

## NOTICE AND AGENDA

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Wednesday, June 06, 2018 in the Council Chambers, 45 West 100 South, 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. May 16, 2018
    2. May 23, 2018 Work Meeting
  - b. Bills:
    1. \$1,011,239.85
6. **PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS**
  - a. Payson & Santaquin Chamber of Commerce – Business of the Month
7. **FORMAL PUBLIC HEARING**
  - a. FY2018-2019 Municipal Budget and Budgets of its Sub-Organizations (*i.e. Santaquin Community Development Agency, Local Building Authority for Santaquin City, and the Santaquin Water District*)
8. **BUSINESS LICENSES**
9. **NEW BUSINESS & ADOPTION OF ORDINANCES AND RESOLUTIONS**
  - a. Discussion and Possible Action Regarding the first Qualtrics/Recreation Center Survey
  - b. Discussion and Possible Action Regarding Road Connectivity of 100 E between 400 N and 500 N
  - c. Discussion and Possible Action Regarding the Orchard Hills Preliminary Plan
  - d. Discussion and Possible Action Regarding the Apple Hollow A-10 & Orchard C-6 Preliminary Plan
  - e. Acceptance of Annexation Petition for the Summit Ridge Parkway Annexation (A)
  - f. Acceptance of Annexation Petition for the Summit Ridge Parkway Annexation (B)
  - g. Resolution 06-01-2018 "A Resolution of the City Council of Santaquin City, Utah (The "Issuer"), Authorizing the Issuance and Sale of Not More than \$4,500,000 Aggregate Principal Amount of Excise Tax Revenue Bonds, Series 2018; and Related Matters"
  - h. Resolution 06-02-2018 "A Resolution Modifying the Consolidated Fee Schedule"
  - i. Resolution 06-03-2018 "A Resolution Approving PTIF Fund Access Privileges"
  - j. Resolution 06-04-2018 "A Resolution Declaring Surplus Items"
  - k. Ordinance 06-01-2018, "An Ordinance Modifying Title 5 Chapter 2 of the Santaquin City Code Regarding Animal Control"
  - l. Ordinance 06-02-2018, "An Ordinance Modifying Title 4 Chapter 1 Paragraph 6 of the Santaquin City Code Regarding Fireworks"
10. **CONVENE OF THE COMMUNITY DEVELOPMENT BOARD**
11. **CONVENE OF THE SPECIAL SERVICE DISTRICT FOR ROADS MAINTENANCE**
12. **CONVENE OF THE LOCAL BUILDING AUTHORITY OF SANTAQUIN CITY**
13. **CONVENE OF THE SANTAQUIN WATER DISTRICT**
14. **WORK MEETING**
15. **PETITIONS AND COMMUNICATIONS**
16. **REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES**
  - a. City Manager Reeves
  - b. Community Development Director Bond
  - c. City Engineer Beagley
17. **REPORTS BY MAYOR AND COUNCIL MEMBERS**
  - a. Mayor Hunsaker
  - b. Council Members
18. **EXECUTIVE SESSION** (May be called to discuss the character, professional competence, or physical or mental health of an individual)
19. **EXECUTIVE SESSION** (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)
20. **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 in 3 places; City Center, Post Office and Zions Bank as well as posted on the State of Utah's Public Website.

BY: \_\_\_\_\_  
Susan Farnsworth, City Recorder



**MINUTES OF A COUNCIL MEETING  
HELD IN THE COUNCIL CHAMBERS  
JUNE 06, 2018**

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

Others present: City Manager Ben Reeves, Community Development Director Jason Bond, City Engineer Norm Beagley, Police Chief Rod Hurst, Legal Counsel Brett Rich, Payson/Santaquin Chamber of Commerce Representative Jade Walker, Penny Reeves, Martin Johnson, Scott Peterson, Judy Robins, John Caldwell, Kim Hunsaker, Jeri Jump-Caron, Jim Mosher, Loretta Mosher, Brad Greenhalgh, Janice Prince, Lindsey Bray, 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 indicated he worked for VanCon who had invoices to be paid. He is an employee only.

**CONSENT AGENDA**

***Minutes:***

May 16, 2018

May 23, 2018 Work Meeting

***Bills:***

\$1,011,239.85

Council Member Miller moved to approve the Consent Agenda. Council Member Mecham seconded the motion. The vote was as follows:

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

Then vote passed 3 to 0.

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

***Payson & Santaquin Chamber of Commerce – Business of the Month***

There wasn't anyone in attendance.

**FORMAL PUBLIC HEARING**

***FY2018-2019 Municipal Budget and Budgets of its Sub-Organizations (i.e. Santaquin Community Development Agency, Local Building Authority for Santaquin City, and the Santaquin Water District)***

Council Member Miller moved to enter into a Formal Public Hearing with regard to the FY2018-2019 Municipal Budget and Budgets of its Sub-Organizations (i.e. Santaquin Community Development Agency, Local Building Authority for Santaquin City, and the Santaquin Water District). Council Member Montoya seconded the motion. The vote was as follows:

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

Then vote passed 3 to 0.

City Manager Reeves reviewed the proposed FY2018-2019 Budget. The same information was shared with the Public that was adopted in Resolution 05-02-2018.

Ms. Jump-Caron was told the national standard is 1 officer per 1000 resident. We currently have 12 full-time officers with a population of roughly 13,000 residents. Each of the full-time officers have their own car they are responsible for.

Council Member Miller moved to close the Formal Public Hearing. Council Member Mecham seconded the motion. The vote was as follows:

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

Then vote passed 3 to 0.

## **BUSINESS LICENSES**

It was reported there was 1 new Business License issued since the last Council Meeting.

- Desert Speed Shock Tuning - Matthew Bell - 555 Little Rock Cr.

Also reported year to date there have been 62 new single family RDU permits issued.

## **NEW BUSINESS & ADOPTION OF ORDINANCES AND RESOLUTIONS**

### ***Discussion and Possible Action Regarding the first Qualtrics/Recreation Center Survey***

Ms. Reeves reviewed with the Mayor and Council Members the questions of the proposed survey. She indicated, upon approval of the Mayor and Council Members, the survey could be made public shortly. The Mayor and Council Members were in favor of distributing the survey.

### ***Discussion and Possible Action Regarding Road Connectivity of 100 E between 400 N and 500 N***

Mr. Johnson indicated he has approached the City Staff regarding his desire to have the City extend connectivity of 100 East between 400 N and 500 N (see attachment "A" for the memo and map. He voiced his concern with the kids using the property as a shortcut to the new school. He would like to have a road constructed so those walking to the school could use it. City Manager Reeves reviewed the steps needed to take position of the required property. Mr. Johnson indicated he didn't have an issue paying "for his half of the road". Director Bond suggested the property owners purchase the right of way and construct the roadway themselves. Council Member Mecham suggested Mr. Johnson continue to try to work with the property owner. City Manager indicated it would be in the best interest of the City to make an offer on the property with a contract in place with Mr. Johnson to participate in constructing the road. Council Member Miller was told, at a minimum, curb, gutter and sidewalk on the East side would need to be installed. Historically, Mr. Johnson would pay for the full roadway and have a connector's agreement with the adjacent property owners. City Manager Reeves indicated the staff could be directed to do continue researching the issue.



Ms. Prince indicated if they developed, they would develop from the 400 North roadway. She voiced her concern with allowing Mr. Johnson to develop ½ of the roadway.

Mayor indicated his personal feeling is the City does not construct roads. Ms. Prince indicated she would not be willing to participate in the development of the roadway on the East of her property.

Council Members Mecham and Montoya were in agreement to have the Staff continue researching the issue. Council Member Montoya is not in agreement with the City participating in construction of the roadway.

Ms. Jump-Caron her concern is the kids using the undeveloped property as a walkway. She indicated it could negatively affect the City. Council Member Montoya indicated use of City funds need to benefit the City as a whole. Council Member Miller indicated Center Street and 200 East should be used as a walkway to the school. He indicated the City "could not construct a ½ plus 10' street.

Ms. Prince would like to have the property cleaned up but didn't want to have a roadway installed.

After the discussion, the Staff was instructed to continue to research the issue.

#### ***Payson & Santaquin Chamber of Commerce – Business of the Month***

Ms. Walker indicated the "Shop Local" event this past Saturday was a great success. She also reported the June Business of the Month is Farmers Insurance, Rory Adams. Mr. Adams was not able to attend but was appreciative of the recognition.

#### ***Discussion and Possible Action Regarding the Orchard Hills Preliminary Plan***

Director Bond led the discussion with regard to the Orchard Hills Preliminary Plan. He reported the Orchard Hills development received site plan approval approximately a year ago. Multiple-unit dwellings are a permitted use in the RC zone and are subject to the multi-unit dwelling provisions applicable in all zones section of the Santaquin City Code (10-6-6). The applicant is now proposing that the development be subdivided so that the units can be under separate ownership. This proposal is subject to the subdivision regulations (Title 11) (see attachment "B" for the memo and maps).

Council Member Mecham moved to approve the Orchard Hills Subdivision preliminary plat with the following conditions: addressing be provided for each unit, water line location will be discussed with the developer and reconsidered and engineering redlines be addressed. Council Member Montoya seconded the motion. The vote was as follows:

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

Then vote passed 3 to 0.

#### ***Discussion and Possible Action Regarding the Apple Hollow A-10 & Orchard C-6 Preliminary Plan***

Director Bond reviewed the preliminary plan for Apple Hollow A-10 & Orchard C-6 (see attachment "C" for the memo and maps). After the discussion, Council Member Miller moved to



approve the preliminary plan for Apple Hollow Plats A-10 and C-6 of the Orchard Development with the condition that the Engineering redlines be addressed. Council Member Montoya seconded the motion. The vote was as follows:

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

Then vote passed 3 to 0.

***Acceptance of Annexation Petition for the Summit Ridge Parkway Annexation (A)***

Director Bond reported Santaquin City is petitioning for annexation of the alignment of road that will connect the existing Summit Ridge Parkway with Highway 6. The property proposed to be annexed into Santaquin City is in two separate segments and therefore will need to happen as two separate annexation plats which will be called "Summit Ridge Parkway Annexation A" and "Summit Ridge Parkway Annexation B". Parcel A consists of approximately 0.37 acres and parcel B consists of approximately 8.63 acres (see attachment "D" for the memo and maps).

Council Member Mecham moved to accept the Annexation Petition for the Summit Ridge Parkway Annexation (A). Council Member Montoya seconded the motion. The vote was as follows:

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

Then vote passed 3 to 0.

***Acceptance of Annexation Petition for the Summit Ridge Parkway Annexation (B)***

Council Member Miller moved to accept the Annexation Petition for the Summit Ridge Parkway Annexation (B). Council Member Mecham seconded the motion. The vote was as follows:

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

Then vote passed 3 to 0.

***Resolution 06-01-2018 "A Resolution of the City Council of Santaquin City, Utah (The "Issuer"), Authorizing the Issuance and Sale of Not More than \$4,500,000 Aggregate Principal Amount of Excise Tax Revenue Bonds, Series 2018; and Related Matters"***

Council Member Mecham moved to approve Resolution 06-01-2018 "A Resolution of the City Council of Santaquin City, Utah (The "Issuer"), Authorizing the Issuance and Sale of Not More than \$4,500,000 Aggregate Principal Amount of Excise Tax Revenue Bonds, Series 2018; and Related Matters". Council Member Miller seconded the motion. The vote was as follows:



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

Then vote passed 3 to 0.

***Resolution 06-02-2018 "A Resolution Modifying the Consolidated Fee Schedule"***

A discussion was held with regard to the cost of the Solicitor's fee and the Cemetery Deed transfer. Council Member Mecham moved to approve Resolution 06-02-2018 "A Resolution Modifying the Consolidated Fee Schedule striking the solicitor fee and increasing the fee for transferring cemetery deeds for non- residents to \$500.00". Council Member Miller seconded the motion. The vote was as follows:

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

Then vote passed 3 to 0.

***Resolution 06-03-2018 "A Resolution Approving PTIF Fund Access Privileges"***

Council Member Montoya moved to approve Resolution 06-03-2018 "A Resolution Approving PTIF Fund Access Privileges". Council Member Mecham seconded the motion. The vote was as follows:

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

Then vote passed 3 to 0.

***Resolution 06-04-2018 "A Resolution Declaring Surplus Items"***

Council Member Miller moved to approve Resolution 06-04-2018 "A Resolution Declaring Surplus Items". Council Member Montoya seconded the motion. The vote was as follows:

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

Then vote passed 3 to 0.

At 8:05 pm the Council took a 5-minute break.

At 8:10 pm the regular meeting resumed.

***Ordinance 06-01-2018, "An Ordinance Modifying Title 5 Chapter 2 of the Santaquin City Code Regarding Animal Control"***

Legal Counsel reviewed the proposed Ordinance. After the review, Council Member Mecham moved to approve Ordinance 06-01-2018, "An Ordinance Modifying Title 5 Chapter 2 of the

Santaquin City Code Regarding Animal Control". Council Member Montoya seconded the motion. The vote was as follows:

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

Then vote passed 3 to 0.

***Ordinance 06-02-2018, "An Ordinance Modifying Title 4 Chapter 1 Paragraph 6 of the Santaquin City Code Regarding Fireworks"***

Council Member Montoya moved to approve Ordinance 06-02-2018, "An Ordinance Modifying Title 4 Chapter 1 Paragraph 6 of the Santaquin City Code Regarding Fireworks". Council Member Miller seconded the motion. The vote was as follows:

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

Then vote passed 3 to 0.

**CONVENE OF THE COMMUNITY DEVELOPMENT BOARD**

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

**CONVENE OF THE SPECIAL SERVICE DISTRICT FOR ROADS MAINTENANCE**

There wasn't a need to convene the Board of the Special Service District for Roads Maintenance.

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

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

**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 hold 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 Mr. and Mrs. Saler have property which has a sliver parcel of City property behind it (see attachment "E" for memo and map). City Manager Reeves contacted Summit Creek Irrigation Representative with regard to the property. He didn't receive a return call. City Manager Reeves was instructed to begin surplus process for the property.

City Manager Reeves reported Republic Services made a mistake in their internal billing and has inadvertently not charged the City of Santaquin for its Recycling Tipping Fees since the inception of the program (see attachment "F" for the memo). After the discussion, Mayor Hunsaker indicated



the City should pay the amount owed instead of extending the contract. It was requested having Legal Counsel review the contract which has an expiration date of 2020. If determined the City owes the fee, it was suggested to extend the contract for 3 years.

Council Member Miller requested City Manager Reeves research the cost of having a cardboard recycling dumpster placed within the City. He reported the cost would be \$64.95 per month with a weekly dumping. A discussion was held as to the "mess" associated with the dumpster. It was decided there wouldn't be one place at this time.

City Manager Reeves reported the UDOT property by Orchard Hills Elementary is close to being recorded in the City's name. Currently storage units are being proposed on the adjacent property. There is an opportunity to have land dedicated to the City for a roadway. City Manager Reeves recommended taking the opportunity and have the property dedicated and install the road at a later date.

City Manager Reeves indicated the soccer field plans are being finalized. He voiced the following concern; what if you want to use money to acquire/trade the school or church property? It was recommended having EPIC Engineering completing the plans and complete the RFP but hold off on moving forward until he hears from the church. Council Member Miller voiced his concern with not taking care of the current needs of the Recreation community. Council Member Montoya voiced her concern with including the 35 acres, located at Summit Ridge, as an option to be used as a site for a Recreation Center. After the discussion, all were in agreement to hold off on putting the RFP out to bid.

He reported he spoke with Julie Early, Hansen Family Trust Representative, with regard to purchase of property to install a water tank. She understands the tank needs to be built and requested that the City take into consideration they will eventually want to develop the property.

He was told a flag raising ceremony will be held during celebration. The location will be the same as last year.

In closing, He reported he is gathering Letters of Support to present to the EPA with regard to the lagoon property. He will keep the Mayor and Council up to date on the progress.

#### ***Community Development Director Bond***

Nothing to report

#### ***City Engineer Beagley***

City Engineer Beagley reported the booster pump station project is moving forward, the Recreation Center is close to being completed with the parking lot being paved before Orchard Days, and the Engineers for Ridley's are continuing to work with the City with a site plan being expected within the next couple of weeks.

He also reported he will be continuing his education. He will be working on an Executive MPA. It will take him approximately 3 years to finish.

**REPORTS BY MAYOR AND COUNCIL MEMBERS*****Mayor Hunsaker***

Mayor Hunsaker reported the Community Beautification Committee began their service project last Saturday. He reported it went well.

He also reported Zions Bank will be painting the Monte and Jean Larson home as their service project. They will be painting it on Monday, June 11<sup>th</sup>.

***Council Members***

It was reported the Council photos are scheduled for June 13<sup>th</sup>.

Council Member Miller will not be attending any meetings in July.

**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.

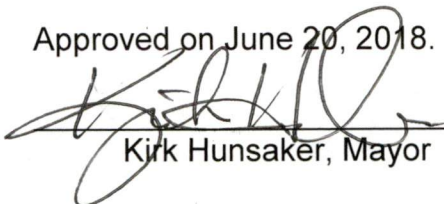
**ADJOURNMENT**


At 9:19 pm Council Member Miller moved to adjourn. Council Member Mecham seconded the motion. The vote was as follows:

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

Then vote passed 3 to 0.

