

## NOTICE AND AGENDA

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Wednesday, February 4, 2009, in the Council Chambers, 45 West 100 South, at 7:00 pm.

### AGENDA

1. ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. INVOCATION/INSPIRATIONAL THOUGHT
4. CONSENT AGENDA
  - a. Minutes
    1. January 21, 2009
  - b. Bills
    1. \$566,901.82
5. FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS

**Public Forum is held to a 30-minute maximum with each speaker given no more than 5 minutes each. If more than 6 Speakers, time will be adjusted accordingly to meet the 30 minute requirement**

  - a. Recognition of past Planning Commissioners
6. FORMAL PUBLIC HEARINGS
7. UNFINISHED BUSINESS
8. BUSINESS LICENSES
9. REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES
  - a. Planning Commission
10. NEW BUSINESS
  - a. Approval of Change Order #3 Pressurized Irrigation Pond
  - b. Discussion and possible action regarding the Butler Subdivision Plat A at 200 North 300 West
  - c. Discussion and possible action regarding the Butler Subdivision Plat B at 300 North 300 West
11. INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS (Roll Call Vote)
12. PETITIONS AND COMMUNICATIONS
13. REPORTS BY MAYOR AND COUNCIL MEMBERS
  - a. Mayor DeGraffenried
  - b. Council Members
14. EXECUTIVE SESSION (May be called to discuss the character, professional competence, or physical or mental health of an individual)
15. EXECUTIVE SESSION (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)
16. 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

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda was faxed to the Payson Chronicle, Payson, UT, 84651.

BY: S. B. Farnsworth  
Susan B. Farnsworth, City Recorder

### POSTED:

CITY CENTER  
POST OFFICE  
ZIONS BANK

® Amendment to Agenda

**MINUTES OF A REGULAR COUNCIL MEETING  
HELD IN THE COUNCIL CHAMBERS  
FEBRUARY 4, 2009**

The meeting was called to order by Mayor Pro-tem Filip Askerlund at 7:00 pm. Council Members attending: Filip Askerlund, Martin Green, Connie Hansen and Brent Vincent. Mayor James E. DeGraffenried and Council Member James Linford were excused.

Other attending: City Planner Dennis Marker, Director of Public Safety Dennis Howard, Layne Haacke, Tom Larsen, Jared West, Caleb Larsen and other unidentified individuals.

**PLEDGE OF ALLEGIANCE**

Council Member Askerlund Led the Pledge of Allegiance.

**INVOCATION/INSPIRATIONAL THOUGHT**

Mr. Marker offered an Invocation.

**CONSENT AGENDA**

***Minutes***

**January 18, 2009**

***Bills***

**\$566,901.82**

Council Member Vincent moved to approve the Consent Agenda. Council Member Hansen seconded the motion. Council Members Askerlund, Green, Hansen and Vincent voted in the affirmative.

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

***Recognition – Planning Commission Member***

Mayor Pro-tem Askerlund and Council Member Vincent presented Mr. Haacke with a plaque of appreciation for his service to the citizens of Santaquin as a Planning Commission Member.

**FORMAL PUBLIC HEARINGS**

Nothing

**UNFINISHED BUSINESS**

Nothing

**BUSINESS LICENSES**

Council Member Green reviewed the following new business licenses. He indicated the applicants have met all City requirements and have received all required inspections.

- Jeremy Roos D.B.A. RTODDY, INC
- Bryan M. Foli D.B.A. Foli's Fix-it Service

Council Member Green moved to approve the new business licenses for Jeremy Roos and Bryan M. Foli. Council Member Vincent seconded the motion. Council Members Askerlund, Green, Hansen and Vincent voted in the affirmative.

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

### ***Planning Commission Update***

Planning Commission has reviewed the pole sign regulations with a public hearing being scheduled for the next meeting. Scheduled for the next meeting is the review of multi-family development standards and a proposed multi-family development.

## **NEW BUSINESS**

### ***Approval of Change Order #3 Pressurized Irrigation Pond***

Council Member Green moved to approve Change Order #3 for the Pressurized Irrigation Pond. Council Member Vincent seconded the motion. Council Members Askerlund, Green, Hansen, and Vincent voted in the affirmative.

### ***Discussion and possible action regarding the Butler Subdivision Plat "A" at 200 North 300 West***

Council Member Green indicated he is friends with Mr. Jarred West but would not be swayed when voting.

