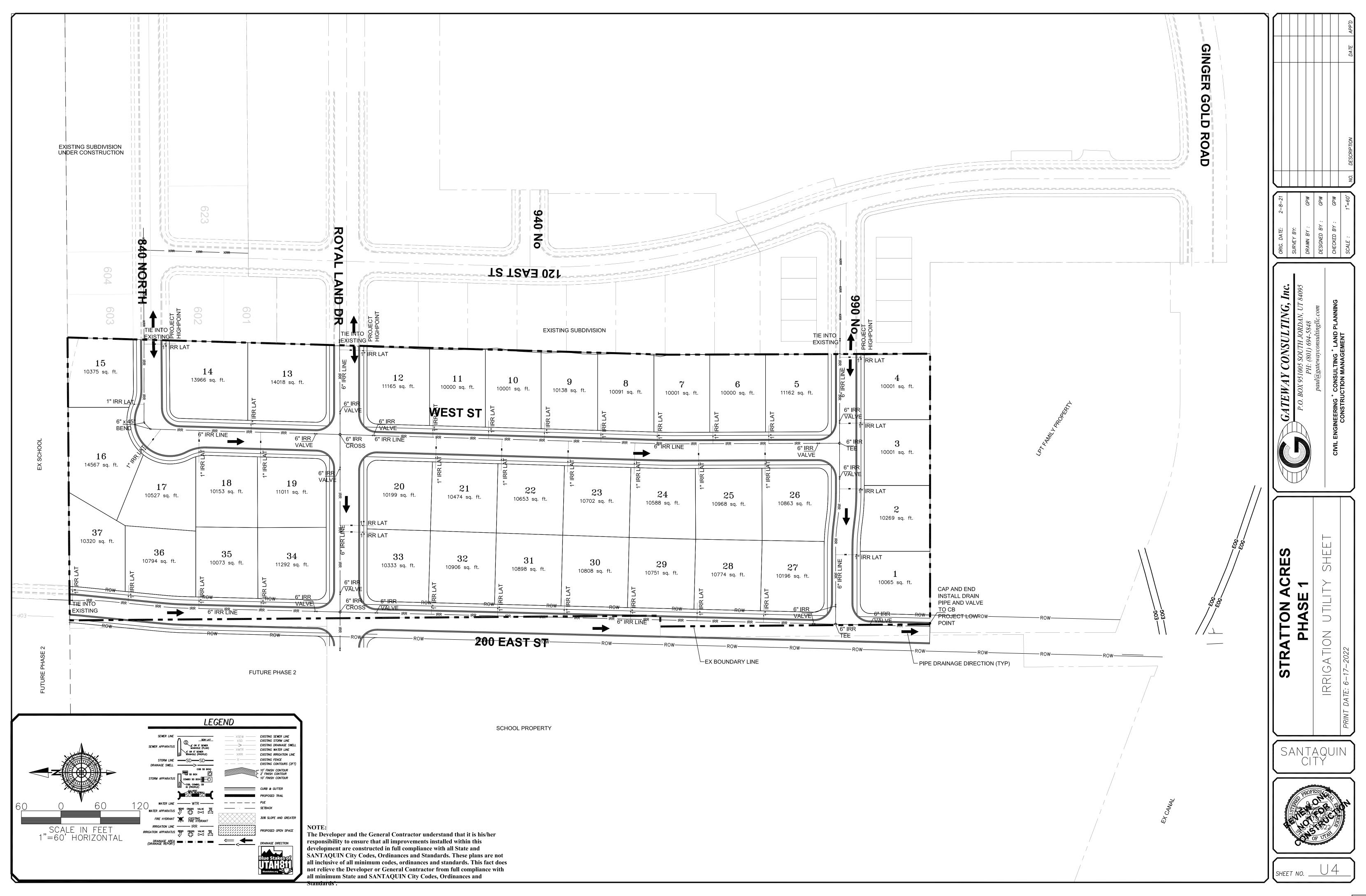


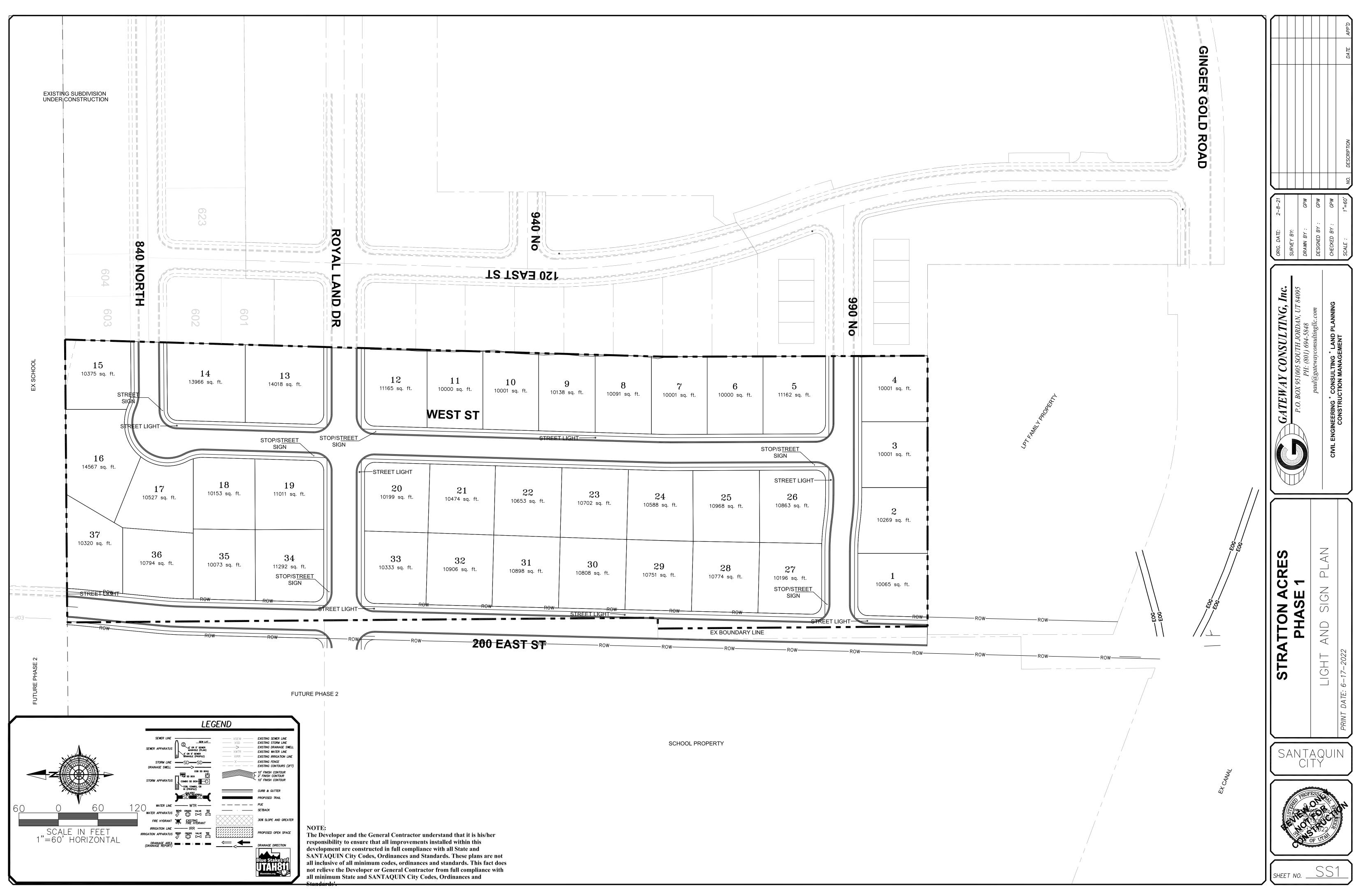


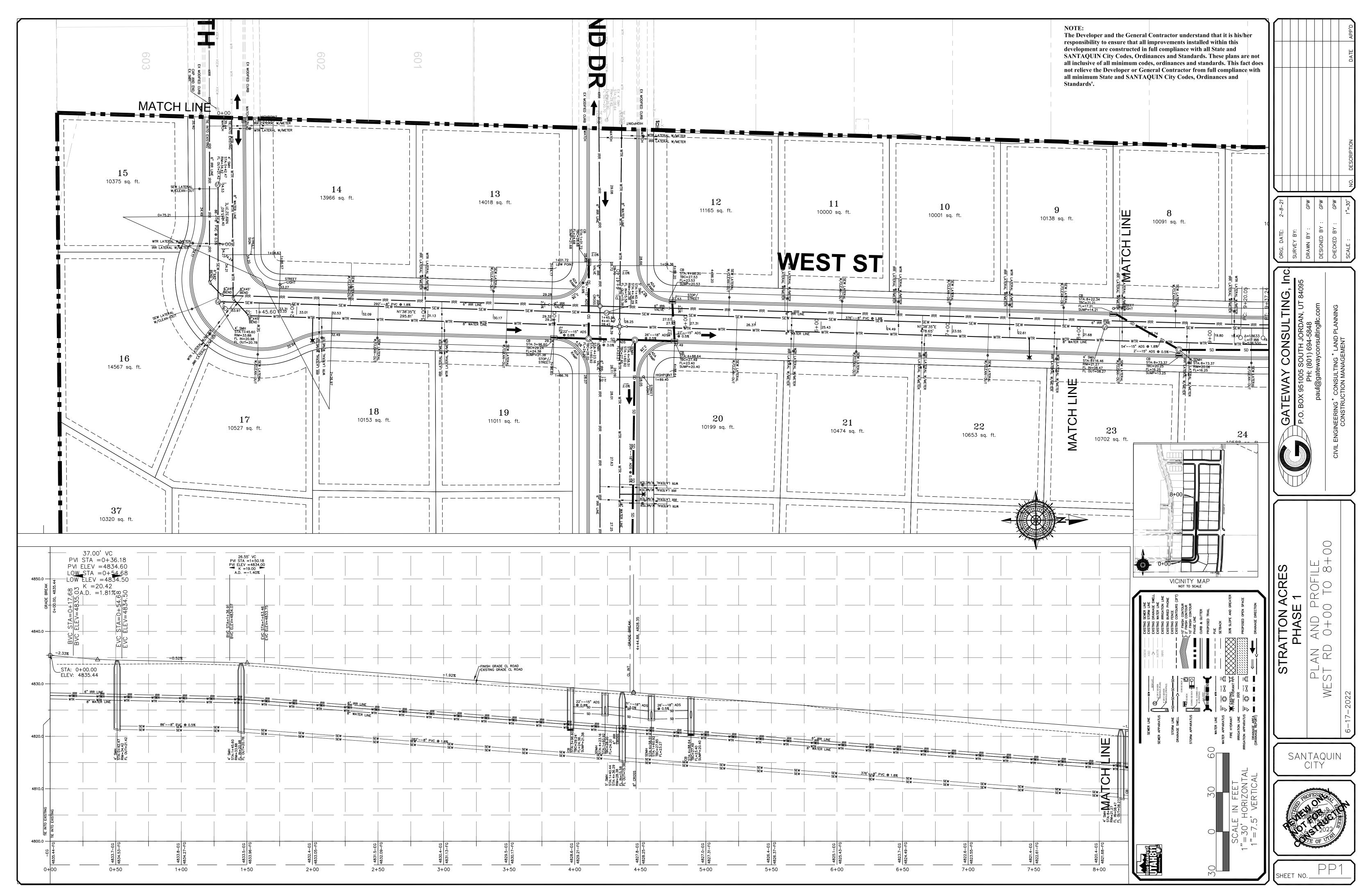


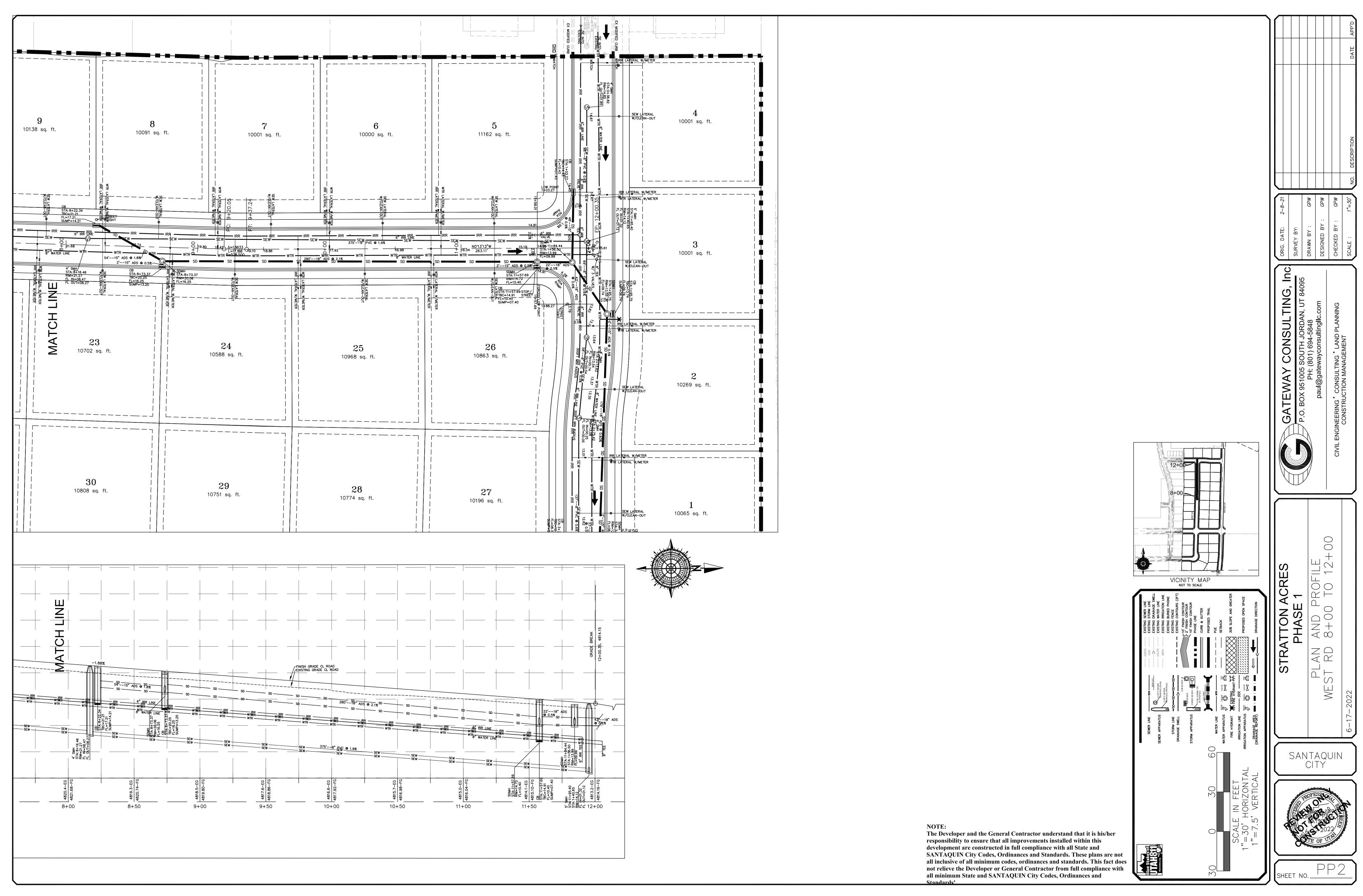


