## NOTICE AND AGENDA

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Wednesday, October 18, 2017 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. September 13, 2017
      2. September 20, 2017
   b. Bills:
      1. $809,635.91
6. **PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS**
   a. Introduction of New Employees
   b. Mayor's Recognition Award – PHS Communities that Care: Hayden McDowell
   c. Business of the Month Award – Payson-Santaquin Area Chamber of Commerce
7. **FORMAL PUBLIC HEARING**
8. **BUSINESS LICENSES**
9. **NEW BUSINESS & ADOPTION OF ORDINANCES AND RESOLUTIONS**
   a. Public meeting to hear arguments for and against the $6,000,000 of general obligation bonds to be voted on during the 2017 Municipal Election ending on November 7, 2017 as well as receive an update regarding conceptual architectural designs for inclusion in the Voter Information Packet.
   b. Acceptance of the Olsen Greenhouse III Addition Annexation Petition
   c. Discussion and Possible Action Regarding the Safe Walking Routes to Schools Project along 300W
   d. Discussion and Possible Action Regarding Vistas West Preliminary Plan
   e. Discussion and Possible Action Regarding Engineering Services for the Soccer Field Design
   f. Discussion and Possible Action Regarding Engineering Services for the Drinking Water Source Protection Plan Update (DWSP)
   g. Discussion and Possible Action Regarding Engineering Services for the Design of the Fourth Membrane Train and Dewatering Facilities for Water Reclamation Facility (WRF)
   h. Discussion and Possible Action Regarding the Surplus and Advertisement of the Krober Property
   i. Resolution 10-01-2017, "A Resolution Approving an Agreement with the Office of State Debt Collection"
   j. Ordinance 10-01-2017, "An Ordinance Modifying Parking Requirements in Section 10-14-4 of the Santaquin City Code Related to the Number of Parking Spaces Required for High-Density Residential Uses"
   k. Discussion and Possible Action Regarding Concerts at the Rodeo Arena
   l. Presentation - Orchard Days 2017 Report
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**
**OCTOBER 18, 2017**

The meeting was called to order by Mayor Kirk Hunsaker at 6:00 pm. Council Members attending: Keith Broadhead, David Hathaway, Mandy Jeffs, and Marianne Stevenson. Nick Miller was excused.

Others attending: City Manager Ben Reeves, Community Development Director Jason Bond, City Engineer Norm Beagley, Police Chief Rod Hurst, Legal Counsel Brett Rich, Recreation and Events Manager Amy Johnson, Recreation and Sports Coordinator Brian Meacham, Drew Hoffman, Robin Coalson, Bill Hooser, Kayson Shepherd, Kira Petersen, Eric McDowell, Suzy McDowell, Hayden McDowell, Andrew Goudy, Andrea Urban, Judy Robins, Communities that Care Representative Kim Lefler, Harrison Carr, Brian Blake, Cleann Brost, Chamber of Commerce Representative Rory Adams, Tina Farnsworth, Dustin Holden, Chris Action, Paige Steele, and other unidentified individuals.

**PLEDGE OF ALLEGIANCE**
Council Member Stevenson led the Pledge of Allegiance.

**INVOCATION/INSPIRATIONAL THOUGHT**
Mr. Carr Offered an Invocation.

**DECLARATION OF ANY CONFLICT OF INTEREST**
Council Member Broadhead indicated he worked for EPIC Engineering. They have a payment requested included in the payables as well as 2 contracts that will be approved.

**CONSENT AGENDA**

***Minutes***:

September 13, 2017
September 20, 2017

***Bills***:

$809,635.91

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

| | |
|---|---|
| Council Member Broadhead | Aye |
| Council Member Hathaway | Aye |
| Council Member Jeffs | Aye |
| Council Member Stevenson | Aye |

The motion passed 4 to 0.

**PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS**
Mr. Blake voiced his appreciation for the new 200 North roadway. He was told the project was a Questar project therefore they paid for the repaving of the roadway. Mr. Blake once again voiced his appreciation.

Ms. Urban addressed the Mayor and Council Members with regard to the Safe Side Walk project. She indicated she held a meeting in her home for 17 neighbors who would be affected by relocation of the powerlines along 300 West. She reported 14 attended and voiced numerous concerns. Some of those concerns include: drainage, relocating the powerlines into

private property, and required addition snow shoveling if sidewalks are constructed. She recommended placing the powerlines underground.

***Introduction of New Employees***

Mayor Hunsaker introduced the newest Santaquin City employees. They were as follows:

- Drew Hoffman – works in the Community Development Department – he lives in Santaquin
- Bill Hooser – works in the Police Department - moved from New Mexico
- Robin Coalson – works in the Community Development Department – she lives in Genola
- Kayson Shepherd – works in the Police Department as the ACO – he lives in Santaquin
- Kira Petersen – works in the Community Development Department – she lives in Santaquin

Mayor Hunsaker thanked each of them and welcomed them as employees.

***Mayor's Recognition Award – PHS Communities that Care: Hayden McDowell***

Ms. Lefler announced Hayden McDowell has received the PHS Communities that Care Award. She was nominated by a teacher at Payson High School. Mayor Hunsaker also congratulated Ms. McDowell.

***Business of the Month Award – Payson-Santaquin Area Chamber of Commerce***

Mr. Adams reported American 1st Credit Union is being recognized as the September 2017 Business of the Month. A representative was not able to attend the meeting this evening.

***Santaquin University Award***

City Manager Reeves reported there were a number of individuals who participated in the Santaquin 101 University. Those who participated included Mayor Hunsaker, Kim Hunsaker, and Council Member Candidates Nick Miller, Tina Farnsworth and Betsy Montoya. During the "University" they received a tour of the wastewater facility, dispatch, as well as spraying water from a fire hose. The purpose of the "University" was to help educate those running for Council on the workings of the various departments. Each participant received a "graduation tee-shirt".

**FORMAL PUBLIC HEARING**

There weren't any Formal Public Hearings scheduled.

**BUSINESS LICENSES**

It was reported the following received new business licenses during the month of October.

- 1-N-Done Handyman - Tracer and Tiffany Roberts – 343 N Peach – Handyman Service
- CNC Welding, LLC – Chance Carter – 636 Summit Trails – Welding
- J and J Service – Jay Corry – 631 s 140 W – Handyman Service
- Deuel Designs – Heather Deuel – 168 W 860 N – Wood Signs

Director Bond reported during the 2017 calendar year there have been 259 total building permits issues. Included in the 259 permits are 3 commercial permits, 6 remodel permits, 6 multi-units permits (37 total units), 140 new homes, and numerous other permits.

## NEW BUSINESS & ADOPTION OF ORDINANCES AND RESOLUTIONS

***Public meeting to hear arguments for and against the $6,000,000 of general obligation bonds to be voted on during the 2017 Municipal Election ending on November 7, 2017 as well as receive an update regarding conceptual architectural designs for inclusion in the Voter Information Packet.***

City Manager Reeves reviewed the current renderings of the proposed building. As per State requirements, City Manager Reeves reported there wasn't an argument submitted against the general obligation bond. He read the submitted argument for the bond (see attachment "A"). He also reported shortly a Voter Information Packet will be mailed to each household.

Council Member Broadhead was told the scheduled Town Hall Meetings are information meetings for the residents to ask questions of the architects as well as the City Staff.

Mr. Holden reported 75% of the population is under 40. He concern is the wording of the bond "general obligation bond". He doesn't want there to be any wiggle room to get money for "anything else". Has there been any thought to the increased operation budget. He believes it is a good project for Santaquin. He is hoping the use would warrant expansion within 7 years.

***Acceptance of the Olsen Greenhouse III Addition Annexation Petition***

Council Member Broadhead moved to accept the Olson Greenhouse III Addition Annexation Petition. Council Member Stevenson seconded the motion. The vote was as follows:

| | |
|---|---|
| Council Member Broadhead | Aye |
| Council Member Hathaway | Aye |
| Council Member Jeffs | Aye |
| Council Member Stevenson | Aye |

The motion passed 4 to 0.

***Discussion and Possible Action Regarding the Safe Walking Routes to Schools Project along 300 W***

City Manager Reeves reported 300 west is on the outside of the original core area of town. This roadway is very narrow. The problem in the area was compounded when the town homes were built and roadway was being used for parking. The City held a town hall meeting in conjunction with the Elementary PTA to discuss the safest walking route for the children to use. The project received federal money which had stipulations attached. Those stipulations include the federal money be managed by UDOT, there be a third party consultant and a third party engineering firm.

City Manager Reeves reported since the beginning of the project, Nebo School District is building a new school on the North end of Center Street. They will be adjusting the school boundaries after receiving public input. The question was asked if the project is still needed because of the volume of use being decreased. After holding a discussion with those who make the decisions, it was determined that the project is far enough along that it could still go forward. It was suggested to hold a Town Hall Meeting on November 2nd to discuss the desire for the project to proceed.

It was reported the City has paid approximately $7,500 towards the project with approximately $50,000 being spent out of the project funds. Council Member Broadhead strongly suggested the residents watch for the Nebo School District meeting and voice their concerns or approval of the proposed project.

***Discussion and Possible Action Regarding Vistas West Preliminary Plan***

Community Development Director Bond reported HG Utah is proposing the Vistas West subdivision which includes 95 lots on approximately 48.44 acres. This property is located in a Planned Community (PC) Zone and is a part of the Summit Ridge Development. Vista West is proposed to be completed in 6 phases (see attachment "B" for the Director Bond's memo).

Council Member Broadhead moved to approve Vista West Preliminary Plan. Council Member Stevenson seconded the motion. The vote was as follows:

| | |
|---|---|
| Council Member Broadhead | Aye |
| Council Member Hathaway | Nay |
| Council Member Jeffs | Aye |
| Council Member Stevenson | Aye |

The motion passed 3 to 1.

***Discussion and Possible Action Regarding Concerts at the Rodeo Arena***

Ms. Johnson introduced Mr. Action who is an event coordinator. He reported he reached out to the venders he has worked with through the years and has received the "bare bones" cost to help facilitate holding a concert (see attachment "C").

After a short discussion Council Member Stevenson moved to support holding a concert and having Mr. Action help facilitate the event. Council Member Hathaway seconded the motion. The vote was as follows:

| | |
|---|---|
| Council Member Broadhead | Aye |
| Council Member Hathaway | Aye |
| Council Member Jeffs | Aye |
| Council Member Stevenson | Aye |

The motion passed 4 to 0.

Council member Jeffs was excused at 7:58 pm.

***Presentation - Orchard Days 2017 Report***

Recreation and Events Manager Johnson reported the Department Mission Statement is: *It is our mission to enrich the lives of the residents of Santaquin by providing safe, welcoming parks and recreation facilities. We strive to offer affordable and diverse recreation, parks, programs and events for people of all ages to play, learn, contemplate and build community".*

Manager Johnson continued by reviewing the happenings of Orchard Days (see attachment "D" for the overall review).

A discussion was held with regard to allowing retail businesses to advertise their event in the booklet. Manager Johnson will hold a discussion with South Ridge Farms letting them know they will not be allowed to advertise their "for profit" pit spit event.

Ms. Steele, with great pride announced that Orchard Days Rodeo received Rodeo of the year for 2017. This is the 8th time the event has received recognition.

At 8:05 pm Mayor Hunsaker asked for a 5 minute break.

***Discussion and Possible Action Regarding Engineering Services for the Soccer Field Design***

City Engineer Beagley reported the staff had been working on a design of the soccer fields, per the City's Master Plan, on the 35-acre parcel that we own within the Summit Ridge development.

The major earthwork on the project was accomplished last year but have yet to complete the full and complete design for the fields, irrigation, ect. In an effort to reduce the current workload of City Engineering Staff, the Council directed him to engage Epic Engineering to discuss the potential of them finishing the design on the soccer fields so the construction could begin in early 2018.

The City Staff met with Joe Santos, Epic Engineering representative. He was provided with all the current work efforts, files, grading plans, irrigation research, data, etc. The Epic representative reviewed the information provided and has proposed a "not to exceed" fee of $34,926.00 to complete the design, including phasing for the fields (constructing 2 fields at a time).

He recommended the Council Members authorize the Mayor to sign the "Task Order" that would allow Epic Engineering to move forward with the design for the soccer fields (see attachment "E" for the "Man Hour Budget for Summit Ridge Recreation Complex").

Council Member Stevenson moved to authorize the Mayor to sign the "Task Order" with Epic Engineering, not to exceed $34,926.00. Council Member Hathaway seconded the motion. The vote was as follows:

| | |
|---|---|
| Council Member Broadhead | Aye |
| Council Member Hathaway | Aye |
| Council Member Stevenson | Aye |

The motion passed 3 to 0.