Council Member Vincent moved to approve the Butler Subdivision Plat "A" at 200 North 300 West. Council Member Hansen seconded the motion. Council Members Askerlund, Green, Hansen, and Vincent voted in the affirmative.

### ***Discussion and possible action regarding the Butler Subdivision Plat B at 300 North 300 West***

City Planner Marker reviewed the proposed subdivision. Those in attendance were told the developers would be required to install curb, gutter, and sidewalk along the West side of the development which would help to mitigate safety issues along 300 West (see attachment "A" for Staff notes). Council Member Hansen indicated it isn't her intent to stall positive impact on the City.

Council Member Green indicated he is friends with Mr. Jarred West but would not be swayed when voting.

Council Member Vincent moved to approve the Butler Subdivision Plat "B" at 200 North 300 West to be constructed in 3 phases. Council Member Hansen seconded the motion. Council Members Askerlund, Green, Hansen, and Vincent voted in the affirmative.

## **INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS (Roll Call Vote)**

Nothing

## **PETITIONS AND COMMUNICATIONS**

Nothing

## **REPORTS BY MAYOR AND COUNCIL MEMBERS**

### ***Council Member update***

Council Member Hansen requested an update on the authorization from UDOT addressing placement of an electronic sign. City Planner Marker would gather the requested information and report back to the Council Members.

Council Member Hansen also requested an update on completion of a proposed park within the Summit Ridge Development. City Planner Marker will gather information on this issue and report back to Council Member Hansen.

Council Member Vincent reported he along with Mayor DeGraffenried met with representatives of the Sumsion gravel pit. The representatives indicated they would like to remove approximately million tons of aggregate within an approximate 60 acre area. They also discussed water needs. Indication was made that there currently is a well on the property. They were told the project would require more water than the City could or would supply. The representatives indicated they had water rights elsewhere and could possibly transfer them to the well on this property. Also discussed were the water requirements for development. It was reported that approximately 60 acres were buildable with the remaining 90 acres not being buildable due to the topography of the land. Council Member Vincent voiced his concern with the increased truck traffic (70-100 trucks a day). Reclamation, royalties, development with a viable Homeowners Association, as well as zoning was discussed. City Planner Marker will draft a development agreement for the Council Members review. Council Member Askerlund voiced his concerns with "trust issues" pertaining to the owners of the property as well as acceleration and deceleration lanes. He is questioning what the benefit to the City really is. He is questioning if the Council is "selling their soul in order to get an additional interchange"? Council Member Askerlund was told the City could and would negotiate and address, within a development agreement, the royalty issue. Council Member Hansen suggested having Council Member Vincent as well as additional individuals form a sub-committee to "beat the horse to death" before it is reintroduced to the rest of the Council. Council Member Hansen indicted she would be in agreement that the water requirement be lessened to developable acreage instead of an acreage in whole. Council Member Vincent indicated he wants to adhere to the Ordinance as written. Council Member Green suggested requiring water for all developable acreage and money in lieu of water for the undevelopable area. Mayor Pro-tem Askerlund was told an agreement could be drafted limiting development in certain areas of the property. Council Member Vincent indicated there were a number of issues that were not addressed at the original meeting. Mayor Pro-tem Askerlund was told the time frame associated with "completing negotiations" hinges on City Planner Marker completing the draft development agreement. City Planner Marker will provide the draft as soon as it is available.

Council Member Green thanked those involved in the Council Retreat. He thought it went well with a great amount information shared.

Council Member Green was told the Street Light review is complete and the required lighting on the Eastside has been installed by Rocky Mountain Power.

Council Member Green voiced his concern with the lack of numerical addressing with in Summit Ridge. He was told all new signage is required to have a numerical system as well as the street address. As funds are available, the old signs will be updated.

Council Member Vincent was told the Inspector will check on the trenching along 690 East as well as where the equipment is being parked at the end of the day. The inspector would in turn update the Council Members via e-mail.

Mayor Pro-tem Askerlund reported he and Council Member Hansen are working on marketing of the City. He invited anyone who would like to be part of the Marketing Committee to contact either

of them. Mayor Pro-tem Askerlund requested an update from Sunrise Engineering on water issues as well as invited anyone who would like attend the first Celebration meeting which will be held on Wednesday.