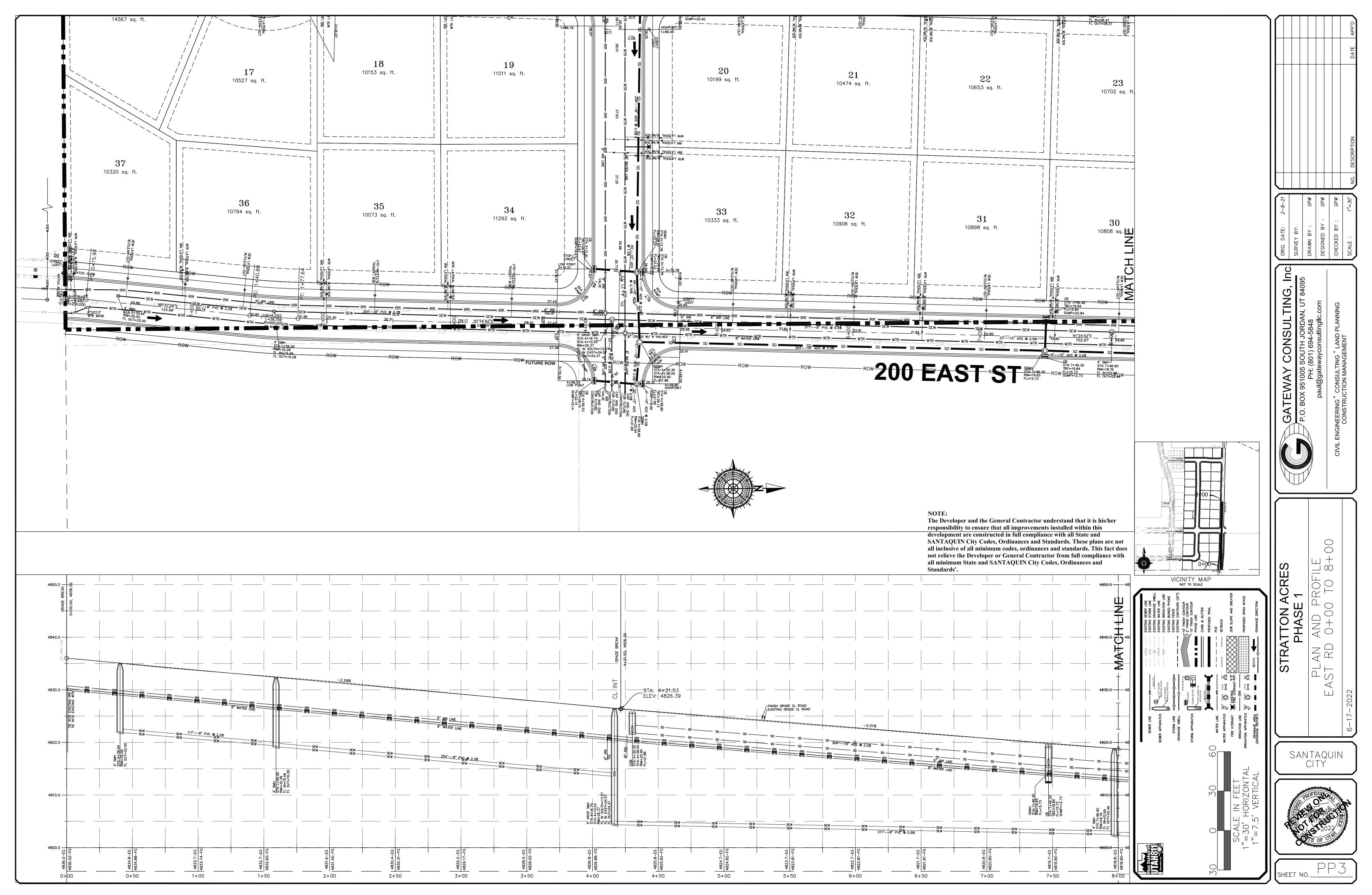


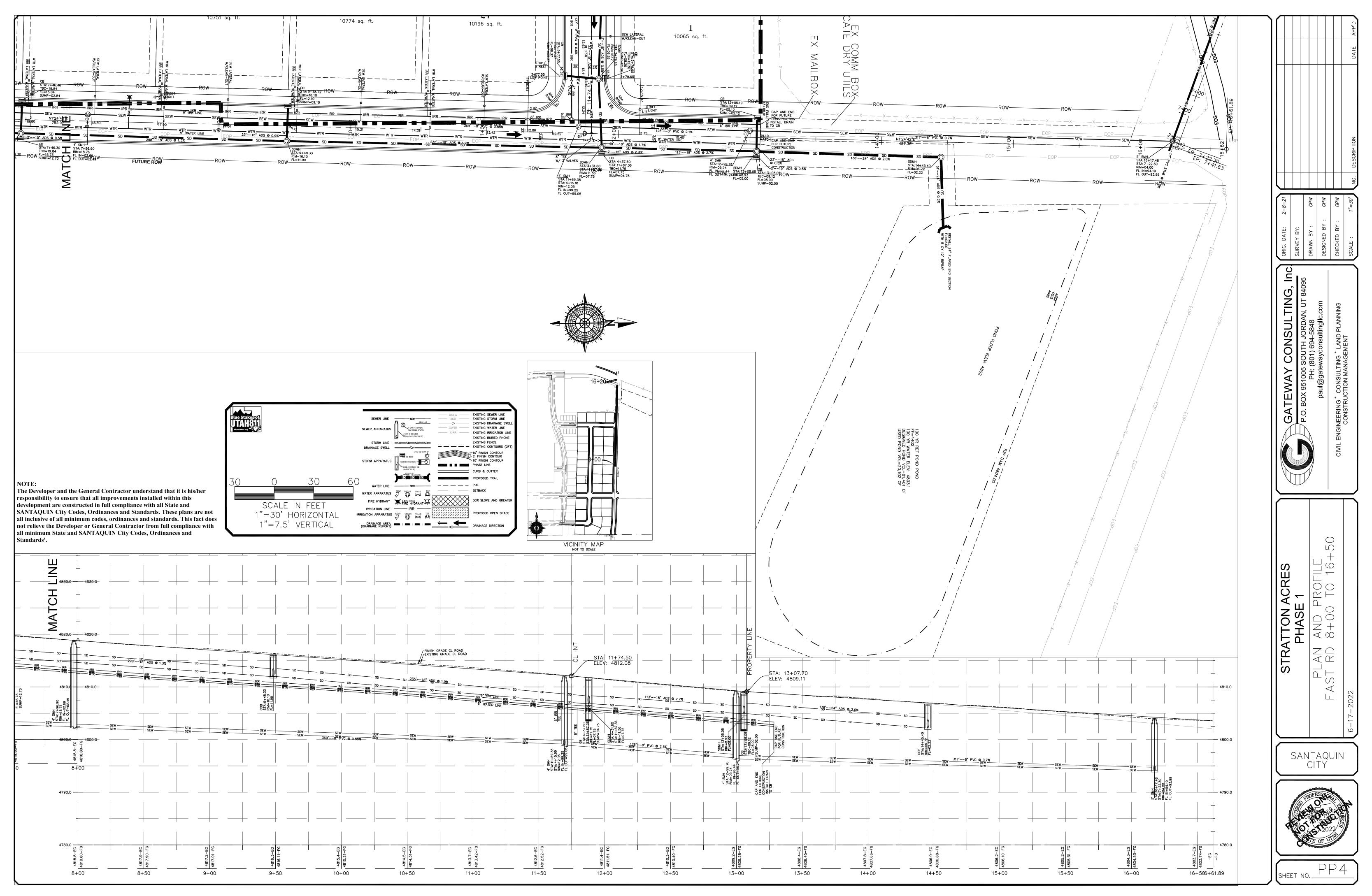


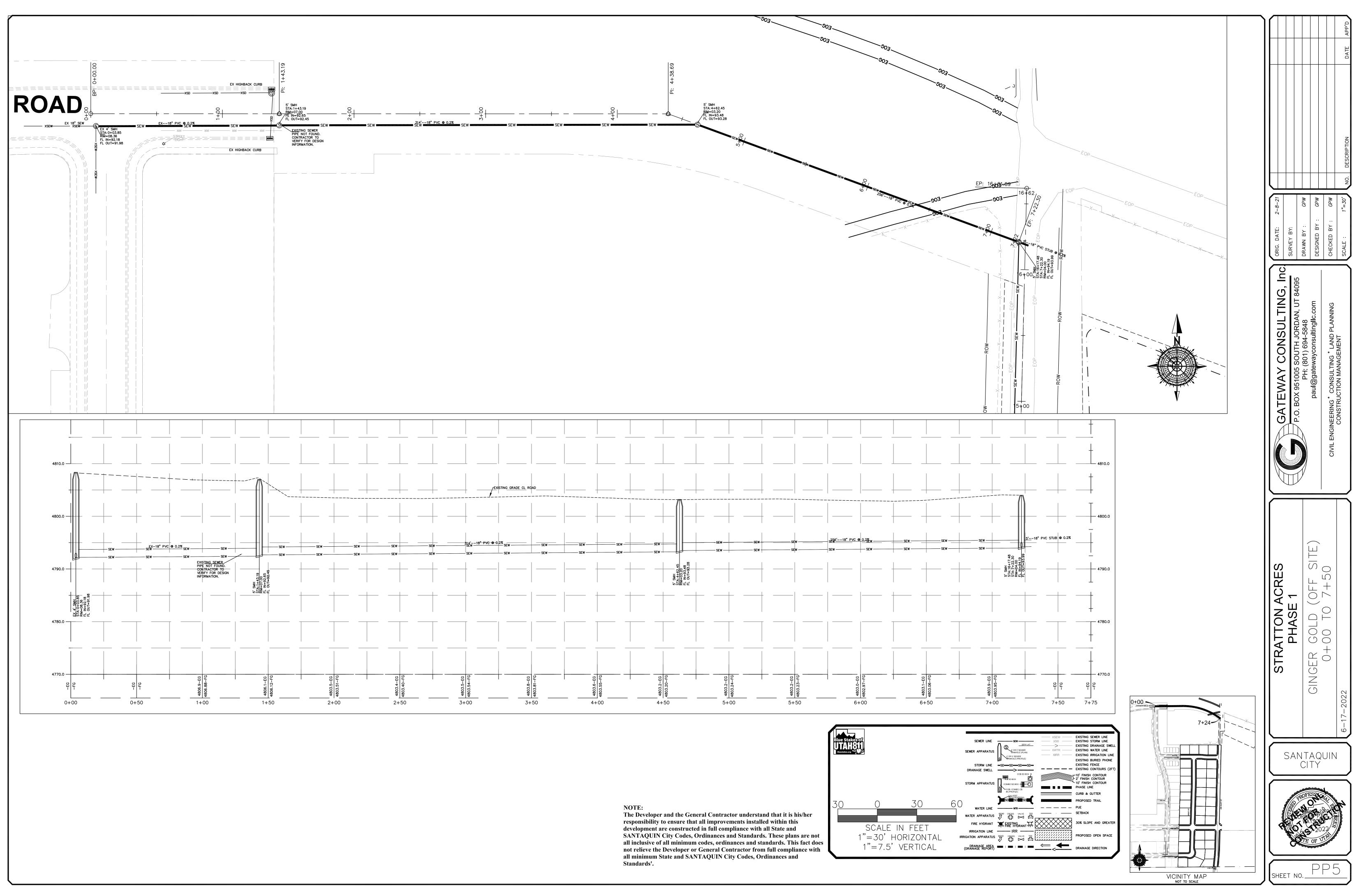