***Discussion and Possible Action Regarding Engineering Services for the Drinking Water Source Protection Plan Update (DWSP)***

City Engineer Beagley reported Santaquin City is required to update three (3) of our Drinking Water Source Protection Plans (DWSP's). These updates are required by the State of Utah, Department of Natural Resources, and Division of Drinking Water (DDW). The updates need to be completed and submitted to DDW by December 31, 2017.

In anticipation of this need to update the plans by the end of the year, Epic Engineering was asked to provide us with a proposed work plan to complete this work. Epic has experience in this area and we feel confident they can complete the updates for us in a timely manner (by the end of year deadline).

Epic Engineering proposed a "not to exceed" fee of $8,939.00 to complete this work. Due to the time sensitive nature and the reasonable cost to complete, they have been directed to proceed with the work. The information is brought to you so Mayor Hunsaker can receive authorization to sign the "Task Order" (see attachment "F" for the total information presented).

Council Member Hathaway moved to authorize the Mayor to sign the "Task Order" with Epic Engineering, not to exceed $8,939.00, for the Drinking Water Source protection Plan Updates. Council Member Stevenson seconded the motion. The vote was as follows:

| | |
|---|---|
| Council Member Broadhead | Aye |
| Council Member Hathaway | Aye |
| Council Member Stevenson | Aye |

The motion passed 3 to 0.

***Discussion and Possible Action Regarding Engineering Services for the Design of the Fourth Membrane Train and Dewatering Facilities for Water Reclamation Facility (WRF)***

City Engineer Beagley reported due to the growth in Santaquin City and per the City's Sanitary Sewer Master Plan (SSMP), the WRF requires two (2) capacity upgrades. The two (2) upgrades needed now (within the next 6-9 months) are:

- Adding one (1) additional membrane train (train four (4)
- Increasing dewatering capacity by adding an additional screw press or similar type dewatering equipment

As designers of the original WRF facility, we engaged J-U-B Engineers and asked them to provide us with a work plan (Scope of Work) and a cost estimate to complete the needed design work to increase the WRF capacities in the two (2) areas described.

J-U-B Engineers reviewed the needed upgrades and have proposed a "not to exceed" fee of $146,200.00 to:

- Oversee membrane procurement
- Design capacity upgrades
- Obtain required Utah Department of Water Quality (DEQ) permitting
- Bidding assistance
- Oversee and coordinate electrical design
- Construction administration

It was recommended the Council Members authorize City Staff to direct J-U-B Engineers to move forward with the design for the required WRF upgrades (see attachment "G").

Council Member Broadhead moved to authorize City Staff to direct J-U-B Engineers to move forward with the design of the required WRF upgrades, not to exceed $146,200.00. Council Member Hathaway seconded the motion. The vote was as follows:

| | |
|---|---|
| Council Member Broadhead | Aye |
| Council Member Hathaway | Aye |
| Council Member Stevenson | Aye |

The motion passed 3 to 0.

***Discussion and Possible Action Regarding the Surplus and Advertisement of the Krober Property***

Discussion on this item will be held after the Executive Session.

***Resolution 10-01-2017, "A Resolution Approving an Agreement with the Office of State Debt Collection"***

Council Member Stevenson moved to approve Resolution 10-01-2017, "A Resolution Approving an Agreement with the Office of State Debt Collection". Council Member Hathaway seconded the motion. The vote was as follows:

| | |
|---|---|
| Council Member Broadhead | Aye |
| Council Member Hathaway | Aye |
| Council Member Stevenson | Aye |

The motion passed 3 to 0.

***Ordinance 10-01-2017, "An Ordinance Modifying Parking Requirements in Section 10-14-4 of the Santaquin City Code Related to the Number of Parking Spaces Required for High-Density Residential Uses"***

Director Bond indicated it was evident that there is not sufficient off-street parking required for high-density residential development. There are a few reasons why this is the case.

- Resident are not using their garages for parking their vehicles but are using that space for the storage of other items
- The minimum dimensions required for a garage (20' X 20') are too small for larger vehicles that resident choose to own
- The current requirements are not realistic to adequately provide enough parking for quests of the residents. The guest parking is currently being used for resident's vehicles

While some on-street parking is generally acceptable and anticipated from time to time for certain occasions, residents parking their vehicles and storing other items on the street has become a regular thing and is causing concerns and issues for Santaquin City (see attachment "H" for Director Bond's information memo).

Council Member Broadhead moved to approve Ordinance 10-01-2017, "An Ordinance Modifying Parking Requirements in Section 10-14-4 of the Santaquin City Code Related to the Number of Parking Spaces Required for High-Density Residential Uses" with the garage size to be counted as 1 unless they are minimum 24' x 24' with a least 20' of opening whether 1 door or 2 for vehicle entrance in which it would count for 2 parking spaces. Council Member Stevenson seconded the motion. The vote was as follows:

| | |
|---|---|
| Council Member Broadhead | Aye |
| Council Member Hathaway | Aye |
| Council Member Stevenson | Aye |

The motion 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 Special Service District for Road Maintenance Board.

**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 Board of the Santaquin Water District.

**WORK MEETING**
There wasn't a need to call a work meeting.

**PETITIONS AND COMMUNICATIONS**
There weren't any Petitions or Communications to address.

**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)
At 8:51 pm Council Member Stevenson moved to enter into an Executive Session to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property. Council Member Broadhead seconded the motion. The vote is as follows:

| | |
|---|---|
| Council Member Broadhead | Aye |
| Council Member Hathaway | Aye |
| Council Member Stevenson | Aye |

The motion passed 3 to 0.

At 9:50 pm the regular meeting resumed.

***Discussion and Possible Action Regarding the Surplus and Advertisement of the Krober Property***
Council Member Broadhead moved advertise the sale of property, to highest closed bid, with the right to refuse all offers. Council Member Stevenson seconded the motion. The vote is as follows:

| | |
|---|---|
| Council Member Broadhead | Aye |
| Council Member Hathaway | Aye |
| Council Member Stevenson | Aye |

The motion passed 3 to 0.

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

### *City Manager Reeves*

City Manager Reeves reported completing the packets are changing. It is projected the packets will be ready by noon on Friday. Also reported was that the Planning Commission meetings will be changed to the same week as City Council Meetings.

### *Community Development Director Bond*

Director Bond reported the Planning Commission has been working on drafting a Mining Ordinance. They are waiting on the developers concerns before they continue. The planning Commission has set a public hearing to discuss RV parks and corner lot setbacks.

### *City Engineer Beagley*

City Engineer Beagley reported the low pressure side of the gas line project will begin next week. A preconstruction meeting will be held on Monday.

He also reported the City was awarded $428,000 to update the City's environmental assessment and design of infrastructure on East bench which will help protect our citizens.

Council Member Broadhead was told the sewer expansion is roughly a year out.

## REPORTS BY MAYOR AND COUNCIL MEMBERS

### *Council Members*

Council Member Hathaway was told a pre-retreat workshop will be held to discuss the logistic for consolidating parks and recreation departments.

Council Member Hathaway was told the developers of the property at Main and 300 West cannot sale the property until the plats are recorded.

## ADJOURNMENT

At 10:11 pm Council Member Stevenson moved to adjourn. Council Member Broadhead seconded the motion. The vote was as follows:

| | |
|---|---|
| Council Member Broadhead | Aye |
| Council Member Hathaway | Aye |
| Council Member Stevenson | Aye |

The motion passed 3 to 0.

Approved on November 1, 2017.

Kirk Hunsaker, Mayor

Susan B. Farnsworth, City Recorder

Santaquin
A Breath of Fresh Air

# CLOSED EXECUTIVE SESSION AFFIDAVIT

I, Kirk Hunsaker, Mayor of Santaquin City, do hereby certify that the Executive Session held on October 18, 2017 was called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property.

Kirk Hunsaker, Mayor

10/18/17
Date

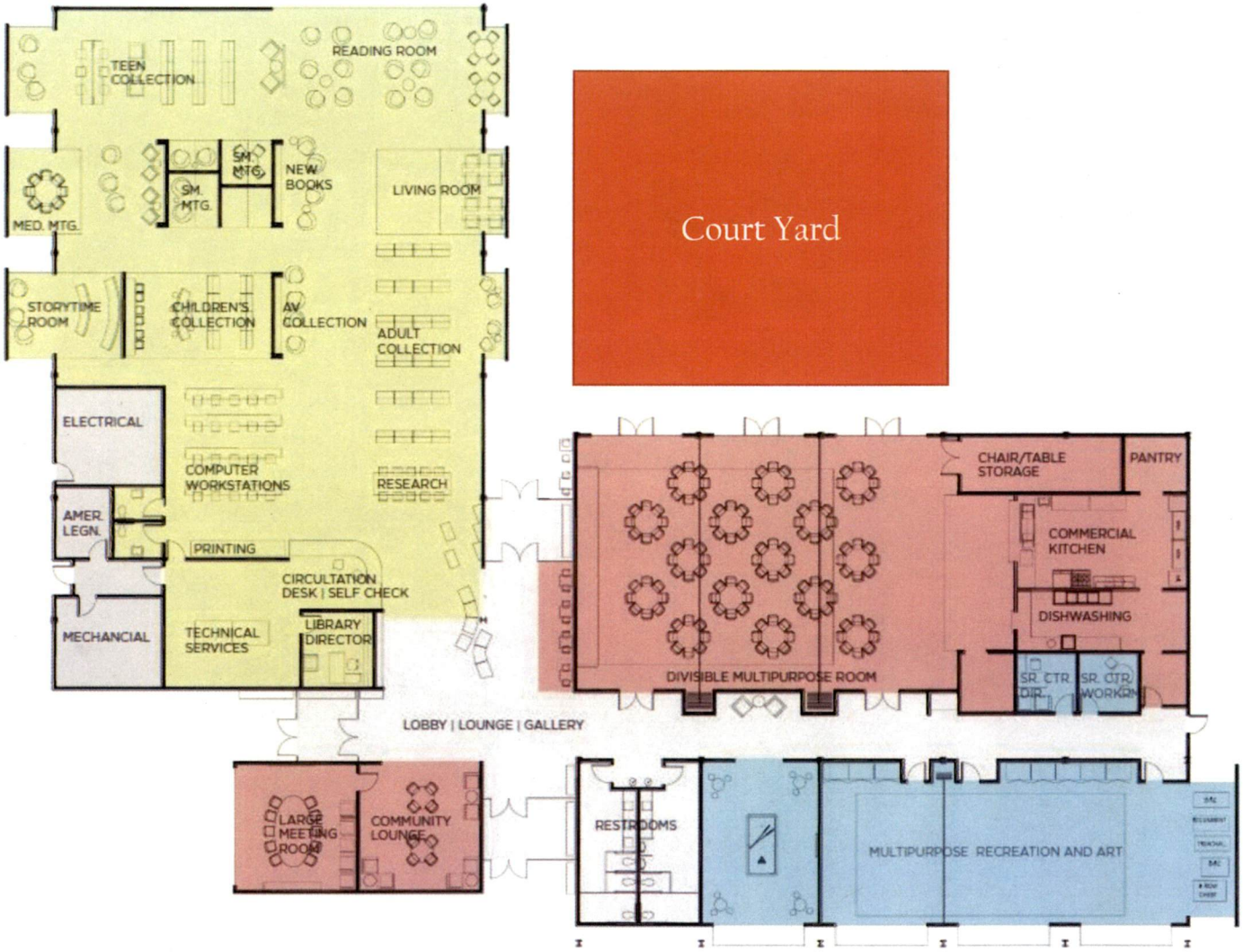
City Council Meeting
October 18, 2017
Attachment "A"