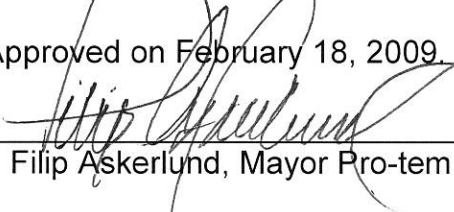
**EXECUTIVE SESSION** (May be called to discuss the character, professional competence, or physical or mental health of an individual)  
Nothing

**EXECUTIVE SESSION** (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)  
Nothing

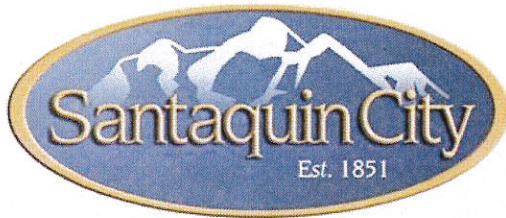
**ADJOURNMENT**

At 8:51 pm Council Member Green moved to adjourn. Council Member Hansen seconded the motion. Council Members Askerlund, Green, Hansen, and Vincent voted in the affirmative.

Approved on February 18, 2009.

  
\_\_\_\_\_  
Filip Askerlund, Mayor Pro-tem  
\_\_\_\_\_  
Susan B. Farnsworth, City Recorder





City Council Meeting  
2/4/09  
Attachment "A-1"

## A Community Prospering in Country Living

(Agriculture, Equestrian, Recreation)

# MEMORANDUM

January 30, 2009

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To: Mayor DeGraffenried and City Council via Planning Commission	
From: Dennis Marker, City Planner	
RE: Butler Subdivision, Plat A	S#08-08 Zone R-8
200 North 300 West	Acres: 1.94 Lots: 3
Butler Subdivision, Plat B	S#08-09 Zone: R-8
Approximately 300 North 300 West	Acres: 1.66 Lots: 14

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Notice: This item was noticed to property owners within 500 feet of the subject property.

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### **Background:**

The Butler Subdivision was reviewed by the Planning Commission on December 13, 2007. The Planning Commission recommendation was positive and the applicant was working through the City's Development Review Committee process for preliminary reviews. No approvals had been granted. The applicant, Mr. Rod Fife, has since sold the development to Jared West and his associates with Atlas Engineering.

Mr. Jared West has resubmitted the Butler Subdivision in two parts; 1) Mr. West is asking the City to approve the separation of the existing home from the remainder of the property as a lot split, and 2) approve the subdivision of the remainder parcels into 7 parcels. The new parcels are proposed to have twin-home or duplexes built upon them in accordance with Santaquin City Code, Section 10-6-6 Multiple-Unit Dwellings (**See attached maps**).

The proposed subdivisions includes one existing home at the northeast corner of the intersection of 200 North and 300 West and seven new lots between existing home and approximately 350 North on 300 West. Santaquin City Code (S.C.C.) Title 10-19 Exhibit B, requires all subdivisions to be reviewed by the Planning Commission for a recommendation before being reviewed by the Development Review Committee and City Council for final approval.

### **Analysis:**

The property is located in the R-8 Zone and must comply with the following standards:

#### Lot Standards.

Corner Lots must have 9,025 square feet and 95 feet of frontage on both streets. Interior lots must have 8,000 square feet and 80 feet of frontage. The proposed lots comply with these standards. If the 7 parcels in Butler Subdivision, Plat B are developed as twin-home lots in accordance with the City's Multi-family Development standards, the frontage would still

comply. There is some concern about the lots still meeting the area requirements for the zone (See Additional Considerations Below).

Access. All proposed lots will have direct access onto a public road.

Sensitive Lands. There are no sensitive lands located on the subject property.

Additional Considerations.

**Street Improvements.** Section 11-13-1 of the S.C.C. states that no improvements will be required for developments between 500 South and 400 North on 300 West. However, staff feels that a compelling and countervailing public interest in having the curb, gutter and sidewalk installed along the length of this development exists. 300 West is the main walking route for children who attend Santaquin Elementary and live in the northern areas of the City. The City has painted a dedicated walking and biking path along the edge of the current asphalt surface, but has also witnessed repeated violations or disregard for this area by automotive traffic and pedestrian traffic. The City Council and staff have been approached numerous times about "close calls" or "near miss" accidents between cars and pedestrians because of the street design. The City recognizes current road improvements do not provide adequate safety measures for the traffic upon it. By the developer installing curb, gutter and sidewalk along the proposed development, a larger portion of the walking route will be made safer for pedestrian traffic along 300 West.

