

NOTICE AND AGENDA

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Tuesday, February 5, 2019 in the Court Room, 275 W Main, upper level at 6:00 pm.

- 1. ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. INVOCATION/INSPIRATIONAL THOUGHT**
- 4. DECLARATION OF ANY CONFLICT OF INTEREST**
- 5. CONSENT AGENDA**
 - a. Minutes:
 1. January 15, 2019 Council Meeting
 - b. Bills:
 1. \$453,755.08
 - c. Consent Action Items:
 1. Out of State Training Request – Community Development
 2. Change Order Approval – To approve 'Surcharge' efforts to prepare the ground at the future irrigation tank construction site with proper soil compactions – VanCon Const.
 3. Change Order Approval – To approve a 'Time Only' change order request for the WRF Project due to production and delivery delays of the new 'Screw Press' – Ellsworth Paulsen Const.
 4. Resolution 02-01-2019 "A Resolution Approving a Modified Purchase Offer of Real Property at the corner of Highland Drive and Canyon Road" – Replaces Resolution 12-04-2018
- 6. PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS**
 - a. Volunteer of the Month Award – February 2019 – Officer Manny Escoto
 - b. Payson Santaquin Chamber of Commerce Business of the Month Award
- 7. FORMAL PUBLIC HEARING**
- 8. BUSINESS LICENSES**
- 9. NEW BUSINESS & ADOPTION OF ORDINANCES AND RESOLUTIONS**
 - a. Discussion and Possible Action with Regard to the Preprimary Plan for the Orchards East Development
 - b. Resolution 02-02-2019 "A Resolution Approving an Interlocal Agreement with Utah County for Emergency Watershed Protection (EWP)"
 - c. Ordinance 02-01-2019 "A Temporary Ordinance Approving A Moratorium on Construction of New Multi-Family Development to Provide Time for the Planning Commission and City Council to Strategically Plan For Multi-Family Developments within Santaquin City"
 - d. Foothill Village Development:
 1. Resolution 02-03-2019 "A Resolution Approving an Amendment to the Foothill Village Development Agreement"
 2. Ordinance 02-02-2019 "An Ordinance Amending the City's Zoning Map and Rezoning Approximately 26 Acres of Property from the C-1 and R-15 Zones to the R-10 PUD Zone.
 3. Ordinance 02-03-2019 "An Ordinance Amending the City's Zoning Map and Rezoning Approximately 11.2 Acres of Property from the C-1 Zone to R-15 PUD Zone.
 4. Discussion and Possible Action with Regard to the Preliminary Plan for the Foothill Village Development
 - e. Discussion and Possible Action Regarding the formation of a Youth City Council
- 10. CONVENE OF THE SANTAQUIN COMMUNITY DEVELOPMENT AGENCY BOARD**
- 11. CONVENE OF THE LOCAL BUILDING AUTHORITY OF SANTAQUIN CITY**
- 12. CONVENE OF THE SANTAQUIN WATER DISTRICT**
- 13. WORK MEETING**
- 14. PETITIONS AND COMMUNICATIONS**
- 15. REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES**
 - a. City Manager Reeves
 - b. Community Development Director Bond
 - c. City Engineering Director Beagley
- 16. REPORTS BY MAYOR AND COUNCIL MEMBERS**
 - a. Mayor Hunsaker
 - b. Council Members
- 17. EXECUTIVE SESSION** (May be called to discuss the character, professional competence, or physical or mental health of an individual)

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

19. ADJOURNMENT

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 ten or more hours in advance and we will, within reason, provide what assistance may be required.

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 www.santaquin.org, as well as posted on the State of Utah's Public Website.

BY: _____
Susan Farnsworth, City Recorder

**MINUTES OF A CITY COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
FEBRUARY 05, 2019**

The meeting was called to order by Mayor Kirk Hunsaker at 6:00 p.m. Council Members attending: Lynn Mecham, Nick Miller, Betsy Montoya, and Chelsea Rowley. Keith Broadhead was excused.

Others present: City Manager Ben Reeves, City Engineer Norm Beagley, Director Jason Bond, Police Chief Rod Hurst, Legal Counsel Brett Rich, Director Amy Johnson, Police Officer Manny Escoto, Penny Reeves, Hannah Tervort, Nikki Mortensen, Loretta Moshier, Jim Moshier, Cindy Johnson, Aaron Jensen, Mark Openshaw, Kim Hunsaker, Ty Jones, and other unidentified individuals.

PLEDGE OF ALLEGIANCE

Council Member Miller led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Mayor Hunsaker Offered an Invocation.

DECLARATION OF ANY CONFLICT OF INTEREST

Mayor Hunsaker reported his employer VanCon has projects within the City.

CONSENT AGENDA

Minutes:

January 15, 2019 Council Meeting

Bills:

\$453,755.08

Consent Action Items:

Out of State Training Request – Community Development

Change Order Approval – To approve ‘Surcharge’ efforts to prepare the ground at the future irrigation tank construction site with proper soil compactions – VanCon Const.

Change Order Approval – To approve a ‘Time Only’ change order request for the WRF Project due to production and delivery delays of the new ‘Screw Press’ – Ellsworth Paulsen Const.

Resolution 02-01-2019 “A Resolution Approving a Modified Purchase Offer of Real Property at the corner of Highland Drive and Canyon Road” – Replaces Resolution 12-04-2018

A short discussion was held with regard to the Consent Action Items and moving Resolution 02-01-2019 to the end of the agenda (see attachments “A” for information on discussion items). After the discussion, Council Member Miller moved to approve the Consent Agenda. Council Member Rowley seconded the motion. The vote was as follows:

Council Member Mecham	Aye
Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Rowley	Aye

The motion passed 4 to 0.

PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS

Ms. Tervort invited the Mayor and Council Members to attend the Miss Santaquin Pageant March 23rd.

Miss Santaquin Nikki Mortensen thanked the Mayor and Council Members for their support for the Miss Santaquin Program. She currently is using the scholarship money to attend a Dental Assisting Program. She also extended a second invitation to attend the Pageant.

Mr. Openshaw voiced his support for the Santaquin Museum and would like to have an update on the plans for moving the museum to a different location. He voiced his concern of the city losing their identity. City Manager Reeves reported about 6 years ago a Museum Board was created with the intent of addressing the needs of museum. The City is examining all options.

Volunteer of the Month Award – February 2019 – Officer Manny Escoto

Ms. Reeves introduced Officer Escoto as the February 2019 Volunteer of the Month. Officer Escoto is currently volunteering to help the Hispanic Community to gain their driving privileges. Thank you Officer Escoto for your dedication to the residents.

Payson Santaquin Chamber of Commerce Business of the Month Award

Mr. Jones reported January's Business of the Month was awarded to Rowley's Red Barn. Mr. Rowley could not attend this evening as he is coaching a Jr. Jaz team.

Mr. Jones also reported February's Business of the Month has been awarded to the Veterans Home located in Payson. Congratulations to both businesses.

Mr. Jones concluded by reviewing the direction the Chamber of Commerce is headed. Also he stated the Chamber is publishing a magazine in which unique stories are needed.

FORMAL PUBLIC HEARING

There wasn't a need to hold a Formal Public Hearing.

BUSINESS LICENSES

It was reported year to date there have been 18 Multi-family unit permits issued. Following are the new business licenses issued:

- Laura's Love Hair - Laura M. Martinez - 160 S. 100 W. - Hair Salon
- CSW Tools LLC - Chris Commichaux - 58 E. 500 N. - Tool Sales
- Detailing Work Clean - Leticia Munoz - 132 E. 580 N. - House Cleaning

NEW BUSINESS & ADOPTION OF ORDINANCES AND RESOLUTIONS

Discussion and Possible Action with Regard to the Preliminary Plan for the Orchards East Development

Director Bond led the discussion with regard to the preliminary approval for the Orchards East Development (see attachments "B"). After the discussion, Council Member Mecham moved to approve the Preliminary Plan for the Orchards East Development with the following conditions; 900 North be plowed by the HOA, because of the access needed for units 60-68, until such time the roadway becomes a through street to 200 East, the CC&R's indicate the removal/relocation of any snow that is plowed for driveway access off of 1050 North and 20 East is the responsibility of the HOA and the developer gets direction from the Post Office in

regards to mailbox location. Council Member Montoya seconded the motion. The vote was as follows:

Council Member Mecham	Aye
Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Rowley	Nay

The motion passed 3 to 1.

Resolution 02-02-2019 "A Resolution Approving an Interlocal Agreement with Utah County for Emergency Watershed Protection (EWP)"

A discussion was held with regard to the proposed interlocal agreement (see attachment "C"). After the discussion, Council Member Miller moved to approve Resolution 02-02-2019, "A Resolution Approving and Interlocal Agreement with Utah County for Emergency Watershed Protection (EWP)". Council Member seconded the motion. The vote was as follows:

Council Member Mecham	Aye
Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Rowley	Aye

The motion passed 4 to 0.

Ordinance 02-01-2019 "A Temporary Ordinance Approving a Moratorium on Construction of New Multi-Family Development to Provide Time for the Planning Commission and City Council to Strategically Plan for Multi-Family Developments within Santaquin City"

City Manager Reeves read a memo with regard to multi-family development (see Attachment "E"). Council Member Mecham questioned if the City had the money to outsource the development of a plan. Director Bond presented a map showing the proposed developments that would not be effected by the moratorium. Council Member Miller voiced his support of multi-family developments. He would like to stop the "shotgun approach". Council Member Rowley voiced her concern with this issue not being the Staff's highest priority.

After the discussion, Council Member Miller moved to deny Ordinance 02-01-2019, "A Temporary Ordinance Approving a Moratorium on Construction of New Multi-Family Development to Provide Time from the Planning Commission and City Council to Strategically Plan for Multi-Family Developments within Santaquin City" and direct staff to address the multi-family development. Council Member Mecham seconded the motion. The vote was as follows:

Council Member Mecham	Aye
Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Rowley	Nay

The motion passed 3 to 1.

Foothill Village Development:

Resolution 02-03-2019 "A Resolution Approving an Amendment to the Foothill Village Development Agreement"

Council Member Montoya moved to approve Resolution 02-03-2019, "A Resolution Approving an Amendment to the Foothill Village Development Agreement regarding the clarification and modification of certain development parameters between Santaquin City and Salisbury Land Development LLC, Salisbury Land LLC and Salisbury Developers Inc.". Council Member Miller seconded the motion. The vote was as follows:

Council Member Mecham	Aye
Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Rowley	Aye

The motion passed 4 to 0.

Ordinance 02-02-2019 "An Ordinance Amending the City's Zoning Map and Rezoning Approximately 26 Acres of Property from the C-1 and R-15 Zones to the R-10 PUD Zone."

Council Member Mecham moved to approve Ordinance 02-02-2019, "An Ordinance Amending the City's Zoning Map and Rezoning Approximately 26 Acres of Property from the C-1 and R-15 Zones to the R-10 PUD Zone. Council Member Montoya seconded the motion. The vote was as follows:

Council Member Mecham	Aye
Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Rowley	Aye

The motion passed 4 to 0.

Ordinance 02-03-2019 "An Ordinance Amending the City's Zoning Map and Rezoning Approximately 11.2 Acres of Property from the C-1 Zone to R-15 PUD Zone."

Council Member Miller moved to approve Ordinance 02-03-2019, "An Ordinance Amending the City's Zoning Map and Rezoning Approximately 11.2 Acres of Property from the C-1 Zone to R-15 PUD Zone. Council Member Montoya seconded the motion. The vote was as follows:

Council Member Mecham	Aye
Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Rowley	Aye

The motion passed 4 to 0.

Discussion and Possible Action with Regard to the Preliminary Plan for the Foothill Village Development

A discussion was held with regard to the proposed preliminary plan (see attachment "D"). After the discussion, Council Member Montoya moved to approve the Preliminary Plan for the Foothill Village Subdivision with the following condition; the Developer provide details and a

visual of the masonry wall that will be installed on the East side of the trail which is located along the Frontage Road. Council Member Mecham seconded the motion. The vote was as follows:

Council Member Mecham	Aye
Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Rowley	Aye

The motion passed 4 to 0.

Discussion and Possible Action Regarding the formation of a Youth City Council

Council Member Montoya reported, due to the desire to continue city events, celebrations and service projects and our desire to reduce and prioritize the load on city staff, she proposed a Youth Council be created (see attachment "E").

Council Member Mecham moved to create a Youth City Council with a request of a \$1000 budget. Council Member Rowley seconded the motion. The vote was as follows:

Council Member Mecham	Aye
Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Rowley	Aye

The motion passed 4 to 0.

At 7:25 pm, Council Member Montoya requested a 5-minute recess.

At 7:30 pm the meeting resumed.

Resolution 02-01-2019 "A Resolution Approving a Modified Purchase Offer of Real Property at the corner of Highland Drive and Canyon Road" – Replaces Resolution 12-04-2018

Council Member Mecham moved to approve Resolution 02-01-2019, "A Resolution Approving a Modified Purchase Offer of Real Property at the Corner of Highland Drive and Canyon Road – Replaces Resolution 12-04-2018. Council Member Miller seconded the motion. The vote was as follows:

Council Member Mecham	Aye
Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Rowley	Aye

The motion passed 4 to 0.

CONVENE OF THE SANTAQUIN COMMUNITY DEVELOPMENT AGENCY BOARD

There wasn't a need to convene the Santaquin Community Development Agency Board.

CONVENE OF THE LOCAL BUILDING AUTHORITY OF SANTAQUIN CITY

There wasn't a need to convene the Local Building Authority Board.

CONVENE OF THE SANTAQUIN WATER DISTRICT

There wasn't a need to convene the Santaquin Water District Board.

WORK MEETING

There wasn't a need to call a work meeting.

PETITIONS AND COMMUNICATIONS

There weren't any Petitions or Communications to address.

REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

City Manager Reeves

City Manager Reeves reported Mark Openshaw has contacted him with regard to renewing his water agreement. Manager Reeves was directed to extend the current agreement and bring it back to the Council for approval.

He reported the President and Secretary of Summit Creek Irrigation will be attending the next Council Meeting to discuss irrigation issues. He requested any questions be given to him in advance.

Also reported was the analyzation of local facilities is going forward.

In closing Manager Reeves reported he had a ranking of the projects the Council Members would like to see continued. The ranking will be sent to each of the Council Members for review

Community Development Director Bond

Director Bond reported the Transportation Plan is going forward. More information will be shared as it is available.

City Engineering Beagley

Engineer Beagley reported all the projects are moving forward. He is excited to see the Parkway project dirt being moved.

He also reported a preconstruction meeting for the Soccer Field project will be held on Monday.

REPORTS BY MAYOR AND COUNCIL MEMBERS

Mayor Hunsaker

Mayor Hunsaker didn't have any additional information to share.

Council Members

Council Member Rowley reported the Library is still selling Valentines "Candy Grams". You can order them through the Library Staff.

Council Member Mecham was told there isn't anything new to report with regard to the store.

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

There wasn't a need to hold an Executive Session 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)

There wasn't a need to hold an Executive Session to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property.


ADJOURNMENT


At 7:48 pm Council Member Miller moved to adjourn. Council Member Montoya seconded the motion. The vote was as follows:

Council Member Mecham	Aye
Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Rowley	Aye

The motion passed 4 to 0.

Approved on February 19, 2019.


Kirk Hunsaker, Mayor


Susan B. Farnsworth, City Recorder

MEMO



To: Mayor Hunsaker and City Council

From: Jason Bond, Community Development Director

Date: February 5, 2019

Re: **Employee Out of State Training (EduCODE International Conference & Expo 2019)**

Santaquin City Building Inspectors (Randy Spadafora and Jared Shepherd) ask that the Santaquin City Council approve their attendance at the annual EduCODE International Conference and Expo in Las Vegas, Nevada. This opportunity will provide our building inspectors a chance to receive some of the best educational training in the country related to building code along with several networking opportunities. The conference also allows them to earn the required continuing education units (CEU) to maintain their residential and commercial certifications.

The cost of this training can be sufficiently funded for in accordance with the 2018-2019 approved budget for building inspection education, travel and training. Their attendance also correlates with goals and objectives of Santaquin City which is to "encourage a highly motivated and well-trained municipal workforce".

The registration cost per employee to attend the conference is \$800.00. Additional costs include; Hotel (5 nights), meals, and travel.



MEMORANDUM

January 30, 2019

To: Santaquin City Mayor and City Council
From: Norm Beagley, City Engineer
RE: **Santaquin Pressure Irrigation Tank**

Mayor and Council Members,

As directed by the Council, the design for the pressure irrigation tank is moving forward.

We very much appreciate VanCon's help on the design phase of the tank project. Their input has been helpful to understand and overcome possible construction challenges as well as helping us understand how best to keep construction costs down.

The geotechnical report requires that surcharge material be placed across the tank area before construction can begin. The surcharge needs to remain in place for approximately 30-60 days in preparation for the tank construction.

Definition: Surcharge or preloading is used by the soil engineers to improve the weak compressible earth, by subjecting the site to an additional fill. This fill weight will exceed the loading to be applied by the finished-construction. Monitor plates are used to examine the rate of magnitude of settlements to compute the total time required for the surcharge to cause the necessary level of settlement.

As a time sensitive matter, we are asking that the Council approve a change order to the CM/GC contract we have with VanCon (for the booster pump station) to perform this work for the surcharge to be placed. This will allow any consolidation (settlement) below the tank to be taking place now, so as to not delay construction once final design is complete.

We anticipate bringing a final proposed Guaranteed Maximum Price (GMP) change order for the Council to consider in March, 2019. By this time (March), final design will be completed and VanCon can determine a proposed GMP for tank construction.

I am happy to answer any questions that you may have regarding this item.

Overall Staff Recommendation: Staff recommends approval of a change order to the VanCon CM/GC contract for surcharge placement.

Recommended Motion:

Motion to approve a change order in an amount not to exceed \$20,700.00 for the VanCon CM/GC contract.

Santaquin PI Tank Surcharge



VanCon Inc.

1825 North Mountain Springs Pkwy
Springville, UT 84663

Contact: Chad Hunsaker
Phone: 801-491-8898
Fax: 801-491-8883

Quote To: Santaquin City
Norm Beagley
Phone:
Fax:

Job Name: Zone 11E Pressure Irrigation Storage Tar
Date of Plans:
Revision Date:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	Mobilization	1.00	LS	4,800.00	4,800.00
2	Clear & Grub	1.00	LS	7,000.00	7,000.00
3	Surcharge Fill	1,600.00	CY	4.00	6,400.00
4	Surcharge Device & Install	2.00	EA	750.00	1,500.00
5	Design Service Fee	1.00	LS	1,000.00	1,000.00
GRAND TOTAL					\$20,700.00

NOTES:

The following proposal is to perform the following work:

Item #1: Mobilization/Demobilization includes general requirements, sanitation facilities, transporting to and from site, permits for transport.

Item #2: Clear & Grub includes removal of tree's by chipping and leaving on site. Also removal of up to 6 Inches of top soil and stockpile on site.

Item #3: Surcharge Fill: Price to move dirt from the uphill slope to the down hill slope for surcharge. The quantity is priced using JUB quantities. VanCon will Survey the site before and after to determine actual quantities for billing purposes. If you would like to do something else please let us know.

Item #4: Surcharge Devices these will be a plate and pipe as discussed and installed in the field, we have estimated two for the project but this can be increased based on the unit price as desired.

Item #5: Design Service Fee from meeting with Owner and Engineer on constructability of PI Tank

Schedule: We can start within one week of approval.

Let me know if you have questions.

Thanks,

Chad Hunsaker
VanCon Inc.



MEMORANDUM

January 31, 2019

To: Santaquin City Mayor and City Council
From: Norm Beagley, City Engineer
RE: Time Only Change Order WRF Phase II Expansion

Mayor and Council Members,

As previously discussed with the Council, the new dewatering screw press has been delayed in production and delivery.

The new screw press will be shipped from Japan in mid to late February 2019. Delivery to the Santaquin WRF site will be in mid to late March 2019. The contractor will then need time to install and the startup the screw press. With this delay, we have need to extend the contract time on the WRF Phase II CM/GC contract.

We recommend that the Council authorize a time only change order to the WRF Phase II CM/GC contract. Upon Council authorization, the new dates will fix Substantial Completion on May 15, 2019 and Final Completion on May 31, 2019.

No additional project costs are included in this time only change order. The project is still currently within the original GMP amount authorized by the Council.

I am happy to answer any questions you may have regarding this Change Order.

Overall Staff Recommendation:

Staff recommends approval of a time only change order to the Ellsworth-Paulsen CM/GC contract for an extension of time as noted above.

Recommended Motion:

Motion to approve a time only change order for the Ellsworth-Paulsen CM/GC contract as noted above.



Memorandum

To: Mayor & Council
From: City Manager Reeves
Date: February 5, 2019
Subject: Revised SCIC Purchase Offer

Mayor & Council,

As mentioned during our last council meeting and during the retreat, we revised the purchase offer made to SCIC for the purchase of property needed to realign the intersection of Highland Drive and Canyon Road.

The chain link fence requirement has been revised to be replaced by field fencing this provided a cost saving. We also included language to include the construction of the berm, which was on the exhibit but is now more clearly defined. Lastly, we have increased the purchase offer price from \$40,000 to \$47,500 which is the exact cost that the city paid to Julie Early for the Water Tank property which was of similar size.

It is important to note that the SCIC Board still needs to meet on this issue. However, we wanted to have the backing of the council on the formal offer that is being presented to their board. Thank you!

Staff Recommendation: Approval of the Revised Purchase Contract

Recommended Motion: Motion to approve Resolution 02-01-2019, a Resolution a Modified Purchase Offer of Real Property at the corner of Highland Drive and Canyon Road – which replaces Resolution 12-04-2018

MEMO



To: Mayor Hunsaker and City Council
From: Jason Bond, Community Development Director
Date: February 5, 2019
Re: **Orchards East Subdivision Preliminary Review**

Zone: R-10 PUD Size: 40.32 acres Units: 265

The Orchards East subdivision is located east of Center Street and south of Ginger Gold Road (just north of Apple Valley Elementary School). The development is proposed to be done in five phases and includes 91 single-family lots, 114 townhome units, and 60 apartment units in five separate buildings. The total project size is approximately 40.32 acres and includes a total of 2.65 acres of common space. The proposed residential types and density complies with the Orchards development agreement. Water dedication will need to be provided in accordance with the attached map.

The DRC has coordinated with the developer on a few unique aspects of this development for the City Council to review and consider for approval. The road, with townhomes on each side, is proposed to have 36' feet of asphalt with 2' of curb and gutter on each side and no park strip or sidewalk. Pedestrian access is proposed to be on the interior of the block where the fronts of each townhome unit will be facing. Because of the significant amount of garages that will be accessed from the public road in that area, it was felt that sidewalk would not be safe or appealing for pedestrians to use. The 36' wide asphalt provided for this road is wider than what would be usually be provided (29' wide) which will help accommodate snowplowing during winter months. The developer has also agreed to have the HOA remove/relocate snow that is plowed for driveway access off of 1050 North and 20 East.

Additionally, the developer has agreed to have the HOA plow snow on the 990 North stub street until such time when the roadway becomes a through street to 200 East. Townhome units 60-68 have driveway access on this stub street.

The Planning Commission's recommendation is as follows:

Motion: Commissioner Tolman motioned to forward a positive recommendation to the City Council for the Orchards East Preliminary Subdivision plan with the condition that the developer gets direction for the Post Office in regards to the mail box location. Commissioner Sperry seconded.

Roll Call:

Commissioner Tolman, Aye. Commissioner Colson, Aye. Commissioner Sperry, Aye.
Commissioner Adcock, Aye. Commissioner Wood, Aye. The vote passed 5 to 0.

The Architectural Review Committee has approved architectural renderings for the Apple Grove Apartments. The townhome units are proposed to match the architectural style of the townhome units on the west side of Center Street.

After preliminary approval from the City Council is received, the Development Review Committee (DRC) will still need to approve the final plat before any lots are recorded. The Development Review Committee may only approve a plat submittal after finding that the development standards of subdivision title, the zoning title, the laws of the State of Utah, and any other applicable ordinances, rules, and regulations have been or can be met prior to the recordation or construction beginning (Santaquin City Code 11-5-6B).

Staff Recommendation: It is recommended that the City Council approve the Orchards East Subdivision preliminary plan with the following conditions:

- That 990 N. be plowed by the HOA, because of the access needed for units 60-68, until such time that the roadway becomes a through street to 200 East;
- That the CC&R's indicate the removal/relocation of any snow that is plowed for driveway access off of 1050 North and 20 East is the responsibility of the HOA; and
- That the developer gets direction from the Post Office in regards to mailbox locations."

Recommended Motion: "Motion to grant preliminary plan approval for the Orchards East subdivision with the following conditions:

- That 990 N. be plowed by the HOA, because of the access needed for units 60-68, until such time that the roadway becomes a through street to 200 East;
- That the CC&R's indicate the removal/relocation of any snow that is plowed for driveway access off of 1050 North and 20 East is the responsibility of the HOA; and
- That the developer gets direction from the Post Office in regards to mailbox locations."

02-05-2019 Council Meeting
Attachment "B-2"



VICINITY MAP

The map shows the project site (shaded area) located near the intersection of Highway 101 and Highway 280 in San Francisco. The site is situated on a peninsula, with the city of San Francisco to the south and the San Francisco Bay to the east. The map includes labels for 'SITE', 'SAN FRANCISCO', and 'HAYWARD AVENUE'.