Approved on June 20, 2018.

  
Kirk Hunsaker, Mayor

  
Susan B. Farnsworth, City Recorder



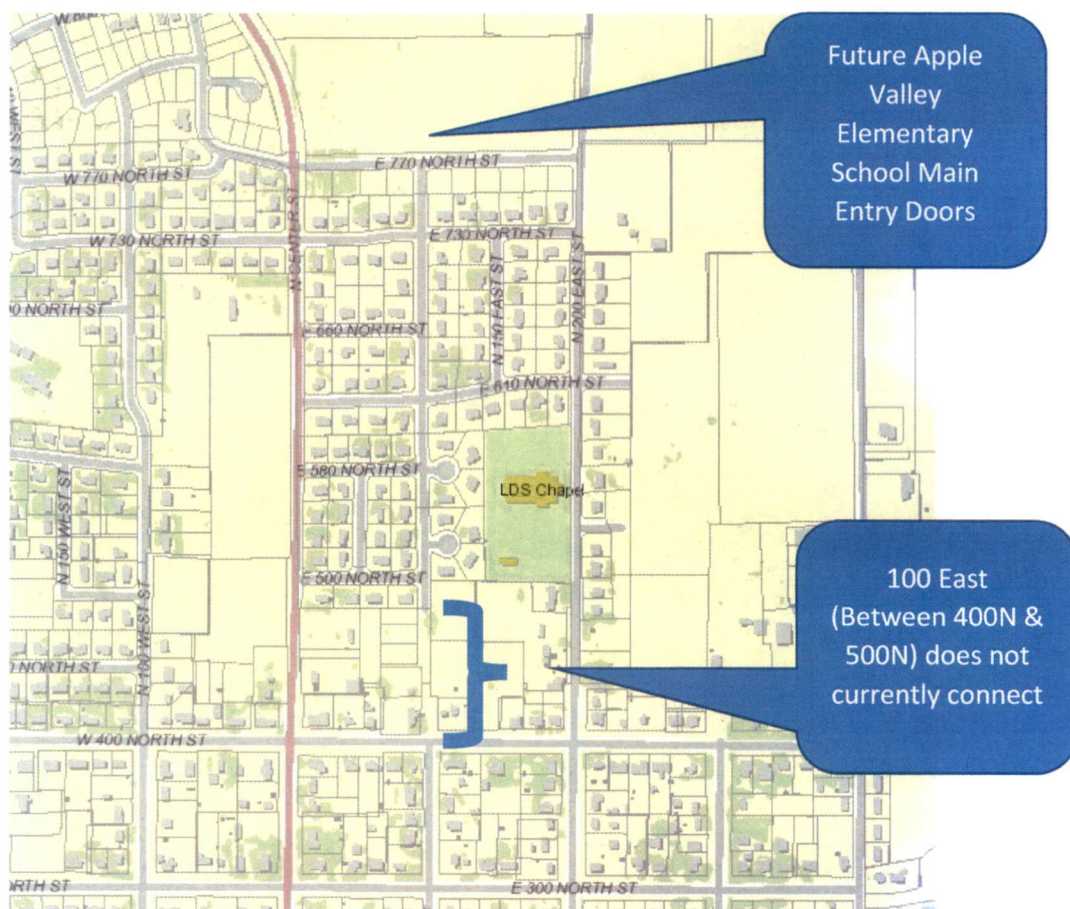


## Memorandum

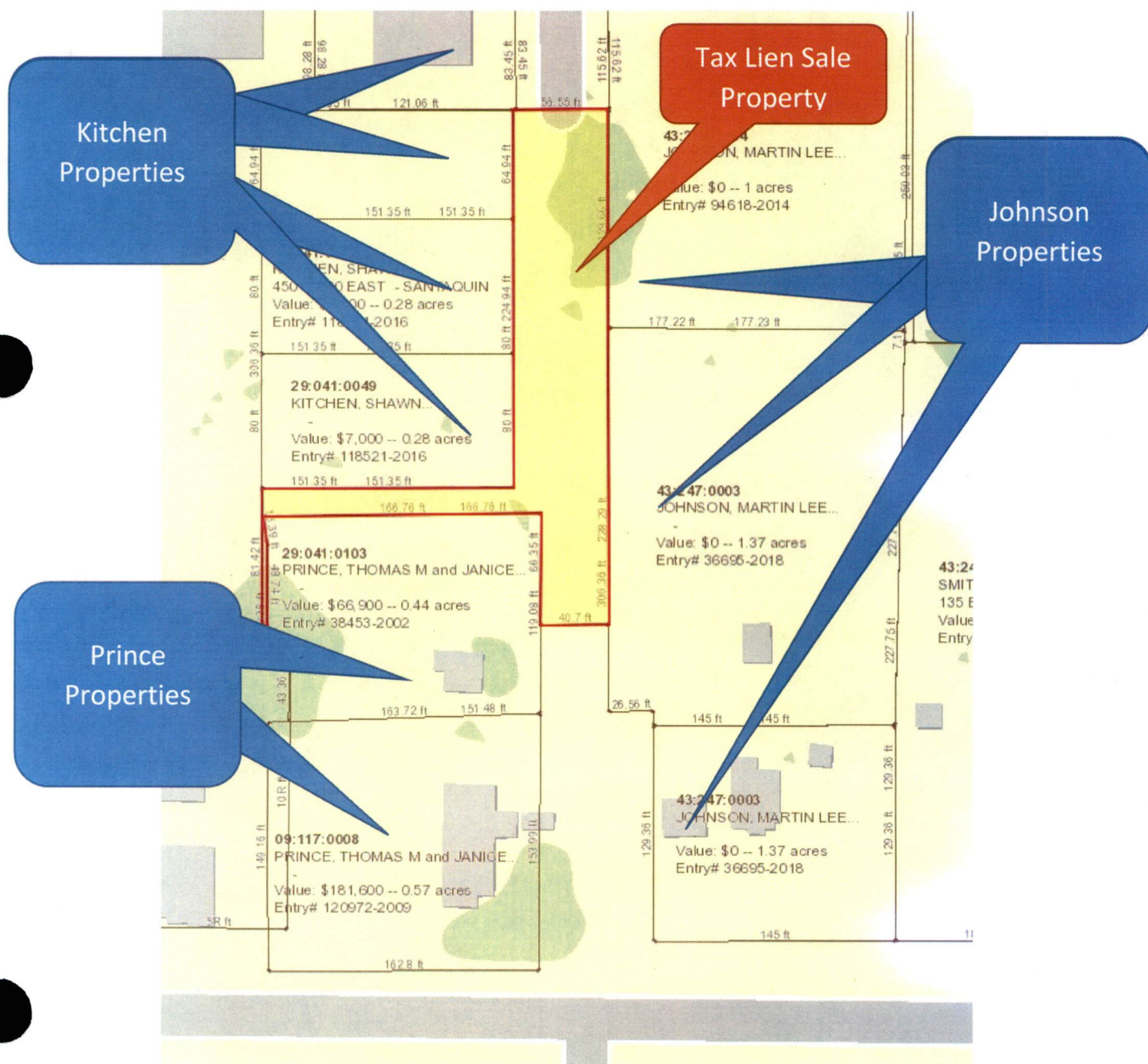
To: Mayor & Council  
From: City Manager Reeves  
Date: May 16, 2018  
Subject: Road Connectivity of 100 East (between 400N and 500N)

Mayor & Council,

The City Staff has been approached by Mr. Martin Johnson regarding his desire to have the city extend connectivity of 100 East Street (between 400N and 500N). Mr. Johnson cites the safety concerns of the children who will be walking to the new Apple Valley Elementary School as the reason for this request. (See Map Below)



Mr. Johnson is willing to purchase the property for fair market value, but has had no success in his negotiations, or even communication with, the current owner. **As such, he would like to petition the city to use its Eminent Domain Authority to force the sale at a fair market value price.**





I explained to Mr. Johnson, that while I recognize the value to the safety of the school children, the school children could walk down Center Street or 200 East and the city, if warranted, could help to mitigate the safety concerns through the installation of sidewalks.

To me, it appears that the benefit of installing this road would be to facilitate the potential development of the Johnson, Kitchen and Prince Properties. With that said, I explained that I was empathetic to the extortionary tactics often used by what we commonly refer to as "tax vultures". In addition explained, I could see the benefits to our overall road network and safety, if this road were to be installed. Nevertheless, the city would likely not participate financially due to the benefits that would be enjoyed through potential development. Regardless, Mr. Johnson desires to seek the council's support to obtain the property through its authority.

In preparation of this item coming before our council, I reached out to the Kitchen and Prince Property owners. Neither of these families have a strong desire to see this road go through, but neither want to stand in opposition to Mr. Johnson and his desires to develop his property. While both want to remain neutral, both families have explained that they are not in a financial position to pay for their half of the road. I believe that both will be in attendance at the meeting on June 6<sup>th</sup>.

I also tried to reach out to the property owner of the tax lien property, Mr. John Olsen of Pleasant Grove, Utah without success. I left him a voicemail message.

#### City Council Options:

- (1) Do Nothing – Typically development pays for its own road construction and then dedicates those roads to the city for future maintenance.
- (2) Participate in Construction – Use your authority to acquire the necessary property to install and construct the road (*either 100% paid by the city or share in the cost with Mr. Johnson*).
- (3) Participate in Land Acquisition but No Financial Contribution – Direct City Staff to work with Mr. Johnson towards the acquisition of the Olsen Parcel using city authority (eminent domain) with funds provided by Mr. Johnson. Mr. Johnson would then be required to install 100 East. Perhaps a connector's agreement could be added to reimburse Mr. Johnson (*proportionately*) if the Kitchen or Prince parcels ever develop.  
*Please Note: Eminent Domain law requires the rapid construction after the acquisition of the property, otherwise the property would need to be sold back to its current owner at the same value for which it was purchased.*

Other Items of Note: Both the Kitchens and the Princes have indicated that the weeds on the Olsen property are extremely high which pose a fire hazard. (*In years past there was a fire in this area*). Also, there is a grove of trees which provides a haven for kids to gather and create mischief. (e.g. broken glass, drinking, etc.) Both have also indicated that, if a road did not go through, and if the city acquired the property, neither would be opposed to having a trail go through their properties through an easement so that the school kids would have a place to walk.

# MEMO



To: Mayor Hunsaker and City Council  
From: Jason Bond, Community Development Director  
Date: June 1, 2018  
Re: Orchard Hills Subdivision Preliminary Review

Zone: RC
Size: 1.22 acres
Lots: 17

The Orchard Hills development received site plan approval approximately a year ago. Multiple-unit dwellings are a permitted use in the RC zone and are subject to the multi-unit dwelling provisions applicable in all zones section of the Santaquin City Code (10-6-6). The applicant is now proposing that the development be subdivided so that the units can be under separate ownership. This proposal is subject to the subdivision regulations (Title 11).

Since site plan approval has already been granted, the parking aspect of this development is being accepted. While the developer could not feasibly modify this "in process" development to meet the new parking requirements in their entirety, in good faith, the developer has modified the plan to include 6 additional parking spaces. This change is in harmony with the spirit of the new parking regulation and will lessen the impact on the surrounding neighborhood.

The Planning Commission's Recommendation is as follows:

**Motion:** Commissioner Lance motioned to recommend approval for the Orchard Hills Subdivision preliminary plat with the following conditions; that each unit is addressed properly, the water line location is discussed with the developer and reconsidered, and that all engineering redlines are addressed. Commissioner Sperry seconded.

**Roll Call:**

Commissioner Adcock, Aye. Commissioner Wood, Aye. Commissioner Sperry, Aye.  
Commissioner Francom, Aye. Commissioner Lance, Aye. The vote passed 5 to 0.

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 grant approval of the Orchard Hills Subdivision preliminary plan with conditions.

**Recommended Motion:** "Motion to approve the Orchard Hills Subdivision preliminary plan with the following conditions:

- Addressing be provided for each unit.
- Water line location be discussed with the developer and reconsidered.
- Engineering redlines be addressed.



# ORCHARD HILLS TOWNHOMES

## SITEPLAN

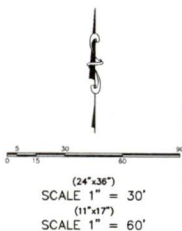
SANTAQUIN, UTAH COUNTY, UTAH

FINAL PLAN SET

APRIL 2017

**FINALIZED**

09/25/2017 1:55:15 PM



### -SHEET INDEX-

SHEET	SHEET NAME
1	COVER & INDEX
2	SITE PLAN
3	GRADING PLAN
4	LANDSCAPING PLAN
5	IRRIGATION PLAN
6	DETAIL SHEET
7	RECORD OF SURVEY (BY OTHERS)
PR-01	PROFILE SHEET

#### BOUNDARY DESCRIPTION:

BEGINNING AT A FENCE INTERSECTION, WHICH POINT LIES SOUTH 87°07' 54" WEST 1305.65 FEET ALONG THE SECTION LINE AND SOUTH 495.37 FEET FROM THE NORTH 1/4 CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 65°50'33" WEST 218.42 FEET ALONG AN EXISTING FENCE; THENCE NORTH 10°34'55" WEST 5.58 FEET; THENCE SOUTH 67°02'39" WEST 16.11 FEET TO THE EAST LINE OF 100 EAST STREET; THENCE ALONG SAID STREET THE FOLLOWING FOUR (4) COURSES TO WIT: (1) SOUTH 6° 48'09" EAST 140.96 FEET, (2) SOUTHEASTERLY 71.03 FEET ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 20°20'58", THE CHORD BEARS SOUTH 16°58'37" EAST 70.66 FEET, (3) SOUTH 27°09'04" EAST 7.71 FEET, (4) SOUTHEASTERLY 31.42 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°01'24", THE CHORD BEARS SOUTH 72°09'00" EAST 28.29 FEET; THENCE ALONG THE NORTH LINE OF 610 SOUTH STREET THE FOLLOWING THREE (3) COURSES TO WIT: (1) NORTH 62°50'56" EAST 166.59 FEET, (2) NORTHEASTERLY 20.81 FEET ALONG THE ARC OF A 328.12 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 3°38'04", THE CHORD BEARS NORTH 64°40'03" EAST 20.81 FEET, (3) NORTH 66°29'00" EAST 23.82 FEET; THENCE NORTH 10°44'26" WEST 222.74 FEET ALONG AN EXISTING FENCE TO THE POINT OF BEGINNING. CONTAINING 1.22 ACRES.

#### DENSITY TABLE

ZONING CLASSIFICATION=RC  
NUMBER OF UNITS=17  
ACREAGE=1.22 ACRES  
ACREAGE TO BE DEDICATED FOR STREET ROW=0.00  
PARCEL SIZE SF=52,993  
BUILDING AREA SF=14,196  
PARKING LOT AREA SF=15,665  
LANDSCAPE AREA IN SF=21,132  
LANDSCAPE AREA BEHIND FRONT SETBACK=12,113 SF

#### APPROVAL BY DENNIS BRANDON

SIGNATURE

DATE

#### APPROVAL BY SUMMIT CREEK IRRIGATION COMPANY

MANAGER

DATE

#### NOTES

1. ALL UNITS TO BE ADA ADAPTABLE.
2. IF PROJECT IS TO BE SOLD AS CONDO UNITS, CONDOMINIUM PLAT, CC&R'S, AND HOA DOCS WILL BE REQUIRED TO BE APPROVED BY PLANNING COMMISSION.
3. SUBDIVISION IS LOCATED NEXT TO ACTIVE AGRICULTURE OPERATIONS.

#### LEGEND

LEGEND APPLIES TO ALL SHEETS



#### VICINITY MAP

-NTS-



PHONE: 801-655-0566  
FAX: 801-655-0109  
95 WEST 200 NORTH #2  
SPANISH FORK, UT 84660

OWNER/DEVELOPER  
ORCHARD HILLS TOWNHOMES LLC  
95 WEST 200 NORTH #2  
SPANISH FORK, UT 84660







# FINALIZED

09/25/2017 1:55:24 PM

SHEET NO.