**Multiple Unit Dwellings.** The subject property is located within the Core Area of the City. The development of twin-homes or duplexes within the core area is a permitted use as long as the development standards found in S.C.C. 10-6-6 are followed (See Attached Copy of S.C.C. 10-6-6 regulations). One of those standards is that the properties on which the two-unit structures are constructed must have the same frontage and area as detached single family units. Each of the proposed seven new lots could have a two-unit structure built upon them in accordance with S.C.C. 10-6-6.

The Planning Commission was concerned about the intent of the two-unit structure provisions and actual verbiage in the ordinance. While allowing duplexes on a standard 8,000 square feet would not be an issue, the division, or development of a twin home, on a standard 8,000 square feet lot would result in parcels having less than the minimum requirement. It was recognized by the Planning Commission that precedent was set when the City approved the Roberts twin-home development located at 100 East 186 North. This development has not been recorded yet, but would result in two parcels having less than 8,000 square feet. The Planning Commission has requested that lot sizes in the R-8 zone be clarified when dealing with two-dwelling unit structures.

**General Plan:**

The General Plan's Land Use Element shows this area is intended for "Medium Density Housing" which it further defines as having lots sizes between 7,000 and 17,000 square feet (6.2-2.5 u/a). The proposed lots are consistent with the general plan and current zoning. Development of all seven Plat B lots as twin homes would result in an overall density of 7.7 u/a.

The Community Vision of Santaquin, as stated in the general plan, states that the City is "to provide a small-town atmosphere with well planned organized growth." The plan also has goals for maintaining rural character and preserving agricultural areas. The subject property has been utilized for grazing of livestock, storage of trailers and agriculture implements for many years. The development of this open space and the character it provided for this area of the City will be a loss for many citizens who travel past it each day. Regardless, the application does comply with the City's zoning and land use regulations. There is no pending ordinance or requirements that can be imposed by the City to address the loss of this or other open space in the City at this time.

### **Planning Commission Recommendation:**

The Planning Commission has forwarded a positive recommendation to the City Council for the Butler, Plat A & B Subdivisions located between 200 North and 350 North along 300 West.

### **Staff Recommendation**

Staff recommends the City Council grant a final plat approvals for the Butler, Plat A & B Subdivisions, based on the following findings and conditions:

### **Findings**

1. The request is consistent with the goals and policies of the General Plan's Land Use element as adopted May 2, 2007.
2. The proposed single family lot sizes are larger than that required in the R-8 Zone. Precedent for allowing twin-home lots to have less than the minimum required lot area was established when the Roberts Twin-home development was approved by the City Council in February 6, 2008.
3. There is a compelling and countervailing public need for curb, gutter and sidewalk to be installed adjacent to this subdivision, despite City ordinances that would not require it.
4. The subdivision is located along 300 West which is the main walking route for children living in the north end of Santaquin and attending Santaquin Elementary School. This development would be able to improve over 1/3 of the area planned for sidewalk along 300 West and would improve the safety of the street for both motorists and pedestrians.

### **Conditions**

1. That the subdivision completes all necessary review procedures with the Development Review Committee before recordation of the subdivisions.
2. That improvement plans for the subdivision include the installation of curb, gutter and sidewalk on all streets adjacent to the development, based on safety needs and improved traffic circulation in the area.

Dennis L. Marker  
City Planner



## PLANNING COMMISSION MINUTES

January 8, 2009 – Page 2

### **Major Home Occupation Review – Foli's Fix it Service, continued:**

Bryan Foli addressed the Commission. Mr. Foli said he wanted to open a small engine repair business, repairing items such as weed eaters and lawn mowers. Originally he had planned to repair dirt bikes, but the ordinance does not allow for motor vehicle repairs in a home business. The business will have no employees except Mr. Foli, and all the repairs will be made either inside the garage or behind the privacy fence. Nothing will be seen from the curbside. Mr. Foli said no excess pollution or noise will result from the business.

Commissioner Stringham made a motion to approve a conditional use permit for Foli's Fix It Service, as long as the business maintains compliance with the ordinance. Commissioner Payne seconded the motion. The vote to approve a conditional use permit for Foli's Fix It Service was unanimous.