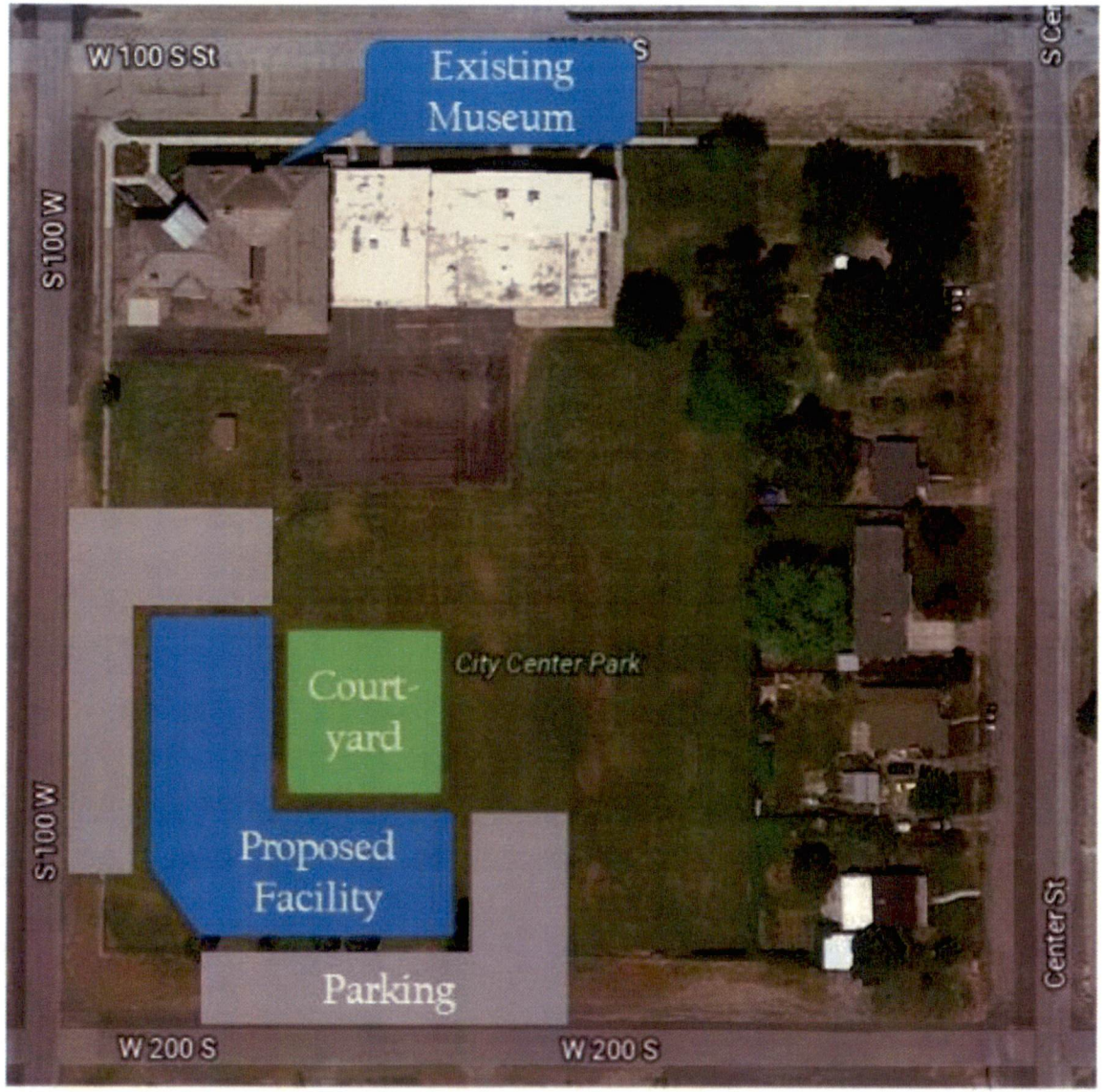
# Santaquin Senior Center/Library (Community Cultural Center) Public Meeting

October 18, 2017

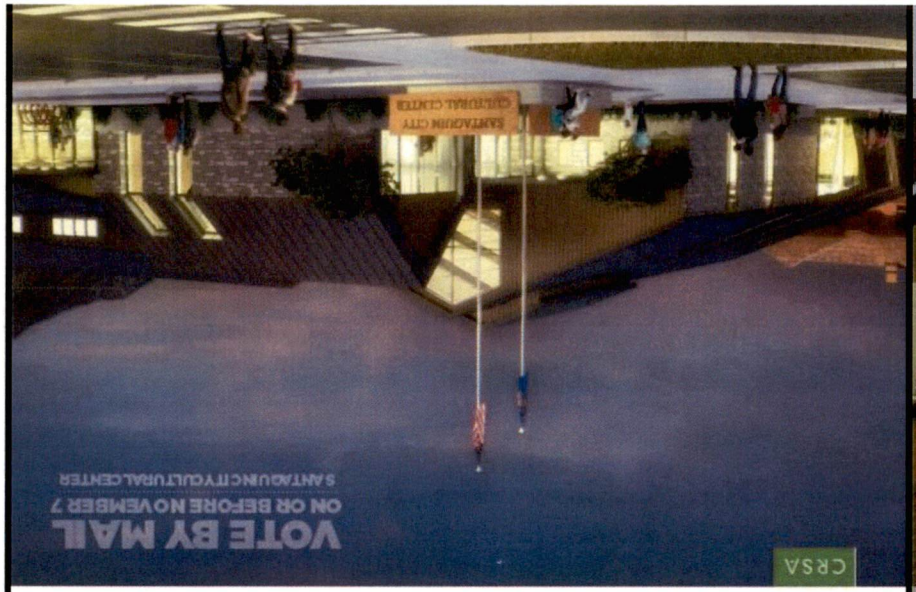
SANTAQUIN CITY
CULTURAL CENTER

WELCOME TO THE LIBRARY


TEEN COLLECTION
READING ROOM
SM. MTG.
SM. MTG.
NEW BOOKS
LIVING ROOM
MED. MTG.
Court Yard
STORYTIME ROOM
CHILDREN'S COLLECTION
AV COLLECTION
ADULT COLLECTION
ELECTRICAL
COMPUTER WORKSTATIONS
RESEARCH
AMER. LEGN.
PRINTING
CIRCULTATION DESK | SELF CHECK
MECHANCIAL
TECHNICAL SERVICES
LIBRARY DIRECTOR
CHAIR/TABLE STORAGE
PANTRY
COMMERCIAL KITCHEN
DISHWASHING
DIVISIBLE MULTIPURPOSE ROOM
SR. CTR. DIR.
SR. CTR. WORKRM
LOBBY | LOUNGE | GALLERY
LARGE MEETING ROOM
COMMUNITY LOUNGE
RESTROOMS
MULTIPURPOSE RECREATION AND ART


W 100 S St
Existing Museum
S 100 W
S 100 W
Court-yard
City Center Park
Proposed Facility
Parking
W 200 S
W 200 S
Center St

# Mailer 1: Architects




Santaquin
Santaquin City
275 West Main Street
Santaquin, UT 84655

**VOTE BY MAIL**
**ON OR BEFORE NOVEMBER 7**
**SANTAQUIN CITY CULTURAL CENTER**

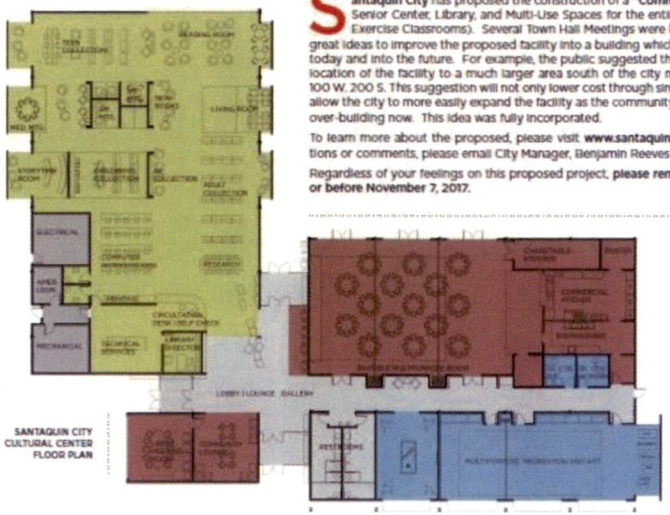
**TO:**

CRSA

SANTAQUIN CITY CULTURAL CENTER

# VOTE BY MAIL ON OR BEFORE NOVEMBER 7

SANTAQUIN COMMUNITY CENTER INTERIOR RENDERING


SANTAQUIN CITY CULTURAL CENTER FLOOR PLAN

**Santaquin City** has proposed the construction of a **"Community Cultural Center"** (e.g. Senior Center, Library, and Multi-Use Spaces for the entire community such as Art & Exercise Classrooms). Several Town Hall Meetings were held where residents shared great ideas to improve the proposed facility into a building which will better meet our needs today and into the future. For example, the public suggested the city change the proposed location of the facility to a much larger area south of the city museum along the corner of 100 W. 200 S. This suggestion will not only lower cost through single story construction, it will allow the city to more easily expand the facility as the community continues to grow, without over-building now. This idea was fully incorporated.

To learn more about the proposed, please visit **www.santaquin.org**. To share your suggestions or comments, please email City Manager, Benjamin Reeves at **breeves@santaquin.org**.

Regardless of your feelings on this proposed project, **please remember to VOTE by mail on or before November 7, 2017.**

**SANTAQUIN CITY CULTURAL CENTER**

**VOTE BY MAIL**
**ON OR BEFORE NOVEMBER 7**

Mailer 2: Voter Information Packet (Inside)

# Official Voter Information Packet

**OFFICIAL BALLOT PROPOSITION FOR THE SANTAQUIN CITY, UTAH**
**SPECIAL BOND ELECTION**
**NOVEMBER 7, 2017**

**PROPOSITION**

Shall the City Council (the "Council") of Santaquin City, Utah (the "City"), be authorized to issue General Obligation Bonds in an amount not to exceed Six Million Dollars ($6,000,000) (the "Bonds") for the purpose of paying all or a portion of the costs to finance a new senior center/library building; said Bonds to be due and payable in not to exceed twenty-one (21) years from the date of issuance of the Bonds?

Property Tax Cost of Bonds: If the Bonds are issued as planned, (and without regard to the existing taxes currently paid for existing bonds that will reduce over time), an annual property tax to pay debt service on the Bonds will be required over a period of twenty (20) years in the estimated amount of $120.36 per year on a $222,000 residence and in the estimated amount of $218.84 per year on a business property having the same value.

The City has other outstanding bonds for which a tax decrease would occur upon the retirement of such bonds which may not occur if the proposed Bonds are issued. However, these outstanding bonds reduce over time such that the incremental property tax burden due to the issuance of the proposed Bonds on residences and businesses within the City is expected to have no cumulative increase from current annual levels.

The foregoing information is only an estimate and is not a limit on the amount of taxes that the Council may be required to levy in order to pay debt service on the Bonds. The Council is obligated to levy taxes to the extent provided by law in order to pay the Bonds. The amounts are based on various assumptions and estimates, including estimated debt service on the Bonds and taxable values of property in the City.

FOR THE ISSUANCE OF BONDS (YES) ☐

AGAINST THE ISSUANCE OF BONDS (NO) ☐

**FOR INFORMATION REGARDING THE ELECTION PLEASE VISIT:**
**vote.utah.gov**
**utahcountyonline.org**
**or santaquin.org or call**
**(801) 754-3211**

**NOTICE OF PUBLIC MEETING**

The City Council of Santaquin City, Utah held a public meeting on October 18th, 2017 at 6pm at 45 W. 100 South, Santaquin Utah to hear arguments for and against the issuance of the Bonds. To submit additional comments, please contact City Manager Benjamin Reeves at breeves@santaquin.org or call 801-754-3211

**THE ARGUMENTS FOR OR AGAINST A BALLOT PROPOSITION ARE THE OPINIONS OF THE AUTHORS**

**ARGUMENT IN FAVOR OF THE BOND PROPOSITION FOR THE CONSTRUCTION OF THE SANTAQUIN COMMUNITY CULTURAL CENTER**

*(Senior Center, Library, Multi-Use and Exercise Space)*

THE EXISTING SENIOR/RECREATION CENTER BUILDINGS ARE UNSAFE FOR OCCUPANCY.
The buildings are not ADA compliant. They are not seismically constructed. The roof has major leaks. The bathrooms do not have proper sized piping to allow for adequate water flow nor are they sized sufficiently for the building's occupancy. The building is not insulated, resulting in extremely high utility costs (Twelve month average of $1,682/mo, winter average of $3,211/mo). If it were insulated and reroofed, the structure could not withstand the extra weight from snow load. Lastly, there is an immense bat, mice, and insect infestation resulting in an unhealthy environment.

BOND PROPOSITION WILL ENSURE IMPROVED FACILITIES FOR OUR SENIORS, VETERANS, CIVIC ORGANIZATIONS AND THE COMMUNITY AT LARGE.
The proposed Senior Citizen Center will be larger and will accommodate the growing population of seniors (baby boomers). It will create a venue for additional services such as technology and art classes, community and university education, and additional opportunities for social interaction. The center will provide multi-use gathering space that will be used for elections, for city-wide town hall meetings, as well as by civic organizations such as the American Legion and the Daughters of the Utah Pioneers. It will have an elevated stage, kitchen facilities, large gathering hall **and an enhanced exercise area available to the entire community.**

BOND PROPOSITION ENSURES AN EXPANDED COMMUNITY LIBRARY.
The current library is at circulation and physical capacity. Based on the population of the area and the number of library visits, patron usage has risen dramatically. The current library space can no longer handle the demands placed upon it. An expanded library would be a valuable resource to our community by providing a greater offering of materials, enhanced technology, group study areas, reading nooks and resources for our children. The library is the most utilized amenity within our community.

BOND PROPOSITION WILL ENSURE GREATER LEARNING OPPORTUNITIES FOR OUR CHILDREN.
With the expanded library that this proposition ensures, there will be room for children and teen educational areas as well as group study areas and an enhanced technology area. The facility will also be connected via the UEN Network to Utah Valley University (UVU) for college level educational courses.