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COVER	COVER
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SHEET 2	LOT LAYOUT
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SHEET 6	GRADING PLAN
SHEET 7	GRADING PLAN
SHEET 8	DETAILS
SHEET 9	PHASING MAP

TABULATIONS	
ZONE	
TOTAL AREA	40.32 ACRES/26.82 ACRES
TOTAL OPEN SPACE	2.06 ACRES
TOTAL ACRES IN ROAD	8.12 ACRES
TOTAL AREA IN LOTS	28.28 ACRES
TOTAL UNITS	288 UNITS
SINGLE FAMILY	0 UNITS
TOWNHOMES	114 UNITS
APARTMENTS	65 UNITS
DENSITY	6.57 UNIT/ACRE
REQUIRED PARKING	
APARTMENTS (80%)	128 STALLS
TOWNHOMES (114%)	228 STALLS
GUEST PARKING	52 STALLS
TOTAL PARKING REQUIRED	408 STALLS
PROVIDED PARKING	
TOWNHOMES W/ DOUBLE GARAGE (38%)	38 STALLS
TOWNHOMES W/ SINGLE GARAGE (191%)	95 STALLS
COVERED PARKING	100 STALLS
UNCOVERED PARKING	109 STALLS
EXTENSION PARKING	18 STALLS
TOTAL PARKING PROVIDED	400 STALLS

NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO SALT LAKE CITY STANDARD SPECIFICATIONS.
2. PROJECT VERTICAL CURVE ELEVATION 4862.18 IN THE 0.53 & 0.72 TYP. MINOR CURVES AT THE CORNER OF SE 1700, RITE, S.D. 18.68 & WAS PUBLISHED BY UTAH COUNTY SURVEYOR AND RECORDED AT 42891 IN BOOK 7330 PAGE 6.
3. ALL RECORDS OF THE PROJECT TO BE KEPT FOR 10 YEARS.
4. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SALT LAKE CITY SURVEYOR TO PAY SIGN EXPENSES WITH DEVELOPMENT.
5. ALL CONSTRUCTION TO BE MADE IN THE GEOTECHNICAL REPORT CATCH BASIN PREPARED BY KUES FOR THE ORCHARDS DEVELOPMENT MUST BE FOLLOWED.
6. MIN. VERTICAL SEPARATION BETWEEN C&W AND S.D. OR S.D. AT CROSS SECTIONS TO BE 10 FEET.
7. NOT TO DEVELOPERS AND GENERAL CONTRACTORS: IT IS IMPORTANT FOR THE CONTRACTOR TO BE AWARE OF THE SEVERE CONSEQUENCES OF NOT BEING RESPONSIBLE TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND FEDERAL AND LOCAL ORDINANCES, CODES, STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THE CONTRACTOR DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM CODES, ORDINANCES AND STANDARDS.

LEGEND

EXISTING (PROPOSED)	
	BOUNDARY LINE
	STREET CENTERLINE
	EASEMENT LINE
	LOT LINE
	SEWER PIPE
	SEWER MANHOLE
	SEWER SERVICE
	STORM DRAIN (PIPE, PCP)
	STORM DRAIN MANHOLE
	CURB INLET
	COMBIO BOX
	4"x4" CATCH BASIN
	3"x3"x4" CATCH BASIN
	INLET/OUTLET W/ GRATE
	7-1/2" PIPE ELBOW (90°)
	45° PIPE ELBOW (90°)
	22.5° PIPE ELBOW (90°)
	11.25° PIPE ELBOW (90°)
	PIPE HYDRANT
	SERVICE & METER (90°)
	PRVING
	AIR-VAC VALVE (90°)
	BLIND-OFF (90°)
	TEMP. BLIND-OFF (90°)
	VALVE (90° & SW)
	TEE
	CROSS
	PRESSURIZED IRRIGATION
	45° PIPE ELBOW (90°)
	22.5° PIPE ELBOW (90°)
	11.25° PIPE ELBOW (90°)
	SINGLE SW SERVICE
	DUAL SW SERVICE
	AIR-VAC VALVE (90°)
	BLIND-OFF (90°)
	TEMP. BLIND-OFF (90°)
	STOP
	STREET SIGN
	MONUMENT
	FENCE
	LOCAL STREET LIGHT
	COLLECTOR STREET LIGHT
	POWER POLE
	DITCH
	FIBER OPTIC
	GA
	OVERHEAD POWER
	FLOW ARROW
	CONTIGUOUS

DEVELOPER / OWNER RIVER VALLEY DEVELOPMENT LC 470 N. 2450 W. TREMONTON, UTAH 84337 (801) 608-1719	ENGINEER LEI CONSULTING ENGINEERS 3302 NORTH MAIN SPANISH FORK, UTAH 84660 (801) 798-0555
PROJECT NAME THE ORCHARDS	



- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
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office@lei-eng.com
www.lei-eng.com

NOT FOR
CONSTRUCTION

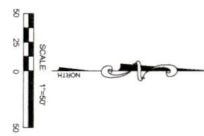
THE ORCHARDS
SANTAQUIN, UTAH COUNTY, UTAH

COVER SHEET

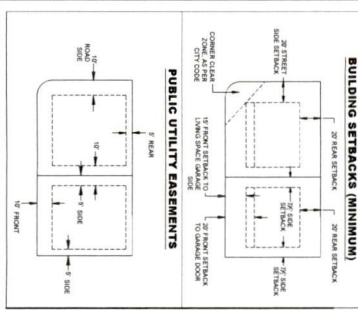
REVISIONS	
1	-
2	-
3	-
4	-
5	-

L&D PROJECT # 2015-0106	
DRAWN BY: BAP	
DESIGNED BY: NKW	
SCALE: 1"=100'	
DATE: 01/15/2019	

COVER



MATCHLINE



LEGEND

- FILE
- SETBACKS
- BOUNDARY AREA



ROYAL LAND DRIVE

THE ORCHARDS
SANTAQUIN, UTAH COUNTY, UTAH

LOT LAYOUT

NOT FOR CONSTRUCTION

LEI
A LEED CERTIFIED
ENGINEERS
SURVEYORS
PLANNERS

3303 N. MAIN STREET
SANTAQUIN, UT 84400
PH: 801.798.9333
FAX: 801.798.9333
WWW.LEI-UTAH.COM

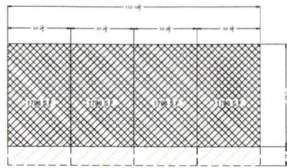
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2015-0156

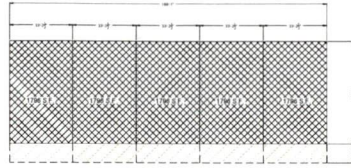
DATE: 01/15/15

BY: [Signature]

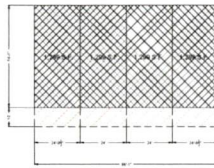
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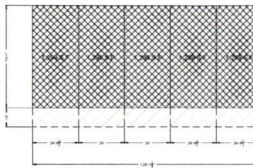
FRONT LOAD 4-PLEX
(UNITS 61-64)



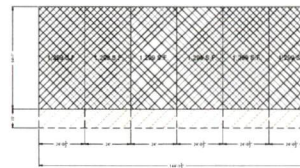
FRONT LOAD 5-PLEX
(UNITS 50-54)



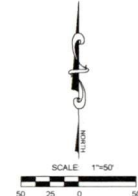
REAR LOAD 4-PLEX
(UNITS 113-114)



REAR LOAD 5-PLEX
(UNITS 115-120, 40-44, 10-14, 51-55)



REAR LOAD 6-PLEX
(UNITS 34-39, 65-70, 90-95)



71' UTILITY EASEMENT AS PER DEVELOPMENT AGREEMENT BLUE RIVER LAND GROUP, LLC SHALL DEDICATE A UTILITY EASEMENT ALONG AND INCLUDING GINGER GOLD ROAD RUNNING TRACTS 3, 20A, 20B3, AND 20B2000 WHICH UTILITY EASEMENT SHALL BE APPROXIMATELY 71 FEET WIDE AND SUFFICIENT FOR THE INSTALLATION OF ALL UTILITIES, INCLUDING CULINARY WATER, PRESSURIZED REGULATION, ELECTRICITY, SEWER, NATURAL GAS, AND TELECOMMUNICATIONS.

CENTER STREET
(PUBLIC 10' WIDE)

20 EAST
(PUBLIC 40' WIDE)

GINGER GOLD ROAD
(PUBLIC 71' WIDE)

1050 NORTH
(PUBLIC 40' WIDE)

120 EAST
(PUBLIC 10' WIDE)

990 NORTH
(PUBLIC 10' WIDE)

950 NORTH
(PUBLIC 10' WIDE)

BUILDING C
139-150
(SEE SHEET 3 FOR ADDRESSING)

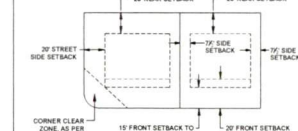
BUILDING B
127-138
(SEE SHEET 3 FOR ADDRESSING)

BUILDING A
115-126
(SEE SHEET 3 FOR ADDRESSING)

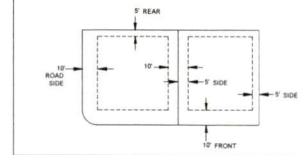
BUILDING D
151-162
(SEE SHEET 3 FOR ADDRESSING)

BUILDING E
163-174
(SEE SHEET 3 FOR ADDRESSING)

BUILDING SETBACKS (MINIMUM)



PUBLIC UTILITY EASEMENTS



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Spanish Fork, UT 84600
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Fax: 801.788.9393
office@le-i.org
www.le-i.org

NOT FOR CONSTRUCTION

THE ORCHARDS
SANTAQUIN, UTAH COUNTY, UTAH
LOT LAYOUT

REVISIONS

1	
2	
3	
4	
5	

LEI PROJECT #
2015-0106
DRAWN BY
BAP
DESIGNED BY
NKW
SCALE
1"=50'
DATE
01/15/2019

SHEET
2

MATCH LINE
SEE SHEET 1

INSTALL COLLECTOR CLASS STREET LIGHT ALONG CENTER ST

INSTALL COLLECTOR CLASS STREET LIGHT ALONG CENTER ST

CONNECT TO EXISTING IMPROVEMENTS CONTRACTOR TO VERIFY LOCATIONS

INSTALL BLOWOFF @ HIGH POINT (CULINARY)

INSTALL AROUND ASSEMBLY @ HIGH POINT (PI)

INSTALL CULINARY & P.L. LINES WITH CONTINUOUS SLOPE TO AVOID HIGH POINTS

INSTALL CULINARY & P.L. LINES WITH CONTINUOUS SLOPE TO AVOID HIGH POINTS

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INSTALL CULINARY & P.L. LINES WITH CONTINUOUS SLOPE TO AVOID HIGH POINTS



A Utah Corporation
ENGINEERS
SURVEYORS
PLANNERS

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Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR
CONSTRUCTION

THE ORCHARDS
SANTAGUIN, UTAH COUNTY, UTAH
UTILITY PLAN



NOTE:
EXISTING SEWER DEPTH IN 120 EAST IS
ADEQUATE FOR BASEMENTS IN THIS AREA.

EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY LINE
---	---	STREET CENTERLINE
---	---	FASEMENT LINE
---	---	LOT LINES
---	---	SEWER PIPE
---	---	SEWER MANHOLE
---	---	SEWER SERVICE
---	---	STORM DRAIN PIPE (RCP)
---	---	STORM DRAIN MANHOLE
---	---	CURB BUILT
---	---	COMBO BOX
---	---	4" X 4" CATCH BASIN
---	---	3" X 3" CATCH BASIN
---	---	INLET/OUTLET RW GRATE
---	---	CULINARY WATER PIPE
---	---	4" PIPE ELBOW (90)
---	---	22" PIPE ELBOW (90)
---	---	11.25" PIPE ELBOW (90)
---	---	FIRE HYDRANT
---	---	SERVICE & METER (SM)
---	---	PREVAIL
---	---	AIR VAC VALVE (AV)
---	---	BLOW-OFF (BO)
---	---	22" PIPE ELBOW (90)
---	---	TEMP BLOW-OFF (TB)
---	---	STOP SIGN
---	---	STREET SIGN
---	---	MONUMENT
---	---	POWER POLE
---	---	OPTIC
---	---	FIBER OPTIC
---	---	OVERHEAD POWER
---	---	FLOW ARROW
---	---	CONTIGUOUS

REVISIONS	DATE
1	
2	
3	
4	
5	

LEI PROJECT #
2015-0106
DRAWN BY:
BAP
DESIGNED BY:
KHV
SCALE:
1"=50'
DATE:
01/15/2019
SHEET
4

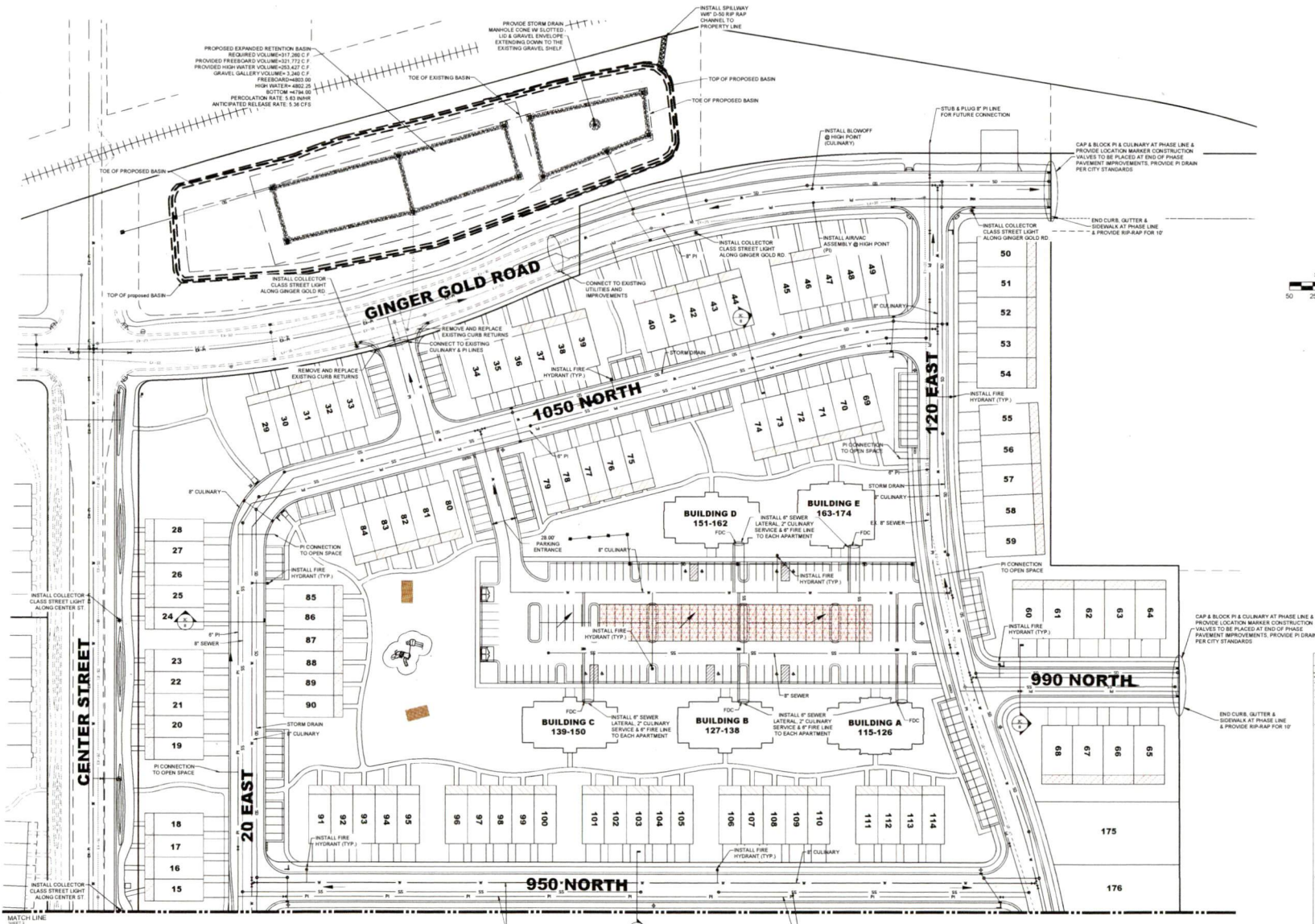


ENGINEERS
SURVEYORS
PLANNERS

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Spanish Fork, UT 84660
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Fax: 801.788.9393
office@leiang.com
www.leiang.com

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CONSTRUCTION

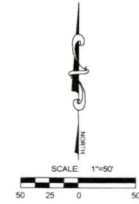
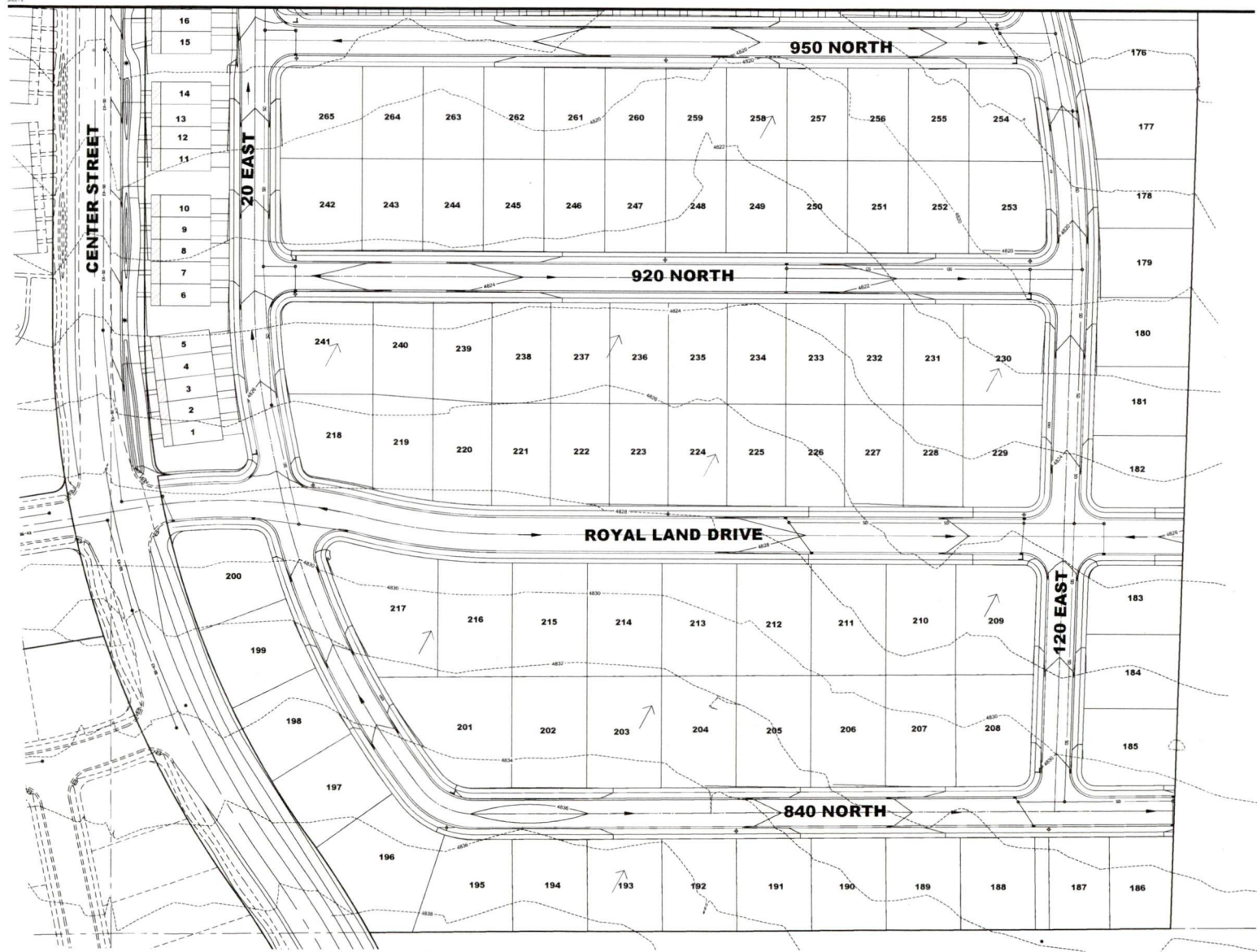
THE ORCHARDS
SANTAQUIN, UTAH COUNTY, UTAH
UTILITY PLAN



LEGEND	
EXISTING	PROPOSED
BOUNDARY LINE	BOUNDARY LINE
STREET CENTER LINE	STREET CENTER LINE
EASEMENT LINE	EASEMENT LINE
LOT LINES	LOT LINES
SEWER PIPE	SEWER PIPE
SEWER MANHOLE	SEWER MANHOLE
STORM DRAIN PIPE (RCP)	STORM DRAIN PIPE (RCP)
STORM DRAIN MANHOLE	STORM DRAIN MANHOLE
CURB INLET	CURB INLET
COMBO BOX	COMBO BOX
4"X4" CATCH BASIN	4"X4" CATCH BASIN
30" CATCH BASIN	30" CATCH BASIN
INLET/OUTLET W/ GRATE	INLET/OUTLET W/ GRATE
CULINARY WATER PIPE	CULINARY WATER PIPE
45" PIPE ELBOW (W)	45" PIPE ELBOW (W)
22.5" PIPE ELBOW (W)	22.5" PIPE ELBOW (W)
11.25" PIPE ELBOW (W)	11.25" PIPE ELBOW (W)
FIRE HYDRANT	FIRE HYDRANT
SERVICE & METER (W)	SERVICE & METER (W)
PRV/VR	PRV/VR
AIR/VAC VALVE (W)	AIR/VAC VALVE (W)
BLOW-OFF (W)	BLOW-OFF (W)
TEMP. BLOW-OFF (W)	TEMP. BLOW-OFF (W)
VALVE W/ A (W)	VALVE W/ A (W)
TIE	TIE
CHISE	CHISE
PRESSURIZED IRRIGATION	PRESSURIZED IRRIGATION
45" PIPE ELBOW (W)	45" PIPE ELBOW (W)
22.5" PIPE ELBOW (W)	22.5" PIPE ELBOW (W)
11.25" PIPE ELBOW (W)	11.25" PIPE ELBOW (W)
SINGLE SW SERVICE	SINGLE SW SERVICE
DUAL SW SERVICE	DUAL SW SERVICE
AIR/VAC VALVE (W)	AIR/VAC VALVE (W)
BLOW-OFF (W)	BLOW-OFF (W)
TEMP. BLOW-OFF (W)	TEMP. BLOW-OFF (W)
STOP SIGN	STOP SIGN
STREET SIGN	STREET SIGN
MONUMENT	MONUMENT
LOCAL STREET LIGHT	LOCAL STREET LIGHT
COLLECTOR STREET LIGHT	COLLECTOR STREET LIGHT
POWER POLE	POWER POLE
DITCH	DITCH
FIBER OPTIC	FIBER OPTIC
GAS	GAS
OVERHEAD POWER	OVERHEAD POWER
FLOW ARROW	FLOW ARROW
CONTINUE	CONTINUE

REVISIONS	
1	
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LS PROJECT # 2015-0106	
DRAWN BY: BAP	
DESIGNED BY: NW	
SCALE: 1"=50'	
DATE: 01/15/2019	
SHEET	
5	

MATCH LINE
SHEET 1



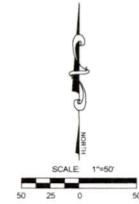
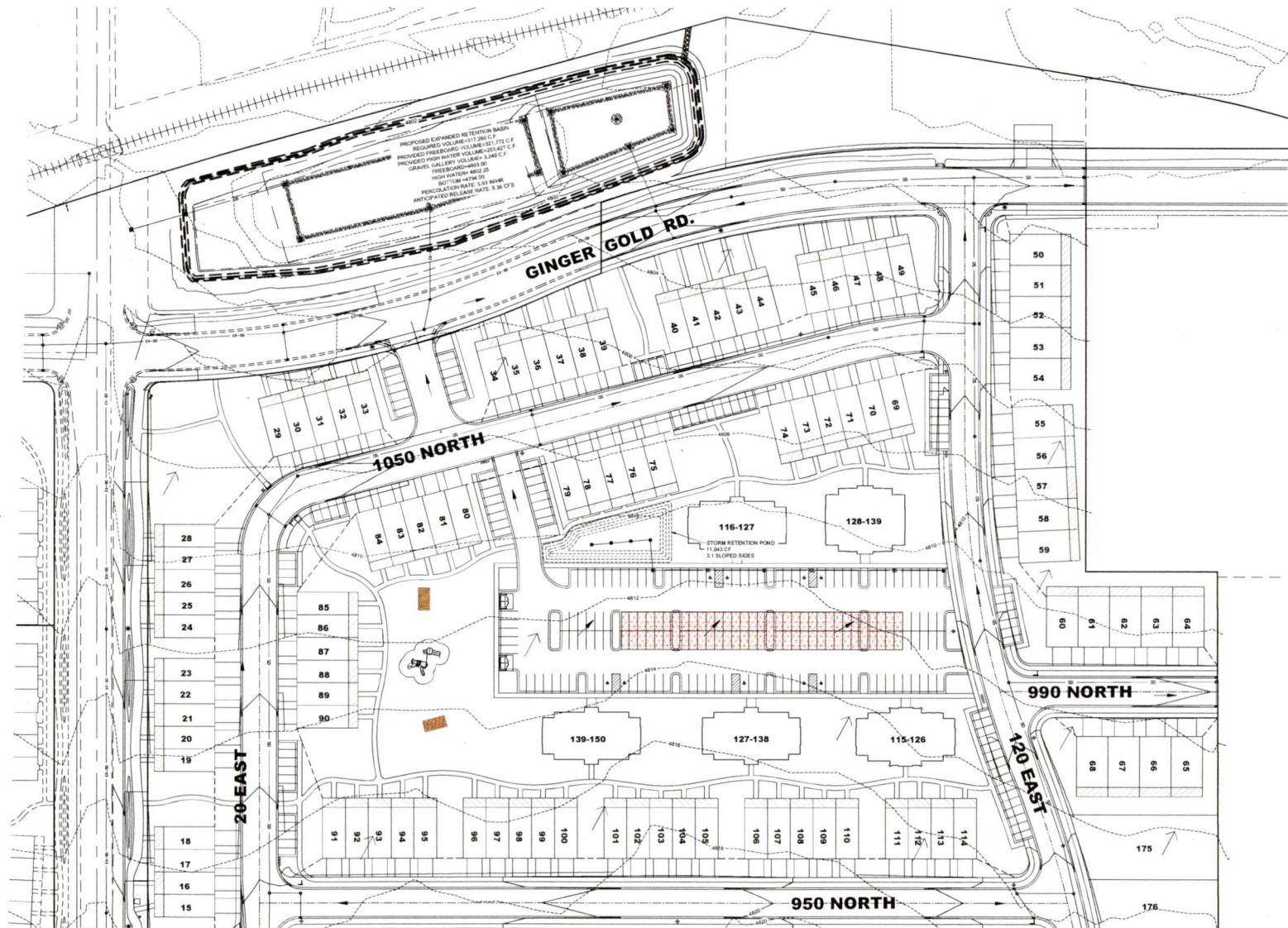
LEI
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Phone: 801.788.0555
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NOT FOR
CONSTRUCTION