### **West Single Lot Split:**

Commissioner Chatterley opened the public hearing on the West Single Lot Split at 200 North 300 West. No comments were addressed to the Commission. Commissioner Chatterley closed the public hearing on the West Single Lot Split.

Commissioner Payne made a motion to forward the West Single Lot Split at 200 North 300 West to the City Council with a positive recommendation. Commissioner Stringham seconded the motion. The vote to forward the West Single Lot Split to the City Council with a positive recommendation was unanimous.

### **Butler Twin Home Subdivision:**

Commissioner Chatterley opened the public hearing on the Butler Twin Home subdivision. No comments were addressed to the Commission. Commissioner Chatterley closed the public hearing on the Butler Twin Home subdivision.

Dennis Marker said the Butler Subdivision was reviewed by the Planning Commission last year. Since that time the property has changed hands, and the current owners would like to continue through the development process. At this time, the owners would like to break the existing home away from the rest of the parcel, and develop the remainder. Single homes or duplexes on the property would be compliant with the current ordinance. The applicant proposes developing twin homes on the properties.

Jared West said the current lots are close to 9000 square feet, with the corner lots around 12,000. Each of the twin home structures would have a lot size of approximately 4500 to 6000 square feet. Commissioner Stringham said the R-8 zoning ordinance stipulates that lots must be a minimum of 8000 square feet. The ordinance does not specify the square footage of lots for twin homes. Mr. Marker said a precedent had been set with the acceptance of the Roberts twin home. Mr. West said he felt twin homes would be better suited to the area than town homes or duplexes, and would attract a more stable type of resident. A sliver of land along the house would be donated to the City for a right-of-way.

Commissioner Colson asked about sizes of the homes and back yards. Mr. West said they were looking at 1600 square foot three bedroom, two bath homes, but not a lot of time had yet been expended on designing. Their intent was to have a good product, but not expensive homes. Mr. Marker said landscaping and home standards will be reviewed during the building permit process.

## PLANNING COMMISSION MINUTES

January 8, 2009 – Page 3

### Butler Twin Home Subdivision, continued:

Commissioner Payne said he owns property within 500 feet of the proposed subdivision, but felt that would not impact his decision on the subdivision. He said a lot of the neighborhood children use the path to go to school, and there was some concern on where children would walk. He asked what the time frame on installation of the curb, gutter and sidewalk would be. Mr. West said at this time they planned to build one home, and to see how the market responded. A sidewalk will be installed by the time the project is complete, but the timing was not set as yet.

Commissioner Chatterley made a motion to forward the Butler Twin Home subdivision to the City Council with a positive recommendation, and instructed the city planner to prepare a separate amendment to the ordinance that will clarify the City intent to allow twin homes in R-8 subdivisions. Commissioner Payne seconded the motion. The voting was as follows:

Commissioner Chatterley	Aye
Commissioner Colson	Aye
Commissioner Payne	Aye
Commissioner Stringham	Nay

The motion to forward the Butler Twin home subdivision to the City Council with a positive recommendation passed by a majority vote.

### DISCUSSION AND POSSIBLE ACTION ITEMS

#### Commercial Zones Development Standards

Dennis Marker distributed and reviewed the proposed Commercial Zones Development Standards amendment. Mr. Marker said the name of the ordinance has been changed to Commercial Zones, rather than specifying only C-1 and C-2 zones. The long range general plan refers to several commercial zones. If more zones are desired, they can be added to this section. Mr. Marker suggested a commercial zone could replace the current RC zone. The following changes and additions were made to the amendment:

10-7F-3: Mr. Marker clarified that healthcare facilities, a permitted use in a C-1 zone, are assisted living senior adult care facilities, not homes for the disabled. After some discussion, this use was changed to conditional in order to benefit neighborhood awareness.

10-7F-3: Wholesale stores, a permitted use in the C3 zone, was changed to a conditional use.

10-7F-4 Applications of Standards: The definition of redevelopment, and whether size or use oriented, will be clarified. Added: *Any modification to these standards that comes closer to the intent of these standards will be is approved on a case by case basis.* The Commission discussed the need to not stifle the initiative of those wishing to upgrade their businesses.

The Commission suspended business from 8:07 to 8:11 p.m.