THE COMMUNITY CULTURAL CENTER WILL BENEFIT THE ENTIRE COMMUNITY.
In addition to the offerings of the Senior Center and Library, this facility will provide multi-use space, exercise facilities and classrooms that will benefit the ENTIRE community. The current library is a beautiful building with a grand stair case and superior acoustics. It may be converted into an events halls that can be rented for weddings or family reunions or be used for community events such as art exhibits, small concerts and performances or community meetings.

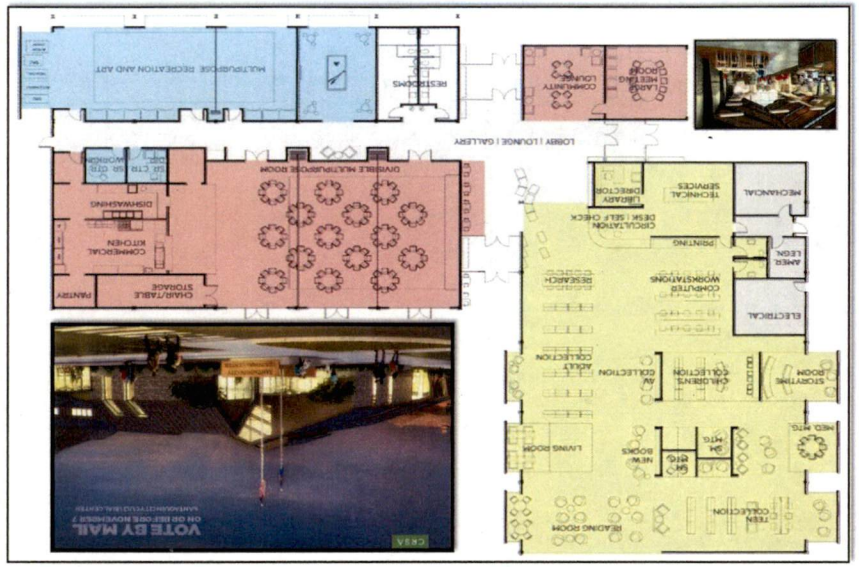
**PLEASE JOIN US IN VOTING YES ON THE BOND PROPOSITION**

**Santaquin City Mayor & Council**

| | | |
|---|---|---|
| Kirk Hunsaker | Keith Broadhead | David Hathaway |
| Amanda Jeffs | Nicholas Miller | Marianne Stevenson |

**(There were no argument submitted against the Bonds)**

# Mailer 2:
## Voter Information Packet (Outside)




# Official Voter Information Packet

### LETTER FROM THE CITY RECORDER

Dear Santaquin Residents,

During the 2017 Municipal Election, Santaquin City Voters will have the opportunity to vote on a Proposition for a General Obligation Bond (GO Bond) to fund the proposed **Santaquin City Community Cultural Center** (***New Senior Center/Library Building***). Please take the opportunity to study this pamphlet so that when you vote, it will be easier for you to make an informed decision.

The 2017 Election will be administered by Utah County and will be "**Vote by Mail**". Ballots will be mailed on October 21, 2017 to all active/registered voters. They must be return post marked on or before November 7, 2017. Alternatively, you may vote in person or drop off your ballot at the Santaquin City Voting Center which will be in the Senior Citizen Center, 45 West 100 South, Santaquin, UT or the Utah County Offices at 100 E. Center Street, Provo, UT, between 7am and 8pm on November 7, 2017. You may also drop off your ballot between October 23, 2017 and November 6, 2017 at the City Recorder's Office 275 West Main Street, Santaquin, Utah during normal business hours.

If you have any questions regarding any aspect of the Municipal Election, please feel free to contact me at (801) 754-3211 or sfarnsworth@santaquin.org The City has created an information page about this bond and project at http://www.santaquin.org

**Every Vote Counts - Please Exercise Your Right to Vote**

Sincerely, Susan B. Farnsworth, City Recorder/Elections Officer

**ELECTION DAY VOTING CENTER**
Polls will be open from 7am – 8pm

| Polling Location | Address |
|---|---|
| Santaquin Senior Center | 45 W. 100 South<br>Santaquin, UT 84655 |
| Utah County Offices | 100 E. Center Street<br>Provo, UT 84606 |

Santaquin City
275 West Main Street
Santaquin, Utah 84655

Prsrt Std
US POSTAGE
PAID
Orem, Utah
Permit #1010

ECRWSS

Santaquin Resident
Santaquin, Utah 84655

# *THE ARGUMENTS FOR OR AGAINST A BALLOT PROPOSITION ARE THE OPINIONS OF THE AUTHORS*

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**Santaquin City Mayor and Council**

| | | |
|---|---|---|
| Kirk Hunsaker | Keith Broadhead | David Hathaway |
| Amanda Jeffs | Nicholas Miller | Marianne Stevenson |

There were no argument submitted against the Bonds

# Upcoming Events:

- Architect's Mailer – 10/21/17
- Voter Information Packet – 10/21/17
- Ballots Mailed by Utah County – 10/21/17
- Facebook Posts Re: Town Hall Meetings (Now – 10/28/17)
- Automatic Phone Invitations Re: Town Hall Meetings (10/25/17)
- Town Hall Meeting w/ Architect – (Thursday 10/26/17 – 7pm)
- Town Hall Meeting w/ Architect – (Saturday 10/28/17 – 10am)
- City Newsletter – 10/30/17
- Facebook/Auto Phone Call – Reminder to Vote 11/6/17
- Election Day – 11/7/17

# MEMO

To: Mayor Hunsaker and City Council

From: Jason Bond, Community Development Director

Date: October 16, 2017

Re: **Vistas West Preliminary Review**

---

HG Utah is proposing the Vistas West subdivision which includes 95 lots on approximately 48.44 acres. This property is located in a Planned Community (PC) Zone and is a part of the Summit Ridge Development. Vistas West is proposed to be done in 6 phases.

There is no park space proposed to be in this particular subdivision of the Summit Ridge Development. The development is required to dedicate 5 acres of park space per 1,000 residents. 15.5 acres of park space has been dedicated to this point and with the addition of these homes and an average household size of 3.9 persons per household, it is estimated that the amount of park space required after this subdivision will be approximately 15.1 acres. Staff anticipates that there will be enough required park space with the addition of these future homes.

Water dedication is something that Summit Ridge will need to address in the near future. It is anticipated that water credits will be used for the remaining area of the Stone Hollow subdivision. If that is the case, the developer will only have enough water credits left to develop a few phases of Vistas West before more water will need be dedicated.

The Planning Commission motion is as follows:

> Commission member Adcock made a motion to forward a positive recommendation to City Council with findings and recommendations as follows:
>
> 1. Make sure there is adequate water.
> 2. Look into the egress road to Rocky Ridge. It must be passable for emergency vehicles.
> 3. Consider and look at the topography in phase 3. There are deep ravines to consider.
>
> Commission Member Wood seconded the motion.
>
> | | |
> |---|---|
> | Commission Member Adcock | Aye |
> | Commission Member Montoya | Aye |
> | Commission Member Sperry | Aye |
> | Commission Member Wood | Aye |
>
> The vote passed 4 to 0.

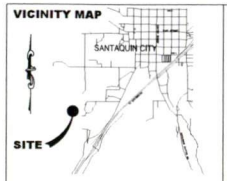
The Development Review Committee (DRC) will still need to approve the final plat before any lots are recorded.

**Staff Recommendation:** It is recommended that the City Council grant preliminary approval of the Vistas West subdivision.

**Recommended motion:** "Motion to (approve/not approve) the preliminary plan for Vistas West of the Summit Ridge Development.

# THE VISTAS WEST @ SUMMIT RIDGE
# SANTAQUIN, UTAH COUNTY, UTAH

**VICINITY MAP**




**SITE MAP**



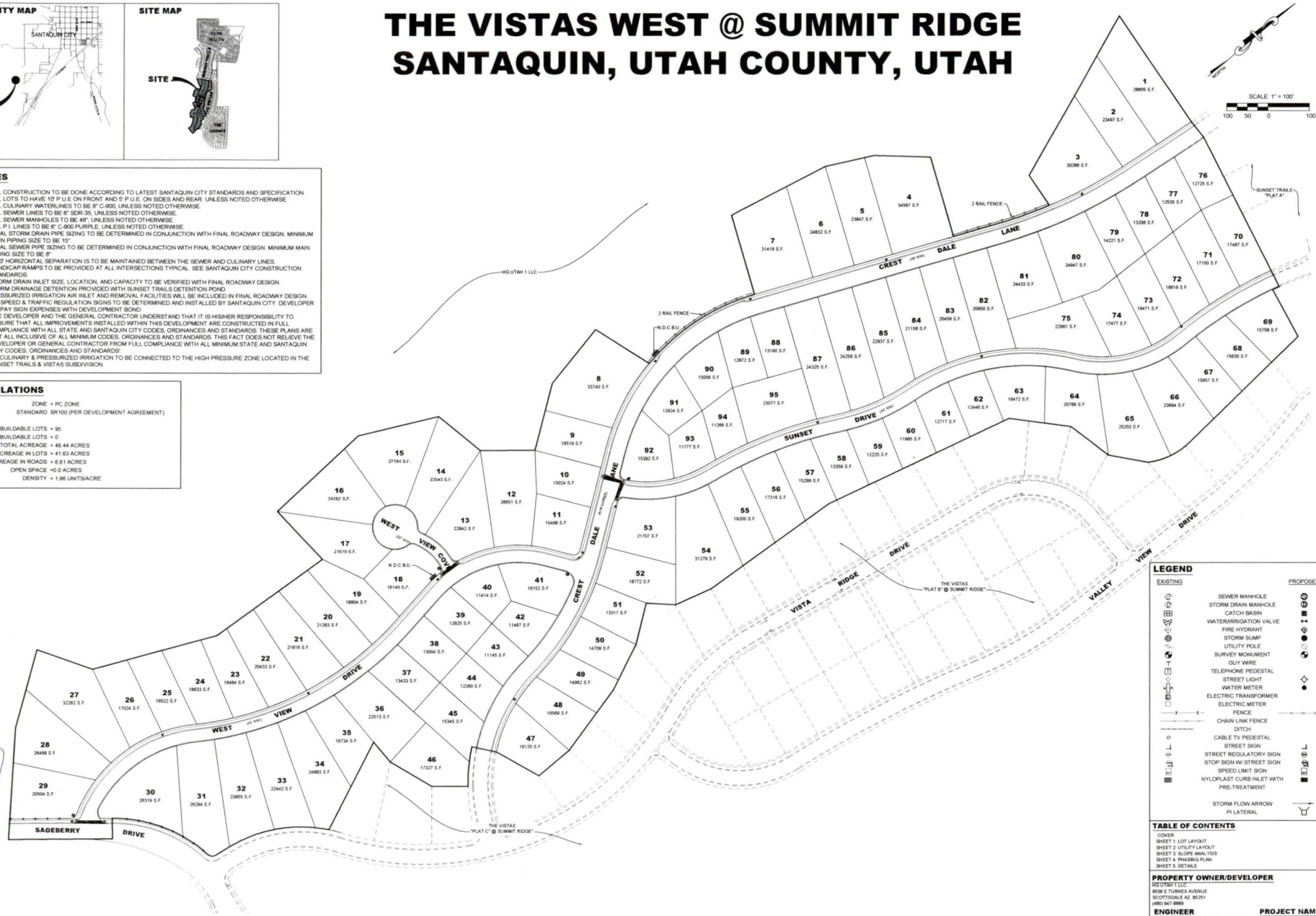

## NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO LATEST SANTAQUIN CITY STANDARDS AND SPECIFICATION.
2. ALL LOTS TO HAVE 10' P.U.E ON FRONT AND 5' P.U.E. ON SIDES AND REAR. UNLESS NOTED OTHERWISE
3. ALL CULINARY WATERLINES TO BE 8" C-900, UNLESS NOTED OTHERWISE.
4. ALL SEWER LINES TO BE 8" SDR-35, UNLESS NOTED OTHERWISE.
5. ALL SEWER MANHOLES TO BE 48", UNLESS NOTED OTHERWISE.
6. ALL P.I. LINES TO BE 6" C-900 PURPLE, UNLESS NOTED OTHERWISE
7. FINAL STORM DRAIN PIPE SIZING TO BE DETERMINED IN CONJUNCTION WITH FINAL ROADWAY DESIGN. MINIMUM MAIN PIPING SIZE TO BE 15".
8. FINAL SEWER PIPE SIZING TO BE DETERMINED IN CONJUNCTION WITH FINAL ROADWAY DESIGN. MINIMUM MAIN PIPING SIZE TO BE 8"
9. A 10' HORIZONTAL SEPARATION IS TO BE MAINTAINED BETWEEN THE SEWER AND CULINARY LINES.
10. HANDICAP RAMPS TO BE PROVIDED AT ALL INTERSECTIONS TYPICAL. SEE SANTAQUIN CITY CONSTRUCTION STANDARDS.
11. STORM DRAIN INLET SIZE, LOCATION, AND CAPACITY TO BE VERIFIED WITH FINAL ROADWAY DESIGN.
12. STORM DRAINAGE DETENTION PROVIDED WITH SUNSET TRAILS DETENTION POND.
13. PRESSURIZED IRRIGATION AIR INLET AND REMOVAL FACILITIES WILL BE INCLUDED IN FINAL ROADWAY DESIGN.
14. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
15. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
16. 16" CULINARY & PRESSURIZED IRRIGATION TO BE CONNECTED TO THE HIGH PRESSURE ZONE LOCATED IN THE SUNSET TRAILS & VISTAS SUBDIVISION.