3

GRADING PLAN

SANTAQUIN, UTAH

ORCHARD HILLS TOWNHOMES



PHONE 801-655-0566  
PO BOX 1000  
55 WEST 200 NORTH #2  
SPANISH FORK, UT 84660

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EX. CB  
EX. SWAMP

OVERFLOW PATH

CONSTRUCT 1" BERM ALONG NORTH AND EAST PROPERTY LINE

CONSTRUCT 1" BERM ALONG NORTH AND EAST PROPERTY LINE

TOT LOT

CB FF  
TBC 5087.84  
GRATE 5087.14  
REV. 5088.14

SWAMP #1  
RM 5088.10  
12" INV. 5084.01  
BOTTOM 5077.10

120 EAST

610 SOUTH

NOTES:

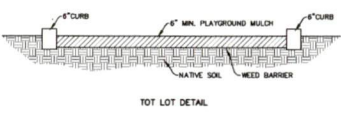
1. GARAGES TO HAVE 2% SLOPE MINIMUM.
2. DUMPSTER ENCLOSURE TO MEET SANTAQUIN CITY STANDARDS. (MUST BE APPROVED BY THE ARCHITECTURAL REVIEW COMMITTEE).
3. CONST. 12.6 L.F. 12" ADS STORM DRAIN @ 1.00%



-24"x36"-  
SCALE 1" = 20'  
-11"x17"-  
SCALE 1" = 40'

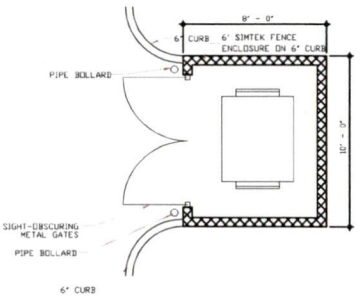
OWNER/DEVELOPER  
ORCHARD HILLS TOWNHOMES LLC  
95 WEST 200 NORTH #2  
SPANISH FORK, UT 84660

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GENERAL NOTES:  
1. CURB EDGING REQUIRED AT EDGES OF LANDSCAPE AND TRANSITION AREAS BETWEEN SOD AND PLANTING AREAS.  
2. PLAYGROUND REQUIRES MINIMUM 28'X30' SAFE AREA.

- NOTES
1. BURNING BUSH
  2. CARL FORESTER
  3. DECORATIVE ROCK MULCH OVER WEED BARRIER
  4. GARBAGE CAN STORAGE
  5. ARBORVITAE
  6. BUTTERFLY BUSH
  7. AUTUMN BLAZE MAPLE
  8. THORNLESS HONEY LOCUST
  9. EUONYMUS EMERALD GAETI
  10. SPIREA MAGIC CARPET
  11. BLUEBEARD
  12. CARYOPHTERIS
  13. HICKS 10'W
  14. HONEY LOCUST
  15. HONEY LOCUST
  16. SAND CHERRY



**DUMPSTER ENCLOSURE**

OWNER/DEVELOPER  
ORCHARD HILLS TOWNHOMES LLC  
95 WEST 200 NORTH #2  
SPANISH FORK, UT 84660

-24"x36"-  
SCALE 1" = 20'  
-11"x17"-  
SCALE 1" = 40'



SHEET NO.

4

LANDSCAPE PLAN

SANTAQUIN, UTAH

ORCHARD HILLS TOWNHOMES

ATLAS

ENGINEERING

L.L.C.

PHONE 801-455-6586  
FAX 801-455-0109  
95 WEST 200 NORTH #2  
SPANISH FORK, UT 84660

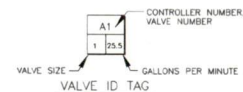
NO.	REVISION	DATE
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# IRRIGATION LEGEND

SYMBOL	DESCRIPTION	PIPS IN 100'	PSI	GPM	RADIUS	REMARKS
●	RAINBIRD 1804 POP-UP SPRAY WITH 10Q, 10H, AND 10F NOZZLES	1.52	30	0.39, 0.53, 0.79, & 1.58	10 FEET	KEEP 2" AWAY FROM HARDSCAPE
●	RAINBIRD 1804 POP-UP SPRAY WITH 15E1 AND 15C1 NOZZLES	—	30	0.61, 1.21	15 FEET	KEEP 2" AWAY FROM HARDSCAPE
●	RAINBIRD 1804 POP-UP SPRAY WITH 10F NOZZLE	1.52	30	1.58	10 FEET	KEEP 2" AWAY FROM HARDSCAPE
●	RAINBIRD 1804 POP-UP SPRAY WITH 15H, 15F, AND 15F NOZZLES	1.58	30	0.92, 1.85, 3.70	15 FEET	KEEP 2" AWAY FROM HARDSCAPE
○	RAINBIRD 5000 SERIES ROTOR WITH 1.0 AND 2.0 NOZZLE	0.20-1.01	55	0.73 - 9.63	25-50 FEET	KEEP 2" AWAY FROM HARDSCAPE
○	RAINBIRD 5000 SERIES ROTOR WITH 4.0 NOZZLE	0.20-1.01	55	0.73 - 9.63	25-50 FEET	KEEP 2" AWAY FROM HARDSCAPE
○	NETAIRM PRV75/LV2K DRIP CONTROL VALVE - 3/4"	—	—	—	—	INSTALL IN STD. VALVE BOX
○	RAINBIRD PER-PRS-D AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN)	—	—	—	—	INSTALL IN STD. VALVE BOX
○	1" RAINBIRD QUICK COUPLER VALVE, MODEL # 4-K-ACME	—	—	—	—	INSTALL IN 10" ROUND VALVE BOX
○	BACKFLOW PREVENTION	—	—	—	—	—
○	RAINBIRD ESP-LX PLUS-24 OUTDOOR CONTROLLER	—	—	—	—	CONNECT TO POWER, VALVES AND COU
○	REGULANT WEDGE GATE VALVE (LINE SIZE)	—	—	—	—	INSTALL IN JUMBO VALVE BOX
○	SCHEDULE 40 PVC LATERAL LINE (SIZE AS NOTED ON PLAN)	—	—	—	—	REFERENCE IRRIGATION DETAILS
○	2" SCHEDULE 40 MAIN LINE	—	—	—	—	REFERENCE IRRIGATION DETAILS
○	CLASS 200 SLEEVE (SIZE TO BE A MIN. OF TWICE THE DIAMETER OF THE LATERAL)	—	—	—	—	COORDINATE W/ CONCRETE & ASPHALT
○	14 GAUGE CONTROL WIRE (SOLID COPPER, 2 STRAND)	—	—	—	—	ROUTE WITH MANHOLE
○	RAINBIRD LANDSCAPE DRISLINE, LD-09-18-500	—	—	—	—	REFERENCE IRRIGATION DETAILS

**FINALIZED**  
09/25/2017 1:55:30 PM



V1 1" 26.68	V2 1" 21.16	V3 1" VARIES	V4 1" 31.28	V5 1" 31.28	V6 1" 31.28
V7 1" 29.44	V8 1" 31.28	V8A 1" VARIES	V9 1" VARIES	V10 1" 29.44	V11 1" 30.36
V12 1" 29.44	V13 1" 29.44	V14 1" 27.6	V15 1" 12.88		



- DRIP IRRIGATION AND BUBBLER NOTES:**
- 1) USE RAINBIRD DRIP SYSTEM IRRIGATION PRODUCTS FOR THE DRIP SYSTEM OR AN APPROVED EQUAL.
  - 2) USE LOW VOLUME CONTROL ZONE LVCS-10075 OR APPROVED EQUAL.
  - 3) USE 1/2" MIN TECHLITE TUBING WITH 18" EMITTER SPACING, TRIANGULATE LOCATION OF EMITTERS IF POSSIBLE.
  - 4) DO NOT EXCEED 5000 LIN. FEET OF TUBING FOR ANY SINGLE RUN.
  - 5) ALL SUPPLY LINES ARE TO BE 3/4" SCHEDULE 40 PVC.
  - 6) RUN TUBING PARALLEL TO CONTOURS WHEN POSSIBLE.
  - 7) INSTALL DRAIN VALVE AT LOW POINT IN EACH ZONE.
  - 8) INSTALL AIR RELIEF VALVE AT HIGH POINT IN EACH ZONE.
  - 9) INSTALL (2) 1/2" PRESSURE COMPENSATING FULL ORBIT BUBBLER PER TREE. LOCATE BUBBLER NEXT TO ROOTBALL OF TREE. REFERENCE DETAILS FOR INSTALLATION OF BUBBLER ON RISE.

- SPRINKLER NOTES:**
- 1) LANDSCAPE CONTRACTOR (L.C.) SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT. SLEEVES SHALL BE 2" SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SLEEVES.
  - 2) MAIN LINES SHALL BE 18" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK SHALL BE ALLOWED IN TRENCHES.
  - 3) ALL MAIN LINES AND LATERALS SHALL BE SCH. 40 PVC.
  - 4) PROVIDE AN AS-BUILT, REPRODUCIBLE DRAWING TO OWNER SHOWING ALL DRAINS, HEADS, VALVES, AND PIPES. PROVIDE INSTRUCTIONS TO MAINTENANCE PERSONNEL FOR WATERING.
  - 5) PLACE PIPES, VALVE BOXES, AND ALL OTHER SPRINKLER CONSTRUCTION IN LANDSCAPE AREAS WHENEVER POSSIBLE. ALL PIPES SHALL BE ON PROPERTY OF OWNER.
  - 6) L.C. SHALL HAVE ALL UTILITIES STAKED BEFORE DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE L.C. WITH NO EXTRA COST TO THE OWNER.
  - 7) MAIN LINE SHALL BE 3" (UNLESS OTHERWISE DIRECTED). LATERAL LINES SHALL BE NO SMALLER THAN 3/4". PIPES SHALL CARRY NO MORE THAN THE FOLLOWING:  
3/4" PIPE MAX. 10GPM  
1" PIPE MAX. 24GPM  
1-1/4" PIPE MAX. 24GPM  
1-1/2" PIPE MAX. 30GPM  
2" PIPE MAX. 50GPM
  - 8) INSTALL ALL HEADS 2" AWAY FROM ALL WALKS AND WALLS. BONES 8" MIN. FROM WALKS AND WALLS SQUARED WITH THE WALK.
  - 9) L.C. SHALL ONLY USE COMMERCIAL GRADE RAINBIRD PRODUCTS OR EQUAL. L.C. IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION PURPOSES.
  - 10) L.C. SHALL BUILD IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE FOR ALL LANDSCAPE AREAS.
  - 11) L.C. SHALL PRESSURE TEST MAIN AND VALVES AT 150 PSI BEFORE BUREAU.
  - 12) ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE L.C. SHALL APPLY FOR ALL PERMITS AND PAY FOR THE SAME.
  - 13) ALL SPRINKLERS TO BE ADJUSTED ON SITE AS NECESSARY TO AVOID ANY WATER SPRAYING ONTO STREETS, SIDEWALKS AND BUILDINGS.
  - 14) ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. CONTRACTOR IS RESPONSIBLE TO MAKE NECESSARY ADJUSTMENTS AS NECESSARY TO ENSURE PROPER COVERAGE OF ALL LANDSCAPE AREAS.
  - 15) POWER TO CONTROLLER TO BE PROVIDED BY DEVELOPER. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER.
  - 16) AUTOMATIC KING DRAINS TO BE INSTALLED AT ALL LOW POINTS IN IRRIGATION PIPE. CONTRACTOR IS RESPONSIBLE TO ENSURE SYSTEM DRAINS PROPERLY.
  - 17) EXISTING STATIC WATER PRESSURE AT POINT OF CONNECTION IS — PSI. PRESSURE REDUCER TO BE INSTALLED BY DEVELOPER AT POINT OF CONNECTION AND BE SET TO 20 PSI. VALVES TO BE SET TO OPERATE AT SPECIFIED PRESSURE NOTED IN LEGEND.
  - 18) INSTALL (1) QUICK COUPLER PER GROUPING OF VALVES.
  - 19) RAIN SHUT OFF DEVICE TO BE INSTALLED AT OR NEAR CONTROLLER PER MANUFACTURES RECOMMENDATIONS.

-24"x36"-  
SCALE 1" = 20'  
-11"x17"-  
SCALE 1" = 40'

OWNER/DEVELOPER  
ORCHARD HILLS TOWNHOMES LLC  
95 WEST 200 NORTH #2  
SPANISH FORK, UT 84660

SHEET NO.  
**5**

IRRIGATION PLAN

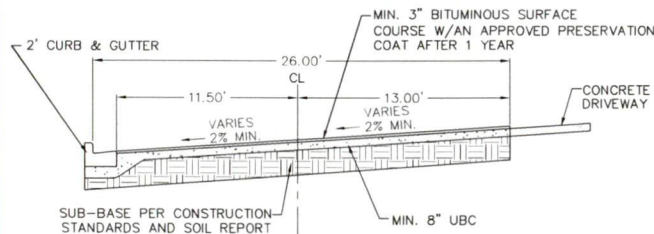
SANTAQUIN, UTAH

ORCHARD HILLS TOWNHOMES

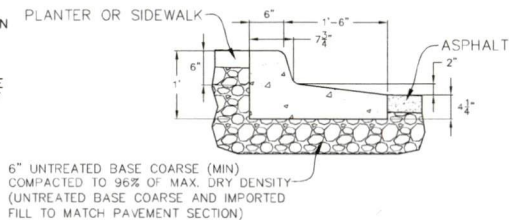
ATLAS  
ENGINEERING  
L.L.C.

PHONE: 801-655-0566  
FAX: 801-655-0099  
1000 S. 1200 E. SUITE 100  
SPANISH FORK, UT 84660

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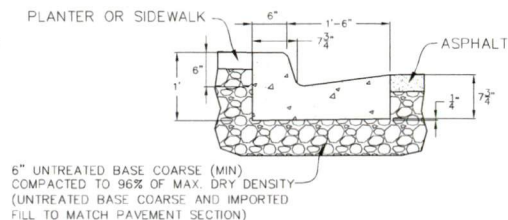


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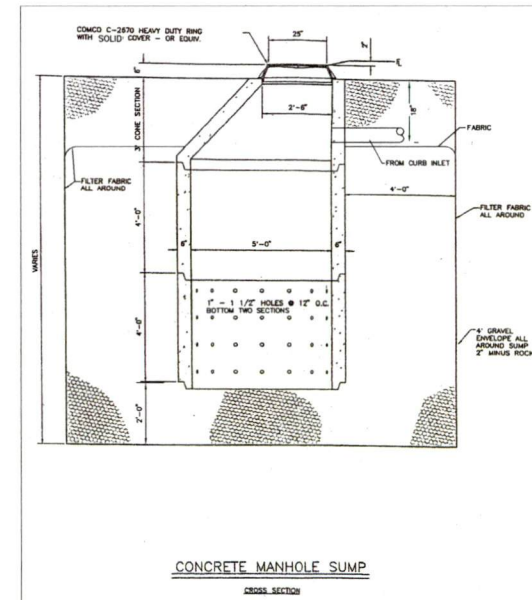
NOTE:  
PLACE CONTROL JOINTS  
AT 10 FOOT INTERVALS



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NOTE:  
PLACE CONTROL JOINTS  
AT 10 FOOT INTERVALS

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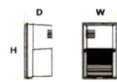


**CONCRETE MANHOLE SUMP**  
CROSS SECTION



**TWS LED**  
LED Wall Luminaire

**Specifications**  
Width: 5.34\"/>



Color:  
Material:  
Finish:

**Introduction**

The popular TWS luminaire is now available with long-lasting, energy-efficient LED technology. Featuring a classic design, the TWS LED offers a traditional appearance and is powered by advanced LEDs. The TWS LED luminaire is a powerful yet energy-efficient, capable of replacing up to a 70W HPS wall pack while saving up to 78% in energy costs. With long life LEDs, the TWS LED eliminates frequent lamp and ballast replacements associated with traditional technologies.

**Ordering Information**

EXAMPLE: TWS LED 1 50K 120 PE

TWS LED	Power	Package	Color Temperature	Notes	Ordering Options	Notes
150K120	1	100W	50K	120V	1	100W

**Accessories**  
Collection and mounting hardware

NOTE:  
1. Color temperature (CCT) is measured in Kelvin (K).  
2. Life span (L70) is 50,000 hours.

**FEATURES & SPECIFICATIONS**

**INTENDED USE**  
The TWS LED luminaire is designed for use in high-traffic areas to provide energy-efficient, long-lasting illumination. It is suitable for use in a variety of applications, including parking lots, walkways, and building exteriors. The luminaire is designed to be mounted on a wall or post, and it is available in a variety of finishes and colors. The TWS LED luminaire is a powerful yet energy-efficient, capable of replacing up to a 70W HPS wall pack while saving up to 78% in energy costs. With long life LEDs, the TWS LED eliminates frequent lamp and ballast replacements associated with traditional technologies.

**ELECTRICAL**  
The TWS LED luminaire is powered by a 120V AC input. It is available in a variety of power ratings, including 100W, 150W, and 200W. The luminaire is designed to be mounted on a wall or post, and it is available in a variety of finishes and colors. The TWS LED luminaire is a powerful yet energy-efficient, capable of replacing up to a 70W HPS wall pack while saving up to 78% in energy costs. With long life LEDs, the TWS LED eliminates frequent lamp and ballast replacements associated with traditional technologies.