THE ORCHARDS
SANTAGUIN, UTAH COUNTY, UTAH
STORM DRAIN / GRADING PLAN

REV	DESCRIPTION
1	
2	
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LEI PROJECT #
2015-0106
DRAWN BY:
BAP
DESIGNED BY:
NKW
SCALE:
1"=50'
DATE:
01/15/2019

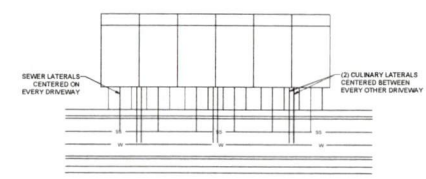
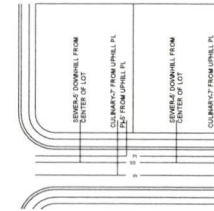
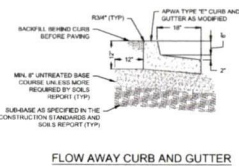
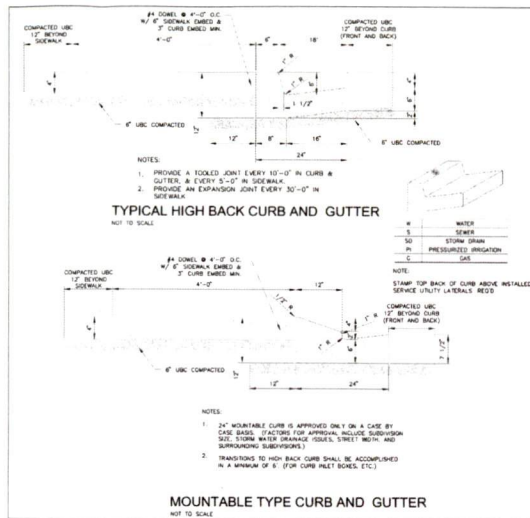


NOT FOR
CONSTRUCTION

THE ORCHARDS
 SANTAQUIN, UTAH COUNTY, UTAH
STORM DRAIN / GRADING PLAN

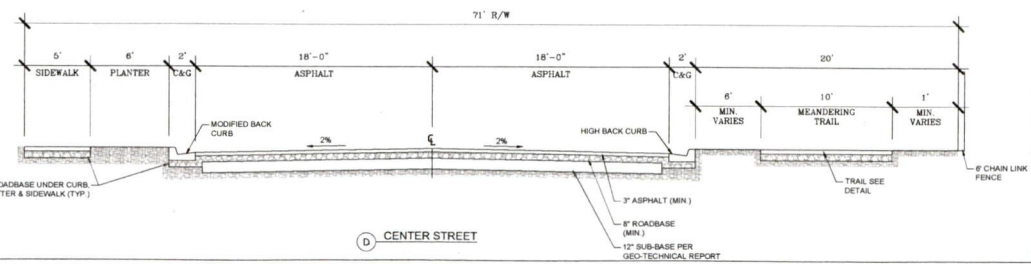
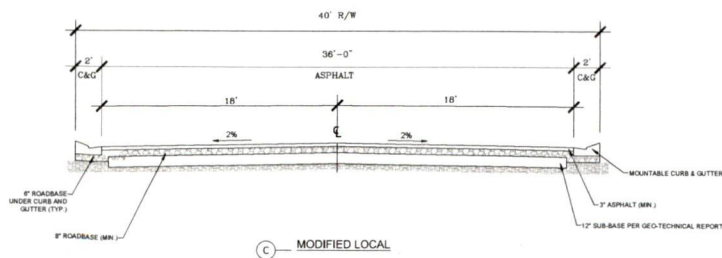
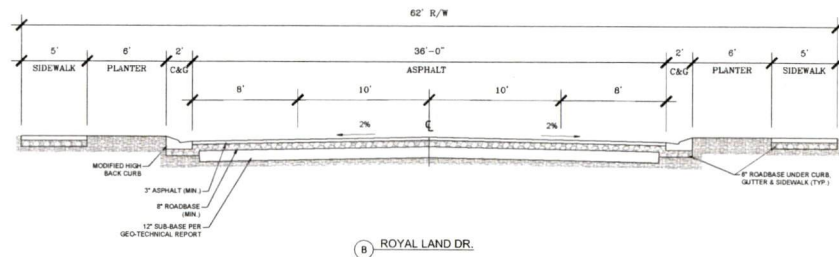
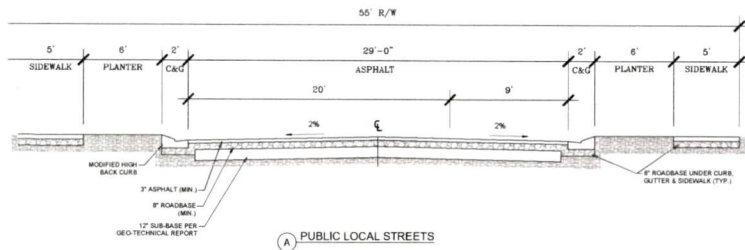
REVISIONS
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5.

LEI PROJECT #
2015-0106
 DRAWN BY:
BAP
 DESIGNED BY:
NKW
 SCALE:
1"=50'
 DATE:
01/15/2019
 SHEET



1 CURB AND GUTTER DETAILS

2 LATERAL DETAILS



3 STREET CROSS-SECTIONS



A Utah Corporation
**ENGINEERS
SURVEYORS
PLANNERS**

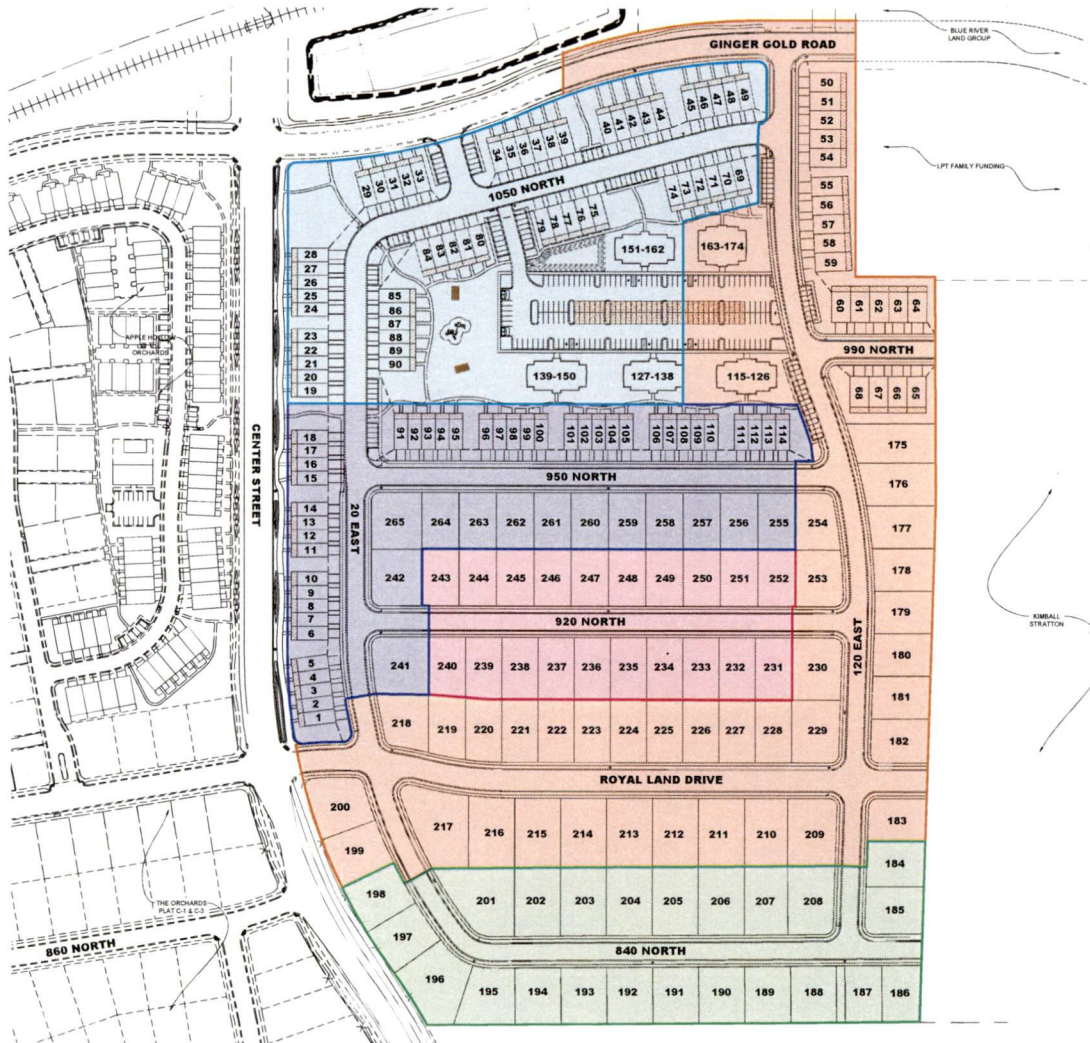
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0550
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR
CONSTRUCTION

THE ORCHARDS
SANTAGUI, UTAH COUNTY, UTAH
DETAILS

REVISIONS	
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LEI PROJECT #
2015-0106
DRAWN BY:
BAP
DESIGNED BY:
BAP
SCALE:
1"=80'
DATE:
01/16/2019
SHEET



- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5



**ENGINEERS
SURVEYORS
PLANNERS**

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NOT FOR
CONSTRUCTION

THE ORCHARDS
SANTAGUIN, UTAH COUNTY, UTAH

REVISIONS	
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LEI PROJECT #
2015-0106
DRAWN BY:
BAP
DESIGNED BY:
NKW
SCALE:
1"=100'
DATE:
01/15/2019
SHEET



Memorandum

To: Mayor & Council
From: City Manager Reeves
Date: February 5, 2019
Subject: Emergency Watershed Protection (EWP) Interlocal Agreement

Mayor & Council,

There is a proposed interlocal agreement on your agenda for your consideration with regard to EWP needed due to the wildland fire last summer. It is a cost sharing agreement to split the local match requirement with Utah County that will enable us to seek funding from NRCS to protect our community from debris flows resulting from burned over conditions.

This interlocal contemplates the full funding and full buildout of every project needed to protect our community. We wanted to be as inclusive as possible so that we can obtain as much funding as available from the Federal government to mitigate the negative impacts of the fire caused by their actions. Due to the fact that we are asking for as much as we are asking, the local match to Utah County and Santaquin City is significant. However, both entities reserve the right to pick and choose the projects for which we want to proceed based upon our available resources.

It is important to note that Utah County Commissioner Bill Lee is heading up an effort to initiate a bill during this legislative session that will request that the State of Utah cover all of the local match amounts from all of the affected cities and counties (\$7.5M). The bill will also seek to have the State to take the lead to work with (*and or fight with*) the Federal government to possibly recover all or part of those costs associated with the local match due to the fact that the fire was started on US Forest Service managed property and was allowed to grow out of their control. With that said, if there is a possibility of having the State cover our local match, it was prudent for us to seek for the full funding of all projects needed to restore the safety to our community.

Staff Recommendation: Approval of the Interlocal EWP Agreement with Utah County

Recommended Motion: Motion to approve Resolution 02-02-2019, a Resolution Approving an Interlocal Agreement with Utah County for Emergency Watershed Protection.

MEMO



To: Mayor Hunsaker and City Council
From: Jason Bond, Community Development Director
Date: February 5, 2019
Re: **Foothill Village Subdivision Preliminary Review**

Zone: R-10 PUD & R-15 PUD Size: 143.22 acres Units: 537 Lots

The Foothill Village subdivision is located on the east side of I-15 and west of 100 West. Phases A, B, C, and E have already been completed. The remaining portion of the development is proposed to be done in 21 phases (D and F through Y) and includes 469 single-family lots. The total project size is approximately 121.56 acres and includes a total of 20.87 acres of common space and public open space. A second amendment to the development agreement is also being proposed in conjunction with the preliminary plan. The main purpose of the amendment to the development agreement is to clarify and modify certain development parameters and incorporate what has previously been referred to as the "Brubaker Property". In addition to approval of the preliminary plan and approval of the development agreement, the developer is asking for two separate areas of the development to be rezoned.

All of the lots in the in the subdivision will be single-family lots. However, 100 lots will not have their own yard space but will share common open space that will be taken care of by an HOA. Two areas for parks are proposed to be dedicated to the City as public open space. Additionally, a 10' wide meandering trail, with landscaping on each side, will be installed along Frontage Road on the east side by the developer. The City will be responsible for maintaining this trail corridor. A reinforced masonry wall will also be provided on the east side of the trail. There is additional property on the west side of the Frontage Road that will also be dedicated to the City.

The Planning Commission's recommendation is as follows:

Motion: Commissioner Adcock motioned to forward a positive recommendation to the City Council for the Foothill Village Subdivision preliminary plan with the condition that the following DRC conditions be addressed:

- The Engineering redlines be addressed;
- The cul-de-sac lengths are verified and meet City Code;
- The developer provides details and a visual for the masonry wall that will be installed along the Frontage Road prior to the Planning Commission and City Council's review;
- That the trail width is increased to 20 feet with 10 feet of asphalt and xeriscape on the sides.

Commissioner Tolman seconded.

Roll Call:

Commissioner Tolman, Aye. Commissioner Colson, Aye. Commissioner Sperry, Aye.
Commissioner Adcock, Aye. Commissioner Wood, Aye. The vote passed 5 to 0.

After preliminary approval from the City Council is received, the Development Review Committee (DRC) will still need to approve the final plat before any lots are recorded. The Development Review Committee may only approve a plat submittal after finding that the development standards of subdivision title, the zoning title, the laws of the State of Utah, and any other applicable ordinances, rules, and regulations have been or can be met prior to the recordation or construction beginning (Santaquin City Code 11-5-6B).

Staff Recommendation: It is recommended that the City Council approve the Foothill Village Subdivision preliminary plan with the following conditions:

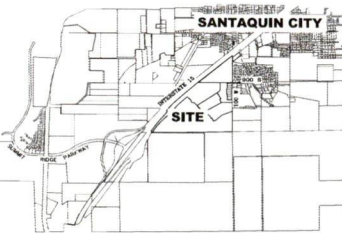
- That the Developer provide details and a visual of the masonry wall that will be installed on the east side of the trail which is located along the Frontage Road.

Recommended Motion: "Motion to grant preliminary plan approval for the Foothill Village subdivision with the following conditions:

- That the Developer provide details and a visual of the masonry wall that will be installed on the east side of the trail which is located along the Frontage Road."

FOOTHILL VILLAGE SUBDIVISION
PRELIMINARY PLAT
January 19

Santaquin, Utah County, Utah



ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS

INDEX OF PLAN SHEETS

SHEET	DESCRIPTION
CS-01	COVER SHEET & NOTES
PH-01-02	PHASE PLANS
PLAT	PLAT SHEETS
UP-01-10	SITE & UTILITY PLANS
GR-01-10	GRADING PLANS
DT-01-02	TYPICAL DETAILS

NOTES:

- 1 THE DEVELOPER AND THE GENERAL CONTRACTOR
2 UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO
3 ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS
4 DISTRICT ARE IN ACCORDANCE WITH THE CONCURRENCE WITH
5 ALL STATE AND SANTIAGO CITY CODES, ORDINANCES AND
6 STANDARDS. THE DEVELOPER AND THE GENERAL CONTRACTOR
7 UNDERSTAND THAT THE CITY OF SANTIAGO HAS A MINIMUM
8 CODES, ORDINANCES AND STANDARDS. THE FACT DOES
9 NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR
10 FROM THE OBLIGATION TO COMPLY WITH ALL CITY OF
11 STATE AND SANTIAGO CITY CODES, ORDINANCES AND
12 STANDARDS. THE DEVELOPER AND THE GENERAL CONTRACTOR
13 SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY
14 ALL SPEED & TRAFFIC REGULATION SIGNS TO BE
15 DETERMINED AND INSTALLED BY SANTIAGO CITY
16 ENGINEERS TO PAY FOR THE SAME. THE DEVELOPER MUST
17 OBTAIN ALL NECESSARY SERVICE LATERALS SHALL BE INSTALLED PER
18 SANTIAGO STANDARDS AND DETAIL 2, SHEET 5 UNLESS
19 OTHERWISE NOTED.
20 14.7. SPECIAL SEPARATION BETWEEN CULINARY WATER
21 AND P.L. STORM DRAIN, OR SANITARY SEWER AT ALL
22 CROSSINGS. CULINARY WATER TO HAVE 4" MIN. COVER AS
23 PER STANDARD.



**PROJECT ENGINEER
& SURVEYOR**
REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

PROJECT DEVELOPER
SALISBURY DEVELOPMENT
494 WEST 1300 NORTH
SPRINGVILLE, UTAH 84663
(801) 491-9091

FOOTHILL OVERALL		
TOTAL AREA	321,5650	
OPEN SPACE	80,1800	
LOT AREA	20,8750	
TOTAL UNITS	5,57,0000	
PHASE BREAKDOWN		
PHASE A	8	(EXISTING)
PHASE B	16	(EXISTING)
PHASE C	24	(EXISTING)
PHASE D	32	
PHASE E	20	(EXISTING)
PHASE F	4	
PHASE G	31	
PHASE H	22	
PHASE I	18	
PHASE J	18	
PHASE K	27	
PHASE L	11	
PHASE M	26	
PHASE N	34	
PHASE O	16	
PHASE P	9	
PHASE Q	28	
PHASE R	28	
PHASE S	20	
PHASE T	11	
PHASE U	26	
PHASE V	25	
PHASE W	77	
PHASE X	41	



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Orem, UT 84057
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1/29/19

**FOOTHILL VILLAGE SUBDIVISION
PRELIMINARY PLAT**
LOCATED IN THE SOUTHEAST CORNER OF SECTION
11, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

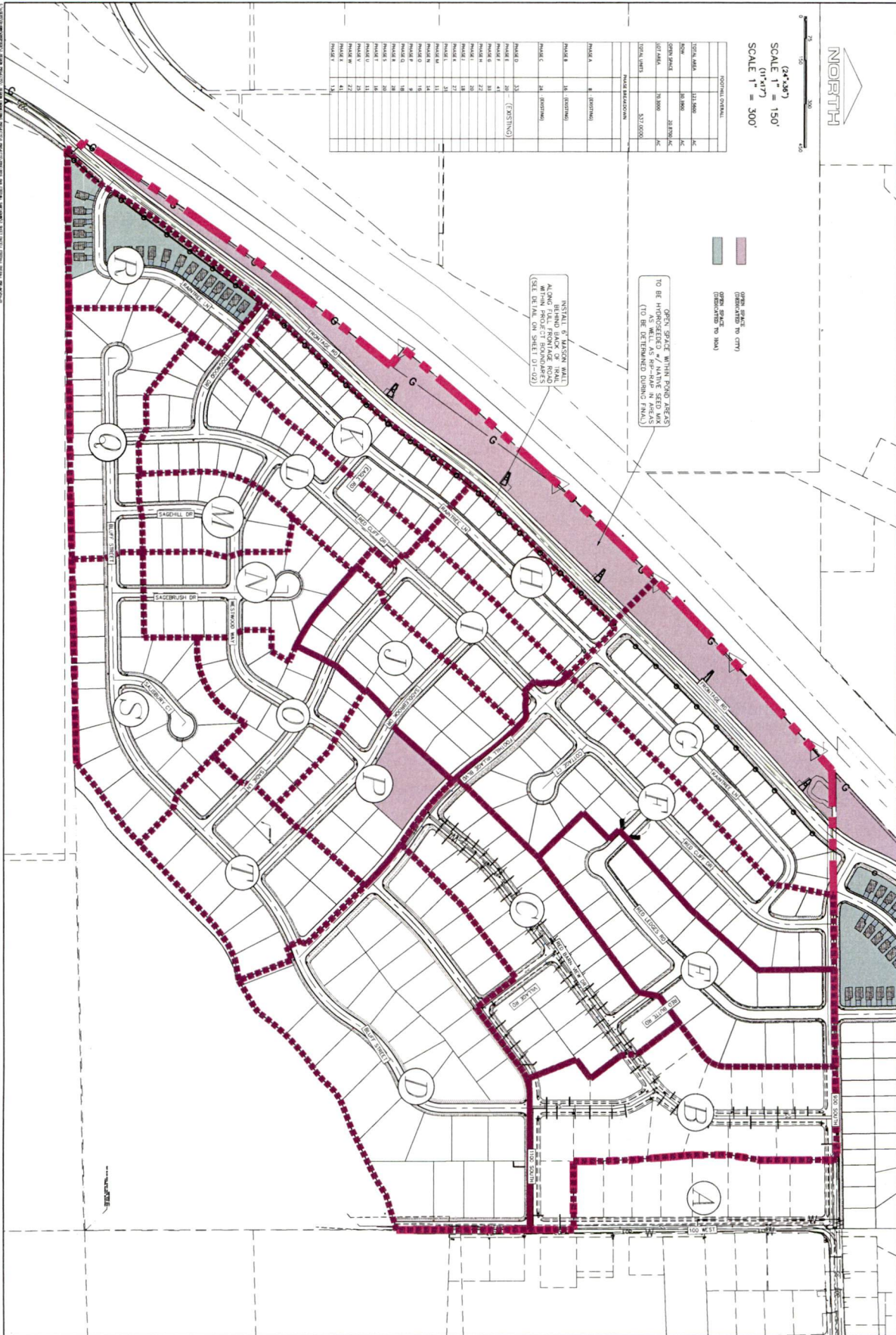
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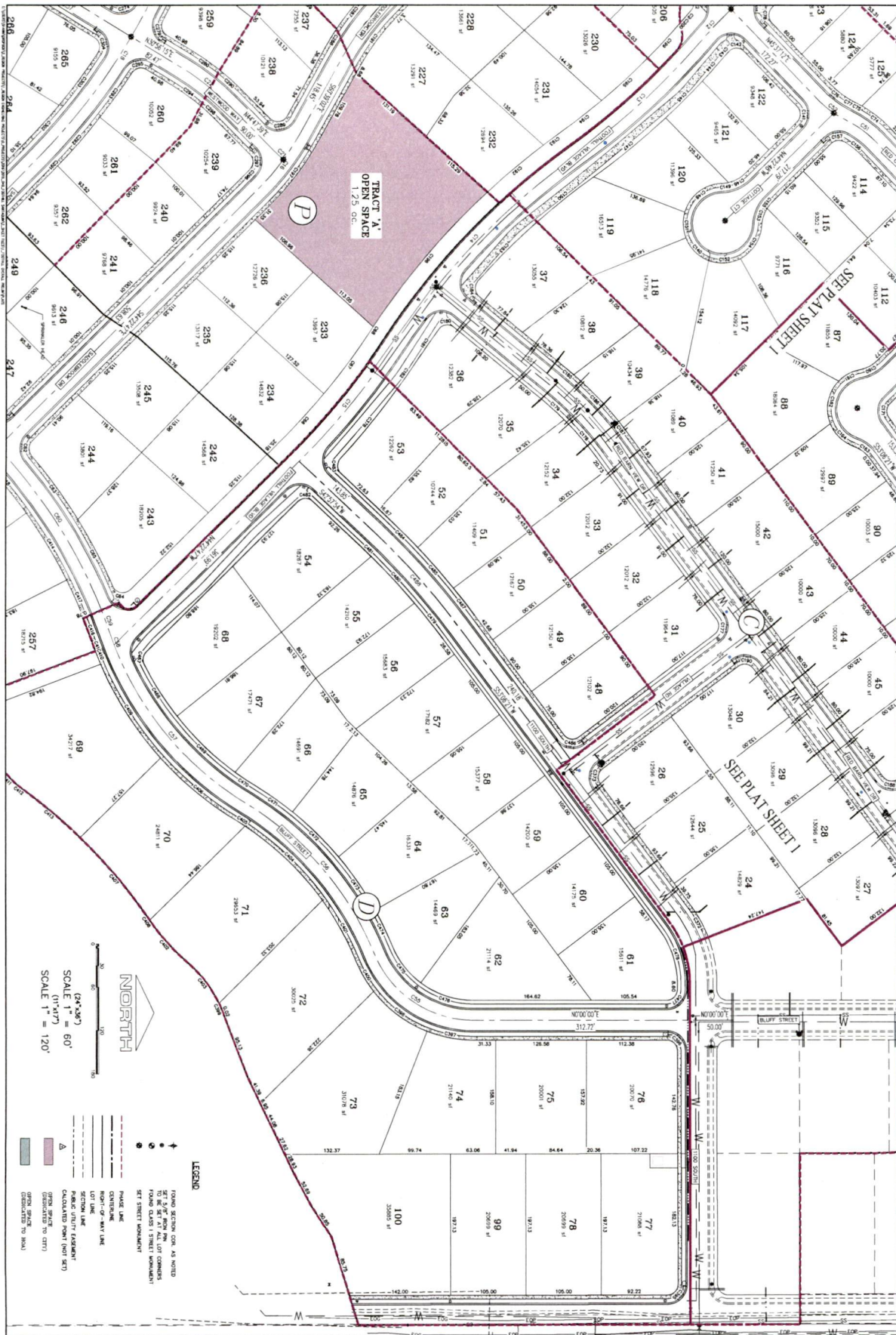
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COVER SHEET & NOTES