## TABULATIONS

ZONE = PC ZONE
STANDARD SR100 (PER DEVELOPMENT AGREEMENT)

BUILDABLE LOTS = 95
NON-BUILDABLE LOTS = 0
TOTAL ACREAGE = 48.44 ACRES
TOTAL ACREAGE IN LOTS = 41.63 ACRES
TOTAL ACREAGE IN ROADS = 6.81 ACRES
OPEN SPACE = 0.0 ACRES
DENSITY = 1.96 UNITS/ACRE




## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | SEWER MANHOLE | |
| | STORM DRAIN MANHOLE | |
| | CATCH BASIN | |
| | WATER/IRRIGATION VALVE | |
| | FIRE HYDRANT | |
| | STORM SUMP | |
| | UTILITY POLE | |
| | SURVEY MONUMENT | |
| | GUY WIRE | |
| | TELEPHONE PEDESTAL | |
| | STREET LIGHT | |
| | WATER METER | |
| | ELECTRIC TRANSFORMER | |
| | ELECTRIC METER | |
| | FENCE | |
| | CHAIN LINK FENCE | |
| | DITCH | |
| | CABLE TV PEDESTAL | |
| | STREET SIGN | |
| | STREET REGULATORY SIGN | |
| | STOP SIGN W/ STREET SIGN | |
| | SPEED LIMIT SIGN | |
| | NYLOPLAST CURB INLET WITH PRE-TREATMENT | |
| | STORM FLOW ARROW | |
| | PI LATERAL | |

## TABLE OF CONTENTS


COVER
SHEET 1: LOT LAYOUT
SHEET 2: UTILITY LAYOUT
SHEET 3: SLOPE ANALYSIS
SHEET 4: PHASING PLAN
SHEET 5: DETAILS



**PROPERTY OWNER/DEVELOPER**
HG UTAH 1 LLC
8538 E TURNEX AVENUE
SCOTTSDALE AZ 85251
(480) 947-8989

**ENGINEER**
LEI CONSULTING ENGINEERS & SURVEYORS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
801-798-0555


**PROJECT NAME**
THE VISTAS WEST
SANTAQUIN, UTAH


LEI
- A Utah Corporation -
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


NOT FOR CONSTRUCTION

**THE VISTAS WEST @ SUMMIT RIDGE**
SANTAQUIN, UTAH COUNTY, UTAH

COVER

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2017-0049
DRAWN BY: TJP
DESIGNED BY: NKW
SCALE: 1" = 100'
DATE: 09/26/2017
SHEET: COVER

## CURVE TABLE

| CURVE | RADIUS | DELTA | LENGTH | CHORD |
|---|---|---|---|---|
| C1 | 1021.50 | 2°39'51" | 47.50 | S26°48'32"W 47.49 |
| C2 | 1021.50 | 8°56'57" | 177.38 | S20°30'08"W 177.16 |
| C3 | 1021.50 | 4°51'58" | 86.76 | S13°05'40"W 86.73 |
| C4 | 1021.50 | 1°34'38" | 28.12 | S9°52'22"W 28.12 |
| C5 | 278.50 | 24°35'28" | 119.53 | N38°31'16"E 118.62 |
| C6 | 278.50 | 17°06'29" | 83.32 | N17°39'18"E 83.01 |
| C7 | 278.50 | 17°57'56" | 87.33 | N44°15'49"E 86.97 |
| C8 | 278.50 | 21°07'04" | 102.65 | N24°43'19"E 102.07 |
| C9 | 278.50 | 13°43'29" | 66.71 | N7°18'02"E 66.55 |
| C10 | 521.50 | 16°10'52" | 147.28 | S45°08'21"W 146.79 |
| C11 | 521.50 | 8°27'19" | 86.06 | S32°20'15"W 85.95 |
| C12 | 521.50 | 8°21'00" | 85.10 | S22°58'09"W 85.01 |
| C13 | 521.50 | 8°30'03" | 86.47 | S13°30'34"W 86.38 |
| C14 | 478.50 | 18°10'38" | 151.81 | S36°22'07"W 151.17 |
| C15 | 478.50 | 10°48'54" | 90.32 | S21°52'21"W 90.19 |
| C16 | 478.50 | 10°31'25" | 87.89 | S11°12'12"W 87.76 |
| C17 | 521.50 | 1°59'13" | 18.09 | N27°06'56"E 18.09 |
| C18 | 521.50 | 8°54'58" | 90.24 | N21°11'48"E 90.12 |
| C19 | 521.50 | 8°58'25" | 90.78 | N11°15'18"E 90.68 |
| C20 | 521.50 | 0°18'28" | 2.95 | N6°06'14"E 2.95 |

## CURVE TABLE

| CURVE | RADIUS | DELTA | LENGTH | CHORD |
|---|---|---|---|---|
| C21 | 978.50 | 4°15'52" | 72.83 | S26°00'31"W 72.81 |
| C22 | 978.50 | 5°16'45" | 90.16 | S21°14'12"W 90.13 |
| C23 | 978.50 | 5°16'33" | 90.10 | S15°57'37"W 90.07 |
| C24 | 978.50 | 4°14'14" | 72.36 | S11°12'10"W 72.35 |
| C25 | 321.50 | 22°13'46" | 124.74 | N38°33'09"E 123.95 |
| C26 | 321.50 | 15°05'00" | 84.64 | N19°53'48"E 84.39 |
| C27 | 321.50 | 3°16'13" | 18.35 | N10°43'09"E 18.35 |
| C28 | 524.42 | 19°49'36" | 181.47 | S20°02'01"E 180.57 |
| C29 | 524.42 | 5°53'18" | 53.89 | S33°53'28"E 53.87 |
| C30 | 1043.00 | 4°40'20" | 85.05 | S31°14'58"W 85.03 |
| C31 | 1043.00 | 4°41'09" | 85.30 | S8°34'14"W 85.27 |
| C32 | 1043.00 | 4°43'56" | 86.16 | S3°51'40"W 86.13 |
| C33 | 1043.00 | 1°03'23" | 19.23 | S0°57'56"W 19.23 |
| C34 | 15.00 | 63°47'49" | 16.68 | S81°22'04"E 15.83 |
| C35 | 55.00 | 63°18'53" | 60.78 | N81°10'06"W 57.73 |
| C36 | 55.00 | 51°41'30" | 49.62 | S41°19'43"W 47.96 |
| C37 | 55.00 | 58°22'43" | 57.00 | S14°12'23"E 54.48 |
| C38 | 55.00 | 89°14'50" | 85.67 | S88°31'10"E 77.27 |
| C39 | 55.00 | 43°47'43" | 42.04 | N24°53'44"E 41.03 |
| C40 | 1244.50 | 4°05'12" | 88.76 | N21°42'24"E 88.74 |

## CURVE TABLE

| CURVE | RADIUS | DELTA | LENGTH | CHORD |
|---|---|---|---|---|
| C41 | 1244.50 | 5°43'32" | 124.36 | N16°48'02"E 124.31 |
| C42 | 1244.50 | 3°54'54" | 85.03 | N11°58'05"E 85.02 |
| C43 | 1244.50 | 3°00'47" | 65.44 | N8°31'00"E 65.43 |
| C44 | 521.50 | 2°48'03" | 25.65 | S7°21'01"W 25.64 |
| C45 | 341.50 | 13°25'16" | 79.99 | S27°09'54"W 79.81 |
| C46 | 341.50 | 14°18'13" | 85.25 | S13°18'10"W 85.03 |
| C47 | 341.50 | 8°49'38" | 58.57 | S1°14'15"W 58.50 |
| C48 | 341.50 | 8°21'32" | 55.78 | S8°21'20"E 55.72 |
| C49 | 341.50 | 16°11'33" | 96.51 | S21°07'53"E 96.19 |
| C50 | 801.50 | 3°15'27" | 45.57 | N32°14'49"E 45.56 |
| C51 | 801.50 | 5°34'49" | 78.06 | N27°49'41"E 78.03 |
| C52 | 801.50 | 5°48'37" | 81.28 | N22°07'58"E 81.24 |
| C53 | 801.50 | 5°11'54" | 72.72 | N16°37'42"E 72.69 |
| C54 | 801.50 | 5°38'57" | 79.26 | N11°11'47"E 79.23 |
| C55 | 801.50 | 7°12'58" | 100.95 | N4°45'18"E 100.88 |
| C56 | 801.50 | 6°49'43" | 95.52 | N2°16'02"W 95.47 |
| C57 | 801.50 | 2°50'07" | 41.76 | N7°10'27"W 41.76 |
| C58 | 758.50 | 0°34'20" | 7.58 | N33°35'22"E 7.58 |
| C59 | 758.50 | 6°46'08" | 89.61 | N29°55'08"E 89.56 |
| C60 | 758.50 | 6°45'29" | 89.48 | N23°09'18"E 89.41 |

## CURVE TABLE

| CURVE | RADIUS | DELTA | LENGTH | CHORD |
|---|---|---|---|---|
| C61 | 758.50 | 7°38'19" | 101.12 | N15°57'25"E 101.05 |
| C62 | 758.50 | 7°51'54" | 104.12 | N8°12'18"E 104.04 |
| C63 | 758.50 | 6°47'07" | 89.83 | N0°52'48"E 89.77 |
| C64 | 758.50 | 6°08'15" | 81.47 | N5°35'23"W 81.43 |
| C65 | 475.50 | 3°05'19" | 25.63 | S22°12'26"W 25.63 |
| C66 | 475.50 | 10°21'50" | 86.01 | S15°28'46"W 85.89 |
| C67 | 475.50 | 16°13'41" | 134.68 | S27°11'06"W 134.23 |
| C68 | 475.50 | 16°16'21" | 135.05 | S14°04'01"E 134.58 |
| C69 | 475.50 | 13°37'48" | 113.12 | S39°01'06"E 112.85 |
| C70 | 15.00 | 83°21'00" | 24.44 | S82°30'30"E 21.82 |
| C71 | 253.50 | 25°46'18" | 114.17 | S41°36'51"W 113.21 |
| C72 | 253.50 | 28°48'56" | 127.49 | S14°18'14"W 126.15 |
| C73 | 253.50 | 8°33'46" | 37.89 | S4°23'08"E 37.85 |
| C74 | 15.00 | 80°21'00" | 23.65 | N9°20'30"E 21.28 |
| C75 | 296.50 | 8°23'13" | 43.40 | S50°19'24"W 43.36 |
| C76 | 296.50 | 17°33'54" | 90.90 | S37°20'50"W 90.54 |
| C77 | 296.50 | 17°25'10" | 90.14 | S19°51'19"W 89.80 |
| C78 | 1000.00 | 7°27'33" | 130.19 | S10°56'41"W 130.09 |
| C79 | 1000.00 | 5°01'44" | 87.77 | S4°42'02"W 87.74 |
| C80 | 1000.00 | 1°44'52" | 30.51 | S1°18'44"W 30.50 |

## CURVE TABLE

| CURVE | RADIUS | DELTA | LENGTH | CHORD |
|---|---|---|---|---|
| C81 | 321.50 | 10°59'25" | 61.67 | N47°45'04"E 61.57 |
| C82 | 321.50 | 15°28'35" | 86.84 | N34°31'04"E 86.58 |
| C83 | 321.50 | 16°52'34" | 94.70 | N18°20'30"E 94.35 |
| C86 | 640.50 | 7°48'15" | 87.43 | N8°36'11"W 87.35 |
| C87 | 640.50 | 8°32'05" | 95.41 | N17°46'51"W 95.32 |
| C88 | 640.50 | 7°58'54" | 89.23 | N26°02'22"W 89.18 |
| C89 | 640.50 | 5°48'10" | 64.87 | N32°55'55"W 64.84 |
| C90 | 370.00 | 12°33'18" | 81.08 | S11°58'22"E 80.82 |
| C91 | 370.00 | 18°47'11" | 127.77 | S28°08'37"E 127.14 |
| C92 | 114.00 | 34°49'03" | 69.28 | S84°11'03"W 68.21 |
| C93 | 15.00 | 78°05'19" | 20.44 | N39°21'48"W 18.90 |
| C94 | 296.50 | 8°20'54" | 43.20 | S4°29'34"E 43.16 |
| C95 | 15.00 | 63°42'48" | 16.68 | S34°55'07"W 15.83 |
| C96 | 55.00 | 307°25'38" | 295.11 | S33°13'28"E 48.71 |
| C97 | 15.00 | 88°03'48" | 23.05 | N55°10'37"E 20.85 |
| C98 | 146.00 | 32°26'00" | 82.65 | S82°59'31"W 81.55 |
| C99 | 478.50 | 7°27'42" | 62.31 | N9°48'28"E 62.27 |
| C100 | 339.93 | 12°42'16" | 75.38 | S75°52'09"W 75.22 |
| C101 | 339.93 | 30°01'32" | 178.14 | S54°30'15"W 176.11 |
| C102 | 478.50 | 10°14'03" | 85.47 | N18°31'12"E 85.36 |