**Performance Data**

Power (W)	Beam Angle (°)	Foot Candles (fc)	Foot Candles (fc)	Foot Candles (fc)	Foot Candles (fc)	Foot Candles (fc)	Foot Candles (fc)
100	120	1.0	1.0	1.0	1.0	1.0	1.0

Power (W)	Beam Angle (°)	Foot Candles (fc)	Foot Candles (fc)	Foot Candles (fc)	Foot Candles (fc)	Foot Candles (fc)	Foot Candles (fc)
150	120	1.5	1.5	1.5	1.5	1.5	1.5

**Electrical Load**

Power (W)	Beam Angle (°)	Foot Candles (fc)	Foot Candles (fc)	Foot Candles (fc)	Foot Candles (fc)	Foot Candles (fc)	Foot Candles (fc)
100	120	1.0	1.0	1.0	1.0	1.0	1.0

**Photometric Diagrams**



**Lighting Facts Labels**



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TWS LED  
Rev. 01/17

SHEET NO.  
6

DETAIL SHEET

SANTAQUIN, UTAH

ORCHARD HILLS TOWNHOMES

PHONE: 801-655-0566  
ADDRESS: 1000 NORTH #2  
SPANISH FORK, UT 84660



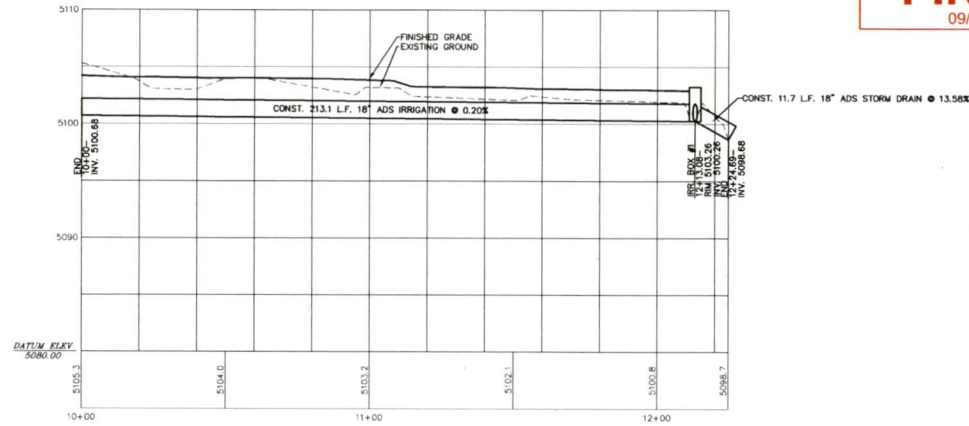
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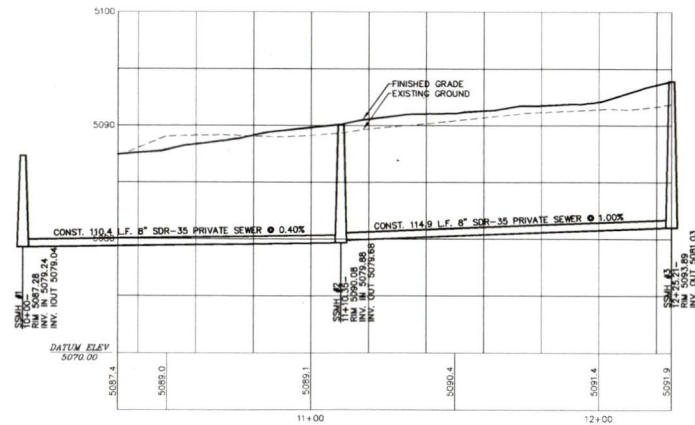


**FINALIZED**

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IRRIGATION PIPING PROFILE



SEWER PROFILE

SHEET NO.

PR-01

PROFILE SHEET

SANTAQUIN, UTAH

ORCHARD HILLS TOWNHOMES

ATLAS  
ENGINEERING  
L.L.C.

PHONE 801-655-0566  
FAX 801-655-0566  
95 WEST 200 NORTH #2  
SPANISH FORK, UT 84660

DATE: 09/25/2017 BY: [signature]





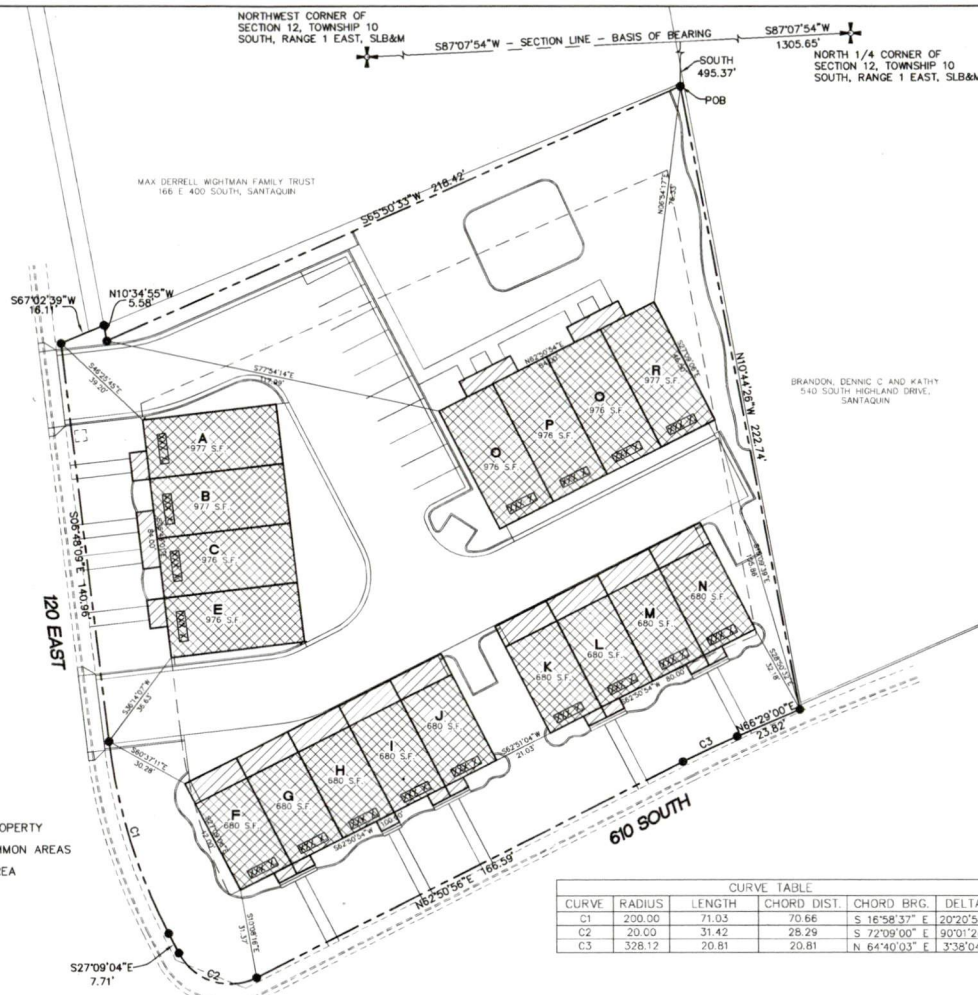
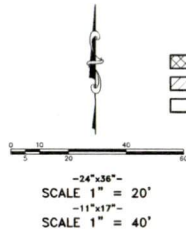
VICINITY MAP  
-NTS-

LEGEND

- FOUND BRASS CAP
- 

ENGINEER CONTACT INFO:  
ATLAS ENGINEERING  
PHONE: 801-655-0566  
FAX: 801-655-0109  
946 EAST 800 NORTH  
SUITE A  
SPANISH FORK, UT 84660

SURVEYOR CONTACT INFO:  
BARRY PRETTYMAN  
PHONE: 801-423-1040  
946 EAST 800 NORTH  
SUITE B  
SPANISH FORK, UT 84660



CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	200.00	71.03	70.66	S 16°58'37\"	E 20°20'58\"
C2	20.00	31.42	28.29	S 72°09'00\"	E 90°01'24\"
C3	328.12	20.81	20.81	N 64°40'03\"	E 3°38'04\"

SURVEYOR'S CERTIFICATE

I, BARRY L. PRETTYMAN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166406 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

BOUNDARY DESCRIPTION

BEGINNING AT FENCE INTERSECTION, WHICH POINT LIES S87°07'54\"/>

OWNER'S DEDICATION

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

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS DAY OF \_\_\_\_\_, A.D. 2018.

OWNER: JOHN SMILEY

OWNER:

OWNER:

OWNER:

ACKNOWLEDGMENT

STATE OF UTAH \_\_\_\_\_ S.S.

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2018, I, \_\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY COMMISSION NUMBER \_\_\_\_\_

NOTARY PUBLIC COMMISSIONED IN UTAH \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC (SEE SEAL)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF SANTAQUIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2018.

APPROVED BY MAYOR \_\_\_\_\_

APPROVED \_\_\_\_\_

ENGINEER (SEE SEAL)

CLERK-RECORDER \_\_\_\_\_

ORCHARD HILLS TOWNHOMES

SANTAQUIN CITY, UTAH COUNTY, UTAH

A RESIDENTIAL SUBDIVISION

LOCATED IN THE NORTH 1/4 CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

SHEET 1 OF 2

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY ENGINEER SEAL

CLERK-RECORDER SEAL

DOMINION ENERGY COMPANY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ASSOCIATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE, CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED \_\_\_\_\_

DOMINION ENERGY REPRESENTATIVE

CENTURYLINK APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2018.

CENTURYLINK REPRESENTATIVE

CENTRACOM APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2018.

CENTRACOM REPRESENTATIVE

ROCKY MOUNTAIN POWER APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2018.

ROCKY MOUNTAIN POWER REPRESENTATIVE

PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2018, BY THE SANTAQUIN CITY PLANNING COMMISSION.

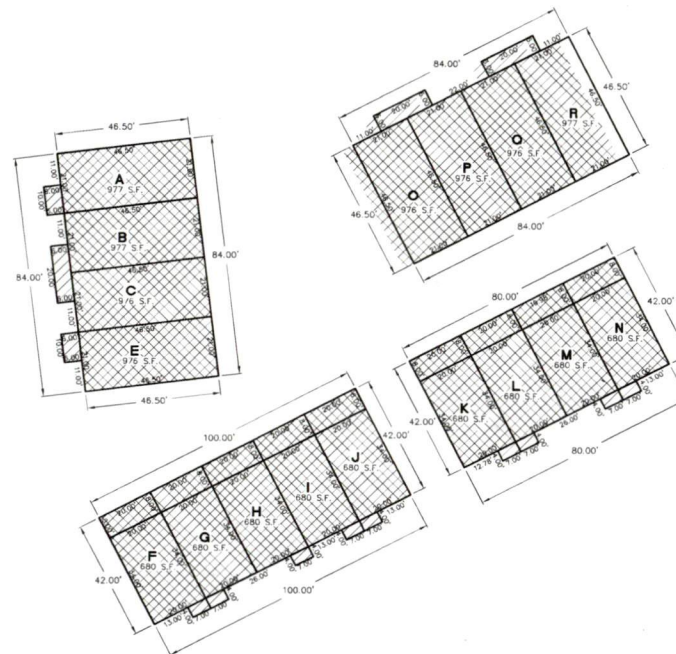
DIRECTOR-SECRETARY \_\_\_\_\_ CHAIRMAN, PLANNING COMMISSION

CONVEYANCE OF COMMON AREAS TO ASSOCIATION

THE UNDERSIGNED OWNER IN RECORDING THIS PLAT, HAS DESIGNATED CERTAIN AREAS OF THE LAND AS PRIVATE DRIVEWAYS, STREETS, LIMITED COMMON AREAS AND OTHER COMMON AREAS INTENDED FOR THE USE BY MEMBERS OF ORCHARD HILLS TOWNHOMES P.U.D. HOMEOWNERS ASSOCIATION, THEIR GUESTS AND INVITES SUCH AREAS ARE FOR THE USE AND ENJOYMENT BY THE OWNERS OF LOTS OR DWELLINGS IN THE ORCHARD HILLS TOWNHOMES PROJECT AS MORE FULLY DESCRIBED IN THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS APPLICABLE TO THIS PROJECT AND RECORDED WITH THIS PLAT.

NOTE OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS PROJECT, WITH ITS LOTS, DWELLINGS AND COMMON AREAS ARE SUBJECT TO CERTAIN COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ORCHARD HILLS TOWNHOMES P.U.D. WHICH ARE RECORDED IN THE OFFICES OF THE UTAH COUNTY RECORDER. SAID COVENANTS, CONDITIONS AND RESTRICTIONS ARE INTENDED TO RUN WITH THE LAND AND TO BE BINDING UPON ALL HERES, SUCCESSORS OR ASSIGNS OF THE DECLARANT IN ACCORDANCE WITH THE RECORDED DECLARATION.



- PRIVATE PROPERTY
- LIMITED COMMON AREAS
- COMMON AREA



~24"x36"~  
 SCALE 1" = 20'  
 ~11"x17"~  
 SCALE 1" = 40'

#### RESERVATION OF COMMON AREAS

THE OWNERS, IN RECORDING THIS PLAT ORCHARD HILLS TOWNHOMES P.U.D., A UTAH P.U.D., HAVE DESIGNATED CERTAIN AREAS OF LAND AS PRIVATE AND COMMON AREAS INTENDED FOR THE USE BY THE OWNERS OF SAID P.U.D. FOR INGRESS, RECREATION AND OTHER RELATED ACTIVITIES. THE DESIGNATED AREAS ARE NOT DEICATED HEREBY FOR THE USE BY THE GENERAL PUBLIC, BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS OF SAID P.U.D. SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT AND BECOMES EFFECTIVE UPON THE DATE THAT THIS PLAT IS RECORDED IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

#### UTILITY DEDICATION

THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN ON THIS PLAT OF ORCHARD HILLS TOWNHOMES P.U.D., A UTAH P.U.D., DO CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT AND DO HEREBY OFFER AND CONVEY TO SANTIQUIN CITY, ALL PUBLIC UTILITY AGENCIES AND THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AND RIGHT-OF-WAY AS SHOWN BY THE AREA MARKED "PUBLIC UTILITIES EASEMENT" (P.U.E.) AND "PRIVATE STREET" ON THIS PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER AND WATER LINES AND APPURTANCES, TOGETHER WITH THE POINT OF ACCESS THERETO.

### ORCHARD HILLS TOWNHOMES SANTIQUIN CITY, UTAH COUNTY, UTAH A RESIDENTIAL SUBDIVISION

LOCATED IN THE NORTH 1/4 CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.



# MEMO



To: Mayor Hunsaker and City Council

From: Jason Bond, Community Development Director

Date: June 1, 2018

Re: Apple Hollow Plats A-10 and C-6 Subdivision Preliminary Review

Zone: R-10 PUD
Size: 5.27 acres
Lots: 4
Units: 42

Apple Hollow Plats A-10 and C-6 are within the Orchards Development. Preliminary approval of these plats have been previously approved but the developer is proposing to rearrange the layout of the two plats. Essentially, the changes include relocating the clubhouse of the development further north and replacing 4 units with 4 single family lots. The previous plan included a pool next to the clubhouse which is now proposed to be a splash pad. The densities of the modified plats are consistent with what was previously approved. These phases of the Development will provide better circulation by connecting 90 West and Royal Land Drive.

Culinary Water lines are installed but sewer, pressurized irrigation and storm drainage need to be provided to complete the utilities. Sewer trench boxes will most likely need to be installed to prevent damage to the existing culinary water line.

The Planning Commission's Recommendation is as follows:

**Motion:** Commissioner Sperry motioned to send a positive recommendation to the City Council for the approval of Apple Hollow A10 and Orchards C6. Commissioner Lance seconded.

**Roll Call:**

Commissioner Adcock, Aye. Commissioner Wood, Aye. Commissioner Sperry, Aye.  
Commissioner Francom, Aye. Commissioner Lance, Aye. The vote passed 5 to 0.

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 grant approval of preliminary plan for Apple Hollow Plats A-10 and C-6 of the Orchards Development with a condition.

**Recommended Motion:** "Motion to approve the preliminary plan for Apple Hollow Plats A-10 and C-6 of the Orchards Development with the following condition:

- Engineering redlines be addressed.

# APPLE HOLLOW @ THE ORCHARDS

## PLAT "A" FINAL

### SANTAQUIN, UTAH COUNTY, UTAH



#### VICINITY MAP



#### TABULATIONS

TOTAL AREA	12.90 ACRES
ZONE	R-10 (FUD 3)
BY PARKING AREA	0.97 ACRES
BY PARKING STALLS PROVIDED	44 STALLS (SEE SHEET B)
BY PARKING STALLS REQUIRED	50 STALLS
# OF UNITS	120 UNITS
TOTAL ACRES IN UNITS	6.65 ACRES
TOTAL ACRES IN ROADS	3.14 ACRES
TOTAL OPEN SPACE	3.11 ACRES
DENSITY	0.30 UNITS/ACRES
PLAT "A" PARKING	40 STALLS (10.0/UNIT)
PARKING REQUIRED	47 STALLS
PARKING PROVIDED	47 STALLS
CLUBHOUSE PARKING	17 STALLS
TOTAL PROVIDED	64 STALLS

\*INCLUDED LOTS WITH 20' DRIVEWAYS  
LOTS 100-101, 107-112 WILL FRONT ON THE MAIN ROAD AND HAVE 20' WIDE DRIVEWAYS

#### NOTES

- ALL CONSTRUCTION TO BE DONE ACCORDING TO SANTIQUIN CITY STANDARD SPECIFICATIONS 400.112 ON THE PROJECT VERTICAL DATUM ELEVATION 4985.18 ON THE PROJECT 1/2" TYPE, 1/4" SCALE AT THE WESTERN CORNER OF SECTION 10, T4S, R10E, S11E & AS PUBLISHED BY THE UTAH COUNTY SURVEYOR AND RECORDED AS EXHIBIT A886 OF BOOK 1730 PAGE 846 OF THE OFFICIAL RECORDS OF UTAH COUNTY.
- ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTIQUIN CITY. WEST DEVELOPER TO PAY SIGN EXPENSE LATERAL LOCATION.
- SEE DETAIL 6 FOR FIRE SERVICE LATERAL LOCATION.
- ROYAL LANE DRIVE AND THE WEST FRONTAGE MUST BE CONSTRUCTED CURE TO CURB WITH APPLE HOLLOW "A" IF APPLE HOLLOW "A" IS CONSTRUCTED PRIOR TO THE ORCHARDS PLATS C&D.