***Planning Commission***

Planning Commission Member Stringham reported the Planning Commission, due to the down spin of the economy, haven't had many meetings.

**FORMAL PUBLIC HEARINGS**

Nothing

**UNFINISHED BUSINESS**

Nothing

**BUSINESS LICENSES**

Council Member Adcock indicated there were three new Business Licenses to be approved. They each meet the City code requirements and have received all the required inspections and reviews.

- Jamie and Darron Robbins d.b.a. OuterSports.com,
- Rodney Hurst d.b.a. Lake X Tackle, and
- Dale Darling d.b.a. Performance Plastering

Council Member Adcock moved to approve the new Business Licenses. Council Member Green seconded the motion. Council Members Adcock, Askerlund, Green, Linford, and Vincent voted in the affirmative.

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

***City Manager***

City Manager Chatwin didn't have anything to report.

**NEW BUSINESS**

***Certification of the Northeast Santaquin Annexation***

Council Member Askerlund moved to accept the Northeast Santaquin Annexation Certification. Council Member Linford seconded the motion. Council Members Adcock, Askerlund, Green, Linford, and Vincent voted in the affirmative.

***Discussion and Possible Action Regarding the Marc Roberts Twin-home Development located at approximately 100 East 200 North***

City Planner Marker reviewed the proposed the Marc Roberts Twin-home Development (see attachment "A" for Staff recommendations).

Council Member Linford moved to approve the single-lot split at 100 East 200 North as part of an infill twin home development. Council Member Askerlund seconded the motion. Council member Askerlund requested future requests be accompanied with a footprint of the building and lot. Council Members Adcock, Askerlund, Green, and Linford, voted in the affirmative. Council Member Vincent voted against the motion.

**INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS (Roll Call Vote)**

***Ordinance 02-01-2008, "Ordinance amending the City's Sign Regulations Pertaining to Billboard Locations and Lighting Standards"***

Council Member Green moved to approve Ordinance 02-01-2008, Ordinance amending the City's Sign Regulations Pertaining to Billboard Locations and Lighting Standards. Council Member





**SURVEYOR'S CERTIFICATE**  
I, SHAWN CHRISTENSEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I AM THE SURVEYOR OF RECORD FOR THE SURVEY OF THE LANDS 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 THE LOTS AND BLOCKS SHOWN HEREON, AND HAVE CAUSED THE SAME TO BE CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

**BOUNDARY DESCRIPTION**  
LOTS 1 & 2  
COMMENCING AT A POINT WHICH LIES ON THE EAST BOUNDARY OF 300 WEST STREET, SANTIAGO, UTAH, SAID POINT LOCATED 444.77 FEET SOUTH AND 1180.10 FEET EAST FROM THE NORTH QUARTER CORNER OF SECTION 22, TOWNSHIP 10 NORTH, RANGE 1 EAST, THENCE S 07°29'50" E 99.00' TO THE LAKE BASE AND MERIDIAN; THENCE RUNNING SOUTH 89°49'02" EAST 111.45 FEET; THENCE SOUTH 07°55' EAST 233.23 FEET ALONG A FENCE LINE TO THE NORTH BOUNDARY LINE OF 300 NORTH STREET; THENCE ALONG SAID NORTH BOUNDARY LINE, NORTH 89°49'18" EAST 111.45 FEET TO THE EAST BOUNDARY LINE OF 300 WEST STREET; THENCE NORTH 07°29'50" WEST 244.34 FEET ALONG SAID EAST BOUNDARY LINE TO THE POINT OF BEGINNING. PARCEL CONTAINS 0.35 ACRES.

LOTS 3-8  
COMMENCING AT A POINT WHICH LIES SOUTH 07°29'50" EAST 99.00 FEET ALONG THE EAST BOUNDARY LINE OF 300 WEST STREET, SANTIAGO, UTAH, FROM THE SOUTHWEST CORNER OF PARCEL 2605, SAID POINT ALSO BEING SOUTH 77°08' FEET AND EAST 1180.10 FEET FROM THE NORTH QUARTER CORNER OF SECTION 22, TOWNSHIP 10 NORTH, RANGE 1 EAST, SAID LAKE BASE AND MERIDIAN; THENCE RUNNING SOUTH 89°49'02" EAST 110.70 FEET ALONG A FENCE LINE, ALONG THE SOUTH BOUNDARY LINE OF 300 NORTH STREET AND CAP USA 7075; THENCE SOUTH 07°55' EAST 233.23 FEET ALONG A FENCE LINE; THENCE SOUTH 89°49'18" WEST 108.80 FEET; THENCE NORTH 07°29'50" WEST 423.91 FEET; THENCE SOUTH 07°29'50" EAST 99.00 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 1.07 ACRES.