## CURVE TABLE

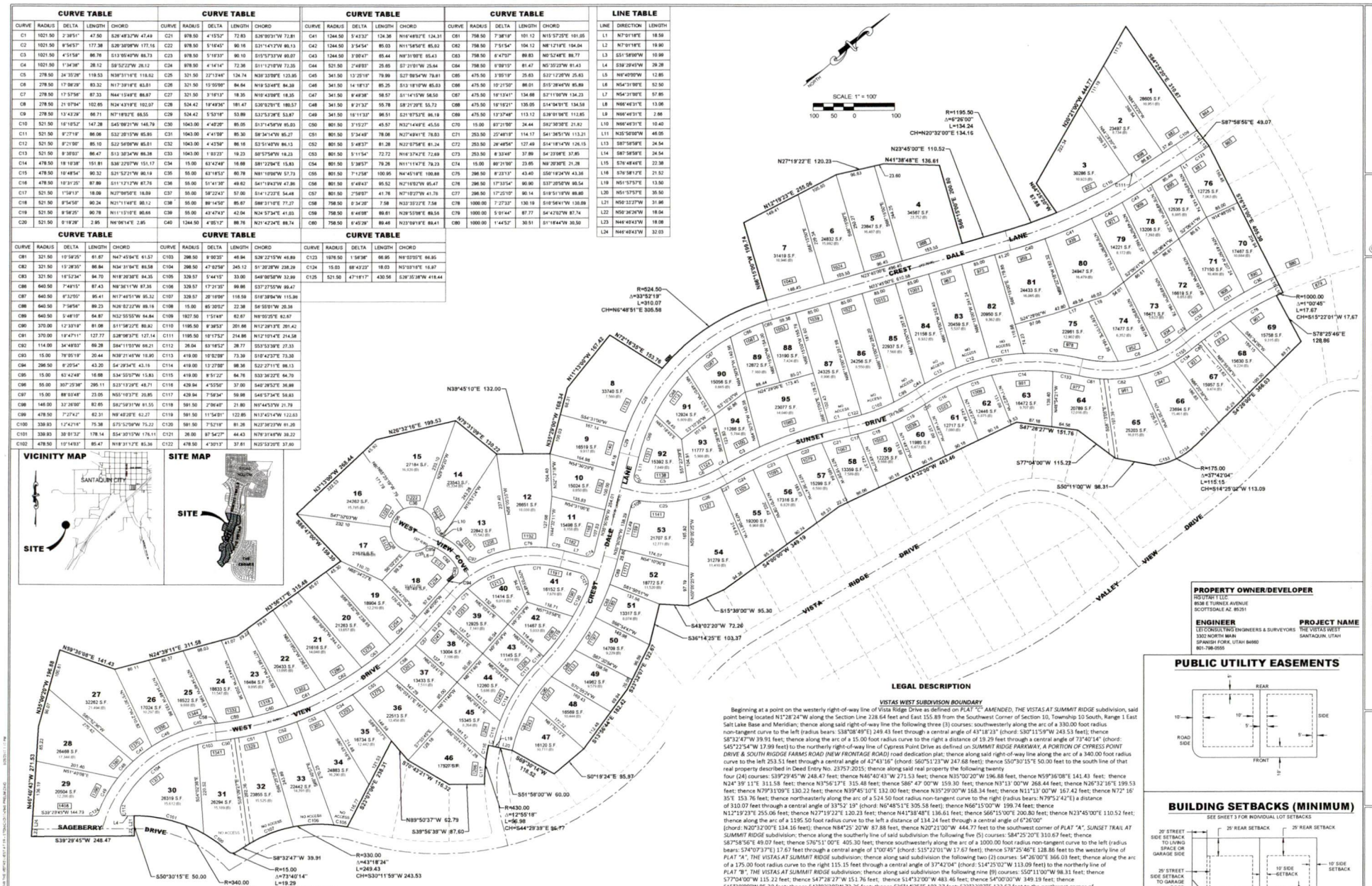
| CURVE | RADIUS | DELTA | LENGTH | CHORD |
|---|---|---|---|---|
| C103 | 298.50 | 9°00'35" | 46.94 | S28°22'15"W 46.89 |
| C104 | 298.50 | 47°02'58" | 245.12 | S1°20'28"W 238.29 |
| C105 | 329.57 | 5°44'15" | 33.00 | S48°00'50"W 32.99 |
| C106 | 329.57 | 17°21'35" | 99.86 | S37°27'55"W 99.47 |
| C107 | 329.57 | 20°16'08" | 116.59 | S18°39'04"W 115.99 |
| C108 | 15.00 | 85°30'52" | 22.38 | S6°55'01"W 20.36 |
| C109 | 1927.50 | 1°51'48" | 62.67 | N8°05'25"E 62.67 |
| C110 | 1195.50 | 8°38'53" | 201.66 | N12°29'13"E 201.42 |
| C111 | 1195.50 | 10°17'52" | 214.86 | N12°10'14"E 214.58 |
| C112 | 26.04 | 63°18'52" | 28.77 | S53°53'38"E 27.33 |
| C113 | 419.00 | 10°02'09" | 73.39 | S10°42'37"E 73.30 |
| C114 | 419.00 | 13°27'00" | 98.38 | S22°27'11"E 98.13 |
| C115 | 419.00 | 8°51'22" | 64.76 | S33°36'22"E 64.70 |
| C116 | 429.84 | 4°55'56" | 37.00 | S40°28'52"E 36.88 |
| C117 | 429.84 | 7°58'34" | 59.98 | S46°57'34"E 59.93 |
| C118 | 591.50 | 2°06'40" | 21.80 | N14°53'50"W 21.79 |
| C119 | 591.50 | 11°54'01" | 122.85 | N13°42'14"W 122.63 |
| C120 | 591.50 | 7°52'18" | 81.26 | N23°38'23"W 81.26 |
| C121 | 26.00 | 87°54'27" | 44.43 | N76°31'48"W 38.22 |
| C122 | 478.50 | 4°30'13" | 37.61 | N25°33'26"E 37.60 |

## CURVE TABLE

| CURVE | RADIUS | DELTA | LENGTH | CHORD |
|---|---|---|---|---|
| C123 | 1976.50 | 1°58'38" | 68.95 | N9°03'05"E 68.95 |
| C124 | 15.03 | 68°43'23" | 18.03 | N5°03'18"E 16.97 |
| C125 | 521.50 | 47°18'17" | 430.56 | S36°35'38"W 418.44 |

## LINE TABLE

| LINE | DIRECTION | LENGTH |
|---|---|---|
| L1 | N7°01'18"E | 18.59 |
| L2 | N7°01'18"E | 19.90 |
| L3 | S51°58'00"W | 10.99 |
| L4 | S39°29'45"W | 29.28 |
| L5 | N9°40'00"W | 12.85 |
| L6 | N54°31'00"E | 52.50 |
| L7 | N54°31'00"E | 57.85 |
| L8 | N66°46'31"E | 13.06 |
| L9 | N66°46'31"E | 2.66 |
| L10 | N66°46'31"E | 10.40 |
| L11 | N35°50'00"W | 46.05 |
| L13 | S87°58'58"E | 24.54 |
| L14 | S87°58'58"E | 24.54 |
| L15 | S76°48'44"E | 22.38 |
| L16 | S76°58'12"E | 21.52 |
| L18 | N51°57'57"E | 13.50 |
| L20 | N51°57'57"E | 35.50 |
| L21 | N50°33'27"W | 31.96 |
| L22 | N50°36'26"W | 18.04 |
| L23 | N46°40'43"W | 18.08 |
| L24 | N46°40'43"W | 32.03 |




## PROPERTY OWNER/DEVELOPER

HQ UTAH 1 LLC
8538 E TURNEX AVENUE
SCOTTSDALE AZ 85251

## ENGINEER

LEI CONSULTING ENGINEERS & SURVEYORS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
801-798-0555

## PROJECT NAME

THE VISTAS WEST
SANTAQUIN, UTAH

## LEGAL DESCRIPTION

*VISTAS WEST SUBDIVISION BOUNDARY*

Beginning at a point on the westerly right-of-way line of Vista Ridge Drive as defined on *PLAT "C" AMENDED, THE VISTAS AT SUMMIT RIDGE* subdivision, said point being located N1°28'24"W along the Section Line 228.64 feet and East 155.89 from the Southwest Corner of Section 10, Township 10 South, Range 1 East Salt Lake Base and Meridian; thence along said right-of-way line the following three (3) courses: southwesterly along the arc of a 330.00 foot radius non-tangent curve to the left (radius bears: S38°08'49"E) 249.43 feet through a central angle of 43°18'23" (chord: S30°11'59"W 243.53 feet); thence S8°32'47"W 39.91 feet; thence along the arc of a 15.00 foot radius curve to the right a distance of 19.29 feet through a central angle of 73°40'14" (chord: S45°22'54"W 17.99 feet) to the northerly right-of-way line of Cypress Point Drive as defined on *SUMMIT RIDGE PARKWAY, A PORTION OF CYPRESS POINT DRIVE & SOUTH RIDGIDE FARMS ROAD (NEW FRONTAGE ROAD)* road dedication plat; thence along said right-of-way line along the arc of a 340.00 foot radius curve to the left 253.51 feet through a central angle of 42°43'16" (chord: S60°51'23"W 247.68 feet); thence S50°30'15"E 50.00 feet to the south line of that real property described in Deed Entry No. 23757:2015; thence along said real property the following twenty four (24) courses: S39°29'45"W 248.47 feet; thence N46°40'43"W 271.53 feet; thence N35°00'20"W 196.88 feet, thence N59°36'08"E 141.43 feet; thence N24° 39' 11"E 311.58 feet; thence N3°56'17"E 315.48 feet; thence S86° 47' 00"W 159.30 feet; thence N3°13' 00"W 268.44 feet; thence N26°32'16"E 199.53 feet; thence N79°31'09"E 130.22 feet; thence N39°45'10"E 132.00 feet; thence N35°29'00"W 168.34 feet; thence N11°13' 00"W 167.42 feet; thence N72° 16' 35"E 153.76 feet; thence northeasterly along the arc of a 524.50 foot radius non-tangent curve to the right (radius bears: N79°52'42"E) a distance of 310.07 feet through a central angle of 33°52' 19" (chord: N6°48'51"E 305.58 feet); thence N66°15'00"W 199.74 feet; thence N12°19'23"E 255.06 feet; thence N27°19'22"E 120.23 feet; thence N41°38'48"E 136.61 feet; thence S66°15'00"E 200.80 feet; thence N23°45'00"E 110.52 feet; thence along the arc of a 1195.50 foot radius curve to the left a distance of 134.24 feet through a central angle of 6°26'00" (chord: N20°32'00"E 134.16 feet); thence N84°25' 20"W 87.88 feet, thence N20°21'00"W 444.77 feet to the southwest corner of *PLAT "A", SUNSET TRAIL AT SUMMIT RIDGE* subdivision; thence along the southerly line of said subdivision the following five (5) courses: S84°25'20"E 310.67 feet; thence S87°58'56"E 49.07 feet; thence S76°51' 00"E 405.30 feet; thence southwesterly along the arc of a 1000.00 foot radius non-tangent curve to the left (radius bears: S74°07'37"E) 17.67 feet through a central angle of 1°00'45" (chord: S15°22'01"W 17.67 feet); thence S78°25'46"E 128.86 feet to the westerly line of *PLAT "A", THE VISTAS AT SUMMIT RIDGE* subdivision; thence along said subdivision the following two (2) courses: S4°26'00"E 366.03 feet; thence along the arc of a 175.00 foot radius curve to the right 115.15 feet through a central angle of 37°42'04" (chord: S14°25'02"W 113.09 feet) to the northerly line of *PLAT "B", THE VISTAS AT SUMMIT RIDGE* subdivision; thence along said subdivision the following nine (9) courses: S50°11'00"W 98.31 feet; thence S77°04'00"W 115.22 feet; thence S47°28'27"W 151.76 feet; thence S14°32'00"W 483.46 feet; thence S4°00'00"W 349.19 feet; thence S15°39'00"W 95.30 feet; thence S43°02'30"W 72.26 feet; thence S36°14'25"E 103.37 feet; S23°32'07"E 122.67 feet to the the northwest corner of Lot 121, *PLAT "A", THE VISTAS AT SUMMIT RIDGE* subdivision; thence S13°56'44"E along said subdivision 182.42 feet to the the northwest corner of Lot 182, *PLAT "C" AMENDED, THE VISTAS AT SUMMIT RIDGE* subdivision; thence along said subdivision the following six (6) courses: S0°19'24"E 95.97 feet; thence S69°30'14"W 118.52 feet; thence S51°58'00"W 60.00 feet; thence southeasterly along the arc of a 430.00 foot radius non-tangent curve to the left (radius bears: N51°58'00"E) 96.98 feet through a central angle of 12°55'18" (chord: S44°29'39"E 96.77 feet); thence S39°56'39"W 87.60 feet; thence S70°43'21"W 116.32 feet; thence N89°50'37"W 62.79 feet; thence S23°07'06"E 238.31 feet to the the point of beginning.