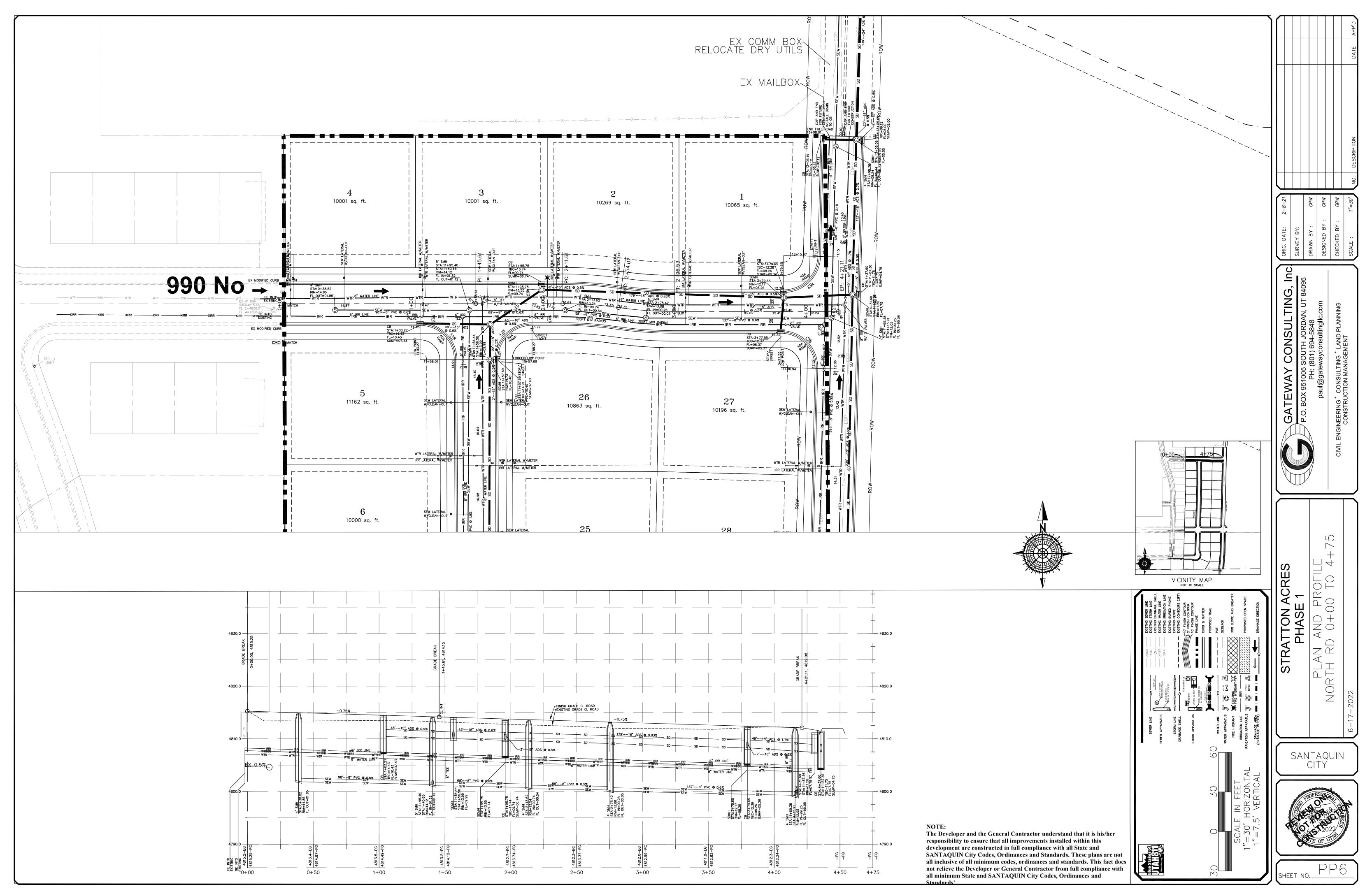


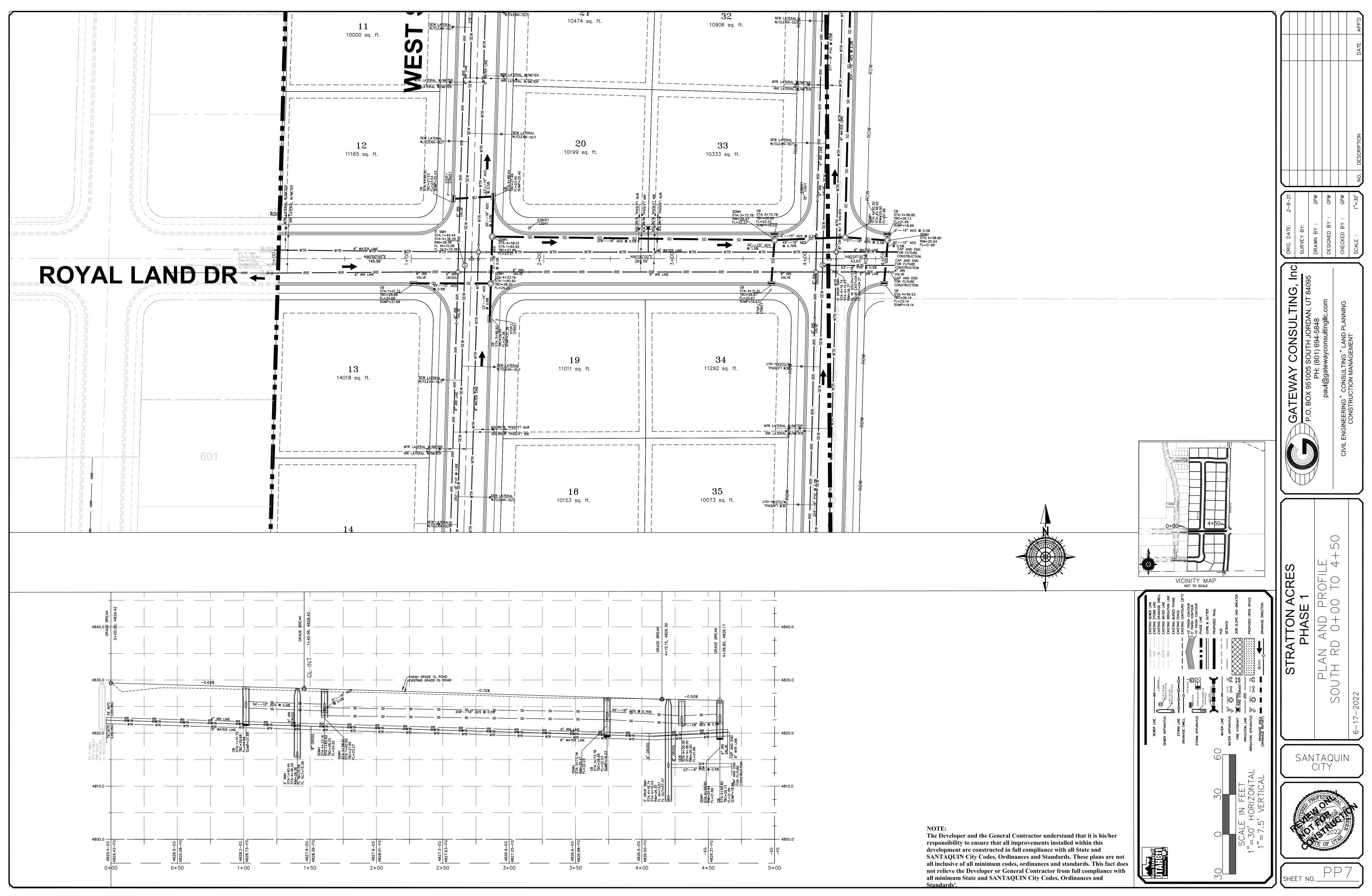


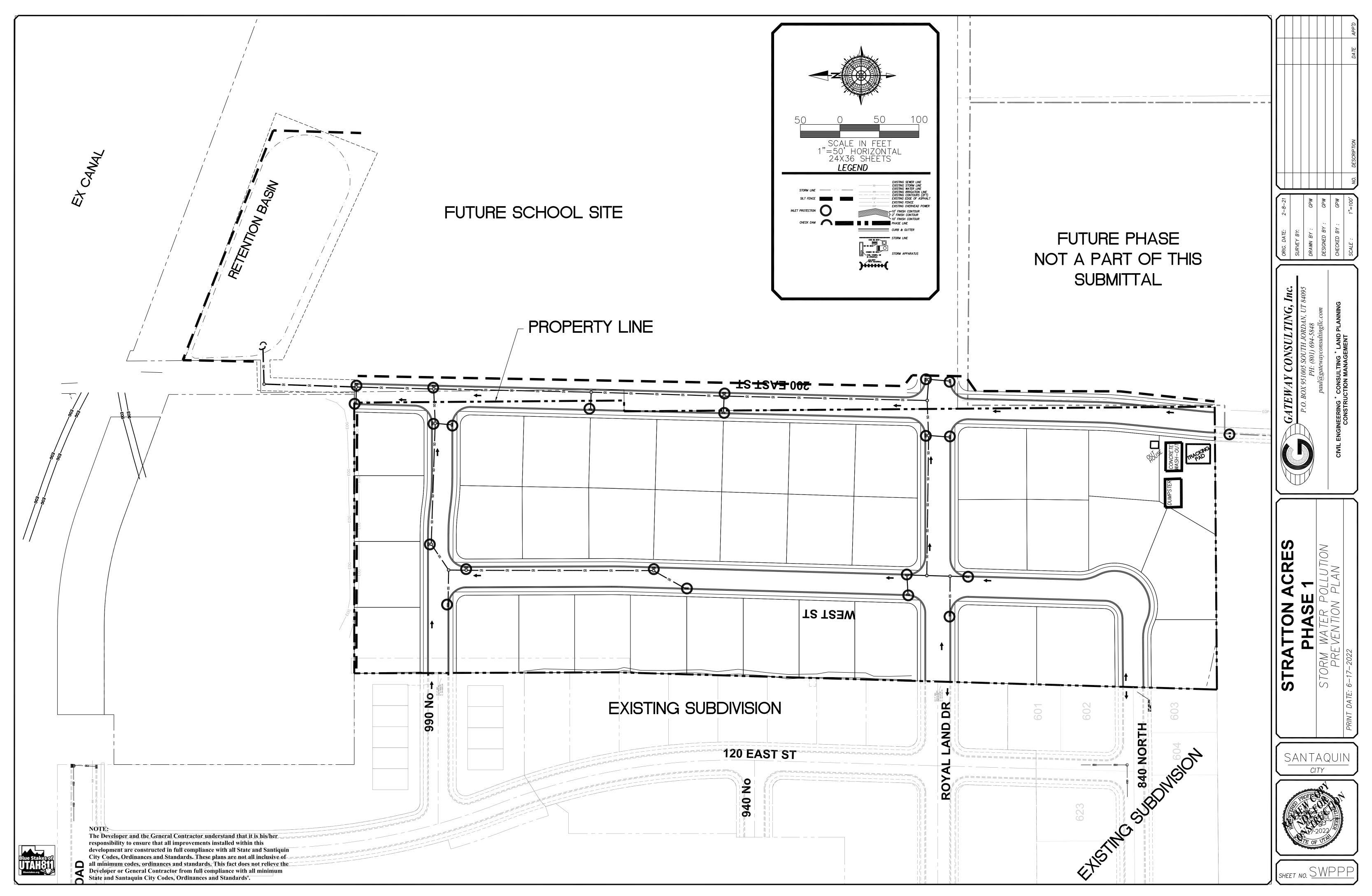












# GENERAL EROSION CONTROL NOTES

DURING CONSTRUCTION

GENERAL EROSION CONTROL NOTES: 1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF, THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.

2. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE SATAQUIN CITY PUBLIC WORKS DEPARTMENT MAY REQUIRE ADDITIONAL CONTROL DEVISES UPON INSPECTION OF PROPOSED FACILITIES.

3. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREETS CLEAN AND FREE FROM DEBRIS FROM TRAFFIC FROM THE SITE.

4. ALL STORM DRAIN FACILITIES ON SITE AND ADJACENT TO THE SITE NEED TO BE PROTECTED FROM SITE RUNOFF. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY UPON INDIVIDUAL INLETS BECOMING FUNCTIONAL.

5. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED, SEEDED WITH NATIVE VEGETATION, OR LANDSCAPED. REFER TO LANDSCAPE PLANS FOR SEED MIX. AND PLANTING SPECIFICATIONS.

6. EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING ARE IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATIONS. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN N PLACE UNTIL PAVEMENT IS COMPLETE. 7. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED.

8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE.

9. BLOWING DUST MUST BE CONTROLLED AT ALL TIMES. INSTALLATION OF A SILT SCREEN AND SITE WATERING SHALL BE USED TO CONTROL DUST, THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES DURING THE. DEVELOPMENT OF THE PROJECT.

11. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

12. ALL MEASURES CONTAINED IN THIS PLAN MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE, ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT. ANY NEEDED CLEANING AND REPAIRS NEED TO BE DONE IMMEDIATELY UPON DISCOVERY.

13. ALL UTILITY LINES SHALL BE CLEANED OF DIRT AND DEBRIS PRIOR TO BEING PUT IN TO SERVICE. DOWNGRADE LINES MUST BE PROTECTED FROM WASH-WATER DURING THE CLEANING TO AVOID CONTAMINATION AND COMPROMISING OUTFALL CLEANLINESS.

ADDITIONAL EROSION CONTROL NOTES

# POST CONSTRUCTION

1. THE CUT SLOPES ARE PROGRAMMED AS SHOWN. TOPS OF 3:1 & 2:1 CUTS THAT OCCUR IN TOP SOIL WILL BE ROUNDED TO BLEND INTO NATURAL TFRRAIN.

2. EXCAVATED MATERIAL TO BE STOCKPILED IN AREAS TO BE DETERMINED IN THE FIELD BY THE ENGINEER, CONTRACTOR, COUNTY REVIEW ENGINEER AND COUNTY INSPECTOR.

3. CONTRACTOR SHALL CONFINE CONSTRUCTION ACTIVITY TO AREAS WITHIN THE FLAGGED LIMITS OF DISTURBANCE AND AS SHOWN ON THE PLANS AND WITHIN FIELD DESIGNATED STORAGE, STAGING ACCESS. CONSTRUCTION AND MATERIAL WASTE AREAS AS APPROVED BY THE CITY ENGINEER.

4. CONTRACTOR SHALL ABIDE BY EROSION CONTROL REQUIREMENTS AS SET FORTH HEREIN.

5. ORGANIC MATERIALS WILL BE SEPARATED. REMOVED FROM THE ROAD BEDS AND STOCKPILED IN LOCATIONS TO BE DETERMINED IN THE FIELD BY THE ENGINEER, CONTRACTOR AND COUNTY INSPECTOR. NO ORGANIC MATERIAL WILL BE PLACED IN THE STRUCTURAL FILLS AREA.

6. AFTER CLEARING AND GRUBBING OPERATIONS, TOPSOIL IS TO BE STOCKPILED IN AREAS TO BE DETERMINED IN FIELD BY THE ENGINEER, CONTRACTOR, COUNTY REVIEW ENGINEER AND COUNTY INSPECTOR. NO ORGANIC MATERIAL OR ROCK LARGER THAN 24" WILL BE PLACED IN ROADWAY FILLS. 12" MINUS IN TOP 1' OF ROADWAY.

7. NO BRUSH OR TOPSOIL SHALL BE STOCKPILED WITHIN THE ROADWAY RIGHT OF WAYS.

8. ALL FILL SLOPES WILL BE GRADED AS SHOWN OR AS DETERMINED BY A GEOTECHNICAL ENGINEER. COMPACTION OF EMBANKMENT FILLS WILL BE CONSTRUCTED TO SATAQUIN CITY ROADWAY STANDARDS. FILL AREAS SHALL BE CLEARED, GRUBBED, STRIPPED OF SOIL AND SCARIFIED PRIOR TO PLACEMENT OF SUITABLE EMBANKMENT MATERIAL.

9. ALL DISTURBED AREAS WILL BE REVEGETATED ACCORDING TO REVEGETATION / EROSION CONTROL NOTES WITH A GRASS MIXTURE AS FOLLOWS APPLIED AT A MINIMUM RATE OF 50 LBS. PLS (PURE LIVE SEED PER ACRE WITH MIX)

> NATIVE GRASSES % Pure Grass Type Hard fescue Pubescent wheat grass 15.00 Orchard grass (sod forming) 15.00 smooth brom grass 20.00 Stream bank wheat grass (sod forming) 15.00 Western wheat grass

TOPSOIL SHALL BE PLACED TO A DEPTH OF 6" ON ALL CUT AND FILL SLOPES 3:1 OR FLATTER. REVEGETATION AREAS WILL BE SEEDED AND MULCHED AS SOON AS POSSIBLE AFTER CONSTRUCTION COMPLETION.

10. SILT FENCING WILL BE HELD IN PLACE WITH 2 X 2 STAKES AND WILL BE PLACED ON THE DOWNHILL SIDES OF ALL DISTURBED AREAS AND AREAS USED FOR STOCKPILING AND TRENCHED INTO GROUND.

11. THE SILT FENCING SHALL BE INSTALLED BEFORE CLEARING AND GRUBBING AT THE TOE OF THE DISTURBED DOWNHILL SLOPE. NO GRUBBED AREA SHALL BE WITHOUT SILT FENCE PROTECTION FOR LONGER THAN 24 HOURS. THE SILT FENCE SHALL BE MONITORED AND REPLACED IF NECESSARY.

12. ALL SITE DRAINAGE SHALL BE ADEQUATELY PROVIDED FOR DURING CONSTRUCTION.

13. NATURAL VEGETATION WILL BE PRESERVED AND PROTECTED AS MUCH AS POSSIBLE AND VEGETATION REMOVAL WILL BE MINIMIZED.

14. DRAINAGE WAYS AND OUTLETS WILL BE PROTECTED FROM INCREASED FLOWS AND EROSION.

15. THE CONTRACTOR SHALL NOTIFY ALL OWNERS OF UTILITIES INCLUDING BUT NOT LIMITED TO WATER, SANITARY SEWER, TELEPHONE, ELECTRICAL, NATURAL GAS AND CABLE TELEVISION, OF THE PROPOSED CONSTRUCTION WITHIN THE UTILITIES AREA OF OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR MEETING WITH AND COORDINATING CONSTRUCTION ACTIVITIES WITH THOSE OF THE UTILITY COMPANIES INVOLVED WITH FIELD LOCATION OF ALL EXISTING UTILITIES WITHIN THE AREA OF OPERATIONS. SHOULD THE CONTRACTOR EXPERIENCE A FAILURE BY THE UTILITY COMPANIES TO COMPLY WITH THEIR RESPONSIBILITY OF RELOCATING OR ADJUSTING THEIR FACILITIES, IF ANY, THE OWNER MUST BE NOTIFIED IN WRITING. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

16. THE CONTRACTOR SHALL FOLLOW AS APPLICABLE, UNLESS STANDARDS HAVE BEEN WAIVED OR MODIFIED:

- UNIFORM BUILDING CODE, 1997 EDITION, APPENDIX CHAPTER A33, EXCAVATING AND GRADING

UNIFORM FIRE CODE

17. FINISH GRADES ARE AT ROADWAY CENTERLINE, UNLESS OTHERWISE SPECIFICALLY NOTED.

18. NATIVE MATERIAL CAN BE CRUSHED AND PROCESSED ON SITE FOR ROAD BASE MATERIAL.

19. TEMP. DEBRIS PILES WILL BE LOCATED EVERY 200' AS NEEDED.

20. ALL ROADWAYS. TRENCHES. DETENTION PONDS AND/OR EXCAVATIONS OF ANY KIND REQUIRING FILL MATERIAL WILL BE INSPECTED AND APPROVED BY THE OWNERS QUALITY CONTROL FIRM PRIOR TO THE PLACEMENT OF ANY FILL MATERIAL.

21. ALL FILL OR BACK FILL, WHETHER IMPORT OR NATIVE SOILS, WILL BE TESTED FOR DENSITY, MOISTURE AND BEARING AT REGULAR INTERVALS THROUGH THE COURSE OF THE FILL PLACEMENT. ALL FILLS WILL BE PLACED IN LIFTS AS PER THE PLANS AND SATAQUIN CITY SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE TO NOTIFY THE THE GEOTECH 24 HOURS IN ADVANCE OF SCHEDULED FILL PLACEMENT.

22. IN THE EVENT OF DISCREPANCIES BETWEEN BID DOCUMENTS AND EXISTING ONSITE CONDITIONS, CONTRACTOR WILL 1) IMMEDIATELY HALT WORK ACTIVITY AND NOTIFY DESIGN ENGINEER OF ANY SUCH DISCREPANCIES 2) UPON RESOLUTION OF DISCREPANCIES, CONTRACTOR WILL SUBMIT COST OF CHANGED CONDITION, IF ANY. 3) PROCEED WITH WORK AFTER RECEIPT OF WRITTEN NOTICE TO COMMENCE WORK.