CS-01





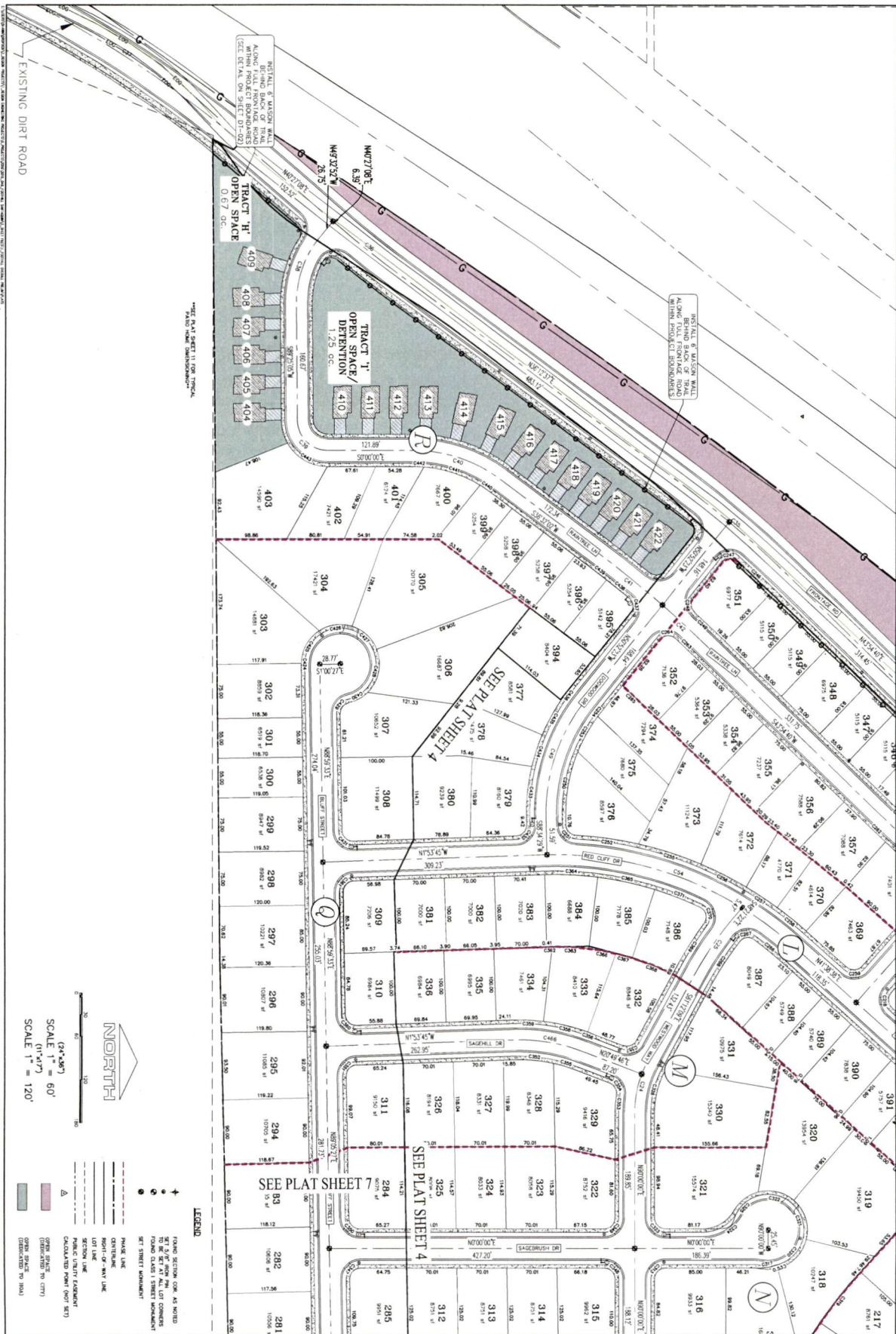
PLAT 2

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**FOOTHILL VILLAGE SUBDIVISION
PRELIMINARY PLAT**
LOCATED IN THE SOUTHEAST CORNER OF SECTION
11, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

1/29/19

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DATE: 12/29/2019	PROJECT #
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FOOTHILL VILLAGE SUBDIVISION
PRELIMINARY PLAT
 LOCATED IN THE SOUTHEAST CORNER OF SECTION
 11, TOWNSHIP 10 SOUTH
 RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

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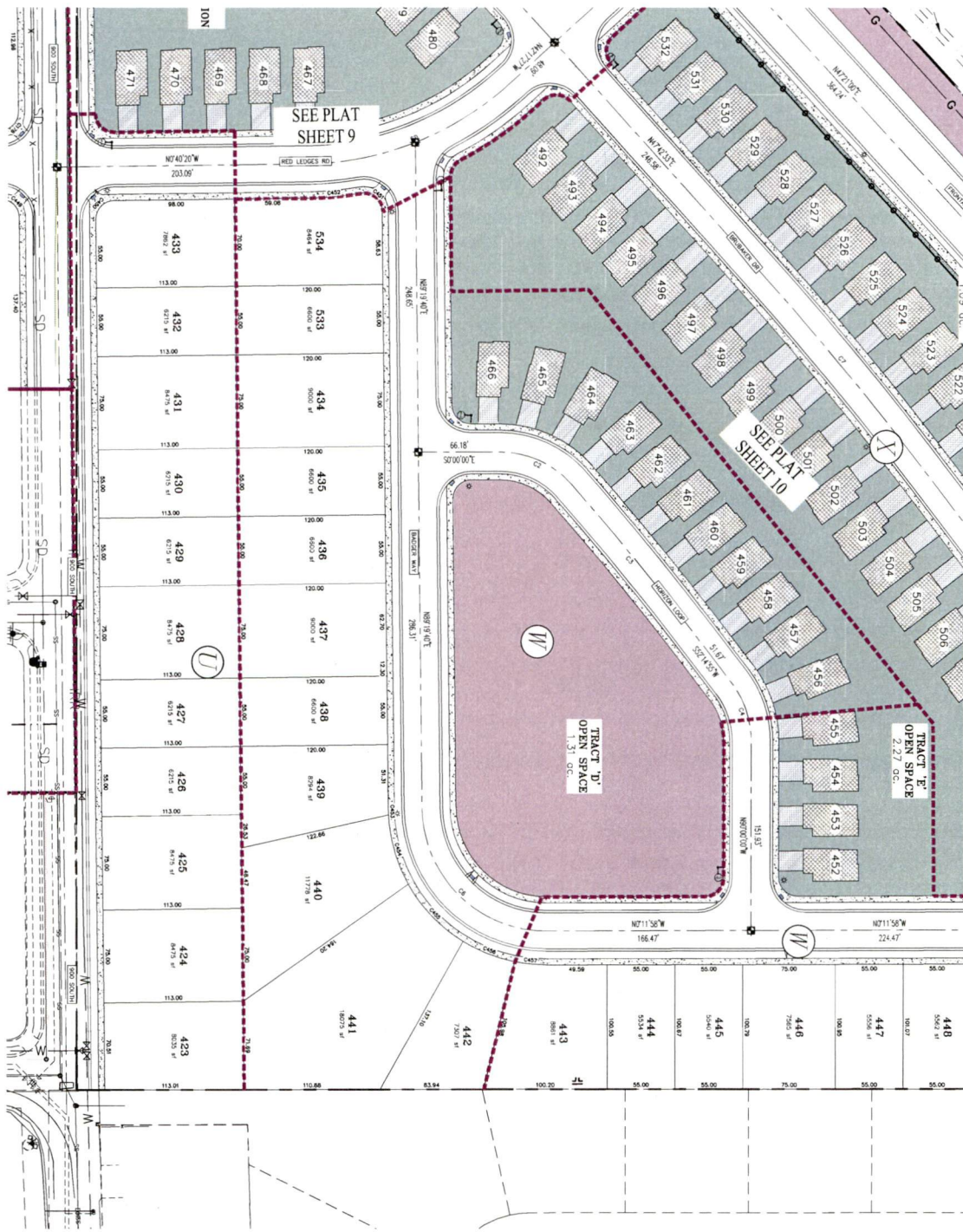
1/29/19

PLAT 6




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 SCALE 1" = 40'
 SCALE 1" = 80'

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- ROUND SECTION COR. AS NOTED
 - TO 1/2" FROM THE LOT CORNER
 - TO 1/2" FROM THE LOT CORNER
 - ROUND COR. STREET IMPROVEMENT
 - SET STREET IMPROVEMENT
 - PAVING LINE
 - CHANGELINE
 - RIGHT-OF-WAY LINE
 - SECTION LINE
 - SECTION LINE
 - SECTION LINE
 - OPEN SPACE (DEDICATED TO CITY)
 - OPEN SPACE (DEDICATED TO HOA)
 - SEE PLAT SHEET 11 FOR IMPROVEMENTS TO THE TRAIL



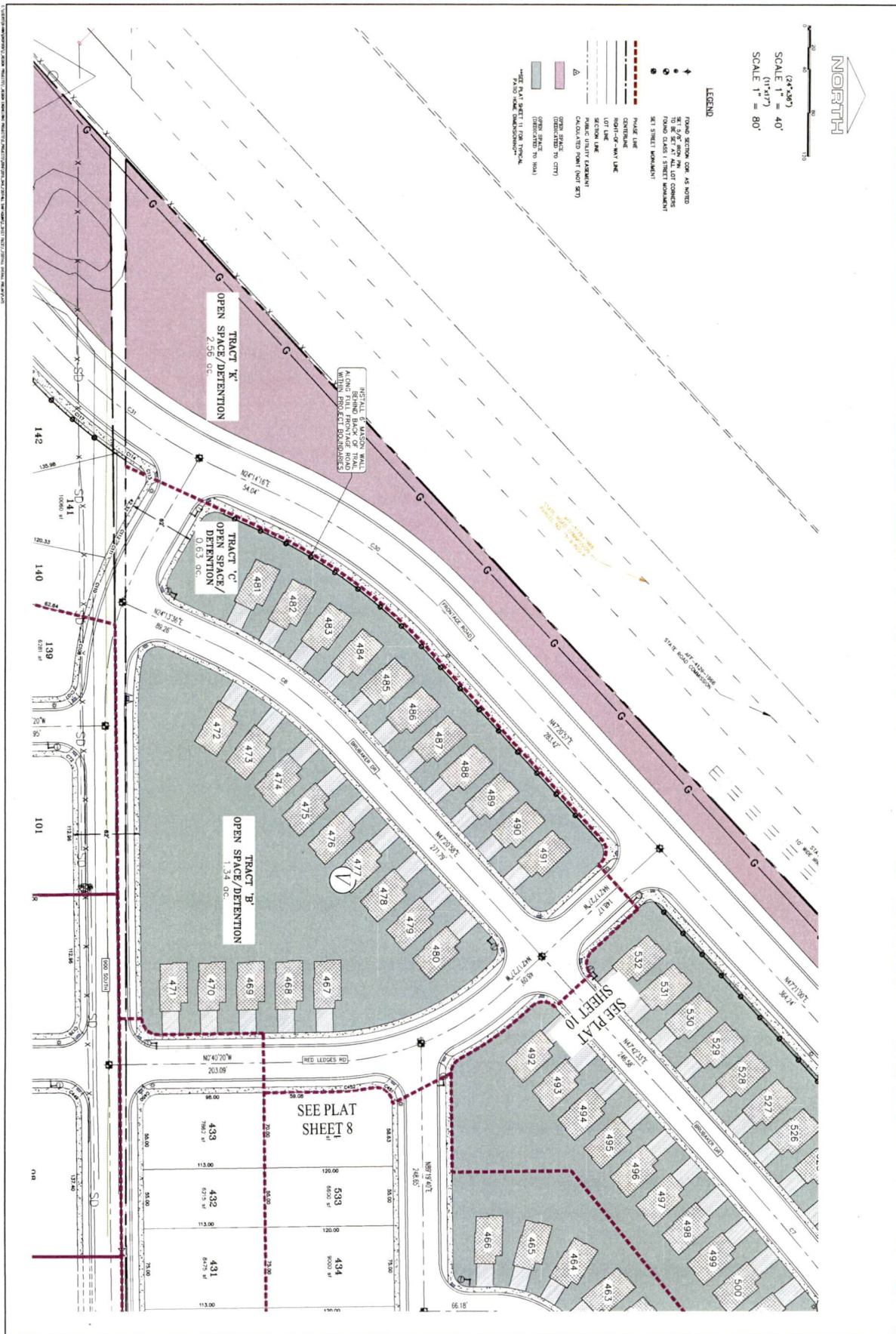
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FOOTHILL VILLAGE SUBDIVISION
PRELIMINARY PLAT
 LOCATED IN THE SOUTHEAST CORNER OF SECTION
 11, TOWNSHIP 10 SOUTH
 RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN


region Engineering & Surveying
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1/29/19

PLAT 8



PLAT 9

DATE: 12/29/2019

PROJECT #

REVISIONS:

1

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FOOTHILL VILLAGE SUBDIVISION

PRELIMINARY PLAT

LOCATED IN THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

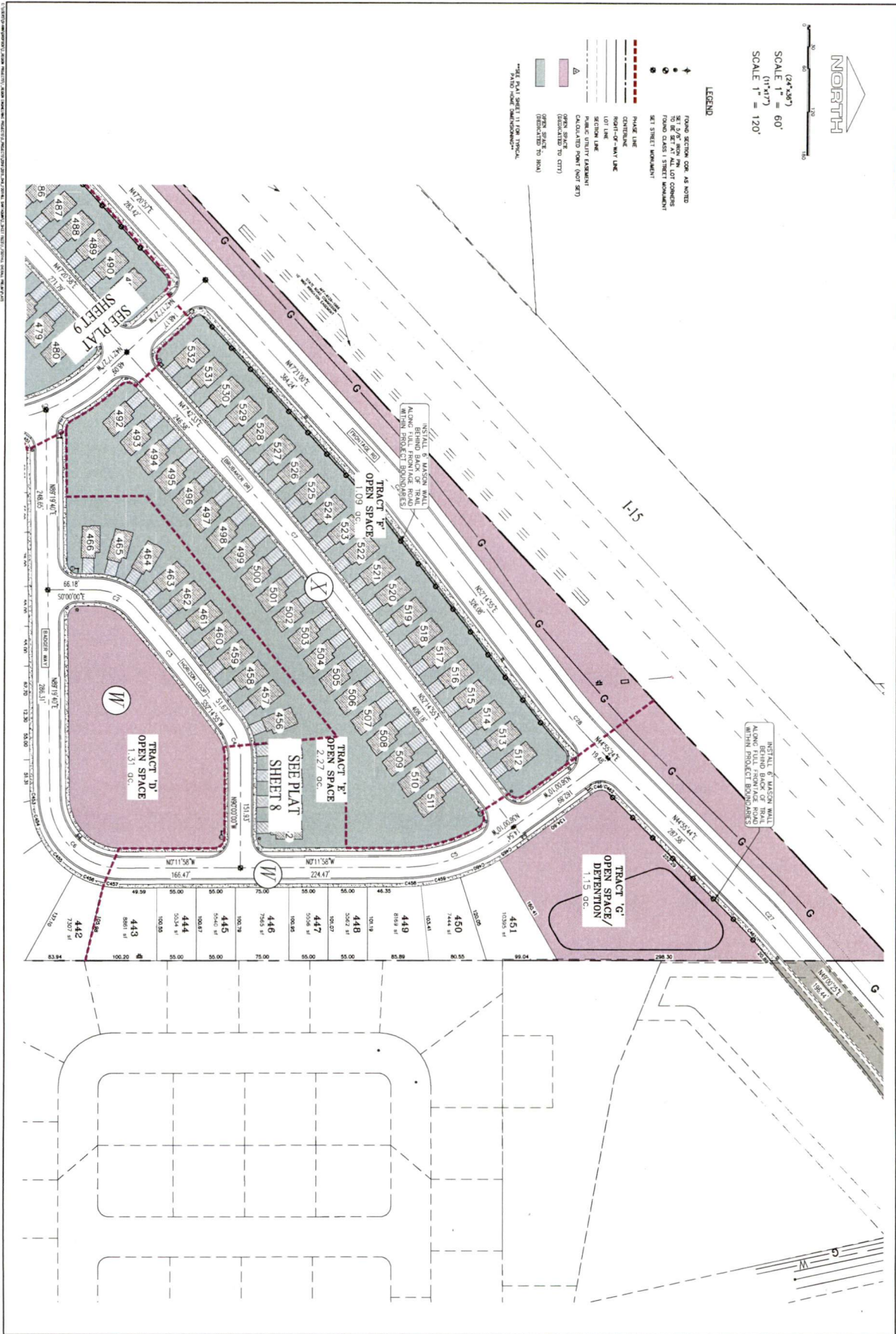
region Engineering & Surveying

1776 N. State St. #110

Orem, UT 84057

P: 801.376.2245

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CLIMATE LENGTH		RHOIDS		CORNED		MILE	
CLIMATE	LENGTH	RHOIDS	CORNED	MILE	CLIMATE	LENGTH	RHOIDS
52	63.5	77.92	63.46	50.7	77.92	63.46	50.7
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54	63.5	77.92	63.46	50.7	77.92	63.46	50.7
55	63.5	77.92	63.46	50.7	77.92	63.46	50.7
56	63.5	77.92	63.46	50.7	77.92	63.46	50.7
57	63.5	77.92	63.46	50.7	77.92	63.46	50.7
58	63.5	77.92	63.46	50.7	77.92	63.46	50.7
59	63.5	77.92	63.46	50.7	77.92	63.46	50.7
60	63.5	77.92	63.46	50.7	77.92	63.46	50.7
61	63.5	77.92	63.46	50.7	77.92	63.46	50.7
62	63.5	77.92	63.46	50.7	77.92	63.46	50.7
63	63.5	77.92	63.46	50.7	77.92	63.46	50.7
64	63.5	77.92	63.46	50.7	77.92	63.46	50.7
65	63.5	77.92	63.46	50.7	77.92	63.46	50.7
66	63.5	77.92	63.46	50.7	77.92	63.46	50.7
67	63.5	77.92	63.46	50.7	77.92	63.46	50.7
68	63.5	77.92	63.46	50.7	77.92	63.46	50.7
69	63.5	77.92	63.46	50.7	77.92	63.46	50.7
70	63.5	77.92	63.46	50.7	77.92	63.46	50.7
71	63.5	77.92	63.46	50.7	77.92	63.46	50.7
72	63.5	77.92	63.46	50.7	77.92	63.46	50.7
73	63.5	77.92	63.46	50.7	77.92	63.46	50.7
74	63.5	77.92	63.46	50.7	77.92	63.46	50.7
75	63.5	77.92	63.46	50.7	77.92	63.46	50.7
76	63.5	77.92	63.46	50.7	77.92	63.46	50.7
77	63.5	77.92	63.46	50.7	77.92	63.46	50.7
78	63.5	77.92	63.46	50.7	77.92	63.46	50.7
79	63.5	77.92	63.46	50.7	77.92	63.46	50.7
80	63.5	77.92	63.46	50.7	77.92	63.46	50.7
81	63.5	77.92	63.46	50.7	77.92	63.46	50.7
82	63.5	77.92	63.46	50.7	77.92	63.46	50.7
83	63.5	77.92	63.46	50.7	77.92	63.46	50.7
84	63.5	77.92	63.46	50.7	77.92	63.46	50.7
85	63.5	77.92	63.46	50.7	77.92	63.46	50.7
86	63.5	77.92	63.46	50.7	77.92	63.46	50.7
87	63.5	77.92	63.46	50.7	77.92	63.46	50.7
88	63.5	77.92	63.46	50.7	77.92	63.46	50.7
89	63.5	77.92	63.46	50.7	77.92	63.46	50.7
90	63.5	77.92	63.46	50.7	77.92	63.46	50.7
91	63.5	77.92	63.46	50.7	77.92	63.46	50.7
92	63.5	77.92	63.46	50.7	77.92	63.46	50.7
93	63.5	77.92	63.46	50.7	77.92	63.46	50.7
94	63.5	77.92	63.46	50.7	77.92	63.46	50.7
95	63.5	77.92	63.46	50.7	77.92	63.46	50.7
96	63.5	77.92	63.46	50.7	77.92	63.46	50.7
97	63.5	77.92	63.46	50.7	77.92	63.46	50.7
98	63.5	77.92	63.46	50.7	77.92	63.46	50.7
99	63.5	77.92	63.46	50.7	77.92	63.46	50.7
100	63.5	77.92	63.46	50.7	77.92	63.46	50.7

CHINESE TABLE										CHINESE TABLE									
CLINE	LENGTH	RADIUS	CHORD	CHORD	CHORD	CHORD	CHORD	CHORD	CHORD	CLINE	LENGTH	RADIUS	CHORD	CHORD	CHORD	CHORD	CHORD	CHORD	CHORD
524	51.95	100.00	91.38	62.58	42.74	24.88	13.98	7.72	4.37	524	51.95	100.00	91.38	62.58	42.74	24.88	13.98	7.72	4.37
525	104.17	100.00	97.98	70.88	48.23	27.13	15.38	8.71	4.72	525	104.17	100.00	97.98	70.88	48.23	27.13	15.38	8.71	4.72
526	158.67	100.00	95.00	70.88	48.23	27.13	15.38	8.71	4.72	526	158.67	100.00	95.00	70.88	48.23	27.13	15.38	8.71	4.72
527	213.17	100.00	86.00	66.88	44.00	24.88	13.98	7.72	4.37	527	213.17	100.00	86.00	66.88	44.00	24.88	13.98	7.72	4.37
528	267.67	100.00	76.88	56.88	36.88	21.88	11.88	6.88	3.88	528	267.67	100.00	76.88	56.88	36.88	21.88	11.88	6.88	3.88
529	322.17	100.00	66.88	46.88	26.88	16.88	11.88	6.88	3.88	529	322.17	100.00	66.88	46.88	26.88	16.88	11.88	6.88	3.88
530	376.67	100.00	56.88	36.88	16.88	11.88	6.88	3.88	2.88	530	376.67	100.00	56.88	36.88	16.88	11.88	6.88	3.88	2.88
531	431.17	100.00	46.88	26.88	16.88	11.88	6.88	3.88	1.88	531	431.17	100.00	46.88	26.88	16.88	11.88	6.88	3.88	1.88
532	485.67	100.00	36.88	16.88	11.88	6.88	3.88	1.88	0.88	532	485.67	100.00	36.88	16.88	11.88	6.88	3.88	1.88	0.88
533	540.17	100.00	26.88	16.88	11.88	6.88	3.88	1.88	0.88	533	540.17	100.00	26.88	16.88	11.88	6.88	3.88	1.88	0.88
534	594.67	100.00	16.88	11.88	6.88	3.88	1.88	0.88	0.88	534	594.67	100.00	16.88	11.88	6.88	3.88	1.88	0.88	0.88
535	649.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	535	649.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
536	703.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	536	703.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
537	758.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	537	758.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
538	812.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	538	812.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
539	867.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	539	867.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
540	921.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	540	921.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
541	976.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	541	976.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
542	1030.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	542	1030.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
543	1085.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	543	1085.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
544	1139.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	544	1139.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
545	1194.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	545	1194.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
546	1248.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	546	1248.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
547	1303.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	547	1303.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
548	1357.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	548	1357.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
549	1412.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	549	1412.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
550	1466.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	550	1466.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
551	1521.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	551	1521.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
552	1575.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	552	1575.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
553	1630.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	553	1630.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
554	1684.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	554	1684.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
555	1739.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	555	1739.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
556	1793.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	556	1793.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
557	1848.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	557	1848.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
558	1902.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	558	1902.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
559	1957.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	559	1957.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
560	2011.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	560	2011.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
561	2066.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	561	2066.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
562	2120.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	562	2120.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
563	2175.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	563	2175.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
564	2229.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	564	2229.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
565	2284.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	565	2284.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
566	2338.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	566	2338.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
567	2393.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	567	2393.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
568	2447.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	568	2447.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
569	2502.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	569	2502.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
570	2556.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	570	2556.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
571	2611.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	571	2611.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
572	2665.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	572	2665.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
573	2720.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	573	2720.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
574	2774.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	574	2774.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
575	2829.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	575	2829.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
576	2883.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	576	2883.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
577	2938.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	577	2938.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
578	2992.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	578	2992.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
579	3047.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	579	3047.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
580	3101.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	580	3101.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
581	3156.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	581	3156.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
582	3210.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	582	3210.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
583	3265.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	583	3265.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
584	3319.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	584	3319.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
585	3374.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	585	3374.17	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88
586	3428.67	100.00	6.88	11.88	6.88	3.88	1.88	0.88	0.88	586	3428.67	100.00	6.88	11.88	6.8				