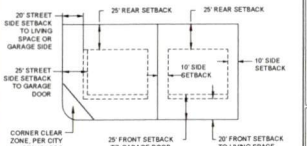
Contains: ±48.44 Acres

## PUBLIC UTILITY EASEMENTS




## BUILDING SETBACKS (MINIMUM)

SEE SHEET 3 FOR INDIVIDUAL LOT SETBACKS

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NOT FOR CONSTRUCTION

# THE VISTAS WEST @ SUMMIT RIDGE

SANTAQUIN, UTAH COUNTY, UTAH

LOT LAYOUT

REVISIONS
1
2
3
4
5

LEI PROJECT #: 2017-0049
DRAWN BY: TJP
DESIGNED BY: NKW
SCALE: 1" = 100'
DATE: 09/26/2017
SHEET 1

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | SEWER MANHOLE | |
| | STORM DRAIN MANHOLE | |
| | CATCH BASIN | |
| | WATER/IRRIGATION VALVE | |
| | FIRE HYDRANT | |
| | STORM SUMP | |
| | UTILITY POLE | |
| | SURVEY MONUMENT | |
| | GUY WIRE | |
| | TELEPHONE PEDESTAL | |
| | STREET LIGHT | |
| | WATER METER | |
| | ELECTRIC TRANSFORMER | |
| | ELECTRIC METER | |
| | FENCE | |
| | CHAIN LINK FENCE | |
| | DITCH | |
| | CABLE TV PEDESTAL | |
| | STREET SIGN | |
| | STREET REGULATORY SIGN | |
| | STOP SIGN W/ STREET SIGN | |
| | SPEED LIMIT SIGN | |
| | NYLOPLAST CURB INLET WITH PRE-TREATMENT | |
| | STORM FLOW ARROW | |
| | PI LATERAL | |


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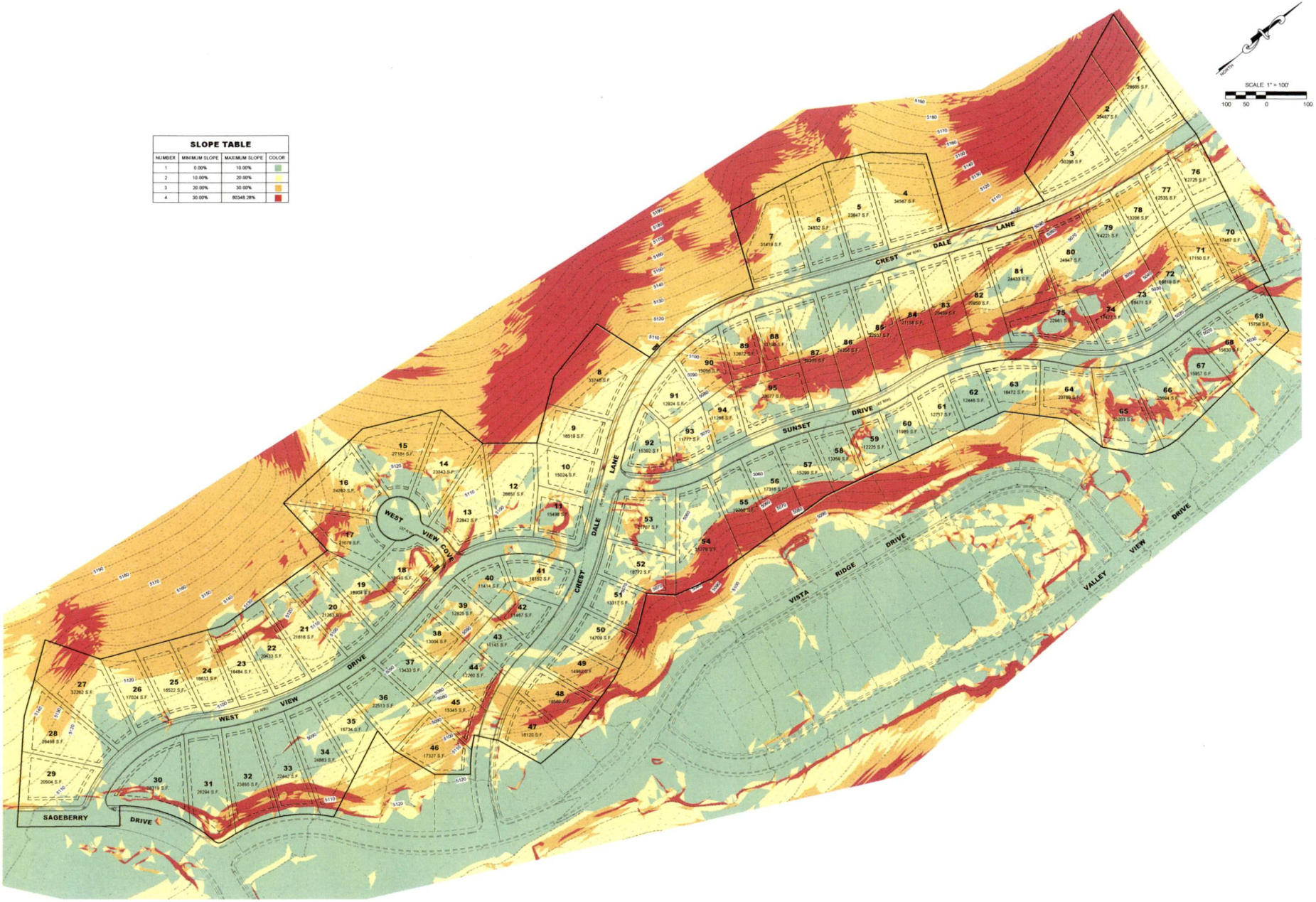
# THE VISTAS WEST @ SUMMIT RIDGE

SANTAQUIN, UTAH COUNTY, UTAH

UTILITY LAYOUT

REVISIONS
1
2
3
4
5

LEI PROJECT #: 2017-0049
DRAWN BY: TJP
DESIGNED BY: NKW
SCALE: 1" = 100'
DATE: 09/26/2017
SHEET 2




## SLOPE TABLE

| NUMBER | MINIMUM SLOPE | MAXIMUM SLOPE | COLOR |
|---|---|---|---|
| 1 | 0.00% | 10.00% | |
| 2 | 10.00% | 20.00% | |
| 3 | 20.00% | 30.00% | |
| 4 | 30.00% | 80348.28% | |

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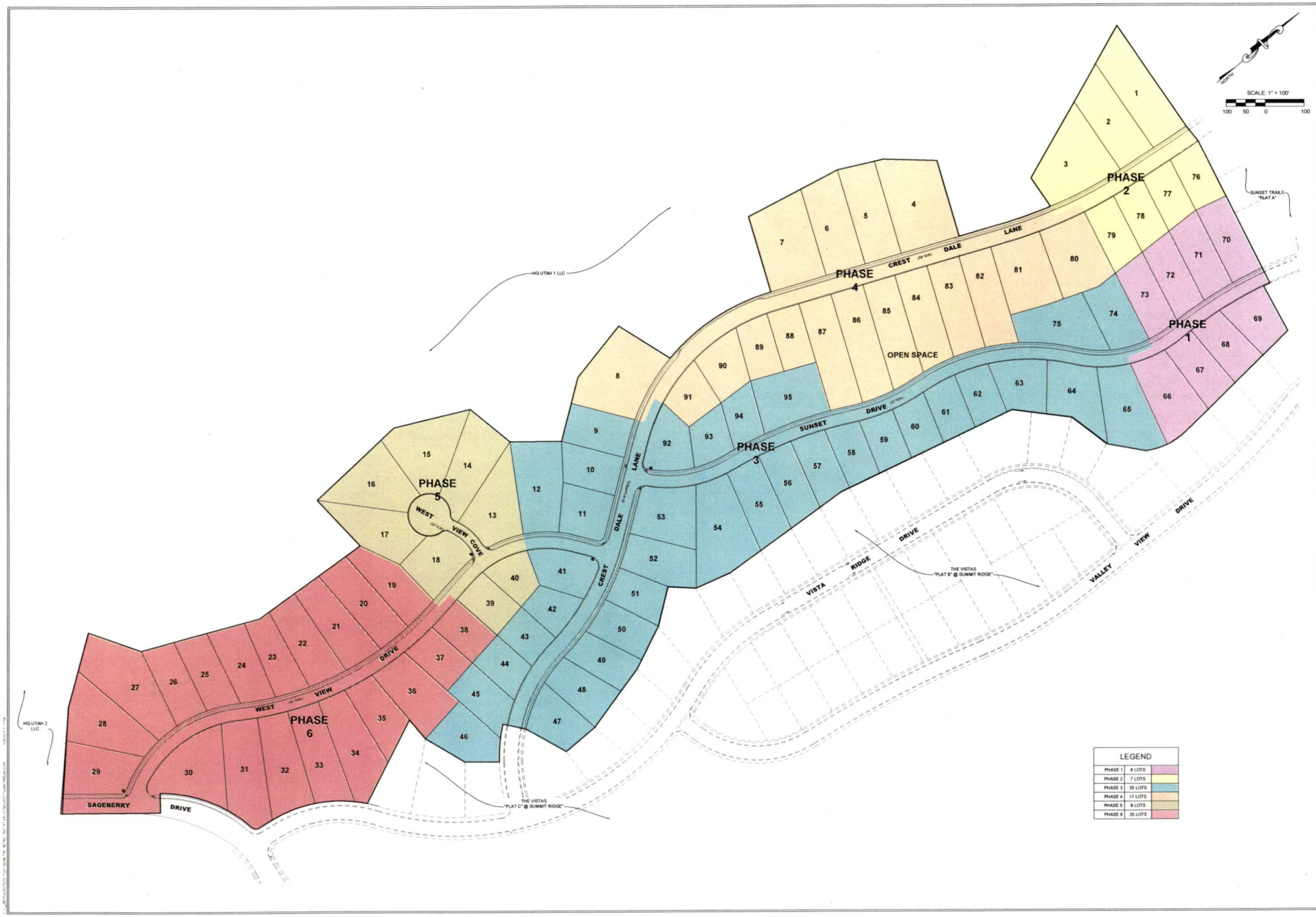
# THE VISTAS WEST @ SUMMIT RIDGE

SANTAQUIN, UTAH COUNTY, UTAH

SLOPE ANALYSIS

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2017-0049
DRAWN BY: TJP
DESIGNED BY: NKW
SCALE: 1" = 100'
DATE: 09/26/2017
SHEET 3





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# THE VISTAS WEST @ SUMMIT RIDGE

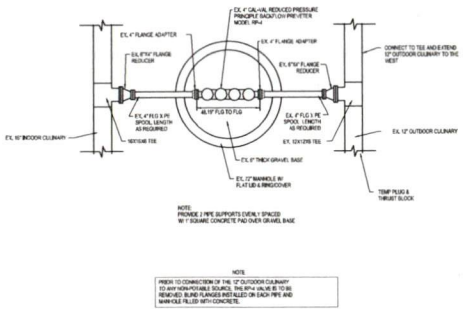
SANTAQUIN, UTAH COUNTY, UTAH

PHASING PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2017-0049
DRAWN BY: TJP
DESIGNED BY: NKW
SCALE: 1" = 100'
DATE: 09/26/2017

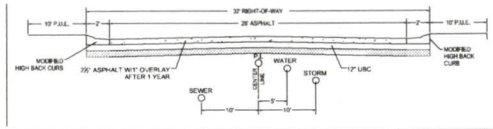
SHEET 4



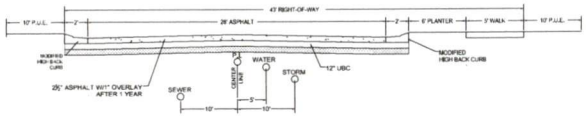

NOTE:
PROVIDE 2 PIPE SUPPORTS EVENLY SPACED W/ 1' SQUARE CONCRETE PAD OVER GRAVEL BASE

NOTE:
PRIOR TO CONNECTION OF THE 12" OUTDOOR CULINARY TO ANY NON-POTABLE SOURCE, THE BFP-4 VALVE IS TO BE REMOVED. BLIND FLANGES INSTALLED ON EACH PIPE AND MANHOLE FILLED WITH CONCRETE.