23. CONTRACTOR WILL, PRIOR TO INSTALLATION PREPARE AND SUBMIT PRODUCT DATA AND DETAILS FOR MATERIAL USED IN CONJUNCTION WITH THIS PRODUCT IE. OVERFLOW STRUCTURES, DRAINAGE PIPE, FILTER FABRICS, EROSION BLANKETS, GROUT, GUARDRAILS, ROAD SIGNS, ETC.

24. CUT AND FILL SLOPES MATTING TO BE SEEDED AND TOPSOILED PRIOR TO PLACEMENT OF EROSION BLANKETS.

25. STAPLE PATTERNS ON EROSION MATS PER SUPPLIERS SPECS

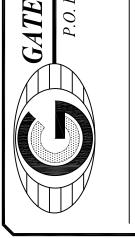
EROSION CONTROL BLANKET - ALL REQUIRED GRADING AND SEEDING IN AREAS TO RECEIVE EROSION CONTROL BLANKET SHOULD BE COMPLETED AND APPROVED BEFORE PLACING THE PRODUCT. APPLY THE BLANKET WITHIN 24 HOURS AFTER SEEDING OR BEFORE PRECIPITATION FALLS. IF THE BLANKET IS NOT INSTALLED AND A PRECIPITATION EVENT OCCURS, CREATING SOIL EROSION, REPLACE ERODED MATERIAL, REWORK THE SOIL, AND RESEED BEFORE INSTALLING THE BLANKET. INSTALL THE EROSION CONTROL BLANKET OR CHANNEL LINER STRICTLY FOLLOWING MANUFACTURER'S SPECIFICATIONS. ALLOW THE BLANKET OR LINER TO LAY LOOSELY ON THE SOIL TO ACHIEVE MAXIMUM SOIL CONTACT. REMOVE ROOTS, BRANCHES, OR OTHER LOOSE OBJECTS THAT CAUSE THE BLANKET OR CHANNEL LINER TO "TENT". PLACE ROOTS AND BRANCHES ON AREAS ALREADY BLANKETED. DO NOT STRETCH THE BLANKET DURING INSTALLATION. STAPLE THE BLANKET OR LINER USING MANUFACTURER'S SPECIFICATIONS. STAPLE REQUIREMENTS VARY ACCORDING TO THE STEEPNESS AND LENGTH OF THE SLOPE. PLACE ADDITIONAL STAPLES IN AREAS SUCH AS: SWALES, BASE OF HUMPS, AGAINST ROCK OUTCROPS AND AS REQUIRED TO ACHIEVE MAXIMUM CONTACT BETWEEN THE BLANKET AND THE SOIL.

TOPSOIL - PLACE TOPSOIL JUST BEFORE SEEDING TO ELIMINATE COMPETITION FROM WEEDS, COORDINATE TOPSOIL PLACEMENT WITH THE SEEDING WINDOW.

SEEDING WINDOW - COMPLETE ALL GENERAL DISTURBED AREA SEEDING WITHIN THE APPROPRIATE SEEDING WINDOW. IF THE SEEDING IS NOT COMPLETED WITHIN THE GIVEN WINDOW, POSTPONE SEEDING UNTIL THE FOLLOWING YEAR. UNDER CERTAIN CONDITIONS, AN EXCEPTION TO THIS WINDOW MAY BE OBTAINED THROUGH THE REGION LANDSCAPE ARCHITECT. THE ENGINEER APPROVES EXCEPTIONS.

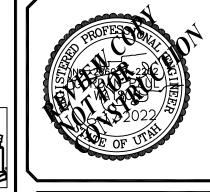
**ELEVATION** SEEDING WINDOW 4000 TO 6000 FT SEPT. 15 TO DEC. SEPT. 1 TO NOV 15 ABOVE 6000 FT

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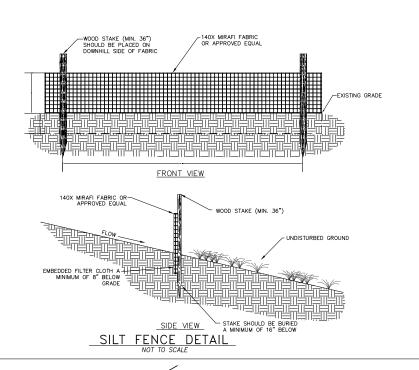
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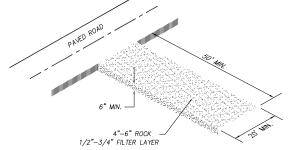
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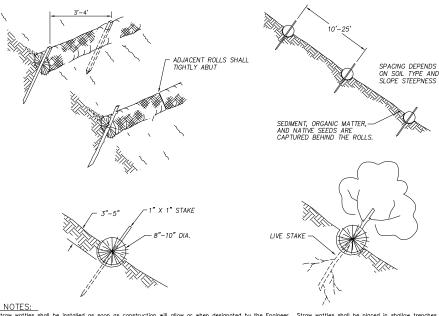
NOTES:

1-CLEAR AND GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 2%

2-COMPACT SUBGRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN IN USE FOR MORE THEN 3 MONTHS)

3-PLACE COURSE AGGREGATE, 1TO 2-\$ INCHES SIZE TO A MINIMUM DEPTH OF 8 INCHES 4-DAILY INSPECTIONS ARE REQUIRED FOR LOSS OF GRAVEL OR SEDIMENT. SWEEPING OF ASPHALT ROADWAY MAY BE REQUIRED TO ELIMINATE GRAVEL FROM TRACKED TO SURFACE.

# VEHICLE TRACKING DETAIL NOT TO SCALE

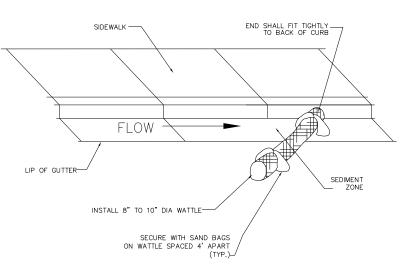


# STRAW WATTLE (SILT FENCE ALTERNATIVE)

NOTE: TYPICALLY STRAW BALES ARE NOT RECOMMENDED FOR INLET PROTECTION BARRIERS.

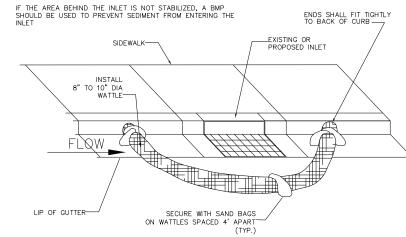
PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF. SANDBAGS OF EITHER BURLAP OR WOVEN 'GEOTEXTILE' FABRIC TO BE USED TO WEIGH DOWN WATTLE IN AREAS WHERE THE WATER FLOW MAY MOVE THE WATTLE.

INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THI TRAVELED WAY IMMEDIATELY.



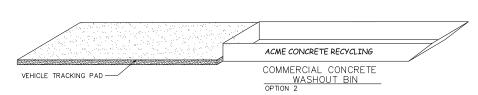
NOTE: INSTALL GUTTER WATTLE MIDWAY BETWEEN IMPACTED INLETS AND CONSTRUCTION DISTURBANCE.

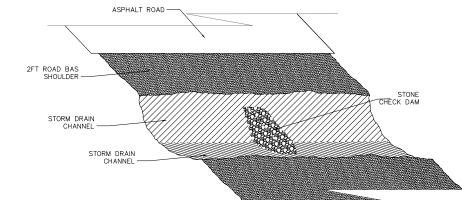
## **GUTTER PROTECTION SETUP**



## INLET PROTECTION BARRIERS

# PLASTIC SHEETING VEHICLE TRACKING PAD -HAY BALES -CONCRETE WASHOUT PIT OPTION 1





DRAINAGE CHANNEL PROTECTION NOT TO SCALE

NOTE:

1. PLACE A CHECK DAM AT EVERY 100 LINIER FEET OF DRAIN CHANNEL

2. PLACE CHECK DAMS PERPENDICULAR TO THE FLOW LINE OF THE CHANNEL

3. CONSTRUCT CHECK DAMS SO THAT WATER DOES NOT FLOW AROUND THE ENDS OF THE DAM

4. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER. See SATAQUIN CITY specifications for further information.

ACRE STRATTON A

GATEWAY CONSULTING,

SATAQUIN



SHEET NO. ER-

Item # 12.

"I—AVDID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON SITE.
2-PERFORM CONCRETE TRUCK WASHOUT OFF SITE OR IN DESIGNATED AREA
3-DO NOT WASHOUT CONCRETE TRUCKS INTO STORM DRAIN, OPEN DITOHES, STREETS OR STREAMS
4-LOCATE ONSITE WASHOUT AREA MORE THEN 50 FT AWAY FROM NEAREST STORM INLET.
5-WASHOUT CONCRETE WASTE INTO WASHOUT PIN OWNEROAL WASHOUT BIN ONLY.

USE OF CONCRETE WASHOUT

1—IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE CONCRETE WASHOUT AREA.

2—WASHOUT CONCRETE WASTE INTO PIT OR CONTAINER WHERE IT CAN SET AND LATER BE BROKEN UP
AND DISPOSED OF PROPERTY

3—NO WASTE OR LITTER IS TO BE PERMITTED TO ACCUMULATE IN THE WASHOUT AREA. AREA SHOULD BE CLEAN
AT THE

END OF EACH WORK DAY.