CURVE DATA										CURVE DATA									
CURVE	LDN01	RADIUS	CHORD	DELTA	CURVE	LDN01	RADIUS	CHORD	DELTA	CURVE	LDN01	RADIUS	CHORD	DELTA	CURVE	LDN01	RADIUS	CHORD	DELTA
C002	63.32	66826.00	63.32	NA607.94	C17	100.37	66826.00	63.32	NA607.94	C32	63.32	66826.00	63.32	NA607.94	C47	63.32	66826.00	63.32	NA607.94
C003	27.67	66826.00	27.67	NA607.94	C18	42.84	66826.00	42.84	NA607.94	C33	27.67	66826.00	27.67	NA607.94	C48	27.67	66826.00	27.67	NA607.94
C004	78.14	66826.00	78.14	NA607.94	C19	100.37	66826.00	100.37	NA607.94	C34	78.14	66826.00	78.14	NA607.94	C49	78.14	66826.00	78.14	NA607.94
C005	28.64	66826.00	28.64	NA607.94	C20	64.47	66826.00	64.47	NA607.94	C35	28.64	66826.00	28.64	NA607.94	C50	28.64	66826.00	28.64	NA607.94
C006	64.47	66826.00	64.47	NA607.94	C21	100.37	66826.00	100.37	NA607.94	C36	64.47	66826.00	64.47	NA607.94	C51	64.47	66826.00	64.47	NA607.94
C007	27.67	66826.00	27.67	NA607.94	C22	42.84	66826.00	42.84	NA607.94	C37	27.67	66826.00	27.67	NA607.94	C52	27.67	66826.00	27.67	NA607.94
C008	60.37	66826.00	60.37	NA607.94	C23	42.84	66826.00	42.84	NA607.94	C38	60.37	66826.00	60.37	NA607.94	C53	60.37	66826.00	60.37	NA607.94
C009	50.17	66826.00	50.17	NA607.94	C24	54.76	66826.00	54.76	NA607.94	C39	50.17	66826.00	50.17	NA607.94	C54	50.17	66826.00	50.17	NA607.94
C010	30.17	66826.00	30.17	NA607.94	C25	54.76	66826.00	54.76	NA607.94	C40	30.17	66826.00	30.17	NA607.94	C55	30.17	66826.00	30.17	NA607.94
C011	18.20	66826.00	18.20	NA607.94	C26	68.77	66826.00	68.77	NA607.94	C41	18.20	66826.00	18.20	NA607.94	C56	18.20	66826.00	18.20	NA607.94
C012	12.74	66826.00	12.74	NA607.94	C27	68.77	66826.00	68.77	NA607.94	C42	12.74	66826.00	12.74	NA607.94	C57	12.74	66826.00	12.74	NA607.94
C013	21.02	66826.00	21.02	NA607.94	C28	54.76	66826.00	54.76	NA607.94	C43	21.02	66826.00	21.02	NA607.94	C58	21.02	66826.00	21.02	NA607.94
C014	21.02	66826.00	21.02	NA607.94	C29	54.76	66826.00	54.76	NA607.94	C44	21.02	66826.00	21.02	NA607.94	C59	21.02	66826.00	21.02	NA607.94
C015	42.84	66826.00	42.84	NA607.94	C30	54.76	66826.00	54.76	NA607.94	C45	42.84	66826.00	42.84	NA607.94	C60	42.84	66826.00	42.84	NA607.94
C016	42.84	66826.00	42.84	NA607.94	C31	50.52	66826.00	50.52	NA607.94	C46	42.84	66826.00	42.84	NA607.94	C61	42.84	66826.00	42.84	NA607.94
C017	100.37	66826.00	100.37	NA607.94	C32	50.52	66826.00	50.52	NA607.94	C47	100.37	66826.00	100.37	NA607.94	C62	100.37	66826.00	100.37	NA607.94
C018	54.76	66826.00	54.76	NA607.94	C33	74.46	66826.00	74.46	NA607.94	C48	54.76	66826.00	54.76	NA607.94	C63	54.76	66826.00	54.76	NA607.94
C019	74.46	66826.00	74.46	NA607.94	C34	54.76	66826.00	54.76	NA607.94	C49	74.46	66826.00	74.46	NA607.94	C64	74.46	66826.00	74.46	NA607.94
C020	54.76	66826.00	54.76	NA607.94	C35	75.47	66826.00	75.46	NA607.94	C50	54.76	66826.00	54.76	NA607.94	C65	54.76	66826.00	54.76	NA607.94
C021	54.76	66826.00	54.76	NA607.94	C36	54.76	66826.00	54.76	NA607.94	C51	54.76	66826.00	54.76	NA607.94	C66	54.76	66826.00	54.76	NA607.94
C022	54.76	66826.00	54.76	NA607.94	C37	54.76	66826.00	54.76	NA607.94	C52	54.76	66826.00	54.76	NA607.94	C67	54.76	66826.00	54.76	NA607.94
C023	54.76	66826.00	54.76	NA607.94	C38	54.76	66826.00	54.76	NA607.94	C53	54.76	66826.00	54.76	NA607.94	C68	54.76	66826.00	54.76	NA607.94
C024	54.76	66826.00	54.76	NA607.94	C39	54.76	66826.00	54.76	NA607.94	C54	54.76	66826.00	54.76	NA607.94	C69	54.76	66826.00	54.76	NA607.94
C025	54.76	66826.00	54.76	NA607.94	C40	54.76	66826.00	54.76	NA607.94	C55	54.76	66826.00	54.76	NA607.94	C70	54.76	66826.00	54.76	NA607.94
C026	54.76	66826.00	54.76	NA607.94	C41	54.76	66826.00	54.76	NA607.94	C56	54.76	66826.00	54.76	NA607.94	C71	54.76	66826.00	54.76	NA607.94
C027	54.76	66826.00	54.76	NA607.94	C42	54.76	66826.00	54.76	NA607.94	C57	54.76	66826.00	54.76	NA607.94	C72	54.76	66826.00	54.76	NA607.94
C028	54.76	66826.00	54.76	NA607.94	C43	54.76	66826.00	54.76	NA607.94	C58	54.76	66826.00	54.76	NA607.94	C73	54.76	66826.00	54.76	NA607.94
C029	54.76	66826.00	54.76	NA607.94	C44	54.76	66826.00	54.76	NA607.94	C59	54.76	66826.00	54.76	NA607.94	C74	54.76	66826.00	54.76	NA607.94
C030	54.76	66826.00	54.76	NA607.94	C45	54.76	66826.00	54.76	NA607.94	C60	54.76	66826.00	54.76	NA607.94	C75	54.76	66826.00	54.76	NA607.94
C031	54.76	66826.00	54.76	NA607.94	C46	54.76	66826.00	54.76	NA607.94	C61	54.76	66826.00	54.76	NA607.94	C76	54.76	66826.00	54.76	NA607.94
C032	54.76	66826.00	54.76	NA607.94	C47	54.76	66826.00	54.76	NA607.94	C62	54.76	66826.00	54.76	NA607.94	C77	54.76	66826.00	54.76	NA607.94
C033	54.76	66826.00	54.76	NA607.94	C48	54.76	66826.00	54.76	NA607.94	C63	54.76	66826.00	54.76	NA607.94	C78	54.76	66826.00	54.76	NA607.94
C034	54.76	66826.00	54.76	NA607.94	C49	54.76	66826.00	54.76	NA607.94	C64	54.76	66826.00	54.76	NA607.94	C79	54.76	66826.00	54.76	NA607.94
C035	54.76	66826.00	54.76	NA607.94	C50	54.76	66826.00	54.76	NA607.94	C65	54.76	66826.00	54.76	NA607.94	C80	54.76	66826.00	54.76	NA607.94
C036	54.76	66826.00	54.76	NA607.94	C51	54.76	66826.00	54.76	NA607.94	C66	54.76	66826.00	54.76	NA607.94	C81	54.76	66826.00	54.76	NA607.94
C037	54.76	66826.00	54.76	NA607.94	C52	54.76	66826.00	54.76	NA607.94	C67	54.76	66826.00	54.76	NA607.94	C82	54.76	66826.00	54.76	NA607.94
C038	54.76	66826.00	54.76	NA607.94	C53	54.76	66826.00	54.76	NA607.94	C68	54.76	66826.00	54.76	NA607.94	C83	54.76	66826.00	54.76	NA607.94
C039	54.76	66826.00	54.76	NA607.94	C54	54.76	66826.00	54.76	NA607.94	C69	54.76	66826.00	54.76	NA607.94	C84	54.76	66826.00	54.76	NA607.94
C040	54.76	66826.00	54.76	NA607.94	C55	54.76	66826.00	54.76	NA607.94	C70	54.76	66826.00	54.76	NA607.94	C85	54.76	66826.00	54.76	NA607.94
C041	54.76	66826.00	54.76	NA607.94	C56	54.76	66826.00	54.76	NA607.94	C71	54.76	66826.00	54.76	NA607.94	C86	54.76	66826.00	54.76	NA607.94
C042	54.76	66826.00	54.76	NA607.94	C57	54.76	66826.00	54.76	NA607.94	C72	54.76	66826.00	54.76	NA607.94	C87	54.76	66826.00	54.76	NA607.94
C043	54.76	66826.00	54.76	NA607.94	C58	54.76	66826.00	54.76	NA607.94	C73	54.76	66826.00	54.76	NA607.94	C88	54.76	66826.00	54.76	NA607.94
C044	54.76	66826.00	54.76	NA607.94	C59	54.76	66826.00	54.76	NA607.94	C74	54.76	66826.00	54.76	NA607.94	C89	54.76	66826.00	54.76	NA607.94
C045	54.76	66826.00	54.76	NA607.94	C60	54.76	66826.00	54.76	NA607.94	C75	54.76	66826.00	54.76	NA607.94	C90	54.76	66826.00	54.76	NA607.94
C046	54.76	66826.00	54.76	NA607.94	C61	54.76	66826.00	54.76	NA607.94	C76	54.76	66826.00	54.76	NA607.94	C91	54.76	66826.00	54.76	NA607.94
C047	54.76	66826.00	54.76	NA607.94	C62	54.76	66826.00	54.76	NA607.94	C77	54.76	66826.00	54.76	NA607.94	C92	54.76	66826.00	54.76	NA607.94
C048	54.76	66826.00	54.76	NA607.94	C63	54.76	66826.00	54.76	NA607.94	C78	54.76	66826.00	54.76	NA607.94	C93	54.76	66826.00	54.76	NA607.94
C049	54.76	66826.00	54.76	NA607.94	C64	54.76	66826.00	54.76	NA607.94	C79	54.76	66826.00	54.76	NA607.94	C94	54.76	66826.00	54.76	NA607.94
C050	54.76	66826.00	54.76	NA607.94	C65	54.76	66826.00	54.76	NA607.94	C80	54.76	66826.00	54.76	NA607.94	C95	54.76	66826.00	54.76	NA607.94
C051	54.76	66826.00	54.76	NA607.94	C66	54.76	66826.00	54.76	NA607.94	C81	54.76	66826.00	54.76	NA607.94	C96	54.76	66826.00	54.76	NA607.94
C052	54.76	66826.00	54.76	NA607.94	C67	54.76	66826.00	54.76	NA607.94	C82	54.76	66826.00	54.76	NA607.94	C97	54.76	66826.00	54.76	NA607.94
C053	54.76	66826.00	54.76	NA607.94	C68	54.76	66826.00	54.76	NA607.94	C83	54.76	66826.00	54.76	NA607.94	C98	54.76	66826.00	54.76	NA607.94
C054	54.76	66826.00	54.76	NA607.94	C69	54.76	66826.00	54.76	NA607.94	C84	54.76	66826.00	54.76	NA607.94	C99	54.76	66826.00	54.76	NA607.94
C055	54.76	66826.00	54.76	NA607.94	C70	54.76	66826.00	54.76	NA607.94	C85	54.76	66826.00	54.76	NA607.94	C100	54.76	66826.00	54.76	NA607.94
C056	54.76	66826.00	54.76	NA607.94	C71	54.76	66826.00	54.76	NA607.94	C86	54.76	66826.00	54.76	NA607.94					
C057	54.76	66826.00	54.76	NA607.94	C72	54.76	66826.00	54.76	NA607.94	C87	54.76	66826.00	54.76	NA607.94					
C058	54.76	66826.00	54.76	NA607.94	C73	54.76	66826.00	54.76	NA607.94	C88	54.76	66826.00	54.76	NA607.94					
C059	54.76	66826.00	54.76	NA607.94	C74	54.76	66826.00	54.76	NA607.94	C89	54.76	66826.00	54.76						

CURVE DATA																		
CURVE LENGTH										CURVE DATA								
RADIUS										CURVE DATA								
CHORD BEG.										CURVE DATA								
DELTA										CURVE DATA								
C02	43.97	30.07	30.07	44.44	N2311.91	4755.34	10.00			C02	43.97	30.07	30.07	44.44	N2311.91	4755.34	10.00	
C03	26.96	26.96	26.96	27.92	N247.50	254.28	10.00			C03	26.96	26.96	26.96	27.92	N247.50	254.28	10.00	
C04	56.87	56.87	56.87	54.46	N6708.74	976.79	10.00			C04	56.87	56.87	56.87	54.46	N6708.74	976.79	10.00	
C05	11.86	30.07	30.07	13.87	N6147.00	71.42	10.00			C05	11.86	30.07	30.07	13.87	N6147.00	71.42	10.00	
C06	32.05	122.87	122.87	31.86	N6270.54	170.97	10.00			C06	32.05	122.87	122.87	31.86	N6270.54	170.97	10.00	
C07	14.66	31.00	31.00	13.86	N6774.96	100.77	10.00			C07	14.66	31.00	31.00	13.86	N6774.96	100.77	10.00	
C08	22.67	11.00	11.00	21.24	N6713.31	80.92	10.00			C08	22.67	11.00	11.00	21.24	N6713.31	80.92	10.00	
C09	32.96	30.07	30.07	32.96	N1371.33	314.00	10.00			C09	32.96	30.07	30.07	32.96	N1371.33	314.00	10.00	
C10	33.41	30.07	30.07	32.92	N2013.33	314.00	10.00			C10	33.41	30.07	30.07	32.92	N2013.33	314.00	10.00	
C11	33.41	30.07	30.07	32.92	N2013.33	314.00	10.00			C11	33.41	30.07	30.07	32.92	N2013.33	314.00	10.00	
C12	61.84	30.07	30.07	40.32	N2013.33	314.00	10.00			C12	61.84	30.07	30.07	40.32	N2013.33	314.00	10.00	
C13	20.28	30.07	30.07	28.87	N6219.76	323.22	10.00			C13	20.28	30.07	30.07	28.87	N6219.76	323.22	10.00	
C14	44.36	30.07	30.07	43.07	N6213.01	170.41	10.00			C14	44.36	30.07	30.07	43.07	N6213.01	170.41	10.00	
C15	31.17	152.77	152.77	31.17	N6213.01	170.41	10.00			C15	31.17	152.77	152.77	31.17	N6213.01	170.41	10.00	
C16	30.07	152.77	152.77	30.07	N6213.01	170.41	10.00			C16	30.07	152.77	152.77	30.07	N6213.01	170.41	10.00	
C17	162.77	152.77	152.77	162.77	N6213.01	170.41	10.00			C17	162.77	152.77	152.77	162.77	N6213.01	170.41	10.00	
C18	26.36	11.00	11.00	23.44	N6413.34	100.77	10.00			C18	26.36	11.00	11.00	23.44	N6413.34	100.77	10.00	
C19	62.77	299.44	299.44	63.07	N4470.51	100.77	10.00			C19	62.77	299.44	299.44	63.07	N4470.51	100.77	10.00	
C20	33.41	30.07	30.07	32.92	N2013.33	314.00	10.00			C20	33.41	30.07	30.07	32.92	N2013.33	314.00	10.00	

CIQUE TABLE									
CIQUE	LENGTH	MIN	MAX	MIN	MAX	MIN	MAX	MIN	MAX
C001	22.96	15.00	20.47	50.71	54.98	89.00	93.14	100.00	104.98
C002	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C003	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C004	19.67	15.00	18.02	54.97	54.98	92.41	92.42	100.00	104.98
C005	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C006	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C007	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C008	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C009	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C010	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C011	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C012	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C013	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C014	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C015	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C016	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C017	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C018	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C019	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C020	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C021	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C022	24.17	128.00	34.12	50.71	54.98	89.00	93.14	100.00	104.98
C023	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C024	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C025	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C026	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C027	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C028	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C029	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C030	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C031	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C032	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C033	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C034	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C035	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C036	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C037	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C038	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C039	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C040	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C041	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C042	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C043	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C044	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C045	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C046	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C047	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C048	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C049	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C050	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C051	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C052	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C053	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C054	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C055	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C056	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C057	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C058	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C059	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C060	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C061	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C062	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C063	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C064	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C065	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C066	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C067	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C068	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C069	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C070	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C071	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C072	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C073	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C074	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C075	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C076	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C077	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C078	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C079	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C080	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C081	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C082	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C083	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C084	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C085	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C086	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C087	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C088	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C089	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C090	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C091	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C092	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C093	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C094	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C095	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C096	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C097	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C098	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C099	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98
C100	23.66	15.00	21.21	50.71	54.98	89.00	93.14	100.00	104.98

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C202	88.30	222.50	86.47	573.02°W	93°01'
C203	88.30	222.50	86.47	573.02°W	93°01'
C204	8.27	222.50	8.27	573.02°W	93°01'
C205	8.27	222.50	8.27	573.02°W	93°01'
C206	8.27	222.50	8.27	573.02°W	93°01'
C207	8.27	222.50	8.27	573.02°W	93°01'
C208	8.27	222.50	8.27	573.02°W	93°01'
C209	8.27	222.50	8.27	573.02°W	93°01'
C210	8.27	222.50	8.27	573.02°W	93°01'
C211	8.27	222.50	8.27	573.02°W	93°01'
C212	8.27	222.50	8.27	573.02°W	93°01'
C213	8.27	222.50	8.27	573.02°W	93°01'
C214	8.27	222.50	8.27	573.02°W	93°01'
C215	8.27	222.50	8.27	573.02°W	93°01'
C216	8.27	222.50	8.27	573.02°W	93°01'
C217	8.27	222.50	8.27	573.02°W	93°01'
C218	8.27	222.50	8.27	573.02°W	93°01'
C219	8.27	222.50	8.27	573.02°W	93°01'
C220	8.27	222.50	8.27	573.02°W	93°01'

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C221	88.30	222.50	86.47	573.02°W	93°01'
C222	88.30	222.50	86.47	573.02°W	93°01'
C223	8.27	222.50	8.27	573.02°W	93°01'
C224	8.27	222.50	8.27	573.02°W	93°01'
C225	8.27	222.50	8.27	573.02°W	93°01'
C226	8.27	222.50	8.27	573.02°W	93°01'
C227	8.27	222.50	8.27	573.02°W	93°01'
C228	8.27	222.50	8.27	573.02°W	93°01'
C229	8.27	222.50	8.27	573.02°W	93°01'
C230	8.27	222.50	8.27	573.02°W	93°01'
C231	8.27	222.50	8.27	573.02°W	93°01'
C232	8.27	222.50	8.27	573.02°W	93°01'
C233	8.27	222.50	8.27	573.02°W	93°01'
C234	8.27	222.50	8.27	573.02°W	93°01'
C235	8.27	222.50	8.27	573.02°W	93°01'
C236	8.27	222.50	8.27	573.02°W	93°01'
C237	8.27	222.50	8.27	573.02°W	93°01'
C238	8.27	222.50	8.27	573.02°W	93°01'
C239	8.27	222.50	8.27	573.02°W	93°01'
C240	8.27	222.50	8.27	573.02°W	93°01'

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C241	88.30	222.50	86.47	573.02°W	93°01'
C242	88.30	222.50	86.47	573.02°W	93°01'
C243	8.27	222.50	8.27	573.02°W	93°01'
C244	8.27	222.50	8.27	573.02°W	93°01'
C245	8.27	222.50	8.27	573.02°W	93°01'
C246	8.27	222.50	8.27	573.02°W	93°01'
C247	8.27	222.50	8.27	573.02°W	93°01'
C248	8.27	222.50	8.27	573.02°W	93°01'
C249	8.27	222.50	8.27	573.02°W	93°01'
C250	8.27	222.50	8.27	573.02°W	93°01'
C251	8.27	222.50	8.27	573.02°W	93°01'
C252	8.27	222.50	8.27	573.02°W	93°01'
C253	8.27	222.50	8.27	573.02°W	93°01'
C254	8.27	222.50	8.27	573.02°W	93°01'
C255	8.27	222.50	8.27	573.02°W	93°01'
C256	8.27	222.50	8.27	573.02°W	93°01'
C257	8.27	222.50	8.27	573.02°W	93°01'
C258	8.27	222.50	8.27	573.02°W	93°01'
C259	8.27	222.50	8.27	573.02°W	93°01'
C260	8.27	222.50	8.27	573.02°W	93°01'

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C261	88.30	222.50	86.47	573.02°W	93°01'
C262	88.30	222.50	86.47	573.02°W	93°01'
C263	8.27	222.50	8.27	573.02°W	93°01'
C264	8.27	222.50	8.27	573.02°W	93°01'
C265	8.27	222.50	8.27	573.02°W	93°01'
C266	8.27	222.50	8.27	573.02°W	93°01'
C267	8.27	222.50	8.27	573.02°W	93°01'
C268	8.27	222.50	8.27	573.02°W	93°01'
C269	8.27	222.50	8.27	573.02°W	93°01'
C270	8.27	222.50	8.27	573.02°W	93°01'
C271	8.27	222.50	8.27	573.02°W	93°01'
C272	8.27	222.50	8.27	573.02°W	93°01'
C273	8.27	222.50	8.27	573.02°W	93°01'
C274	8.27	222.50	8.27	573.02°W	93°01'
C275	8.27	222.50	8.27	573.02°W	93°01'
C276	8.27	222.50	8.27	573.02°W	93°01'
C277	8.27	222.50	8.27	573.02°W	93°01'
C278	8.27	222.50	8.27	573.02°W	93°01'
C279	8.27	222.50	8.27	573.02°W	93°01'
C280	8.27	222.50	8.27	573.02°W	93°01'

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C281	88.30	222.50	86.47	573.02°W	93°01'
C282	88.30	222.50	86.47	573.02°W	93°01'
C283	8.27	222.50	8.27	573.02°W	93°01'
C284	8.27	222.50	8.27	573.02°W	93°01'
C285	8.27	222.50	8.27	573.02°W	93°01'
C286	8.27	222.50	8.27	573.02°W	93°01'
C287	8.27	222.50	8.27	573.02°W	93°01'
C288	8.27	222.50	8.27	573.02°W	93°01'
C289	8.27	222.50	8.27	573.02°W	93°01'
C290	8.27	222.50	8.27	573.02°W	93°01'
C291	8.27	222.50	8.27	573.02°W	93°01'
C292	8.27	222.50	8.27	573.02°W	93°01'
C293	8.27	222.50	8.27	573.02°W	93°01'
C294	8.27	222.50	8.27	573.02°W	93°01'
C295	8.27	222.50	8.27	573.02°W	93°01'
C296	8.27	222.50	8.27	573.02°W	93°01'
C297	8.27	222.50	8.27	573.02°W	93°01'
C298	8.27	222.50	8.27	573.02°W	93°01'
C299	8.27	222.50	8.27	573.02°W	93°01'
C300	8.27	222.50	8.27	573.02°W	93°01'

CURVE TABLE

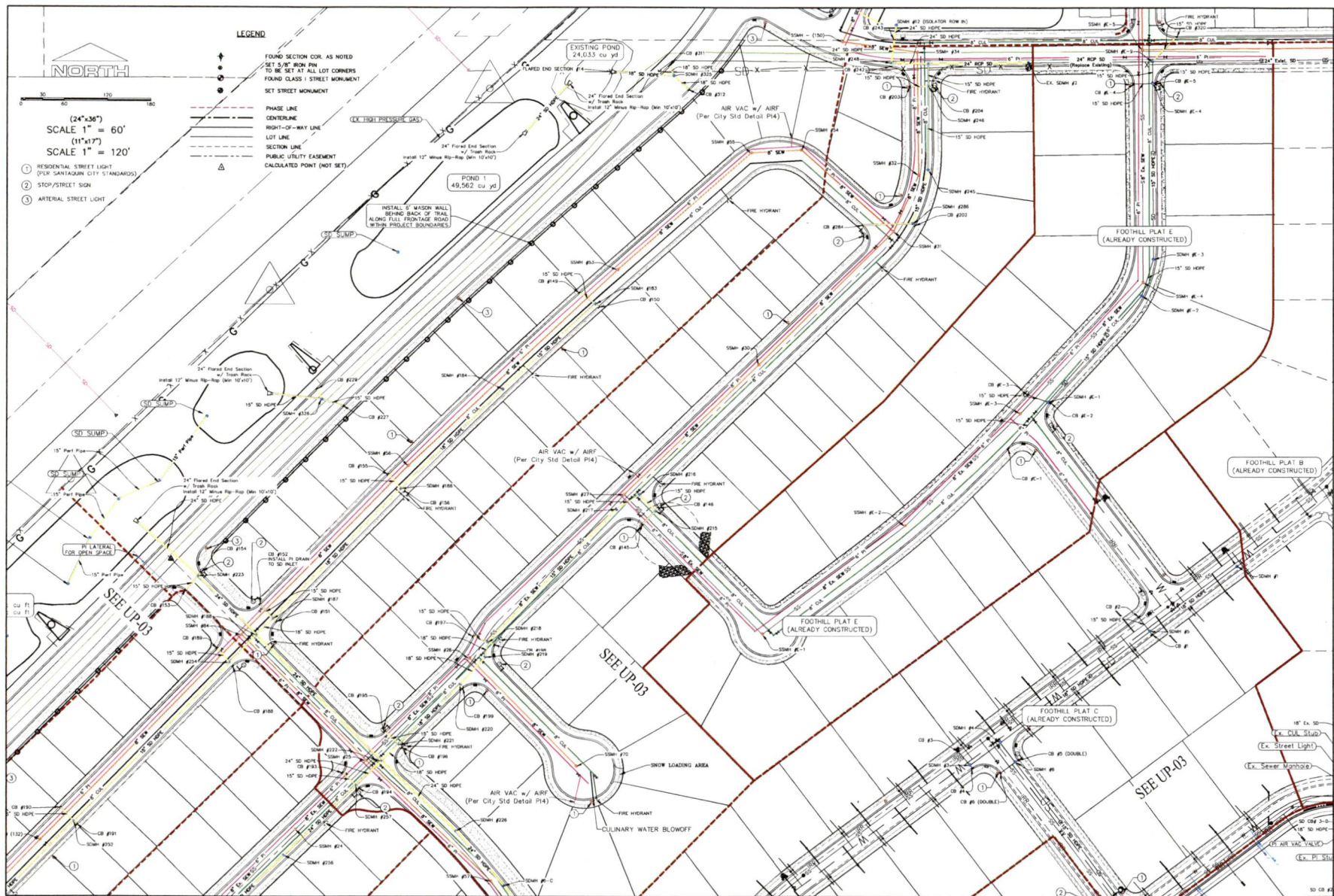
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C301	88.30	222.50	86.47	573.02°W	93°01'
C302	88.30	222.50	86.47	573.02°W	93°01'
C303	8.27	222.50	8.27	573.02°W	93°01'
C304	8.27	222.50	8.27	573.02°W	93°01'
C305	8.27	222.50	8.27	573.02°W	93°01'
C306	8.27	222.50	8.27	573.02°W	93°01'
C307	8.27	222.50	8.27	573.02°W	93°01'
C308	8.27	222.50	8.27	573.02°W	93°01'
C309	8.27	222.50	8.27	573.02°W	93°01'
C310	8.27	222.50	8.27	573.02°W	93°01'
C311	8.27	222.50	8.27	573.02°W	93°01'
C312	8.27	222.50	8.27	573.02°W	93°01'
C313	8.27	222.50	8.27	573.02°W	93°01'
C314	8.27	222.50	8.27	573.02°W	93°01'
C315	8.27	222.50	8.27	573.02°W	93°01'
C316	8.27	222.50	8.27	573.02°W	93°01'
C317	8.27	222.50	8.27	573.02°W	93°01'
C318	8.27	222.50	8.27	573.02°W	93°01'
C319	8.27	222.50	8.27	573.02°W	93°01'
C320	8.27	222.50	8.27	573.02°W	93°01'

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C321	88.30	222.50	86.47	573.02°W	93°01'
C322	88.30	222.50	86.47	573.02°W	93°01'
C323	8.27	222.50	8.27	573.02°W	93°01'
C324	8.27	222.50	8.27	573.02°W	93°01'
C325	8.27	222.50	8.27	573.02°W	93°01'
C326	8.27	222.50	8.27	573.02°W	93°01'
C327	8.27	222.50	8.27	573.02°W	93°01'
C328	8.27	222.50	8.27	573.02°W	93°01'
C329	8.27	222.50	8.27	573.02°W	93°01'
C330	8.27	222.50	8.27	573.02°W	93°01'
C331	8.27	222.50	8.27	573.02°W	93°01'
C332	8.27	222.50	8.27	573.02°W	93°01'
C333	8.27	222.50	8.27	573.02°W	93°01'
C334	8.27	222.50	8.27	573.02°W	93°01'
C335	8.27	222.50	8.27	573.02°W	93°01'
C336	8.27	222.50	8.27	573.02°W	93°01'
C337	8.27	222.50	8.27	573.02°W	93°01'
C338	8.27	222.50	8.27	573.02°W	93°01'
C339	8.27	222.50	8.27	573.02°W	93°01'
C340	8.27	222.50	8.27	573.02°W	93°01'