#### TABLE OF CONTENTS

COVER	COVER
SHEET 1: STREET LAYOUT	COVER
SHEET 2: 40' WEST PAV	COVER
SHEET 3: APPLE SEED LANE PAV	COVER
SHEET 4: 80' NORTH & STORM DRAIN PAV	COVER
SHEET 5: DETAILS	COVER

#### LEGEND

EXISTING	PROPOSED
SEWER LINES	CULINARY WATER
PRESSURIZED IRRIGATION	STORM DRAIN
SEWER MANHOLE	STORM DRAIN MANHOLE
CATCH BASIN	WATER/IRRIGATION VALVE
BLOCK OFF VALVE	FIRE HYDRANT
STORM SUMP	UTILITY POLE
SURVEY MONUMENT	GUY WIRE
TELEPHONE PEDESTAL	STREET LIGHT
WATER METER	ELECTRIC TRANSFORMER
ELECTRIC METER	BARRIRED WIRE FENCE
CHAIN LINK FENCE	DITCH
3' BOLLARD LIGHT	STOP SIGN
STOP SIGN W/ STREET SIGN	NYLOPLAST CURB INLET WITH PRE-TREATMENT
PI AIR / VACUUM VALVE	STORM FLOW ARROW
PI LATERAL	

#### OWNER/DEVELOPER

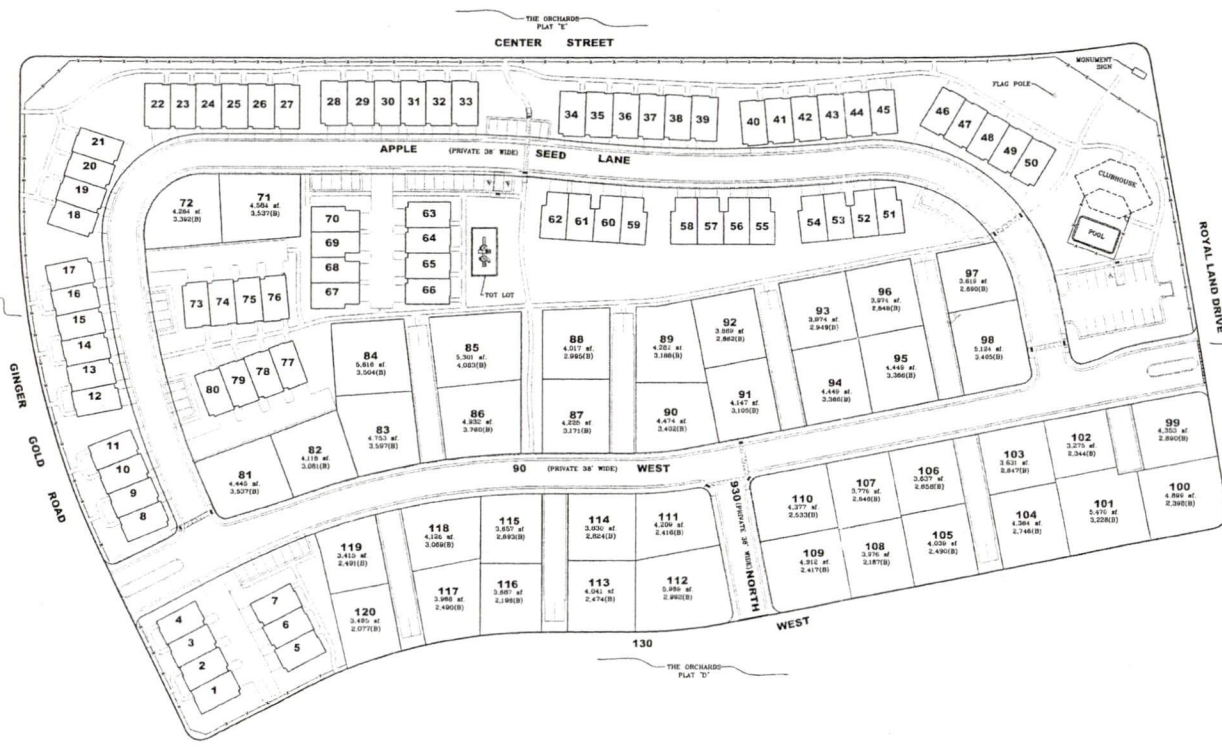
THE ORCHARDS GROUP, LLC  
3115 EAST LARK LANE #200  
SALT LAKE CITY, UTAH 84103  
801-798-0000

#### ENGINEER

LEE CONSULTING ENGINEERS  
AND SURVEYORS  
3308 NORTH MAIN  
SPRING FORK, UTAH 84660  
801-798-0000

#### DEVELOPMENT

APPLE HOLLOW @ THE ORCHARDS  
SANTIQUIN, UTAH



3302 No. Main St.  
Spanish Fork, UT 84660  
801-798-0555  
801-798-9393

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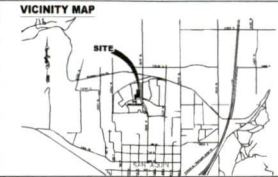
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# APPLE HOLLOW @ THE ORCHARDS

## PLAT "A-10" & "C-6" FINAL SANTAQUIN, UTAH COUNTY, UTAH



### TABULATIONS

TOTAL AREA	5.27 ACRES
PLAT A-10 AREA	4.82 ACRES
PLAT C-6 AREA	0.45 ACRES
ZONE	R-10 (PUB 3)
# OF UNITS	42 UNITS
# OF LOTS	4 LOTS
TOTAL ACRES IN UNITS	2.11 ACRES
TOTAL ACRES IN LOTS	0.85 ACRES
TOTAL ACRES IN PUBLIC ROADS	0.80 ACRES
TOTAL ACRES IN PRIVATE ROADS	0.16 ACRES
TOTAL OPEN SPACE	1.43 ACRES
DENSITY	8.72 UNITS/ACRES

### TABLE OF CONTENTS

COVER	PLAT A-10
SHEET 1: UTILITY PLAN	PLAT C-6
SHEET 2: GRADING PLAN	
SHEET 3: APPLE SEED PLAN & PROFILE	
SHEET 4: 90 WEST PLAN & PROFILE	
SHEET 5: CENTER STREET P&P	
SHEET 6: DETAILS	

### NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO SANTAQUIN CITY STANDARDS AND SPECIFICATIONS.
2. PROJECT VERTICAL DATUM: ELEVATION 4862.19 ON THE 1923 G.L.O. TYPE MONUMENT AT THE NORTHEAST CORNER OF SECTION 15, T10N, R12E, S11.8 N & W, AS PERMITTED BY THE UTAH COUNTY SURVEYOR, AND RECORDED AS ENTRY 49882 IN BOOK 2730 PAGE 946 OF THE OFFICIAL RECORDS OF UTAH COUNTY.
3. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
4. ALL RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT DATED AUGUST 14, 2007 PREPARED BY JONES FOR THE ORCHARDS DEVELOPMENT MUST BE FOLLOWED.
5. 14" MIN. VERTICAL SEPARATION BETWEEN CW AND PL 80 OR 93 AT ALL CROSSINGS. CW TO HAVE 4" MIN COVER AS PER CITY STANDARD.
6. NOTE TO DEVELOPERS AND GENERAL CONTRACTORS: IT IS IMPORTANT FOR THE DEVELOPER AND THE GENERAL CONTRACTOR TO UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THE DEVELOPMENT PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY STANDARDS.
7. NOTE TO DEVELOPERS AND GENERAL CONTRACTORS: IT IS IMPORTANT FOR THE DEVELOPER AND/OR THE GENERAL CONTRACTOR TO UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THE DEVELOPMENT PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY STANDARDS.

### LEGEND

EXISTING	SEWER LINES	PROPOSED
—	CULINARY WATER	—
—	PRESSURIZED IRRIGATION	—
—	STORM DRAIN	—
—	SEWER MANHOLE	—
—	STORM DRAIN MANHOLE	—
—	CATCH BASIN	—
—	WATER IRRIGATION VALVE	—
—	BLOW OFF VALVE	—
—	FIRE HYDRANT	—
—	STORM SUMP	—
—	UTILITY POLE	—
—	SURVEY MONUMENT	—
—	TELEPHONE PEDestal	—
—	STREET LIGHT	—
—	WATER METER	—
—	ELECTRIC TRANSFORMER	—
—	ELECTRIC METER	—
—	STREET SIGN	—
—	STOP SIGN	—
—	STOP SIGN W/ STREET SIGN	—
—	CURB INLET	—
—	PI AIR / VALVUM VALVE	—
—	STORM FLOW ARROW	—
—	ASPHALT	—

### OWNER / DEVELOPER

REVER VALLEY DEV. LLC  
470 N. 3400 W.  
TREMONTON, UTAH 84337

### ENGINEER

LEI CONSULTING ENGINEERS  
AND SURVEYORS  
3302 N. MAIN STREET  
SPANISH FORK, UTAH 84660  
(801) 798-0555

APPLE HOLLOW @ THE ORCHARDS  
SANTAQUIN, UTAH COUNTY, UTAH

PLAT "A-10" & "C-6" COVER

### REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

### PROJECT

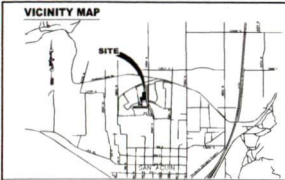
LEI PROJECT #  
2015-0106  
DRAWN BY:  
BAP  
CHECKED BY:  
NKW  
SCALE:  
1" = 150'  
DATE:  
5/03/2018  
SHEET

COVER

### ACCEPTANCE

SIGNATURE: DEVELOPER	DATE: _____
SIGNATURE: CITY ENGINEER	DATE: _____
SIGNATURE: COMMUNITY DEV. DIRECTOR	DATE: _____
SIGNATURE: PUBLIC WORKS	DATE: _____
SIGNATURE: BUILDING DEPARTMENT	DATE: _____
SIGNATURE: POLICE DEPARTMENT	DATE: _____
SIGNATURE: FIRE DEPARTMENT	DATE: _____





NAD27  
STATE PLANE  
COORDINATES

A	804055.76	1919998.32
B	804103.58	1919998.73
C	804055.18	1919981.28
D	804054.84	1919981.42
E	804059.72	1919982.72
F	803958.09	1919982.77
G	803958.13	1919982.82
H	803959.48	1919987.35
I	804050.53	1919989.73
J	804051.91	1919981.90
K	804089.81	1919950.70
L	804075.85	1919433.58
M	804218.63	1919405.97
N	804221.80	1919410.91
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P	804390.58	1919461.42
Q	804381.74	1919447.88
R	804371.36	1919497.59
S	804363.45	1919500.30
T	804370.66	1919548.59
U	804400.76	1919542.77
V	804438.48	1919599.54
W	804572.25	1919678.37
X	804563.95	1919674.84
Y	804578.06	1919754.70
Z	804587.45	1919903.60
AA	804184.43	1919903.60

GRID FACTOR: 0.99997

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S67°25'25"E	12.15
L2	S49°32'48"E	15.49
L3	N7°10'27"E	28.68
L4	S71°14'32"E	28.11
L5	S20°12'20"E	8.89
L6	N47°08'30"E	59.45
L7	S67°10'48"E	39.58
L8	N38°23'22"E	37.80
L9	S17°07'21"E	17.00
L10	N7°03'00"E	3.06
L11	S7°03'00"E	10.00
L12	N1°57'00"E	28.18
L14	N7°03'00"E	23.61

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C3	93.00	21°58'11"	35.69	S21°56'36"E 35.47
C4	10.00	90°00'00"	15.71	S50°57'00"E 14.14
C5	10.00	90°42'00"	15.83	S34°24'00"E 14.23
C6	169.00	S2°13'40"	245.49	N37°28'10"E 224.47
C7	150.00	S3°05'48"	219.72	N37°47'13"E 200.60
C8	1181.00	1°03'45"	219.43	S1°08'42"W 219.12
C9	819.60	1°03'45"	228.50	S1°08'42"W 228.17
C10	1200.00	1°03'45"	328.85	S1°08'42"W 322.83
C11	131.00	S2°13'40"	190.39	N37°28'10"E 174.00
C12	1018.00	1°06'01"	34.39	N37°30'04"E 34.39
C13	1000.00	1°06'01"	33.59	N37°30'02"E 33.59
C14	961.00	1°06'01"	32.80	N37°30'36"E 32.80
C15	1000.00	1°06'01"	15.98	N34°49'30"E 14.33



DOMINION ENERGY ACCEPTANCE

QUESTAR APPROVED THIS PLAT SUBJECT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUEST OTHER EASEMENTS IN ORDER TO REVERSE THIS PLAT. THIS APPROVAL DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR ANY OF THE PROJECTS CONTAINED IN THE PLAT. INCLUDING THOSE SET FORTH IN THE OWNERS DECLARATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT OF WAY DEPARTMENT AT 1-800-368-8035.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
QUESTAR GAS COMPANY

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

OWNER/DEVELOPER

ROYAL VALLEY DEVELOPMENT LLC  
470 NORTH 8400 WEST  
TREMONTON, UT 84413

ENGINEER

LEI CONSULTING ENGINEERS  
AND SURVEYORS  
3302 NORTH MAIN  
SPRINGDALE, UT 84606  
801-798-0550

DEVELOPMENT

APPLE HOLLOW IN THE ORCHARDS  
SAINTAQUIN, UTAH

NOTES

1. ALL BUILDING PLANS TO BE SIGNED BY ARCHITECTURAL REVIEW COMMITTEE PRIOR TO SUBMITTING FOR BUILDING PERMIT.
2. ALL ROADWAY AREA LIMITED COMMON AREA & OPEN SPACE DESIGNATED AS A PUBLIC UTILITY, SEWER, CULINARY, SECONDARY WATER & CITY STORM DRAIN EASEMENT.
3. ALL BUILDING WALLS ARE PARALLEL WITH PERPENDICULAR TO REFERENCE BEARING SHOWN ON BUILDING.
4. ALL FRONT YARD LANDSCAPING MUST BE BONDED ON INSTALLED PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY PER SANTIQUIN CITY STANDARDS.

CENTURY LINK ACCEPTANCE

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CENTURY LINK COMPANY

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

ROCKY MOUNTAIN  
POWER ACCEPTANCE

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

ROCKY MOUNTAIN POWER COMPANY

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

CONVEYANCE OF COMMON AREAS TO ASSOCIATION

THE UNDERSIGNED OWNER IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF THE LAND AS PRIVATE DRIVEWAYS, STREETS, LIMITED COMMON AREAS AND OTHER COMMON AREAS OFFERED FOR THE USE OF MEMBERS OF APPLE HOLLOW HOMEOWNERS ASSOCIATION. THESE AREAS ARE OFFERED TO BE CONVEYED TO THE APPROPRIATE PARTIES INCLUDING THE CONVEYANCE OF COMMON AREAS TO APPLE HOLLOW HOMEOWNERS ASSOCIATION BY DEED TO BE RECORDED IN THE UTAH COUNTY RECORDS. THE USE AND ENJOYMENT OF THE LAND AND THE BENEFIT OF THE LAND SHALL BE IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO THIS PROJECT AND RECORDED WITH THIS PLAT.

NOTE OF DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS

THIS PROJECT, WITH ITS LOTS, COMMON AREAS AND COMMON AREAS ARE OFFERED TO OTHER OWNERS AND ARE SUBDIVISION AS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PLAT "A-10" APPLE HOLLOW IN THE ORCHARDS SUBDIVISION, WHICH ARE RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER. SAID COVENANTS, CONDITIONS AND RESTRICTIONS ARE OFFERED TO RUN WITH THE LAND AND TO BE BINDING UPON ALL BEERS, SUCCESSORS OR ASSIGNS OF THE DECLARANT IN ACCORDANCE WITH THE RECORDED DECLARATION.

SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 501182 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS OR WILL BE CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 579.02 FEET AND WEST 61.62 FEET FROM THE WEST 1/4 CORNER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, THENCE S80°36'00"W 296.53 FEET, THENCE ALONG THE ARC OF A 93.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS S57°27'37"E) 0.64 FEET THROUGH A CENTRAL ANGLE OF 0°23'48" (CHORD BEARS S57°27'37"E) 0.64 FEET, THENCE ALONG THE ARC OF A 127.00 FOOT RADIUS CURVE TO THE RIGHT 48.73 FEET THROUGH A CENTRAL ANGLE OF 21°59'11" (CHORD BEARS S51°56'36"E 48.44 FEET), THENCE S10°57'00"E 42.41 FEET, THENCE ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT 15.44 FEET THROUGH A CENTRAL ANGLE OF 89°26'59" (CHORD BEARS S51°10'29"E) 13.95 FEET, THENCE S80°36'00"W 128.81 FEET, THENCE N10°57'00"W 62.79 FEET, THENCE N7°03'00"E 7.31 FEET, THENCE N10°57'00"W 58.96 FEET, THENCE S7°03'00"W 73.47 FEET, THENCE N10°57'00"W 145.47 FEET, THENCE N7°03'00"E 66.17 FEET, THENCE N10°57'00"W 80.69 FEET, THENCE N7°03'00"E 21.7 FEET, THENCE N10°57'00"W 72.50 FEET, THENCE N7°03'00"E 50.67 FEET, THENCE ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE RIGHT 15.71 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS S57°07'00"E 14.14 FEET), THENCE N7°03'00"E 38.00 FEET, THENCE N10°57'00"W 30.66 FEET, THENCE N7°03'00"E 145.87 FEET, THENCE N10°57'00"W 29.34 FEET, THENCE N2°00'00"W 108.66 FEET, THENCE N80°00'00"E 41.35 FEET, THENCE S80°55'26"E 149.32 FEET, THENCE SOUTH 383.15 FEET, THENCE ALONG THE ARC OF A 1045.00 FOOT RADIUS CURVE TO THE LEFT 80.96 FEET THROUGH A CENTRAL ANGLE OF 4°26'18" (CHORD BEARS S21°09'10"E 80.93 FEET) TO THE POINT OF BEGINNING.

CONTAINS 14.62 ACRES

DATE

SURVEYOR  
(See Seal Back)

OWNERS DECLARATION

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

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

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH S.S.  
COUNTY OF UTAH

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_

PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE \_\_\_\_\_

AND THAT DECLARATION WAS SIGNED BY HIM/HER IN PRESENCE OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID \_\_\_\_\_

ACKNOWLEDGEMENT TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_ A NOTARY PUBLIC COMMISSIONED IN UTAH \_\_\_\_\_

NOTARY ADDRESS \_\_\_\_\_ PRINTED FULL NAME OF NOTARY \_\_\_\_\_

ACCEPTANCE BY LEGISLATIVE BODY

THE \_\_\_\_\_ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL EASEMENTS INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

APPROVED BY MAYOR \_\_\_\_\_

APPROVED \_\_\_\_\_ ENGINEER (See Seal Back) \_\_\_\_\_ ATTOST \_\_\_\_\_ CLERK/RECORDER (See Seal Back)

PLAT "A-10"

APPLE HOLLOW  
AT  
THE ORCHARDS

SUBDIVISION

SAINTAQUIN

UTAH COUNTY, UTAH

SCALE: 1" = 40' FEET

SURVEYOR'S SEAL \_\_\_\_\_ NOTARY PUBLIC SEAL \_\_\_\_\_ CITY-COUNTY ENGINEER SEAL \_\_\_\_\_ COUNTY-RECORDER SEAL \_\_\_\_\_

This form approved by Utah County and the municipalities therein.





NAD27 STATE PLANE COORDINATES	
A	803025.78 1019998.33
B	804103.59 1019998.73
C	804019.05 1019998.77
D	804001.88 1019998.41
E	803960.13 1019982.32
F	803969.09 1019982.77
G	804009.72 1019982.72
H	804024.84 1019981.82
I	804055.18 1019981.28
GRID FACTOR: 0.99997	

**SURVEYOR'S CERTIFICATE**

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT LOCATED NORTH 578.02 FEET AND WEST 61.62 FEET FROM THE WEST 1/4 CORNER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE ARC OF A 1045.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS N80°33'40"E 85.19 FEET THROUGH A CENTRAL ANGLE OF 4°40'15" (CHORD=58'46'25"E 85.17 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 23.49 FEET THROUGH A CENTRAL ANGLE OF 8°42'00" (CHORD=35'44'17"W 21.16 FEET); THENCE S80°36'00"W 255.71 FEET; THENCE ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE RIGHT 15.44 FEET THROUGH A CENTRAL ANGLE OF 8°27'00" (CHORD: N55°10'30"W 13.95 FEET); THENCE N10°57'00"W 42.41 FEET; THENCE ALONG THE ARC OF A 127.00 FOOT RADIUS CURVE TO THE LEFT 12.07 48.73 FEET THROUGH A CENTRAL ANGLE OF 21°59'11" (CHORD: N21°56'36"W 48.44 FEET); THENCE ALONG THE ARC OF A 83.00 FOOT RADIUS CURVE TO THE RIGHT 0.64 FEET THROUGH A CENTRAL ANGLE OF 0°23'48" (CHORD: N32°44'17"W 0.64 FEET); THENCE N80°38'00"E 296.53 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.65 ACRES

**OWNERS DEDICATION**

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

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

**CORPORATE ACCEPTANCE**

STATE OF UTAH \_\_\_\_\_ S.S.  
COUNTY OF UTAH \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR WHOSE IDENTITY HAS BEEN PROVEN TO ME BY SATISFACTORY EVIDENCE, AND WHO BY ME DULY SWORN/AFSWORN, DID SAY THAT HE/SHE IS THE \_\_\_\_\_ OF \_\_\_\_\_, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID ACKNOWLEDGMENT TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_ A NOTARY PUBLIC COMMISSIONED IN UTAH \_\_\_\_\_

NOTARY ADDRESS \_\_\_\_\_ PRINTED FULL NAME OF NOTARY \_\_\_\_\_

**ACCEPTANCE BY LEGISLATIVE BODY**

THE \_\_\_\_\_ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL EASEMENTS INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

APPROVED BY MAYOR \_\_\_\_\_  
APPROVED BY \_\_\_\_\_  
APPROVED BY \_\_\_\_\_

APPROVED BY \_\_\_\_\_  
APPROVED BY \_\_\_\_\_  
APPROVED BY \_\_\_\_\_

PLAT "C-6"

# THE ORCHARDS

A PLANNED COMMUNITY

SANTAQUIN UTAH COUNTY, UTAH

SCALE: 1" = 80 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDING SEAL
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This form approved by Utah County and the municipalities therein.

**DOMINION ENERGY ACCEPTANCE**

QUESTAR APPROVES THIS PLAT SUBMITTAL FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT OF WAY DEPARTMENT AT 1-800-368-8632.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

QUESTAR GAS COMPANY  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

**OWNER/DEVELOPER**

SEVEN VALLEY DEVELOPMENT LLC  
470 NORTH 2400 WEST  
TREMONT, UT 84417

**ENGINEER**

LEI CONSULTING ENGINEERS  
AND SURVEYORS  
3302 NORTH MAIN  
SPRINGS, UTAH 84606  
801-798-0500

**DEVELOPMENT**

APPLE HOLLOW @ THE ORCHARDS  
SANTAQUIN, UTAH

**ROCKY MOUNTAIN POWER ACCEPTANCE**

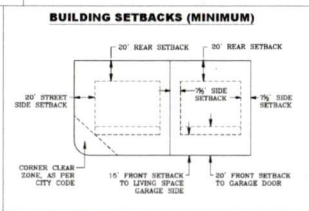
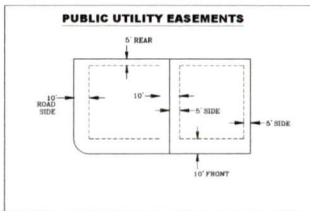
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ROCKY MOUNTAIN POWER COMPANY  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

**CENTURY LINK ACCEPTANCE**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CENTURY LINK COMPANY  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_



**LEI**  
ENGINEERS  
SURVEYORS  
PLANNERS

CHAD A. POULSEN  
SURVEYOR  
PLAT NO. 128-001  
JAN. 2017-2021  
www.lei-eng.com





## CUT FILL VOLUME TO FINISHED GRADE

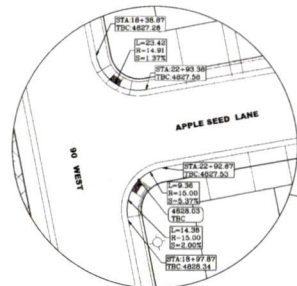
CUT	-	9 CU YD
FILL	-	1,125 CU YD
NET FILL	-	1,116 CU YD

LOCAL ROADS 36' R.O.W. STREET SECTION FILL VOLUME - 1,572 CU YD  
ROAD AREA LIP-LIP - 22.38 SQ FT x 1.9 FT (DEPTH) = 42.442 CU FT  
3 IN ASPHALT  
8 IN ROAD BASE  
12 IN SUB-BASE (PER GEO-TECH REPORT)  
DEPTH=23 IN OR 1.9 FT

CUT VOLUME TO SUB-GRADE = 456 CU YD

## NOTES

1. CURB, GUTTER & ASPHALT ON CENTER STREET TO BE INSTALLED BY CITY.
2. NOTE TO DEVELOPERS AND GENERAL CONTRACTORS: IT IS IMPORTANT FOR THE DEVELOPER AND THE GENERAL CONTRACTOR TO UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THE DEVELOPMENT PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY STANDARDS.



ENGINEERS  
SURVEYORS  
PLANNERS

3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com



**APPLE HOLLOW @ THE ORCHARDS**  
SANTAQUIN, UTAH COUNTY, UTAH

### PLAT "A-10" & "C-6" GRADING PLAN

## REVISIONS

- 1 \_\_\_\_\_
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_
- 4 \_\_\_\_\_
- 5 \_\_\_\_\_

LEI PROJECT #:

2015-0106

DRAWN BY:  
BAR

DESIGNED BY:

NKW

SCALE:  
1" = 40'

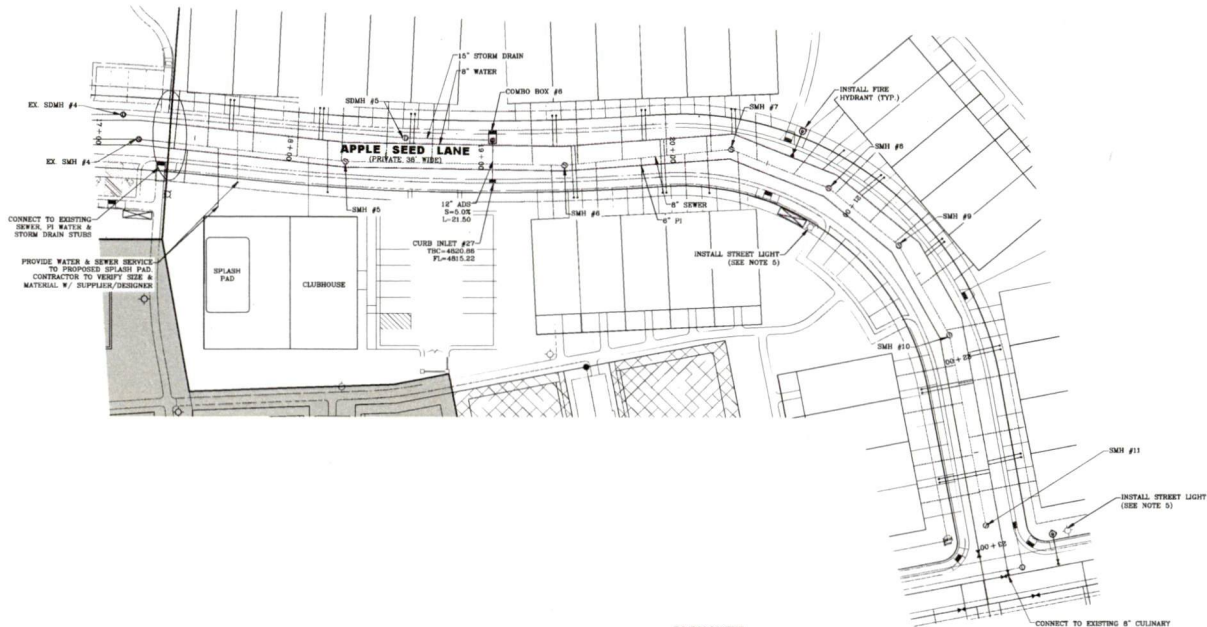
DATE: \_\_\_\_\_

5/03/2018

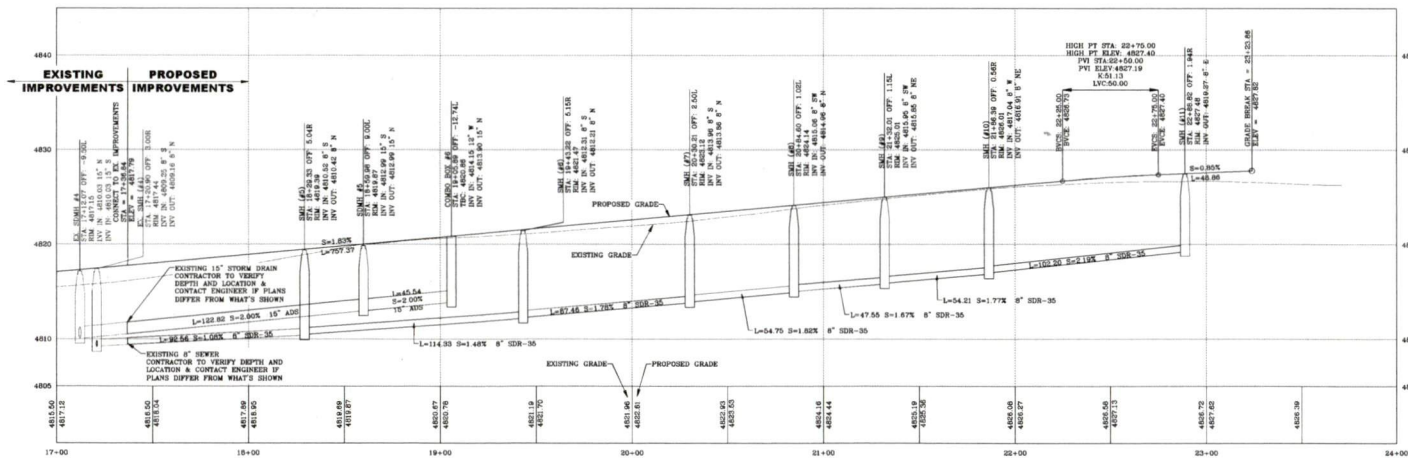
SHEET

2

2



PLAN VIEW  
CENTERLINE OMITTED FOR CLARITY



PROFILE VIEW

#### NOTE

1. CONTRACTOR TO VERIFY THE LOCATION & DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY LEI OF ANY DISCREPANCIES.
2. FUTURE UTILITIES & ROADWAY GRADES ARE SHOWN FOR REFERENCE PURPOSES ONLY.
3. PROVIDE CONCRETE CAP FOR ALL PIPE CROSSINGS WITH LESS THAN 4" SEPARATION.
4. NOTE TO DEVELOPERS AND GENERAL CONTRACTORS: IT IS IMPORTANT FOR THE DEVELOPER AND THE GENERAL CONTRACTOR TO 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. THE DEVELOPMENT 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 STANDARDS.
5. FOR PRIVATE LIGHTS THE DEVELOPER IS TO PROVIDE CONSULT POLE FOUNDATION AND PAY FOR THE STREET LIGHT. THE CITY WILL PROVIDE THE LIGHT SO IT WILL BE CONSISTENT WITH THE CITY LIGHTING STANDARDS. HOA IS RESPONSIBLE FOR POWER AND MAINTENANCE.