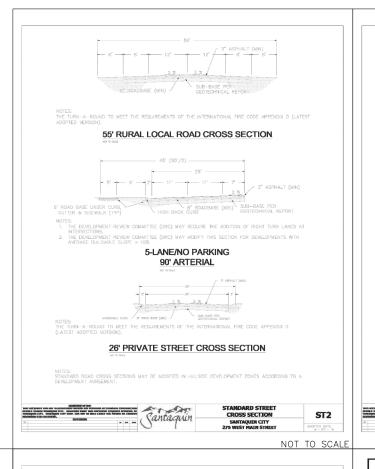
4—INSTALL A PROPER WASTE WATER PROTECTION AT ALL EFFECTED DOWNHILL STORM DRAINS AND INLETS

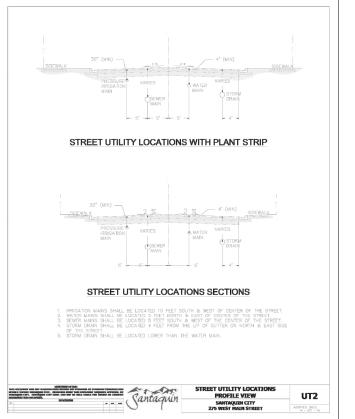
5—INSTALL A VEHICLE TRACKING PAD TO PROTECT THE STREETS FROM MUD AND OTHER DEBRIS FROM TRUCKS.

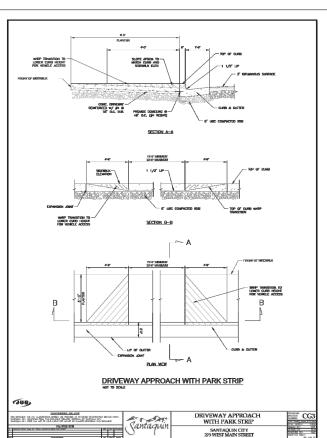
MAKE SURE ALL TRUCKS ARE CLEAR OF MUD AND ROCK THAT CAN FALL FROM TRUCK WHILE TRAVELING ON

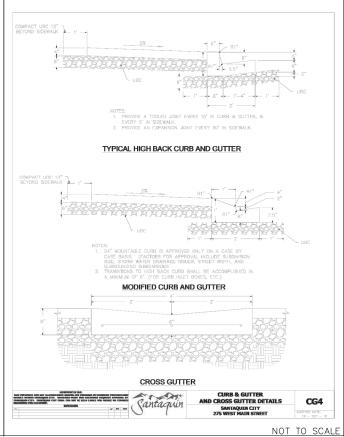
STREETS.

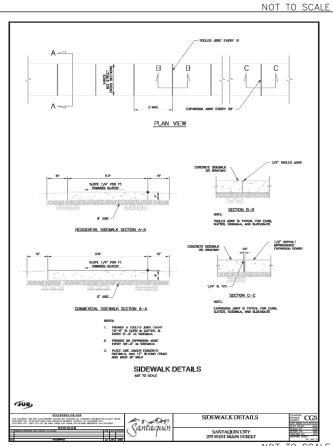
CONCRETE WASHOUT AREA

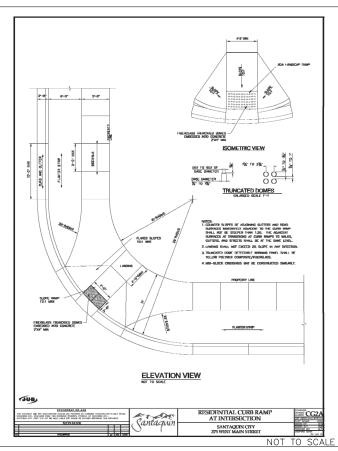


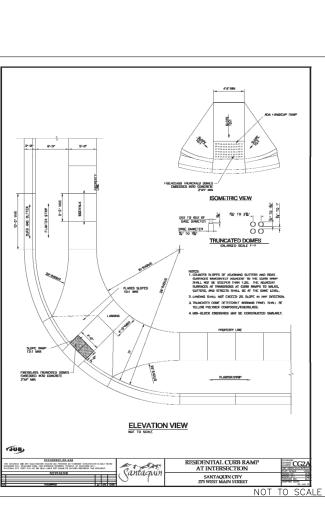














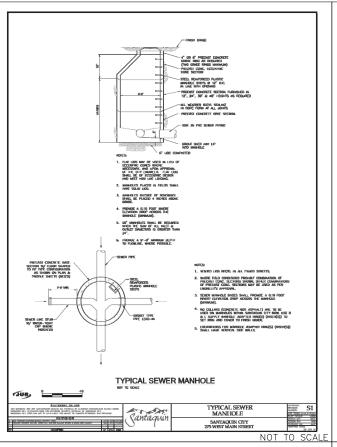
GATEWAY CONSULTING,
P.O. BOX 951005 SOUTH JORDAN, UT.

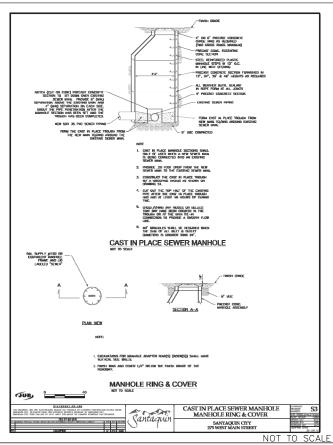
RATTON ACRE PHASE 1 DETAILS ST

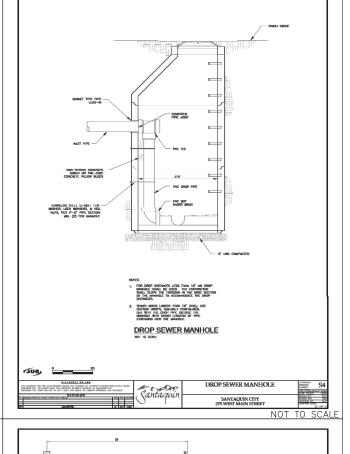
SANTAQUIN CITY

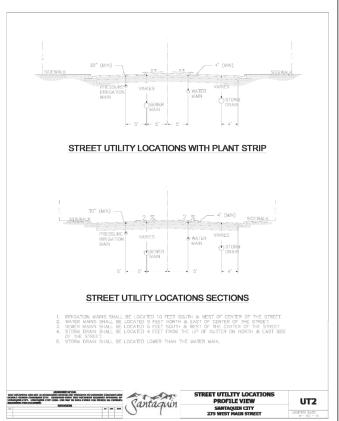


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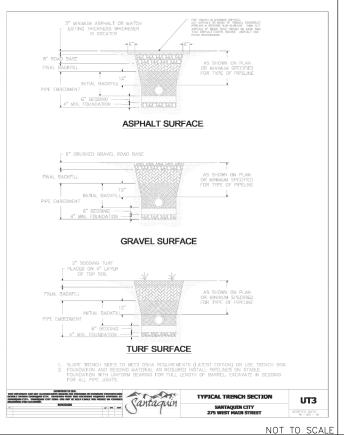


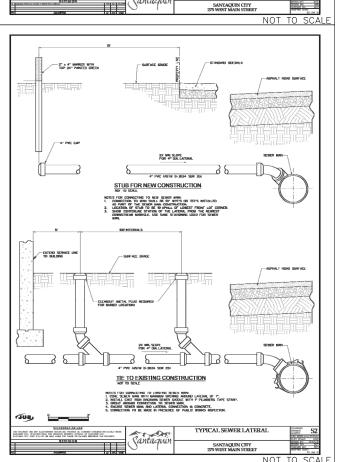


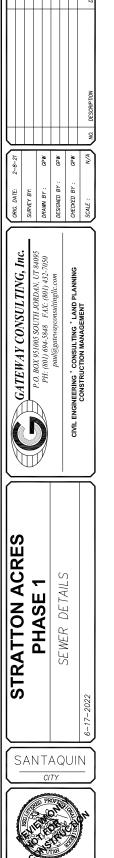


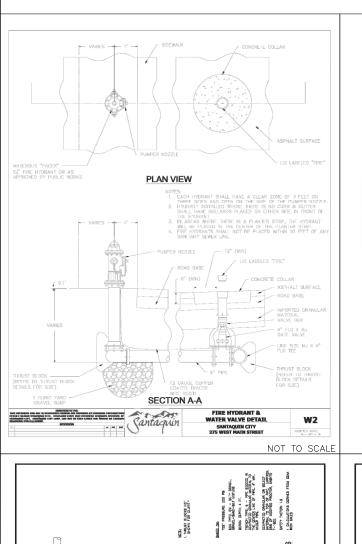


NOT TO SCALE









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INTERPRETATION OF THE STATE OF

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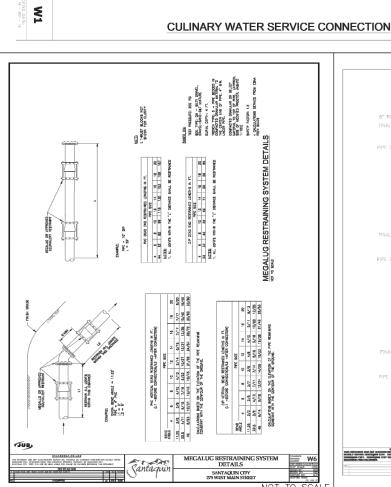
MEGALUG RESTRAINING SYSTEM DETAILS

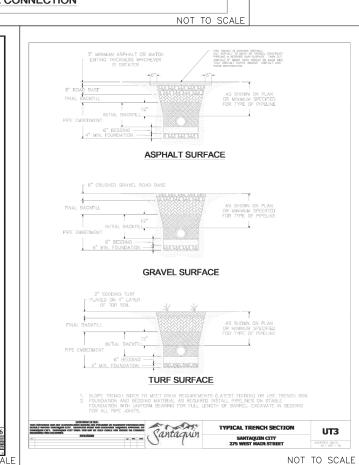
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Santaguin