**OWNER'S DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF THE TRACT OF LAND 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 THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2009.

**ACKNOWLEDGMENT**  
STATE OF UTAH  
COUNTY OF UTAH  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2009, I, \_\_\_\_\_, CLERK-RECORDER, DO HEREBY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

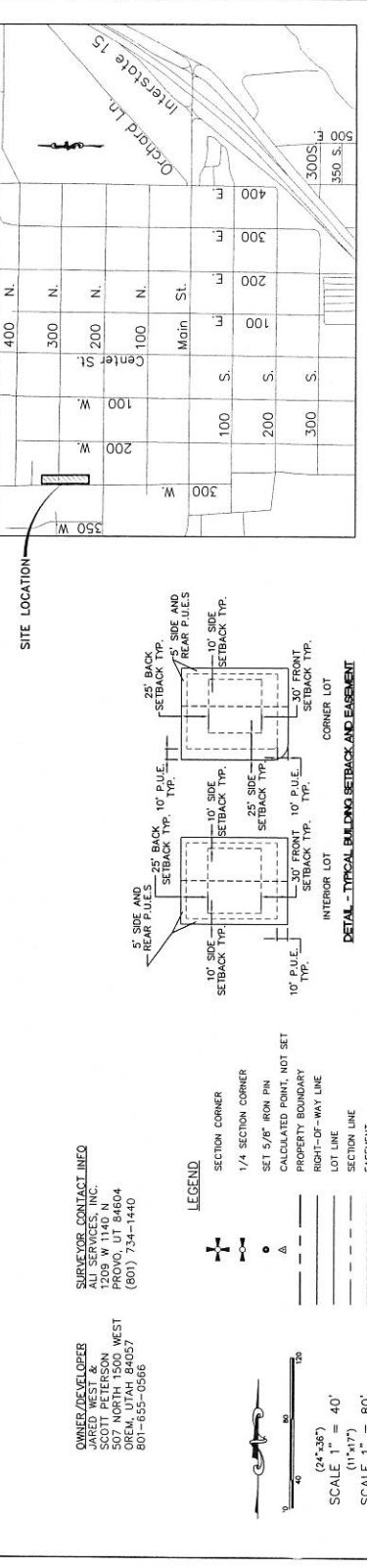
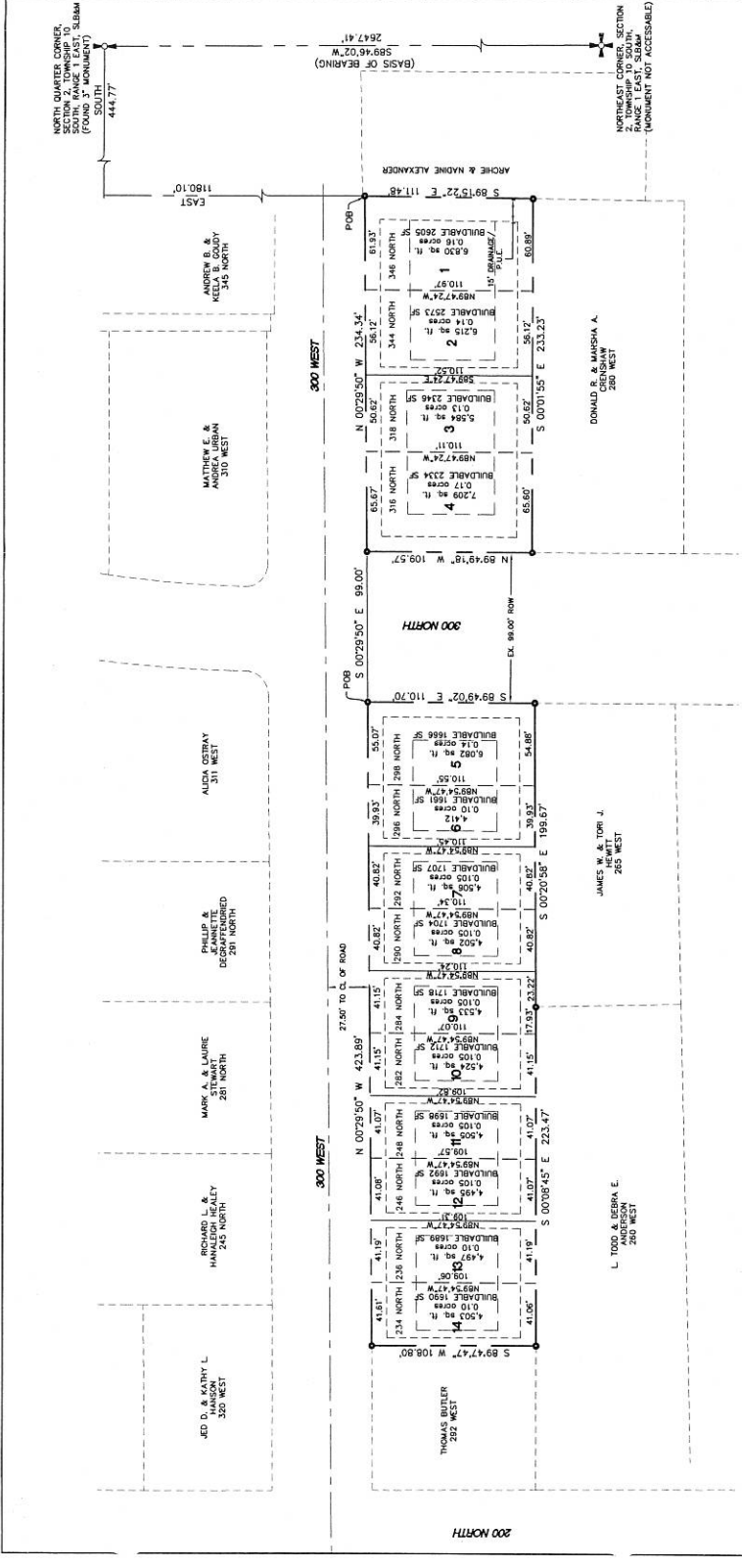
**ACCEPTANCE BY LEGISLATIVE BODY**  
THE CITY COUNCIL OF SANTIAGO CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PUBLIC AREAS SHOWN AND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2009.