ENGINEERS  
SURVEYORS  
PLANNERS

3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.788.0059  
Fax: 801.788.9393  
office@lei-eng.com  
www.lei-eng.com



APPLE HOLLOW @ THE ORCHARDS  
SANTAQUIN, UTAH COUNTY, UTAH

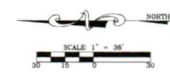
PLAT "A-10" & "C-6" APPLE SEED LANE P & P

#### REVISIONS

1	
2	
3	
4	
5	

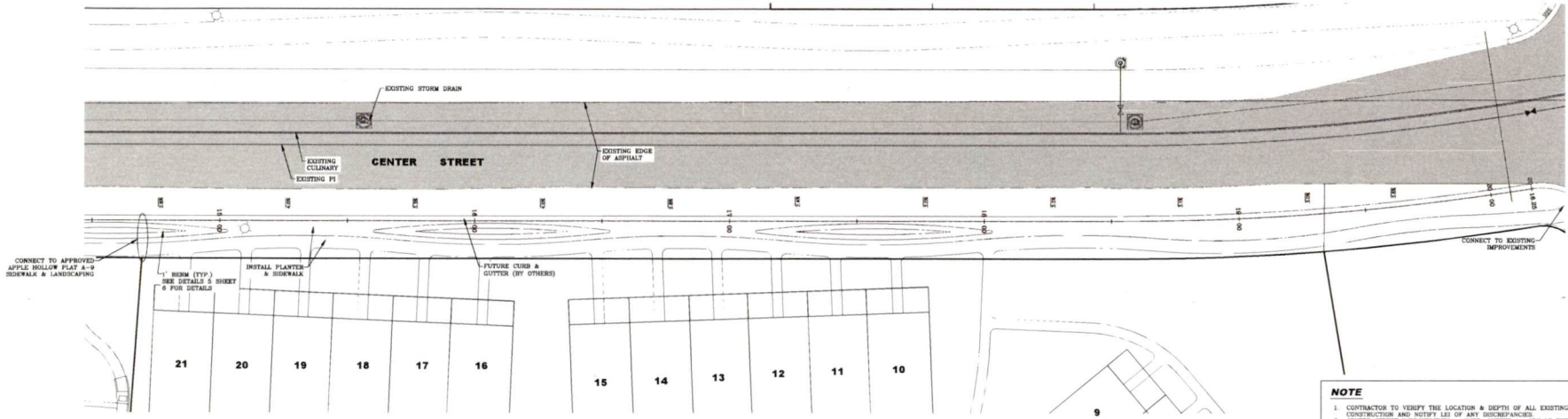
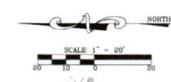
LEI PROJECT NO.  
2015-0106  
DRAWN BY:  
BAP  
DESIGNED BY:  
NKA  
SCALE:  
1" = 30'  
DATE:  
5/03/2018  
SHEET





1. CONTRACTOR TO VERIFY THE LOCATION & DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY LRI OF ANY DISCREPANCIES
2. FUTURE UTILITIES & ROADWAY GRADES ARE SHOWN FOR REFERENCE PURPOSES ONLY. PROPOSED CONSTRUCTION MAP FOR THE PROJECT IS LESS THAN 6" SEPARATION.
3. NOTE TO DEVELOPERS AND GENERAL CONTRACTORS IT IS IMPORTANT FOR THE DEVELOPER AND THE GENERAL CONTRACTOR TO UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO GUARANTEE THAT ALL UTILITIES ARE PROTECTED AND NOT DAMAGED BY THE PROJECT. THE CITY IS IN FULL COMPLIANCE WITH ALL STATE AND SANTIAGO CITY CODES, ORDINANCES AND STANDARDS. THE DEVELOPER AND GENERAL CONTRACTOR SHALL VERIFY ALL UTILITIES, CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTIAGO CITY STANDARDS.
5. FOR PRIVATE LIGHTS THE DEVELOPER IS TO PROVIDE CONDUIT, POLE FOUNDATION AND PAY FOR THE STREET LIGHT. THE CITY WILL PROVIDE THE LIGHT. IF IT WILL BE CONSISTENT WITH THE LIGHTING DESIGN, THE CITY WILL PROVIDE THE POLE.

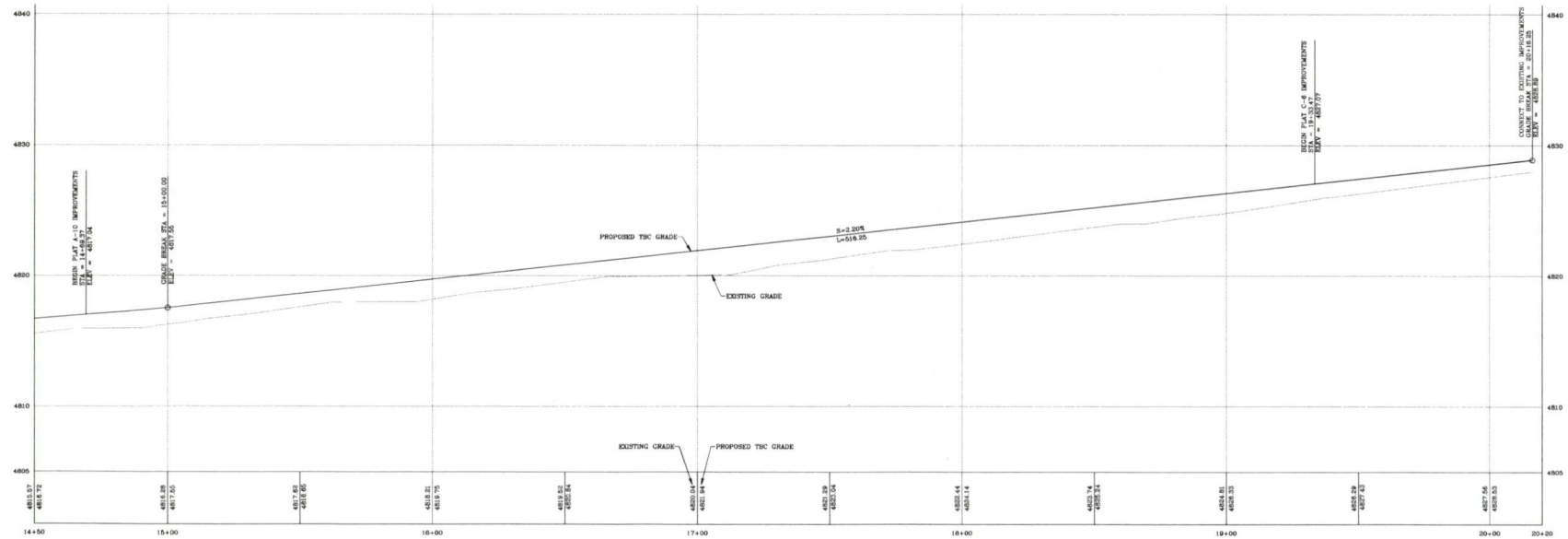
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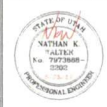
**NOTE**

1. CONTRACTOR TO VERIFY THE LOCATION & DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY LEI OF ANY DISCREPANCIES.
2. CENTER STREET IMPROVEMENTS - CURB, GUTTER & ASPHALT EXTENSION TO BE INSTALLED BY CITY DEVELOPER TO INSTALL LANDSCAPING & SIDEWALK.
3. NOTE TO DEVELOPERS AND GENERAL CONTRACTORS: IT IS IMPORTANT FOR THE DEVELOPER AND THE GENERAL CONTRACTOR TO 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 SANTIAGO CITY CODES, ORDINANCES AND STANDARDS. THE DEVELOPMENT 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 SANTIAGO CITY STANDARDS.

PLAN VIEW  
PROFILE VIEW



**LEI**  
ENGINEERS  
SURVEYORS  
PLANNERS  
3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0885  
Fax: 801.798.9383  
office@lei-eng.com  
www.lei-eng.com



**APPLE HOLLOW @ THE ORCHARDS**  
SANTAQUIN, UTAH COUNTY, UTAH

**PLAT "A-10" & "C-6" CENTER STREET P & P**

REVISIONS	
1	
2	
3	
4	
5	

LEI PROJECT #: 2015-0106  
DRAWN BY: BAP  
DESIGNED BY: NKW  
SCALE: 1" = 20'  
DATE: 5/03/2019  
SHEET



LEI

3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com



### PLAT "A-10" & "C-6" DETAILS

## REVISIONS

LEI PROJECT #:  
2015-0106

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DRAWN BY:  
BAP

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DESIGNED BY:  
NKW

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SCALE:  
NTS

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DATE:  
05/03/2018

6

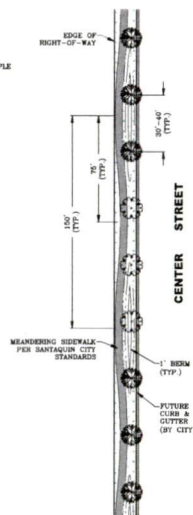


2 DRIVEWAY DETAIL



**NOTE:**

1. STANDARD PLANTING PLAN FOR PLANTER AREAS ALONG CENTER STREET. CONTRACTOR TO GET CITY APPROVAL PRIOR TO INSTALLATION.
2. ALL LANDSCAPING TO BE DONE ACCORDING TO SANTUQUIN CITY STANDARDS AND SPECIFICATIONS.
3. IRRIGATION TO BE DESIGNED BY OTHERS AND SUBMITTED TO CITY FOR APPROVAL BEFORE INSTALLATION.
4. GROUP TREES IN CLUSTERS AND VARIETY ALTERNATING BETWEEN GROUPS (5 REDMOND AMERICAN LINDEN • 30' O.C., 3 ACER FREEMAN • 40' O.C., 5 REDMOND AMERICAN LINDEN • 30' O.C., ETC.)

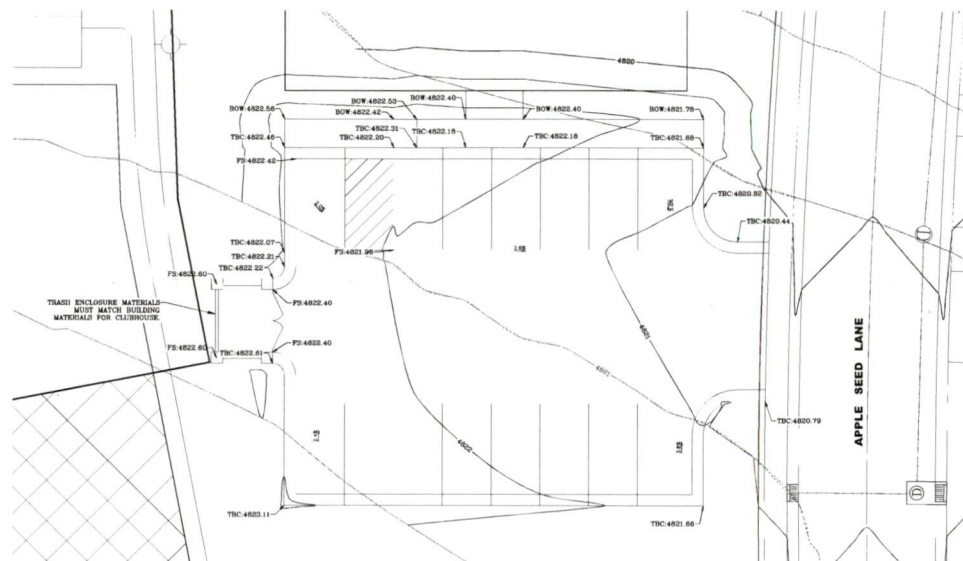


SCALE: 1" = 40'

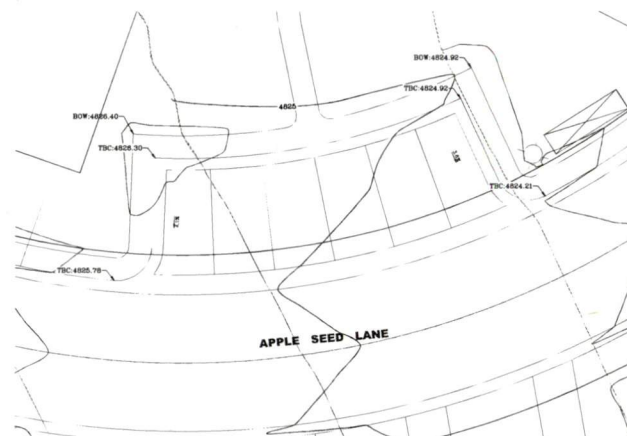


0 20 40

5	CENTER STREET LANDSCAPING DETAILS
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6	CLUBHOUSE PARKING GRADING DETAIL
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7	VISITOR PARKING GRADING DETAIL
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# MEMO



To: Mayor Hunsaker and City Council  
From: Jason Bond, Community Development Director  
Date: June 1, 2018  
Re: Summit Ridge Parkway (A and B) Annexation

---

Santaquin City is petitioning for annexation of the alignment of road that will connect the existing Summit Ridge Parkway with Highway 6. The property proposed to be annexed into Santaquin City is in two separate segments and therefore will need to happen as two separate annexation plats which will be called "Summit Ridge Parkway Annexation A" and "Summit Ridge Parkway Annexation B". Parcel A consists of approximately 0.37 acres and parcel B consists of approximately 8.63 acres.

I have been working closely with the Utah County Surveyor because this annexation would create an unincorporated Utah County island. Changes in annexation law will allow the Utah County Commission to accept an annexation that would create such an island. This proposed annexation will be an agenda item at an upcoming County Commission meeting.

The County Surveyor and I are confident that there will not be any issues with this proposal. One reason is that it is better for future road construction to happen under the purview of Santaquin City since the road alignment parcels are owned by Santaquin City and funding for the road may include Santaquin City's participation. Another reason is that both the City and the County are sensitive to the agricultural users that may not want to be forced into Santaquin City's jurisdiction by this proposed annexation.

Annexations are governed by Utah State Code Title 10 Chapter 2 Part 4. At this point in the process, the City Council will need to accept or reject the petition for annexation. If the petition is denied, written notice shall be given within five days to the contact sponsor and the county clerk. If the petition is accepted, the City Recorder and City Attorney will need to certify that the petition meets all requirements within 30 days of the acceptance. If the petition meets all requirements, various notices will need to be posted and mailed. Opportunity will be given to anybody who chooses to protest the annexation petition. Any protest shall be filed no later than 30 days after the City Council's receipt of the notice of certification. If no protest is filed, the City Council may accept the annexation after a public hearing.

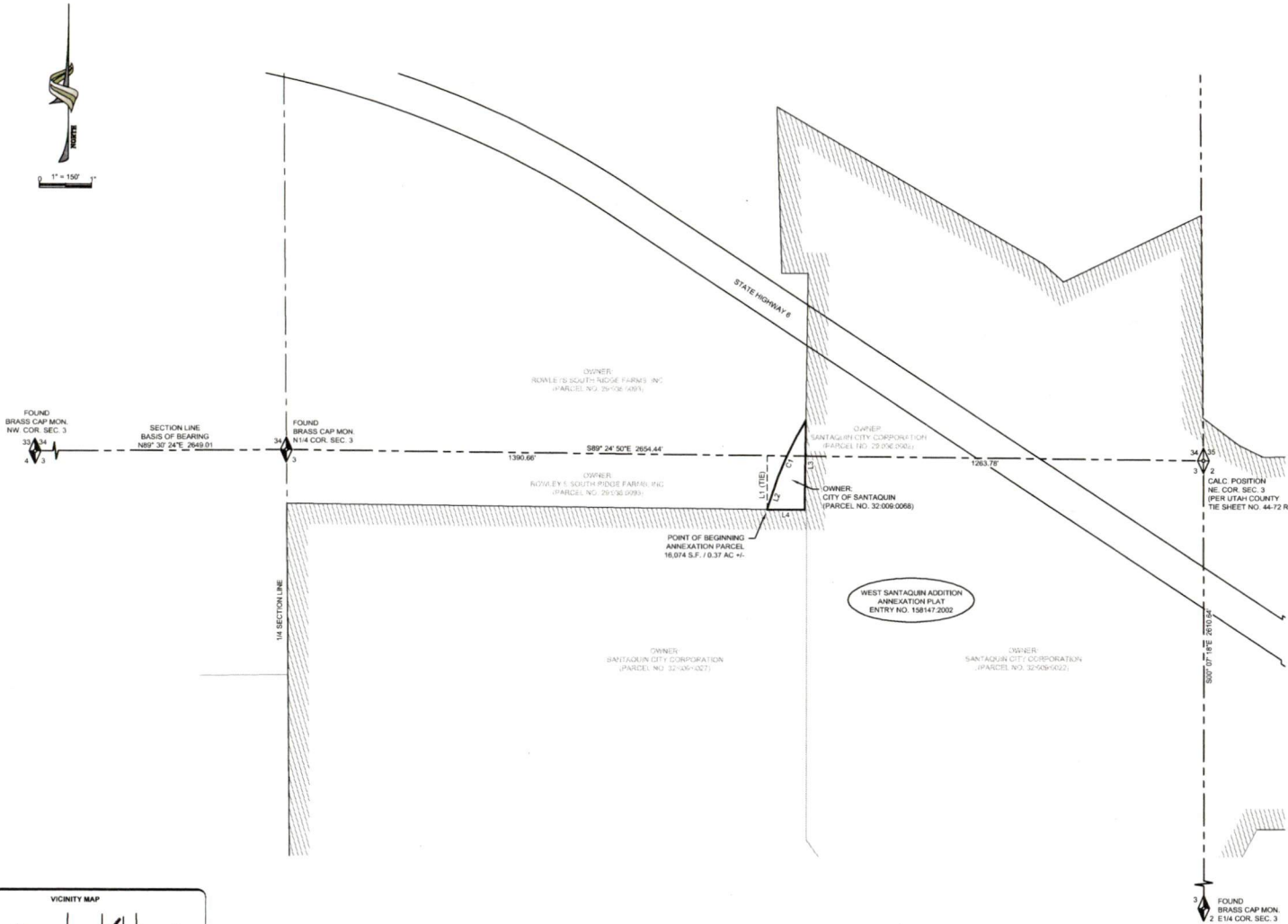
**Staff Recommendation:** That the City Council accept the annexation petition for "Summit Ridge Parkway Annexation A" and "Summit Ridge Parkway Annexation B".

**Recommended motion:** "Motion to (accept/not accept) the annexation petitions for "Summit Ridge Parkway Annexation A" and "Summit Ridge Parkway Annexation B".