FOOTHILL VILLAGE SUBDIVISION
PRELIMINARY PLAT
LOCATED IN THE SOUTHEAST CORNER OF SECTION
11, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 7/29/2019
PROJECT #
REVISIONS:
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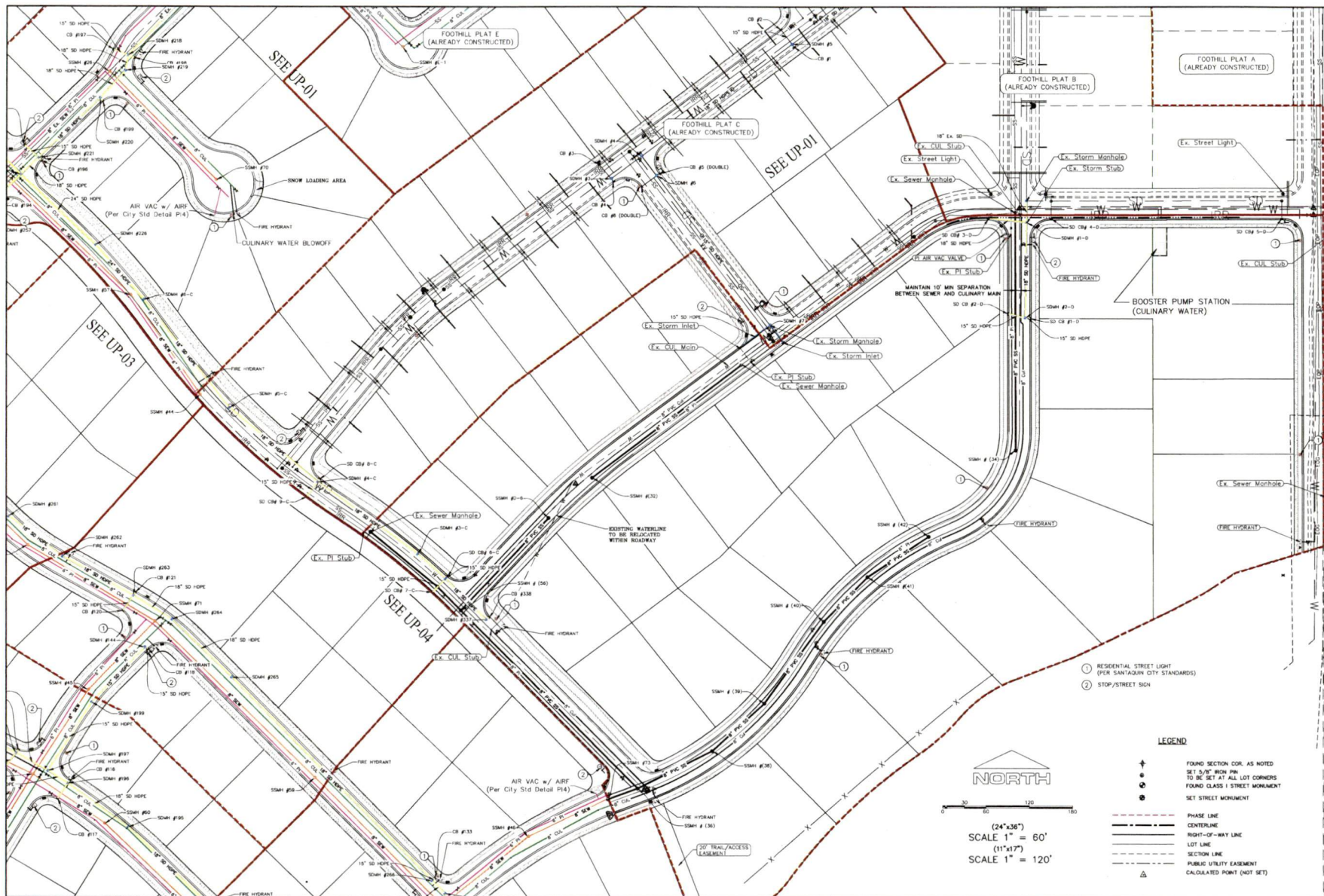
Engineering & Surveying
 1776 N. State St. #110
 Orem, UT 84057
 P. 801.376.2245
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4/30/19

**FOOTHILL VILLAGE SUBDIVISION
 PRELIMINARY PLAT**
 LOCATED IN THE SOUTHWEST CORNER OF SECTION
 11, TOWNSHIP 10 SOUTH
 RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 1/29/2019
PROJECT #
REVISIONS:
SHEET NAME: SITE/UTILITY PLAN
UP-01



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Engineering & Surveying
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Orem, UT 84057
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FOOTHILL VILLAGE SUBDIVISION
PRELIMINARY PLAT
LOCATED IN THE SOUTHEAST CORNER OF SECTION
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RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

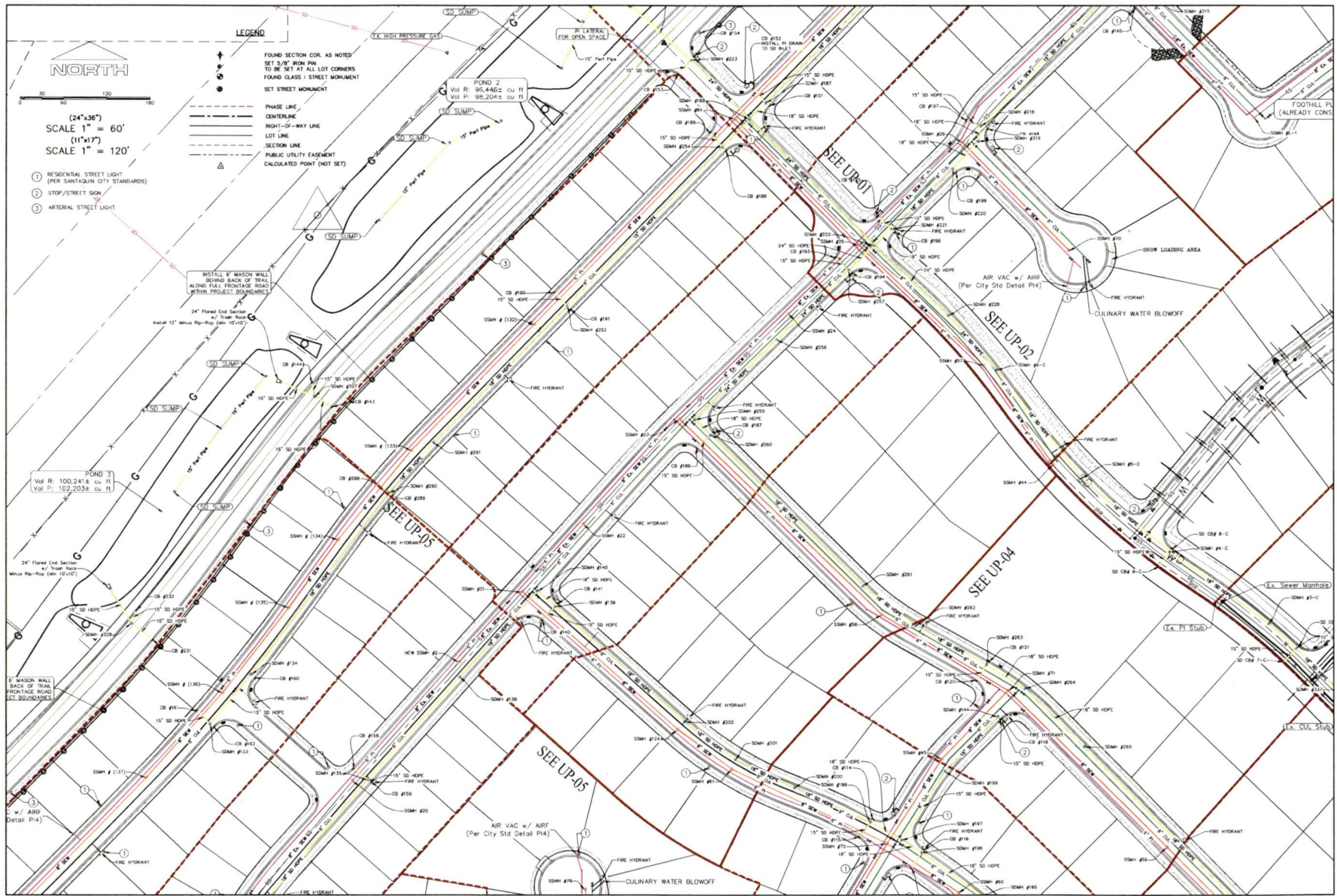
DATE: 1.29.2019
PROJECT #

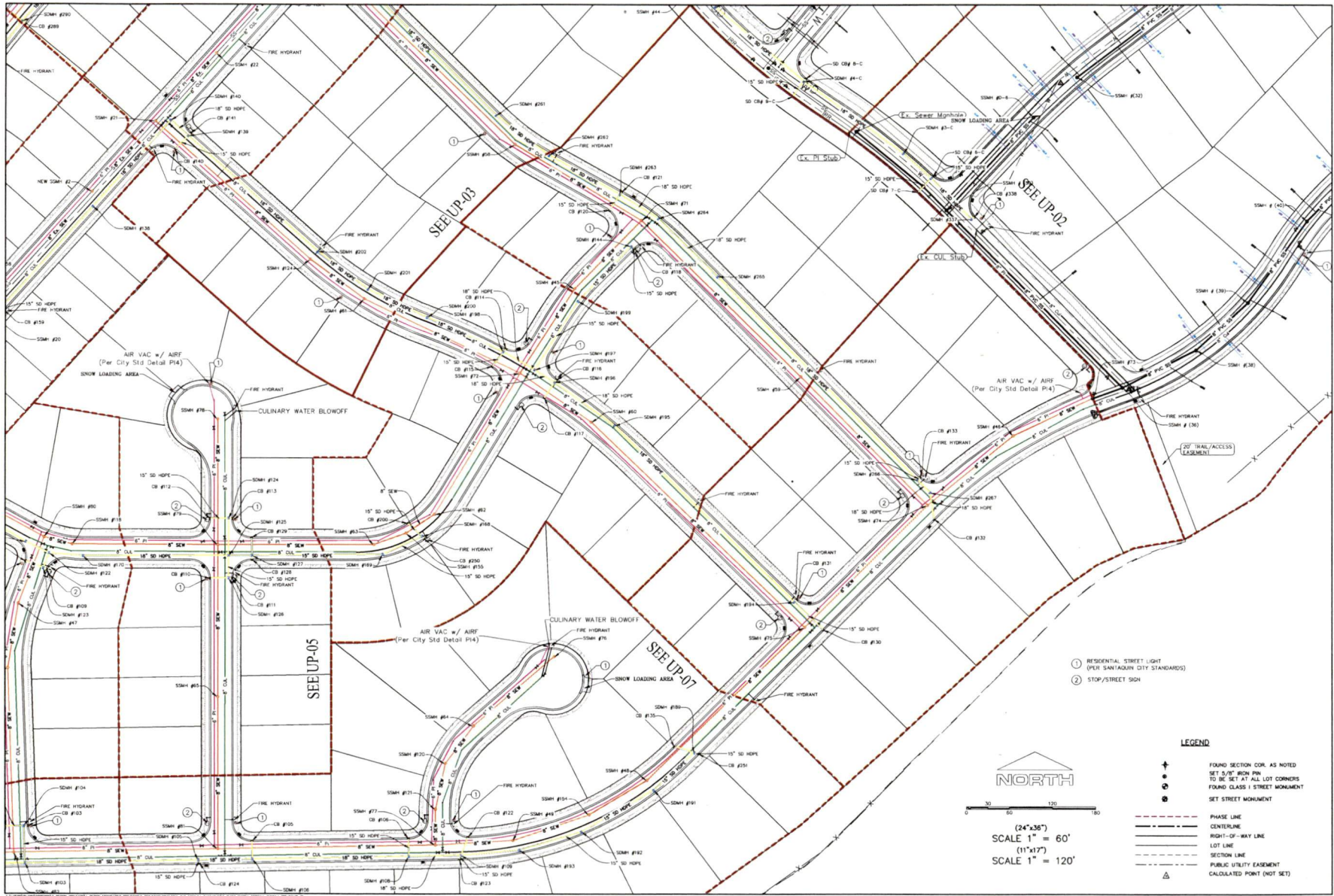
REVISIONS:

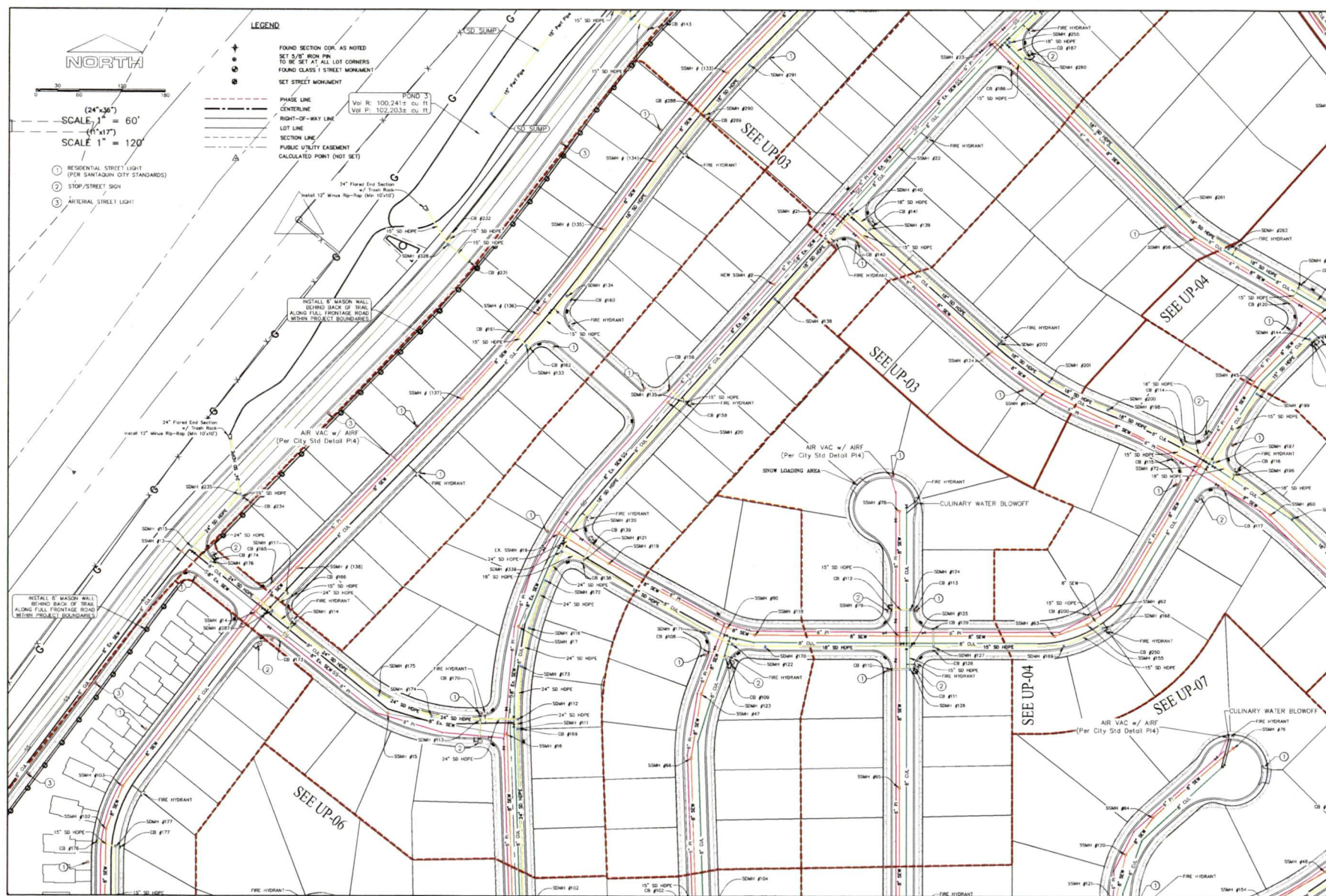
1	RESIDENTIAL STREET LIGHT (PER SALT LAKE CITY STANDARDS)
2	STOP/STREET SIGN

SHEET NAME
SITE UTILITY PLAN

UP-02

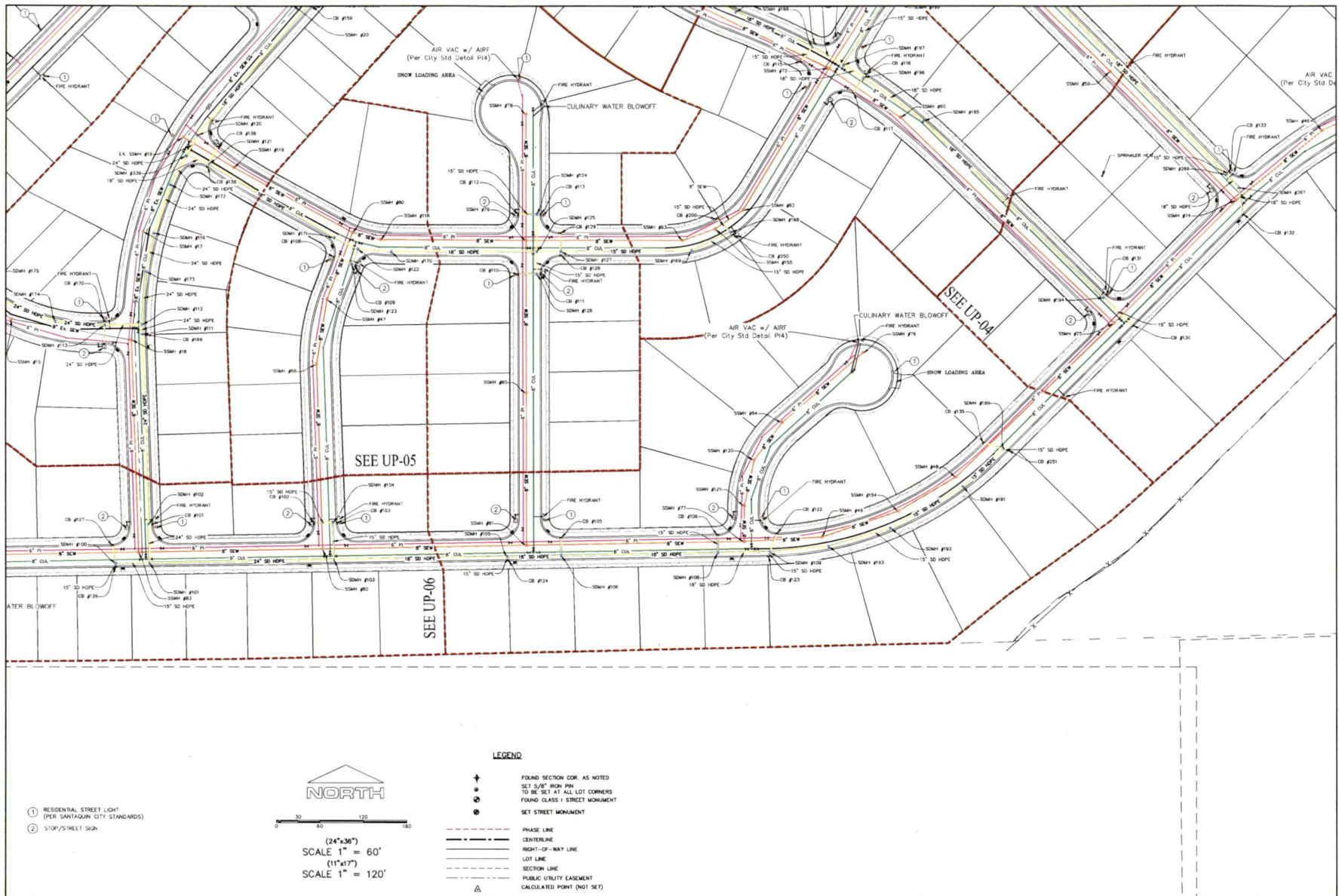


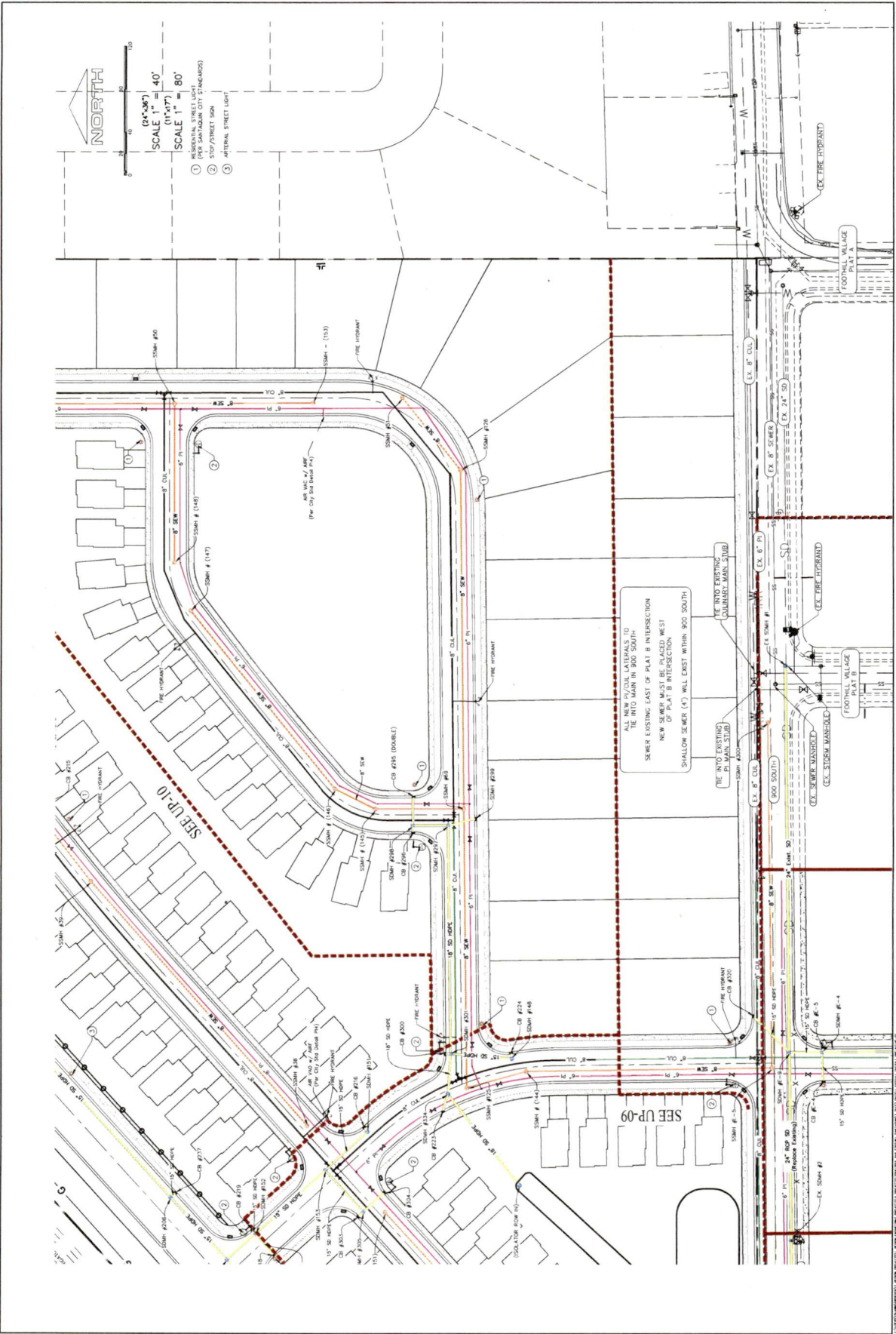


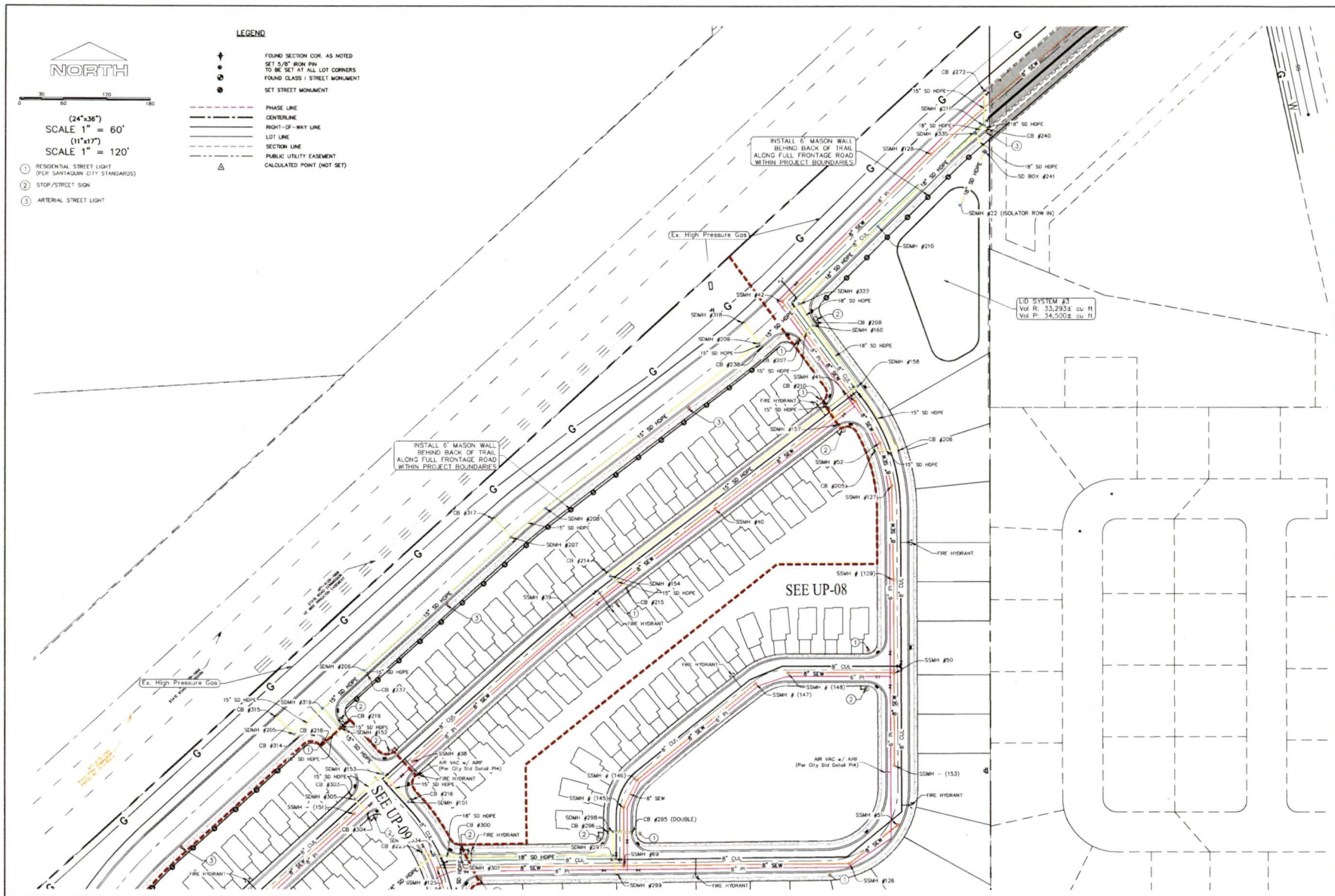


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FOOTHILL VILLAGE SUBDIVISION
PRELIMINARY PLAT
LOCATED IN THE SOUTHEAST CORNER OF SECTION
11, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN





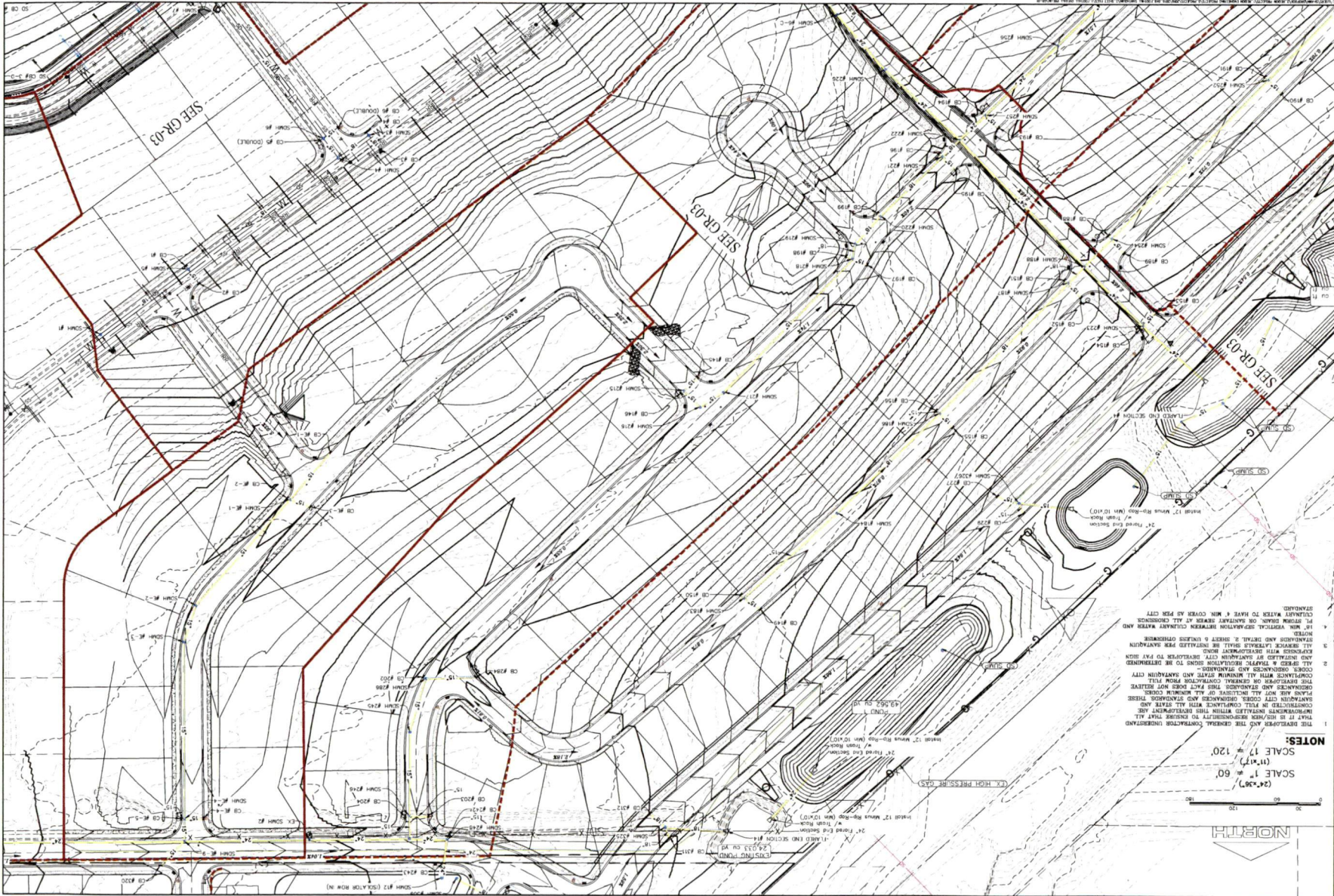


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6/28/19

FOOTHILL VILLAGE SUBDIVISION
PRELIMINARY PLAT
LOCATED IN THE SOUTHEAST CORNER OF SECTION
11, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASIN AND MERIDIAN

DATE: 1.29.2019
PROJECT #
REVISIONS:
1
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SHEET NAME
SITE/UTILITY PLAN
UP-10



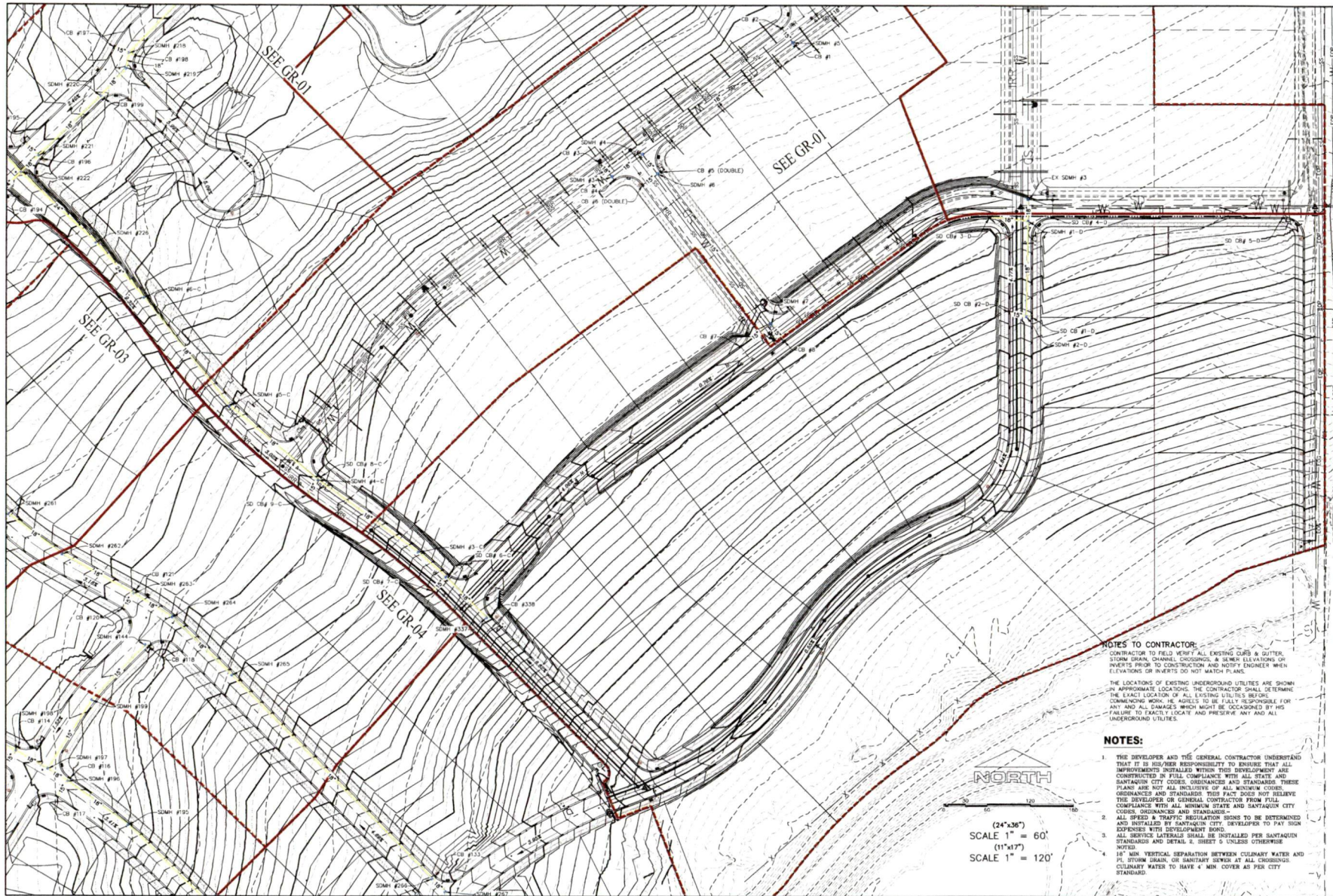
GR-01
GRADING PLAN

REVISIONS:	DATE	BY	APP
1	12/29/19		
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**FOOTHILL VILLAGE SUBDIVISION
PRELIMINARY PLAT**
LOCATED IN THE SOUTHEAST CORNER OF SECTION
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

12/29/19

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Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
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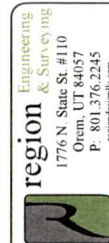
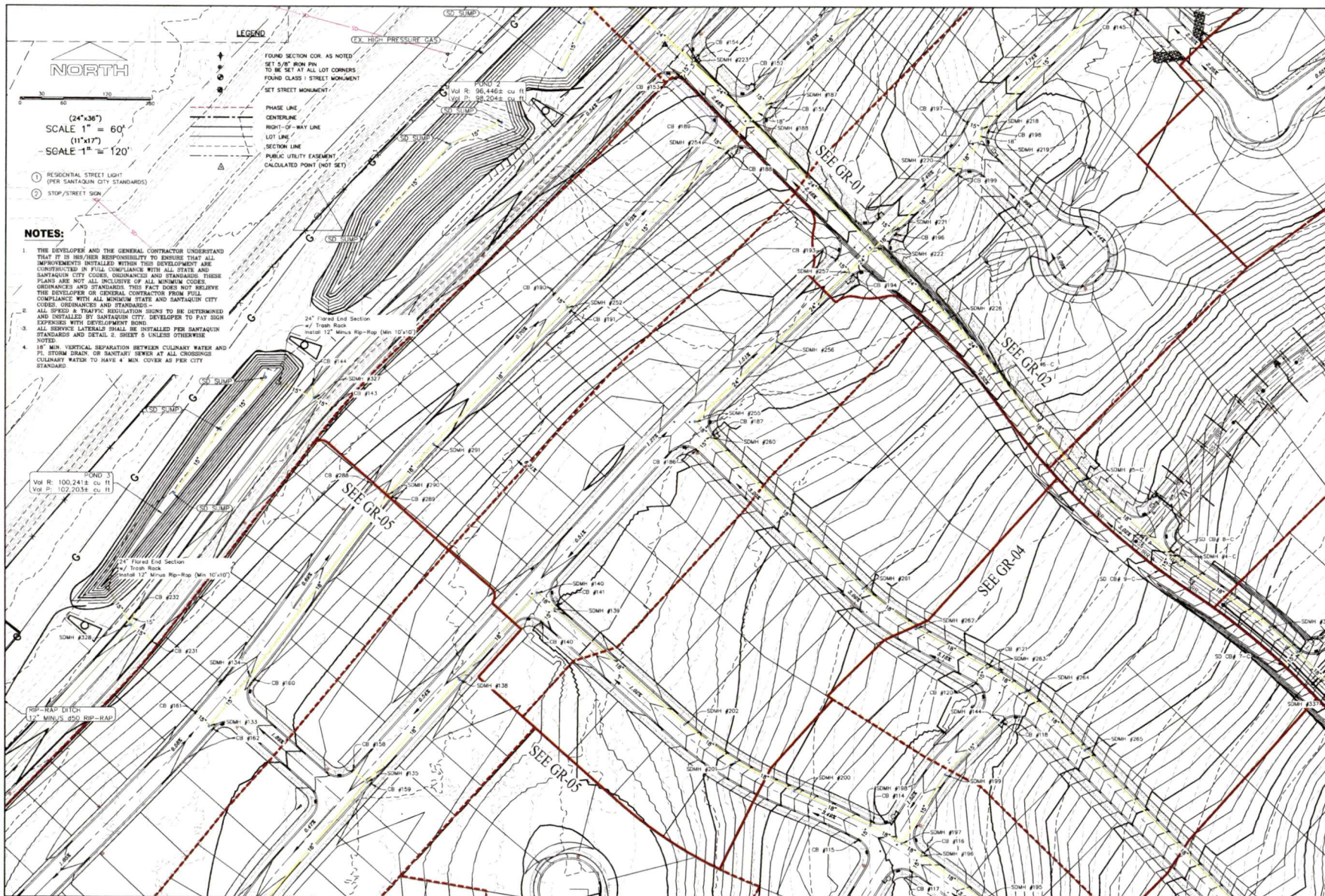
6/29/19

**FOOTHILL VILLAGE SUBDIVISION
 PRELIMINARY PLAT**
 LOCATED IN THE SOUTHEAST CORNER OF SECTION
 11, TOWNSHIP 10 SOUTH
 RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 1/29/2019
 PROJECT #

REVISIONS:	
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SHEET NAME
 GRADING PLAN
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GR-02



**FOOTHILL VILLAGE SUBDIVISION
PRELIMINARY PLAT**
LOCATED IN THE SOUTHEAST CORNER OF SECTION
111, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASIN AND MERIDIAN

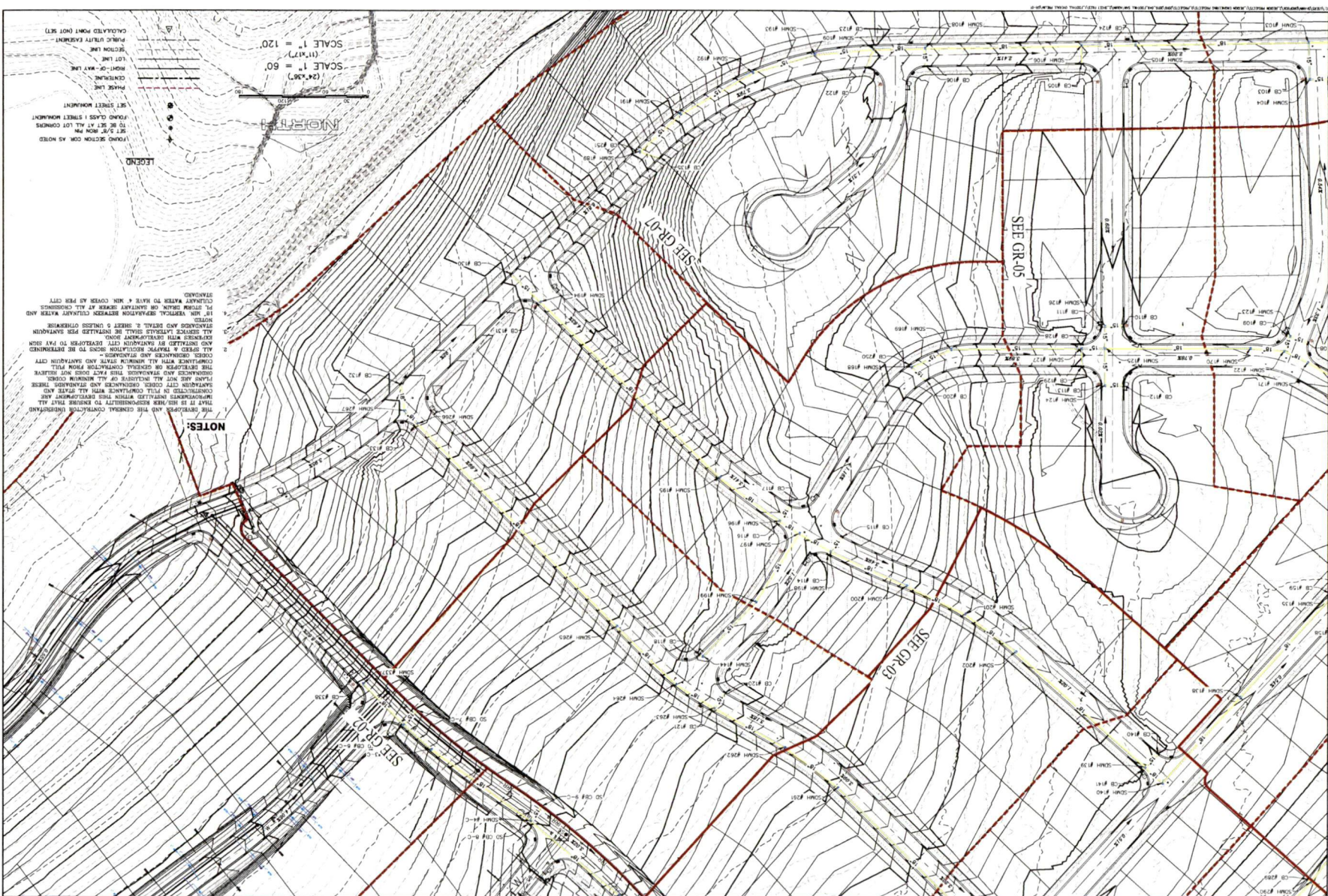
DATE: 1.29.2019
PROJECT #

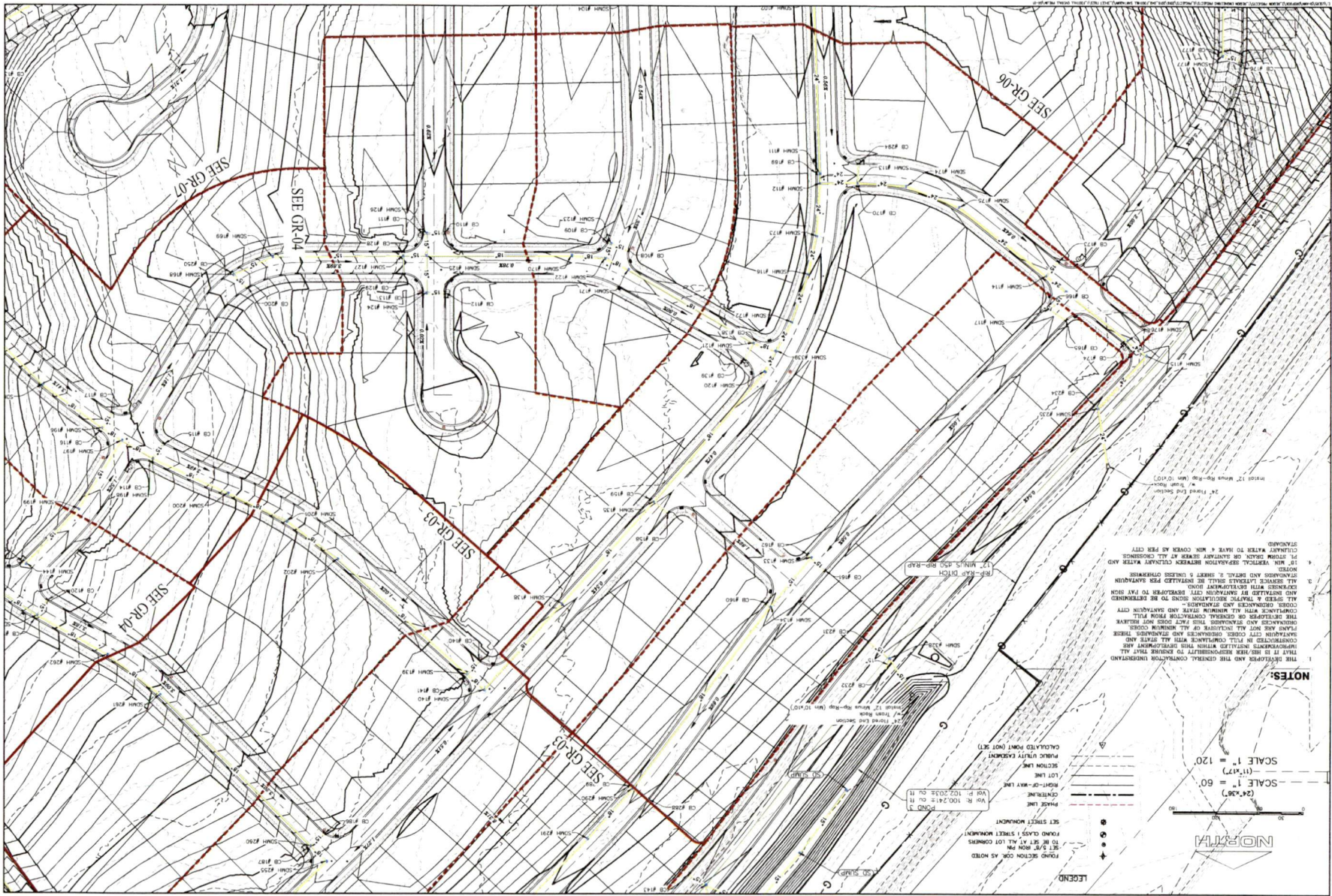
REVISIONS:

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SHEET NAME
GRADING PLAN

GR-03





NOTES:

1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS THE DEVELOPER'S RESPONSIBILITY TO KNOWING THAT ALL UNDERGROUND UTILITIES ARE SHOWN ON THIS DEVELOPMENT AND TO PROVIDE ADEQUATE PROTECTION FOR ALL UTILITIES DURING CONSTRUCTION AND OPERATION.
2. THE DEVELOPER AND THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF KANAB AND THE ARIZONA DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION.
3. ALL STREETS AND TRAVELING ROADS SHALL BE DESIGNED TO BE DRAINAGE AND DRAINAGE SYSTEMS SHALL BE DESIGNED TO BE DRAINAGE AND DRAINAGE SYSTEMS.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF KANAB AND THE ARIZONA DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF KANAB AND THE ARIZONA DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION.

DATE: 1/29/2019	PROJECT #	REVISIONS:	GR-05
			GRADING PLAN

**FOOTHILL VILLAGE SUBDIVISION
PRELIMINARY PLAT**
LOCATED IN THE SOUTHEAST CORNER OF SECTION
RANGE 1 EAST, TOWNSHIP 10 SOUTH
AND MERIDIAN

region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P. 801.376.2245
regioneng.com

801.376.2245
regiondesignllc.com

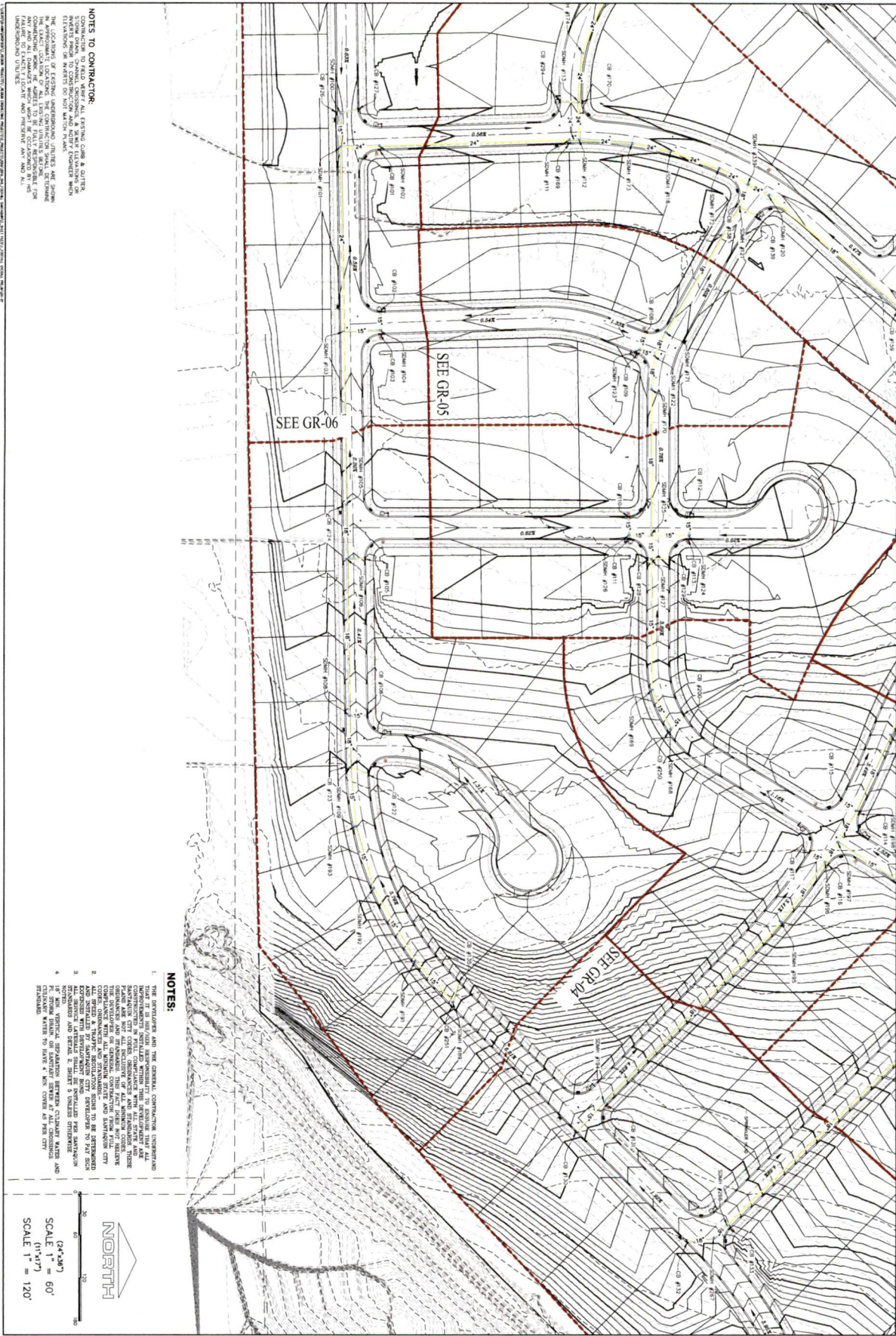
LOCATED IN THE SOUTHEAST CORNER OF SECTION
11, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

PROJECT #

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SHEET NAME:

GP 06




NOTES TO CONTRACTOR:

1. THE DEVELOPER AND THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SALT LAKE COUNTY, UTAH, AND THE STATE OF UTAH, INCLUDING BUT NOT LIMITED TO, THE UTAH DEPARTMENT OF HERITAGE AND ARTS, THE UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY, AND THE UTAH DEPARTMENT OF TRANSPORTATION. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SALT LAKE COUNTY, UTAH, AND THE STATE OF UTAH, INCLUDING BUT NOT LIMITED TO, THE UTAH DEPARTMENT OF HERITAGE AND ARTS, THE UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY, AND THE UTAH DEPARTMENT OF TRANSPORTATION.