**PLANNING COMMISSION APPROVAL**  
APPROVED \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2008, BY THE SANTIAGO CITY PLANNING COMMISSION.

**BUTLER SUBDIVISION PLAT "B"**  
AN AMENDMENT OF BUTLER SUBDIVISION PLAT "A"

SANTIAGO CITY, UTAH COUNTY, UTAH  
CONTAINING 14 LOTS AND 1.66 ACRES LOCATED IN THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

SURVEYOR'S SEAL  
CITY ENGINEER SEAL  
CLERK-RECORDER SEAL



**LEGEND**  
SECTION CORNER  
1/4 SECTION CORNER  
SET 5/8" IRON PIN  
CALCULATED POINT, NOT SET  
PROPERTY BOUNDARY  
RIGHT-OF-WAY LINE  
LOT LINE  
SECTION LINE  
EASEMENT  
SETBACK

**OWNER/DEVELOPER**  
JARED WEST &  
SCOTT PETERSON  
1209 W 1140 N  
SALT LAKE CITY, UT 84604  
(801) 734-1440  
801-655-0566

**SURVEYOR CONTACT INFO**  
ALI SERVICES, INC.  
1209 W 1140 N  
SALT LAKE CITY, UT 84604  
(801) 734-1440  
801-655-0566

**OWNER'S DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF THE TRACT OF LAND 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 THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2009.

**ACKNOWLEDGMENT**  
STATE OF UTAH  
COUNTY OF UTAH  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2009, I, \_\_\_\_\_, CLERK-RECORDER, DO HEREBY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

**ACCEPTANCE BY LEGISLATIVE BODY**  
THE CITY COUNCIL OF SANTIAGO CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PUBLIC AREAS SHOWN AND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2009.

**PLANNING COMMISSION APPROVAL**  
APPROVED \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2008, BY THE SANTIAGO CITY PLANNING COMMISSION.

**BUTLER SUBDIVISION PLAT "B"**  
AN AMENDMENT OF BUTLER SUBDIVISION PLAT "A"