# SUMMIT RIDGE PARKWAY ANNEXATION "A"

LOCATED IN THE:  
SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 1 EAST AND  
THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH



## ANNEXATION BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 1 EAST, AND THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 3, THENCE SOUTH 89°28'57" EAST 1380.66 FEET ALONG THE NORTH LINE OF SAID SECTION 3, THENCE SOUTH 157°39' FEET TO A POINT ON THE SANTAQUIN CITY LIMITS, AS DEPICTED ON THE WEST SANTAQUIN ADDITION ANNEXATION PLAT, ENTRY NUMBER 158147-2002, AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE AND THE POINT OF BEGINNING, THENCE NORTH 17°57'53" EAST 47.38 FEET TO THE BEGINNING OF A 1060.00 FOOT RADIUS CURVE TO THE RIGHT, THENCE ALONG THE ARC OF SAID CURVE 238.34 FEET HAVING A CENTRAL ANGLE OF 12°52'59" (CHORD BEARS NORTH 24°24'22" EAST 237.84 FEET) TO A POINT ON SAID CITY LIMITS, THENCE ALONG SAID LIMITS THE FOLLOWING TWO (2) COURSES: (1) SOUTH 00°45'18" WEST 202.82 FEET, (2) NORTH 88°23'59" WEST 109.43 FEET TO THE POINT OF BEGINNING.

CONTAINS: 16.074 S.F. / 0.37 AC +/-

## ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, SANTAQUIN CITY MAYOR AND CITY COUNCIL, HAVE RECEIVED A PETITION SIGNED BY A MAJORITY OF THE OWNERS OF THE TRACT SHOWN HEREIN REQUESTING THAT SAID TRACT BE ANNEXED TO THE CITY OF SANTAQUIN AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HERewithIN ALL IN ACCORDANCE WITH THE UTAH BOUNDARY COMMISSION ACT (1979 10-1-64 AND 10-2-401) THRU 423 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN HEREAFTER AS THE 'SUMMIT RIDGE PARKWAY ANNEXATION "A"'

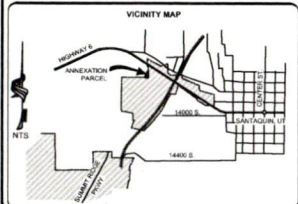
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2018.

ATTEST \_\_\_\_\_  
RECORDER

## SURVEYOR'S CERTIFICATE

I, PHILLIP R. CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NUMBER 318686 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE CLIENT, THIS ANNEXATION PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE TRACT OF LAND TO BE ANNEXED TO SANTAQUIN CITY, COMPILED FROM THE BEST AVAILABLE RECORDS, IN CONJUNCTION WITH FOUND MONUMENTS, AS DEPICTED ON THIS PLAT.

PHILLIP R. CHRISTENSEN  
P.L.S. 318686  
JUNE 5, 2018  
DATE



Parcel Line Table		
Line #	Length	Direction
L1	157.79	S00°00'00"E
L2	47.38	N17°57'53"E
L3	262.82	S00°45'18"W
L4	109.43	N88°23'59"W

Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C1	238.34	1060.00	12°52'59"	N24°24'22"E

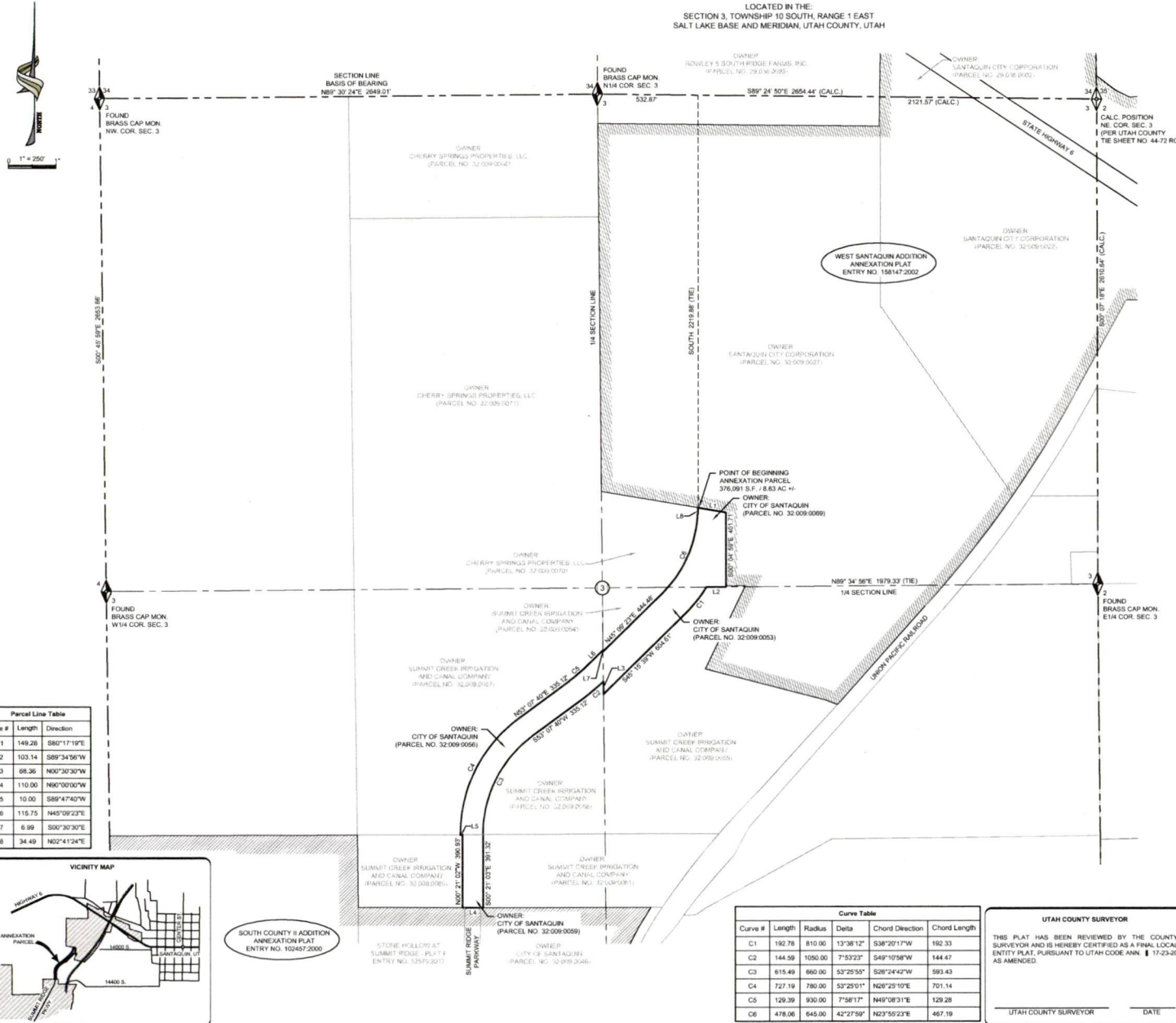
UTAH COUNTY SURVEYOR  
THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTRY PLAT, PURSUANT TO UTAH CODE ANN. 17-23-20 AS AMENDED.  
UTAH COUNTY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

LEGEND  
SECTION CORNER (FOUND)  
SECTION CORNER (CALCULATED)  
SECTION LINE  
ANNEXATION LINE  
PROPERTY LINES

SUMMIT RIDGE PARKWAY ANNEXATION "A"  
SE1/4 SEC 34, T.9S, R.1E, AND THE  
NE1/4 SEC. 3, T.10S, R.1E,  
SLBMM, UTAH COUNTY, UTAH  
PROJECT # SANTAQUIN  
DRAWN: \_\_\_\_\_ DATE: 06/05/2018  
CHECKED: \_\_\_\_\_ SHEET NO. 1 OF 1

# SUMMIT RIDGE PARKWAY ANNEXATION "B"

LOCATED IN THE  
SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH



## ANNEXATION BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 3, THENCE SOUTH 86°29'56" EAST 532.87 FEET; THENCE SOUTH 22°19.86 FEET TO A POINT ON THE SANTIQUIN CITY LIMITS, AS DEPICTED ON THE WEST SANTIQUIN ADDITION ANNEXATION PLAT, ENTRY NUMBER 158147-2002, AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE AND THE POINT OF BEGINNING; THENCE ALONG SAID CITY LIMITS THE FOLLOWING TWO (2) COURSES: (1) SOUTH 80°17'19" EAST 149.28 FEET; (2) SOUTH 87°04'59" EAST 401.71 FEET TO A POINT ON THE QUARTER SECTION LINE OF SAID SECTION 3; THENCE SOUTH 89°34'36" WEST 103.14 FEET ALONG SAID QUARTER SECTION LINE TO THE BEGINNING OF A 910.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 192.78 FEET HAVING A CENTRAL ANGLE OF 13°38'12" (CHORD BEARS SOUTH 38°20'17" WEST 192.33 FEET); THENCE SOUTH 40°19'39" WEST 64.61 FEET TO A POINT ON THE QUARTER SECTION LINE OF SAID SECTION 3; THENCE NORTH 00°00'00" WEST 68.36 FEET ALONG SAID QUARTER SECTION LINE AND THE BEGINNING OF A 1000.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 144.59 FEET HAVING A CENTRAL ANGLE OF 07°52'23" (CHORD BEARS SOUTH 40°19'39" WEST 144.47 FEET); THENCE SOUTH 50°07'46" WEST 305.12 FEET TO THE BEGINNING OF A 660.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 915.48 FEET HAVING A CENTRAL ANGLE OF 53°29'58" (CHORD BEARS SOUTH 20°24'42" WEST 584.83 FEET); THENCE SOUTH 07°02'10" EAST 381.32 FEET TO A POINT ON THE SANTIQUIN CITY LIMITS, AS DEPICTED ON THE SOUTH COUNTY II ADDITION ANNEXATION PLAT, ENTRY NUMBER 102457-2000, AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE; THENCE WEST 110.00 FEET ALONG SAID CITY LIMITS; THENCE NORTH 00°27'10" WEST 390.93 FEET; THENCE SOUTH 89°47'40" WEST 10.00 FEET TO THE BEGINNING OF A 780.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 727.19 FEET HAVING A CENTRAL ANGLE OF 52°25'01" (CHORD BEARS NORTH 20°25'10" EAST 701.14 FEET); THENCE NORTH 52°07'40" EAST 335.12 FEET TO THE BEGINNING OF A 500.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 129.39 FEET HAVING A CENTRAL ANGLE OF 07°58'17" (CHORD BEARS NORTH 49°03'31" EAST 129.28 FEET); THENCE NORTH 45°00'22" EAST 115.75 FEET TO A POINT ON THE QUARTER SECTION LINE OF SAID SECTION 3; THENCE SOUTH 07°30'30" EAST 6.99 FEET ALONG SAID QUARTER SECTION LINE; THENCE NORTH 45°00'22" EAST 444.48 FEET TO THE BEGINNING OF A 640.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 478.06 FEET HAVING A CENTRAL ANGLE OF 42°27'59" (CHORD BEARS NORTH 22°52'23" EAST 467.19 FEET); THENCE NORTH 02°42'24" EAST 34.45 FEET TO A POINT ON SAID CITY LIMITS AND THE POINT OF BEGINNING.

CONTAINS 376,087 S.F. / 8.63 AC +/-

## ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, SANTIQUIN CITY MAYOR AND CITY COUNCIL, HAVE RECEIVED A PETITION SIGNED BY A MAJORITY OF THE OWNERS OF THE TRACT SHOWN HEREON REQUESTING THAT SAID TRACT BE ANNEXED TO THE CITY OF SANTIQUIN AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HERewithIN ALL IN ACCORDANCE WITH THE UTAH BOUNDARY COMMISSION ACT (1979) 10-1-04 AND 10-2-401 THRU 423 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN HEREINAFTER AS THE SUMMIT RIDGE PARKWAY ANNEXATION "B".

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2018.

ATTEST: \_\_\_\_\_  
RECORDER

## SURVEYOR'S CERTIFICATE

I, PHILIP R. CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NUMBER 31966 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE CLIENT, THIS ANNEXATION PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE TRACT OF LAND TO BE ANNEXED TO SANTIQUIN CITY COMPILED FROM THE BEST AVAILABLE RECORDS, IN CONJUNCTION WITH FOUND MONUMENTS, AS DEPICTED ON THIS PLAT.

PHILIP R. CHRISTENSEN  
P.L.S. 319666  
DATE: June 5, 2018  
STATE OF UTAH

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	192.78	810.00	13°38'12"	S38°20'17"W	192.33
C2	144.59	1050.00	7°52'23"	S49°10'58"W	144.47
C3	615.49	660.00	53°25'55"	S28°24'42"W	593.43
C4	727.19	780.00	52°25'01"	N28°25'10"E	701.14
C5	129.39	930.00	7°58'17"	N49°08'31"E	129.28
C6	478.06	645.00	42°27'59"	N23°55'23"E	467.19

UTAH COUNTY SURVEYOR  
THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANN. § 17-2-303 AS AMENDED.  
UTAH COUNTY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

LEGEND  
SECTION CORNER (FOUND)  
SECTION CORNER (CALCULATED)  
SECTION LINE  
ANNEXATION LINE  
PROPERTY LINES

SUMMIT RIDGE PARKWAY ANNEXATION "B"  
SEC. 3, T-10S, R-1E, S-10M, UTAH COUNTY, UTAH  
epic  
DRAWN: JD  
CHECKED: PC  
DATE: 06/05/2018  
SHEET NO. 1 OF 1





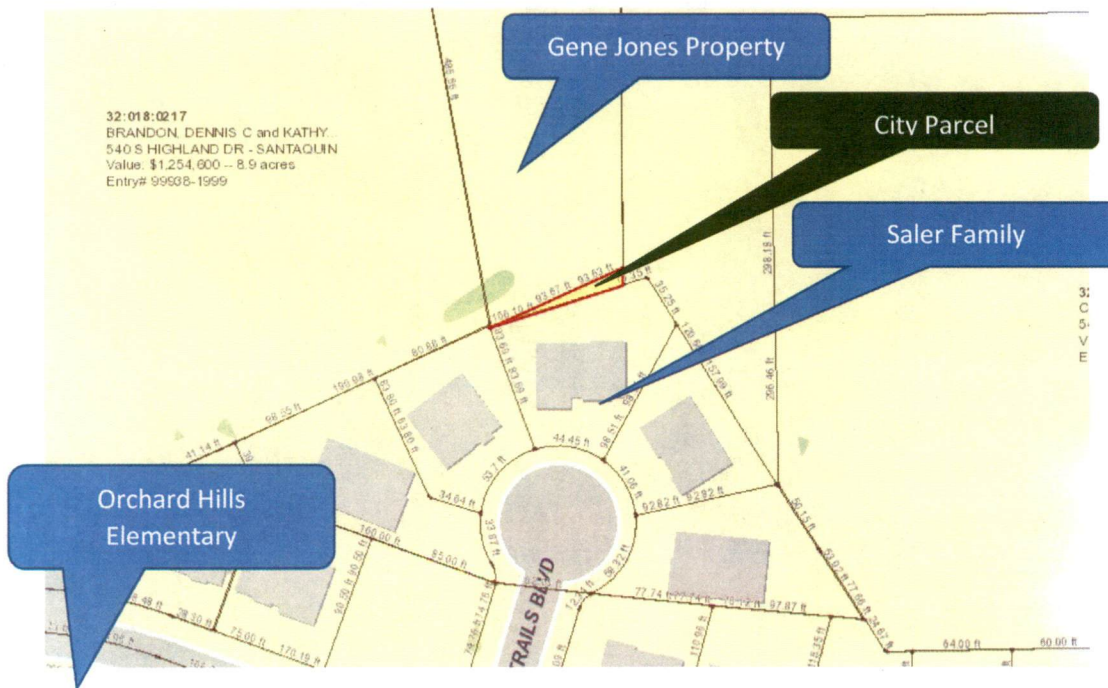
## Memorandum

To: Mayor & Council  
From: City Manager Reeves  
Date: June 6, 2018  
Subject: Reports - Saler Land Disposal Proposition

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Mayor & Council,

Mr. & Mrs. Saler have property which has a sliver parcel of city property right behind it. It appears to be a remnant parcel left over during the recordation of this subdivision. I have reviewed this parcel with the Community Development Department and see no need for the City to retain ownership. I plan, prior to your council meeting, to reach out to the Irrigation Company to see if they see any need to maintain this parcel. However, it outside of their prescriptive easement, so I do not believe they will have any interest in the parcel either. The sliver parcel is approximately 500 sq. ft. in size likely has a value of roughly \$500.00.



Staff would like the council's direction on whether to begin the formal surplus and land disposition process.



Memorandum

To: Mayor & Council  
From: City Manager Reeves  
Date: June 6, 2018  
Subject: Reports – Republic Services Proposal

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Mayor & Council,

Apparently, Republic Services made a mistake in their internal billing and has inadvertently not charged the City of Santaquin for its Recycling Tipping Fees since the inception of the program. As such, the City owes Republic Services approximately \$26K.

Rather than hit the City with an unexpected bill, Republic Services is proposing that the City extend its service contract (*which currently expires on June 30, 2020*) for an additional three years holding all other terms and pricing the same.

Staff would like the Council's direction whether you would want to:

- 1.) Accept their offer, extend the contract and waive the fee; or
- 2.) Pay the \$26K and leave the option open for a potential rebid of the contract in early 2020.

Please consider the aforementioned and we can discuss your preferred direction during the City Manager Reports section of the agenda.

Thank you!