THIS DETAIL SHOWS A NEW MAIN, SERVICE TAP, SERVICE LATERAL AND METER. THE FOLLOWING CONDITIONS ALSO APPLY:

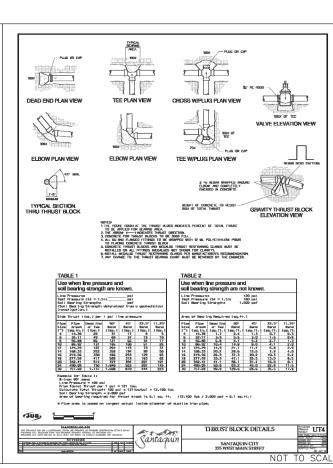


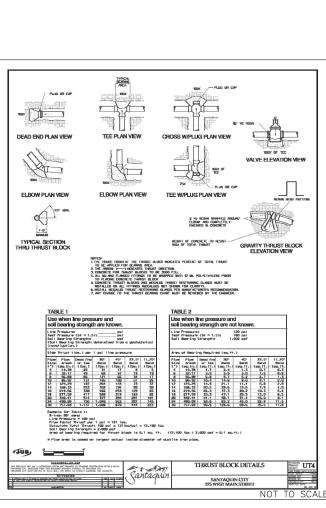


- METER BOX TOP RING AND DOVER. D&L 12242-KG (LOCATE WITHIN 1" OF THE TOP OF SIDEWALK)

EXTEND TRACER WIRE INTO METER BOX AND LOOP OVER THE SETTER ASSEMBLY & CONTINUE TO FIND OF SERVICE

- PLACE REBAR THROUGH BASE OF SETTER TO STABLIZED.





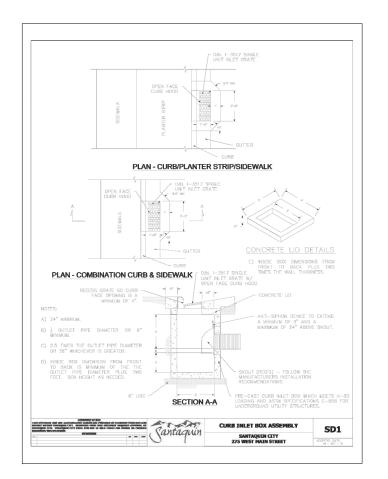


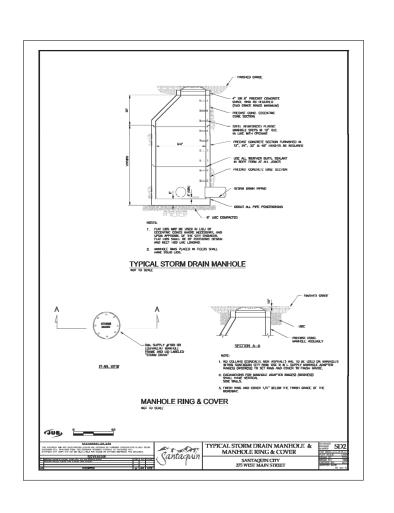
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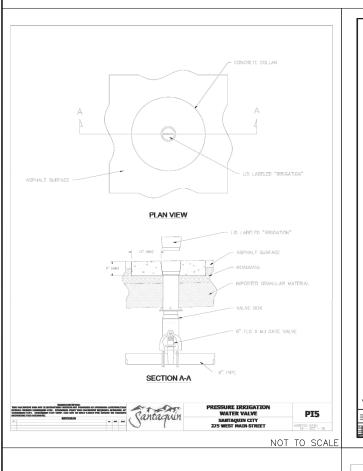


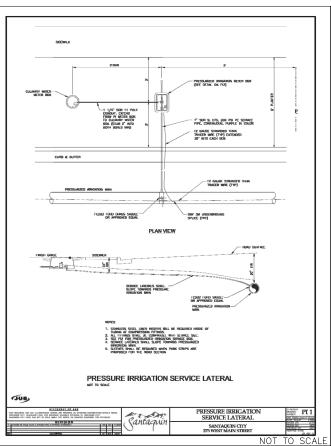
STRATTON ACRES
PHASE 1
STORM DETAIL

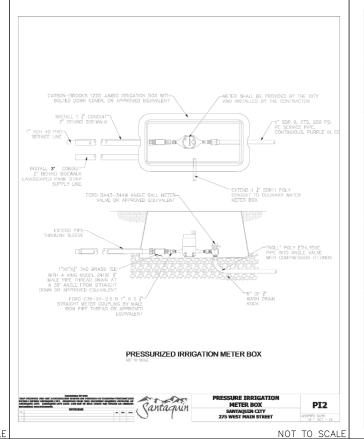
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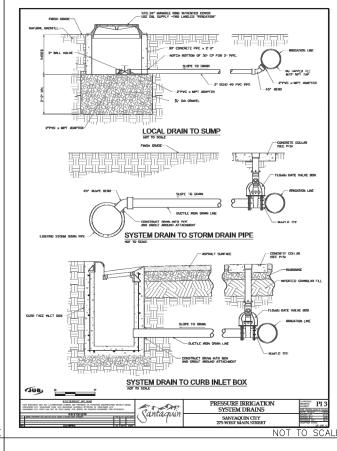


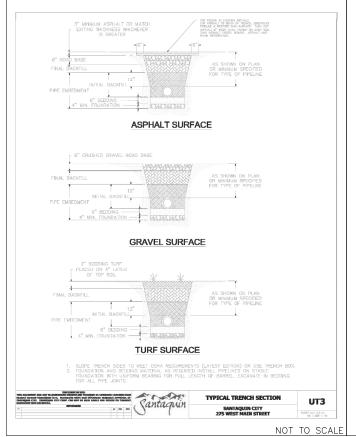
SANTAQUIN

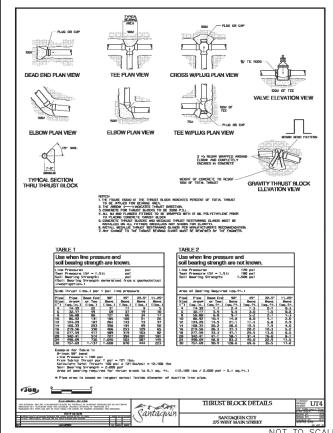


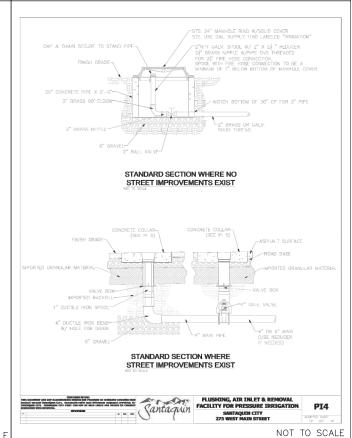












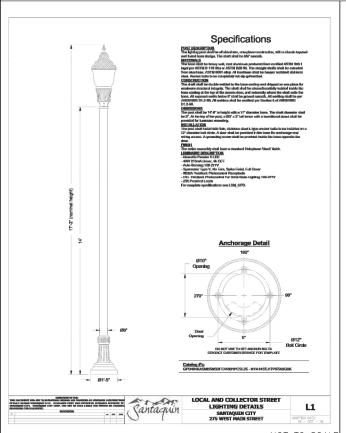


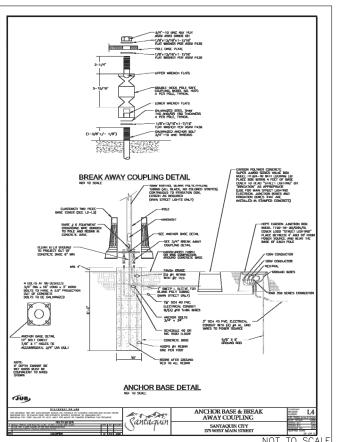
Inc.

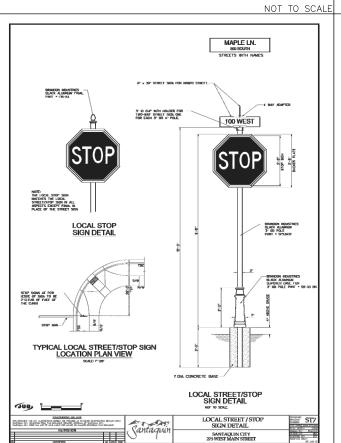


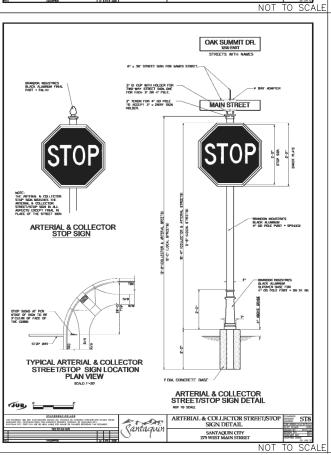


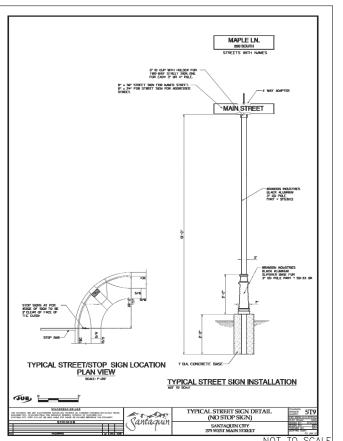
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STRATTON ACRES
PHASE 1 DETAILS SIGN AND LIGHT

SANTAQUIN CITY