- NOTES:**
1. THE DEVELOPER AND THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SALT LAKE COUNTY, UTAH, AND THE STATE OF UTAH, INCLUDING BUT NOT LIMITED TO, THE UTAH DEPARTMENT OF HERITAGE AND ARTS, THE UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY, AND THE UTAH DEPARTMENT OF TRANSPORTATION.
 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SALT LAKE COUNTY, UTAH, AND THE STATE OF UTAH, INCLUDING BUT NOT LIMITED TO, THE UTAH DEPARTMENT OF HERITAGE AND ARTS, THE UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY, AND THE UTAH DEPARTMENT OF TRANSPORTATION.
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 4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SALT LAKE COUNTY, UTAH, AND THE STATE OF UTAH, INCLUDING BUT NOT LIMITED TO, THE UTAH DEPARTMENT OF HERITAGE AND ARTS, THE UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY, AND THE UTAH DEPARTMENT OF TRANSPORTATION.

SCALE 1" = 60'
SCALE 1" = 120'

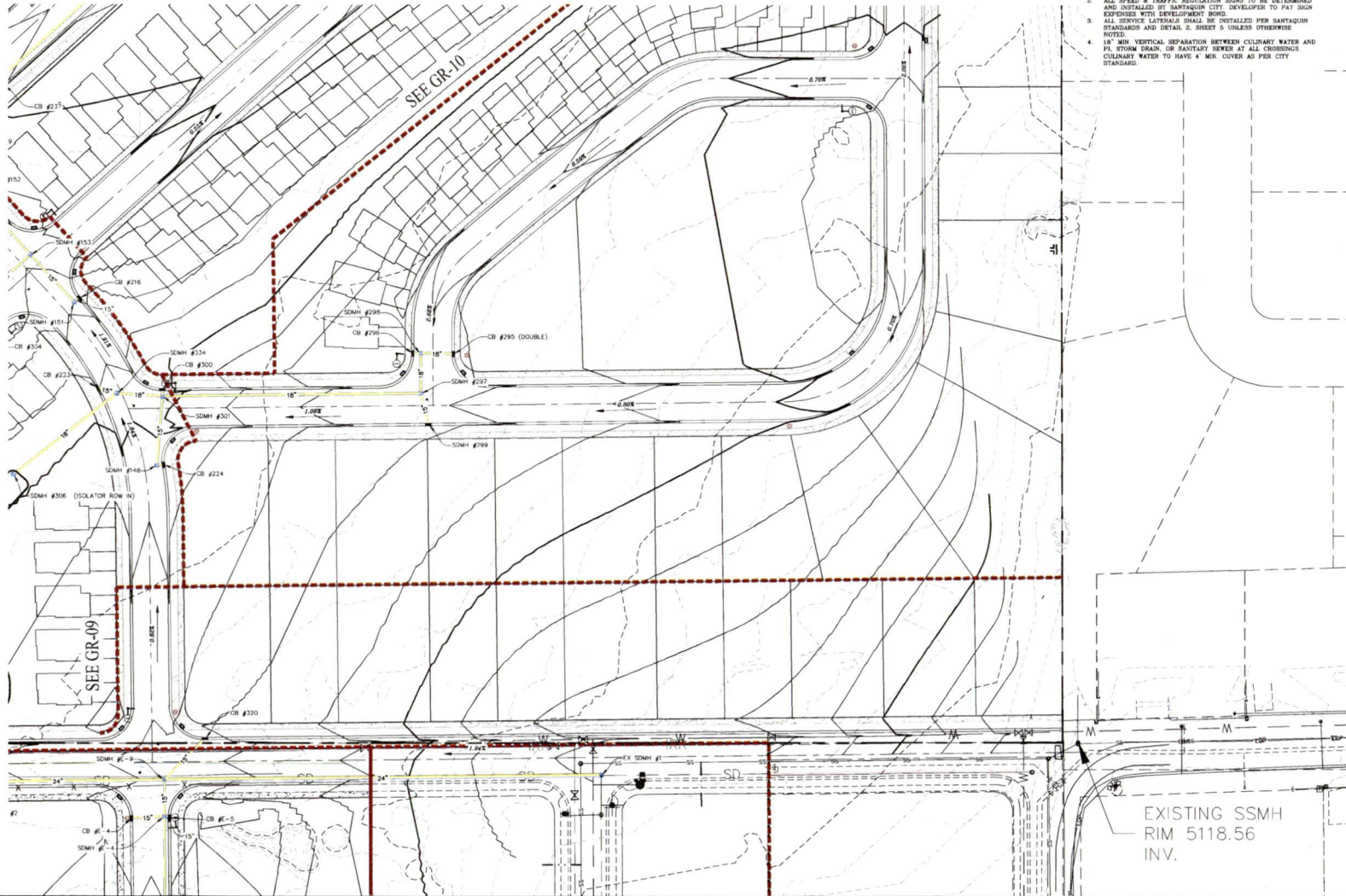
NORTH

DATE: 12/29/2019	PROJECT #	FOOTHILL VILLAGE SUBDIVISION PRELIMINARY PLAT LOCATED IN THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 10 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN	 region Engineering & Surveying 1776 N. State St. #110 Orem, UT 84057 P. 801.376.2245 regiondesignllc.com
REVISIONS:			
GR-07			



0 20 40 80 120

(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'



NOTES:

1. 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 SALT LAKE 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 SALT LAKE CITY CODES, ORDINANCES AND STANDARDS.
2. ALL SPEED AND TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SALT LAKE CITY. DEVELOPER TO PAY SUCH EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SALT LAKE CITY STANDARDS AND DETAIL 2, SHEET 5 UNLESS OTHERWISE NOTED.
4. 18" MIN VERTICAL SEPARATION BETWEEN CULINARY WATER AND ST. DRAIN OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4" MIN. COVER AS PER CITY STANDARD.

Engineering & Surveying
region
1776 N. State St. #110
Orem, UT 84057
P. 801.376.2245
reg@regiongill.com



4/29/19

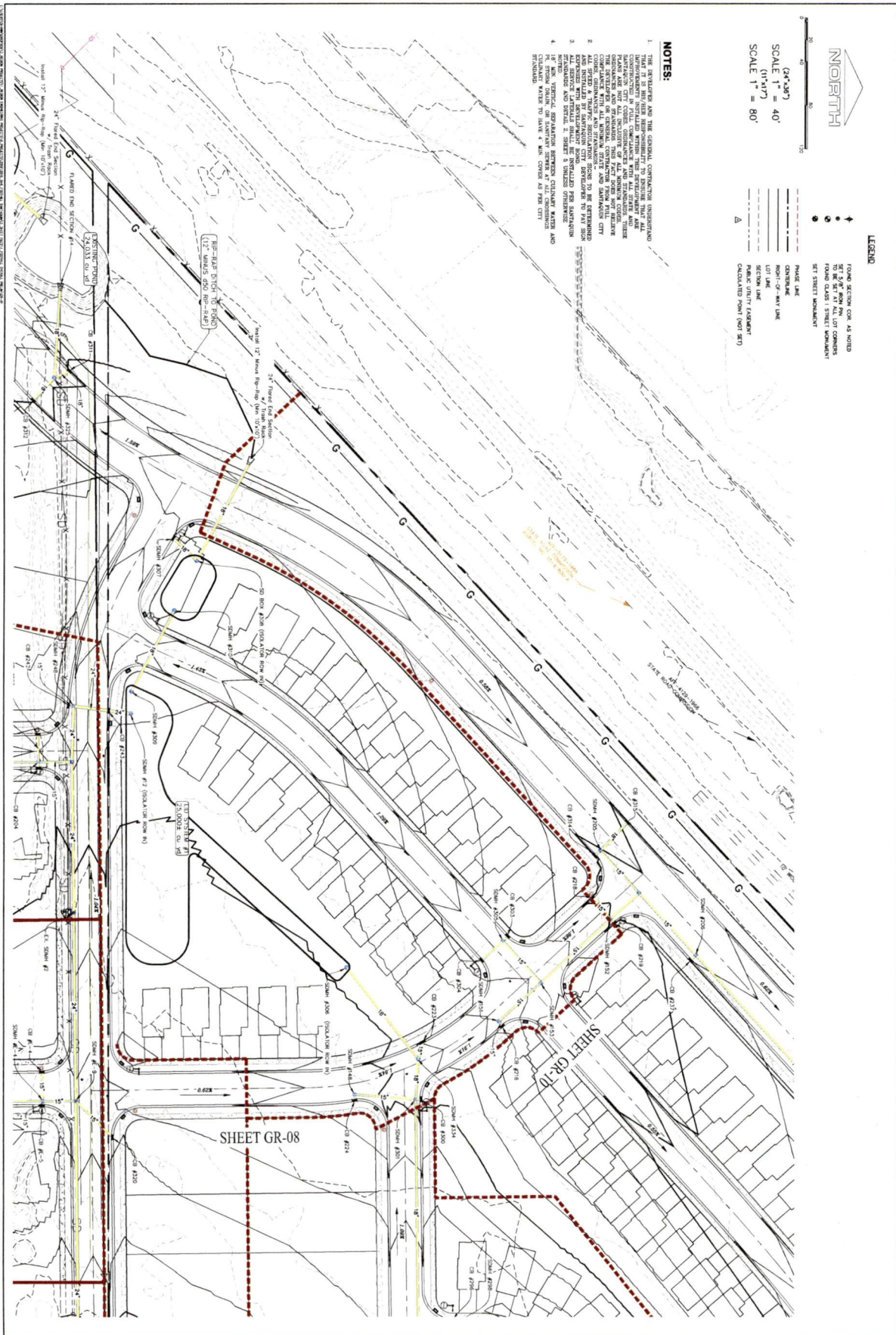
**FOOTHILL VILLAGE SUBDIVISION
PRELIMINARY PLAT**
LOCATED IN THE SOUTHEAST CORNER OF SECTION
11, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 1.29.2019
PROJECT #

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SHEET NAME:
GRADING PLAN
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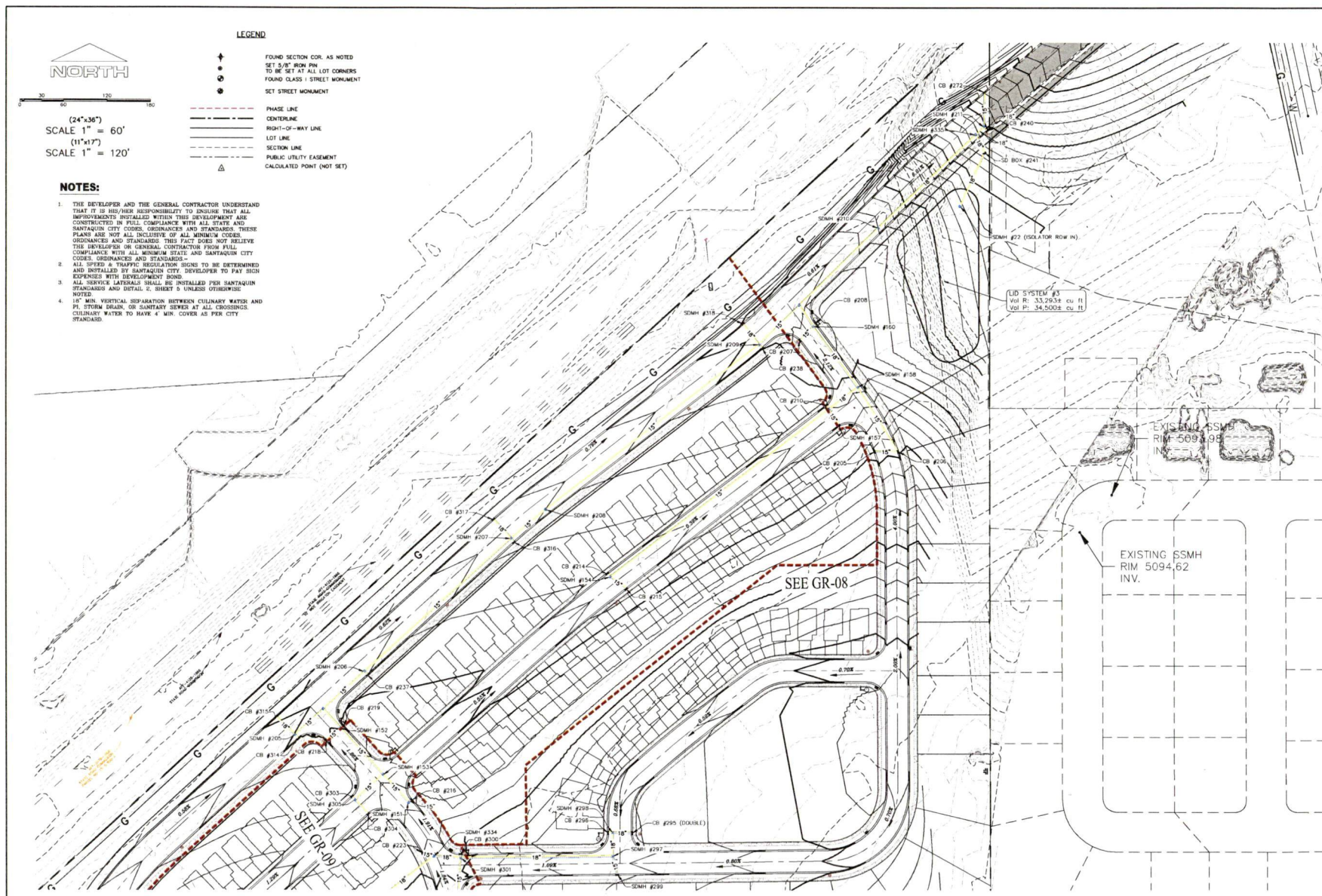
DATE: 12/29/2019	PROJECT #
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**FOOTHILL VILLAGE SUBDIVISION
PRELIMINARY PLAT**
LOCATED IN THE SOUTHEAST CORNER OF SECTION
11, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

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1/29/19

GR-09



FOOTHILL VILLAGE SUBDIVISION
PRELIMINARY PLAT
LOCATED IN THE SOUTHEAST CORNER OF SECTION
11, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

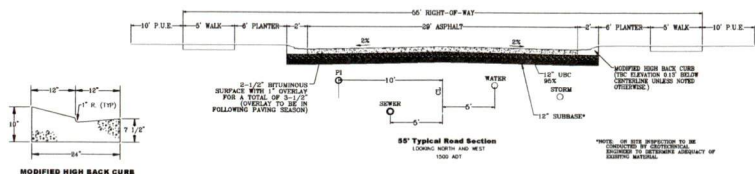
DATE: 1.29.2019
PROJECT #

REVISIONS:

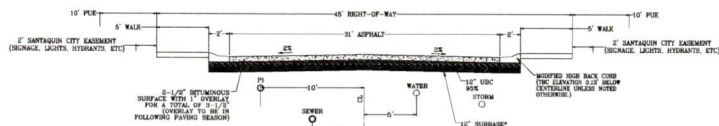
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SHEET NAME:
TYPICAL DETAILS

DT-01



MODIFIED HIGH BACK CURB



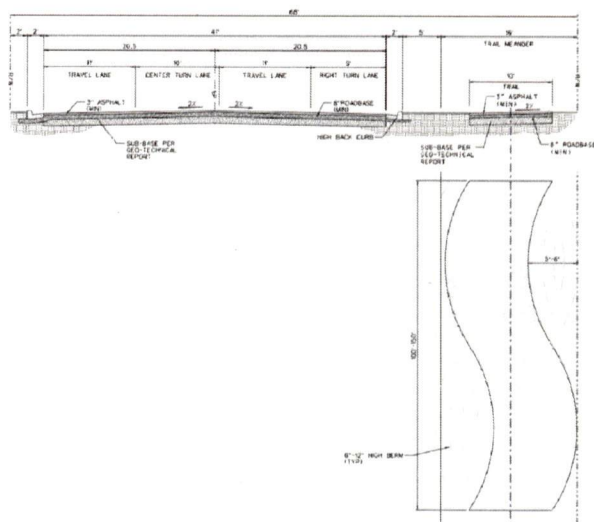
45' Typical Road Section

LOOKING NORTH AND WEST

24' Gravel Access Road

6' COMPACTED GRAVEL

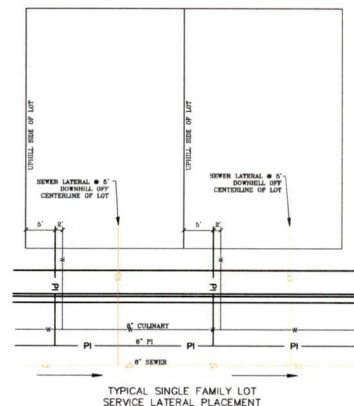
ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS



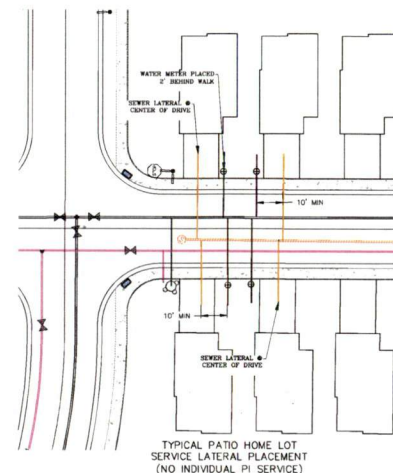
HIGHLAND DRIVE CROSS SECTION

WEST TO EAST

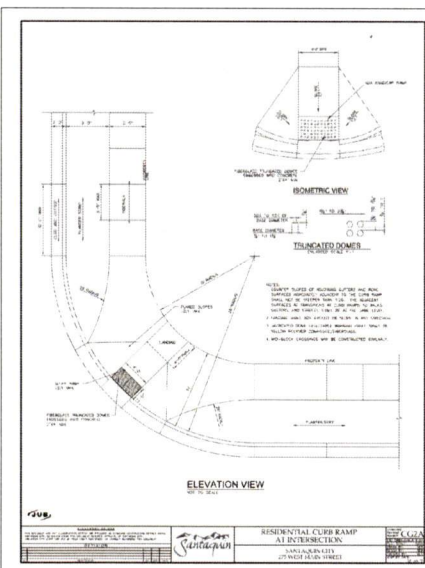
LOOKING NORTH



TYPICAL SINGLE FAMILY LOT
SERVICE LATERAL PLACEMENT

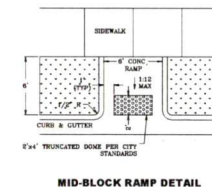


TYPICAL PATIO HOME LOT
SERVICE LATERAL PLACEMENT
(NO INDIVIDUAL P.I. SERVICE)

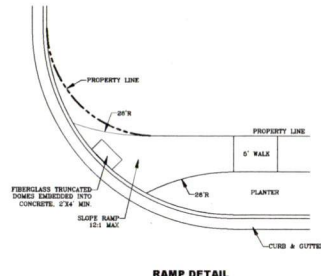


ELEVATION VIEW

WEST TO EAST



MID-BLOCK RAMP DETAIL

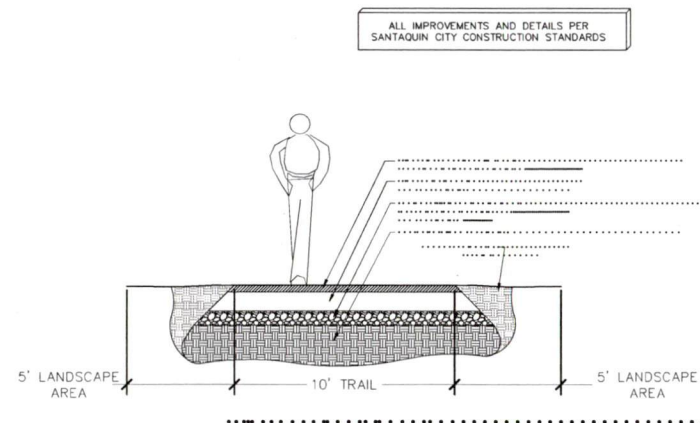
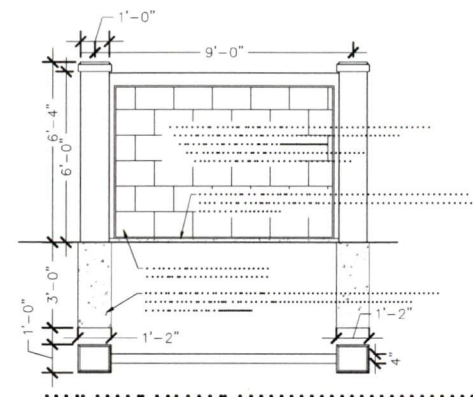
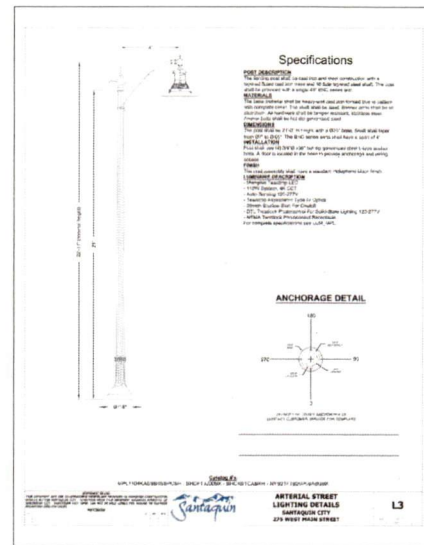


RAMP DETAIL



RESIDENTIAL CURB RAMP
AT INTERSECTION

WEST TO EAST





Memorandum

To: Mayor & Council
From: Council Member Betsy Montoya
Date: February 5, 2019
Subject: Proposal for the formation of a Youth City Council

To Mayor Hunsaker and Santaquin City Council Members,

Due to our desire to continue city events, celebrations and service projects and our desire to reduce and prioritize the load on city staff, I propose that we create a youth city council.

While attending the Local Official's day at the State Capitol, I visited with youth from three different cities. I asked them about their experiences and inquired as to how they benefit their community as well as gaining insight and knowledge into how their cities operate, how local government is run and what the needs of their community are.

I believe a youth council can be of great benefit to our staff and our community. The youth of our city are an untapped resource.

I would like to volunteer to be the council representative and Suzy McDowell has offered to be the staff representative. I have also spoken with Kim Lefler, from Nebo School District, and she is more than happy to help as well.

I would request \$1000 as a budget to get the council up and running this year, and \$1500 as a budget for next fiscal year in order to offer a one-time \$500 scholarship to a youth who applies, who is in good standing, and who scores the highest on tabulated criteria that we can determine at a later date. The rest of the budget will be used for operating costs, youth t shirts, registration and travel to Local Official's day and possibly the youth council training held in Logan, Utah.

I look forward to discussing the possibility of a youth council at city council meeting on Tuesday, Feb. 5, 2019 and receiving your input.

Best regards,
Council member
Betsy Montoya



Memorandum

To: Mayor & Council
From: City Manager Reeves
Date: February 5, 2019
Subject: Agenda Item 9.c Temporary Moratorium on Multi-Family Development

Mayor Hunsaker and Santaquin City Council Members,

As expressed in the January 15, 2019 Santaquin City Council Meeting, there is a desire of our elected leaders to more strategically plan for multi-family developments within our community. Specifically, the council has expressed a desire to review its zoning regulations to allow for larger multi-family developments along our arterial streets, with access to public transportation, and with enough acreage to enhance the overall quality and livability of the development for the benefit of the future residents of said development (*e.g. to provide additional amenities such as club houses, pools, parks space and/or trails to enhance the quality of life for the residents of those developments by increasing the overall scale of said developments*).

Concurrently, the elected leaders have expressed a desire to evaluate multi-family development standards within our existing residential neighborhoods to both enhance and better regulate infill development. For example, the elected leaders have expressed a desire to work with the Planning Commission and staff to evaluate the potential benefits of allowing for Accessory Dwelling Units (ADUs – *commonly referred to as casitas*) within our residential neighborhoods while possibly restricting higher-density developments on smaller sized parcels which cannot feasibly be built with the aforementioned amenities.

Due to these concurrent desires, the Council directed staff to prepare a Temporary Ordinance to establish a Moratorium on Multi-Family Developments to provide time to strategically plan for said developments. This temporary ordinance was prepared and awaits your formal consideration. However, we would like the council to consider three possible courses of action:

- **Option 1:** As proposed, the council may choose to pass this moratorium which would prohibit the acceptance of any new multi-family developments throughout the entire community during this evaluative period (*six month maximum*) while the staff works with the Planning Commission to reevaluate the City's multi-family development standards. *It is important to note that the moratorium would not affect any projects that have submitted an approved application prior to the effective date of this ordinance; or*

- Option 2: The council may choose to modify, by motion, the proposed temporary ordinance, to only apply it to the residential areas of the core part of town (*which is currently the area of greatest impact in our community*) and thus limit the restriction in the remainder of our community. Concurrently, the council could direct the staff to work with the Planning Commission to reevaluate the City's multi-family development standards; or
- Option 3: The council may choose to deny the temporary ordinance as proposed, and thus not impose the proposed moratorium, while currently directing the staff to place the highest possible priority to work with the Planning Commission to reevaluate multi-family development standards on an expedited schedule (*perhaps approving the use of outside consultants to assist the staff in this endeavor.*)

Staff Recommendation:

The staff fully supports our elected leader's desire to reevaluate multi-family developments within our community. However, we believe that with proper direction from the council, the staff can establish a high priority to complete the multi-family development analysis without the need for a moratorium. As always, we as staff work at the pleasure of the Mayor and Council and will proceed as directed.

Recommended Motion:

Motion to deny Ordinance 02-01-2019 and concurrently direct the city staff to place the highest possible priority to complete a reevaluation of multi-family development standards within Santaquin City by work with the Planning Commission, City Council, and an outside planning consultants as needed.