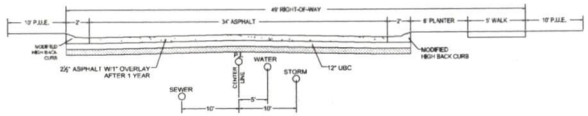
## 1 OUTDOOR CULINARY CONNECTION




## 2 C-D-S ACCESS ROADWAYS

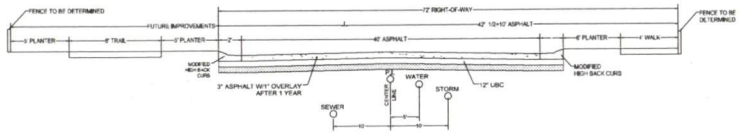



## 3 MINOR RESIDENTIAL



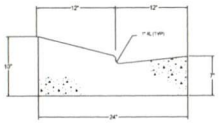

**MAJOR RESIDENTIAL**
1300 NOT

## 4 MAJOR RESIDENTIAL

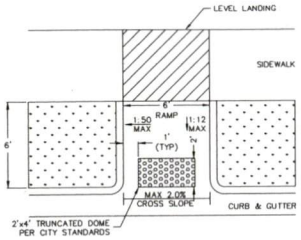



**SAGEBERRY DRIVE**

## 5 SAGEBERRY DRIVE CROSS SECTION




## 6 MODIFIED CURB DETAIL




## 7 MID BLOCK PEDESTRIAN RAMP DETAIL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NOT FOR CONSTRUCTION

# THE VISTAS WEST @ SUMMIT RIDGE

SANTAQUIN, UTAH COUNTY, UTAH

DETAILS

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2017-0049
DRAWN BY: TJP
DESIGNED BY: NKW
SCALE: N.T.S.
DATE: 09/26/2017
SHEET: 5

**MANHOUR BUDGET**
**for Summit Ridge Recreation Complex**

***Santaquin City, Utah***

| Task No. | Description | Hours | | Cost | Principal Engineer | Project Manager | Engineer II (P.E.) | Engineer I (F.E.) | Engineer Intern | Design Tech | Sr. CAD Tech | CAD Tech | Material Tech | Clerical | Indirect Costs |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | $143.00 | $124.00 | $90.00 | $84.00 | $75.00 | $108.00 | $87.00 | $89.00 | $60.00 | $51.00 | |
| | | | | | | | | | | | | | | | |
| **PM** | **Project Management** | **32.00** | **$** | **3,826.00** | **12.00** | **10.00** | **0.00** | **4.00** | **0.00** | **4.00** | **0.00** | **0.00** | **0.00** | **2.00** | **0.00** |
| PM1 | Contract administration | 4.00 | $ | 388.00 | 2.00 | | | | | | | | | 2.00 | |
| PM2 | Meetings (kick-off & progress) | 28.00 | $ | 3,438.00 | 10.00 | 10.00 | | 4.00 | | 4.00 | | | | | |
| **1** | **Collect, Review, and Organize Data** | **18.00** | **$** | **1,958.00** | **6.00** | **2.00** | **2.00** | **8.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** |
| 1A | Review information provided by City | 4.00 | $ | 572.00 | 4.00 | | | | | | | | | | |
| 1B | Understanding of information needed | 14.00 | $ | 1,386.00 | 2.00 | 2.00 | 2.00 | 8.00 | | | | | | | |
| **2** | **Utility demand for potential layout** | **30.00** | **$** | **3,456.00** | **10.00** | **10.00** | **0.00** | **4.00** | **6.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** |
| 2A | Culinary water | 4.00 | $ | 534.00 | 2.00 | 2.00 | | | | | | | | | |
| 2B | Irrigation water | 4.00 | $ | 534.00 | 2.00 | 2.00 | | | | | | | | | |
| 2C | Sanitary sewer | 4.00 | $ | 534.00 | 2.00 | 2.00 | | | | | | | | | |
| 2D | Power | 14.00 | $ | 1,320.00 | 2.00 | 2.00 | | 4.00 | 6.00 | | | | | | |
| 2E | Stormwater | 4.00 | $ | 534.00 | 2.00 | 2.00 | | | | | | | | | |
| **3** | **Preliminary design of PHASE I** | **159.00** | **$** | **14,703.00** | **22.00** | **6.00** | **2.00** | **16.00** | **51.00** | **8.00** | **16.00** | **32.00** | **6.00** | **0.00** | **0.00** |
| 3A | Layout and grading | 38.00 | $ | 3,708.00 | 4.00 | 2.00 | | 4.00 | | 4.00 | 8.00 | 16.00 | | | |
| 3B | Utility plans | 38.00 | $ | 3,708.00 | 4.00 | 2.00 | | 4.00 | | 4.00 | 8.00 | 16.00 | | | |
| 3C | Playing surface system | 0.00 | $ | - | | | | | | | | | | | |
| 3D | Playing surface | 20.00 | $ | 1,772.00 | 4.00 | | | | 16.00 | | | | | | |
| 3E | High performance root zone mixture | 29.00 | $ | 2,393.00 | 4.00 | | | 4.00 | 15.00 | | | | 6.00 | | |
| 3F | Maintenance requirements | 34.00 | $ | 3,122.00 | 6.00 | 2.00 | 2.00 | 4.00 | 20.00 | | | | | | |
| **4** | **Construction documents for PHASE I-A & I-B** | **90.00** | **$** | **8,203.00** | **13.00** | **1.00** | **6.00** | **4.00** | **22.00** | **4.00** | **8.00** | **18.00** | **0.00** | **14.00** | **250.00** |
| 4A | Construction drawings | 0.00 | $ | - | | | | | | | | | | | |
| 4B | Grading | 19.00 | $ | 1,885.00 | 3.00 | | 2.00 | | | 2.00 | 4.00 | 8.00 | | | |
| 4C | Utility Plans | 22.00 | $ | 2,206.00 | 4.00 | | 2.00 | | | 2.00 | 4.00 | 10.00 | | | |
| 4D | Specifications | 38.00 | $ | 3,048.00 | 4.00 | | 2.00 | 4.00 | 18.00 | | | | | 10.00 | 100.00 |
| 4E | Bid package | 11.00 | $ | 1,064.00 | 2.00 | 1.00 | | | 4.00 | | | | | 4.00 | 150.00 |
| **5** | **Bidding and contractor selection assistance for PHASE I-A** | **26.00** | **$** | **2,780.00** | **8.00** | **4.00** | **0.00** | **10.00** | **4.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** |
| 5A | Manage advertisement period | 13.00 | $ | 1,368.00 | 4.00 | 1.00 | | 8.00 | | | | | | | |
| 5B | Attend and manage bid opening | 4.00 | $ | 534.00 | 2.00 | 2.00 | | | | | | | | | |
| 5C | Evaluate bids and recommend contractor | 9.00 | $ | 878.00 | 2.00 | 1.00 | | 2.00 | 4.00 | | | | | | |
| **6** | **Construction Administration, Management and Quality Assurance** | **0.00** | **$** | **-** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** |
| 6A | Construction Administration | 0.00 | $ | - | | | | | | | | | | | |
| 6B | Construction Management | 0.00 | $ | - | | | | | | | | | | | |
| 6C | Quality Assurance | 0.00 | $ | - | | | | | | | | | | | |
| | *To be determined and negotiated at a later date | 0.00 | $ | - | | | | | | | | | | | |
| **TOTALS** | | **355.00** | **$** | **34,926.00** | **71.00** | **33.00** | **10.00** | **46.00** | **83.00** | **16.00** | **24.00** | **50.00** | **6.00** | **16.00** | **250.00** |

# Production Budget Estimate - Santaquin Rodeo Arena Concerts

**SUMMARY**

| | | | |
|---|---|---|---|
| Projected Expenses | $ | 89,940.70 | |
| Projected Income | $ | 82,500.00 | no sponsorship, at sell out |
| **NET** | **$** | **7,440.70** | |

# Production Budget Estimate - Santaquin Rodeo Arena Concerts

**Assumptions** City financed event, existing General Liability Policy in effect
Set up day prior, show day, strike day post

| | | | |
|---|---|---|---|
| Sound | $ | 9,000.00 | Mobile Stage 320 |
| Lights | $ | 4,500.00 | generic light plot |
| Stage | $ | 4,000.00 | Pratt Sound |
| Backline (Instruments) | $ | 1,500.00 | |
| Artist Guarantee | $ | 25,000.00 | |
| Talent Acquistion | $ | 2,500.00 | My fee, 10% of artist guarantee |
| Generators | $ | 3,000.00 | Sound & Lights |
| Heavy Equipment | $ | 3,000.00 | 2 x All Terrain Scissor Lift, Fork Lift, 6 x Light Towers |
| Heavy Equipment Labor | $ | 500.00 | set / operate |
| RV Dressing Room | $ | 1,366.00 | |
| Dressing Room Amenities | $ | 45.00 | |
| Backstage Executive Restroom | $ | 1,659.00 | |
| Portable Restrooms | $ | 834.70 | 10 x units, 2 ADA, 3 hand wash |
| Lights for Portable Restrooms | $ | 500.00 | |
| Hotels | $ | 6,440.00 | it is possible to negotiate this out of the contract |
| Local Ground Trans | $ | 1,250.00 | |
| Catering | $ | 4,783.00 | |
| Security | $ | 1,000.00 | show x 2 men |
| Overnight Security | $ | 500.00 | |
| Chairs | $ | 4,412.00 | 1540 white resin padded show, 40 x backstage |
| Chair Set up / Strike | $ | 1,125.00 | optional, can be accomplished with city labor |

| | | | |
|---|---|---|---|
| Catering Tent internally lit | $ | 386.00 | 2 x LED lights |
| Backstage Tables | $ | 57.00 | 6 x 8' |
| Backstage Waste Receptacles | $ | 30.00 | 6 |
| Audience Waste Receptacles | $ | 203.00 | 30 |
| On Site Janitorial Labor | $ | 200.00 | local estimate - 2 x $100 |
| Supplies | $ | 750.00 | plywood, visqueen, parking flashlights |
| Misc / Contingency | $ | 2,500.00 | |
| Runner / Van | $ | 950.00 | |
| FOH Staff - Lead | $ | 350.00 | local estimate |
| FOH Staff - Tickets | $ | 300.00 | local estimate - 2 x $150 |
| FOH Staff - Ushers/Hosts | $ | 400.00 | local estimate - 4 x $100 |
| Parking Staff | $ | 400.00 | local estimate - 2 x $150 |
| Ticketing | $ | 1,000.00 | |
| Advertising / Promotion | $ | 5,000.00 | |
| Local Permits / Police / EMT | | | |
| Clean Up Post Event | $ | 500.00 | local estimate - 5 x $100 |
| | | | |
| **TOTAL** | **$** | **89,940.70** | |

# Production Budget Estimate - Santaquin Rodeo Arena Concerts

| | Qty | Scale | Extended |
|---|---|---|---|
| Tickets | 1500 arena | $ 30.00 | $ 45,000.00 |
| Tickets | 1500 grass | $ 20.00 | $ 30,000.00 |
| Parking | 1500 est | $ 5.00 | $ 7,500.00 |
| Vendor Rentals | | | |
| Merch Sales | | | |
| Sponsorship | | | |
| **Total:** | | | **$ 82,500.00** |

Santaquin
A Breath of Fresh Air

To: Mayor Hunsaker and City Council
From: Amy Johnson, Recreation & Events Manager
Date: October 18, 2017
**RE: Orchard Days report and Santaquin Concerts**

***Department Mission Statement:***
*It is our mission is to enrich the lives of the residents of Santaquin by providing safe, welcoming parks and recreation facilities. We strive to offer affordable and diverse recreation, parks, programs and events for people of all ages to play, learn, contemplate and build community.*

## Orchard Days Review:

One more year down! While there are always a few things that happen unexpectedly, we always get up, brush off and get back on the horse for next year! Orchard Days has a fantastic committee who work hard to bring great events to our community! We keep growing each year and successfully are still able to fund the celebration with sponsorships and volunteers!

| Orchard Days Event: | Revenue: | Expenditures: | Difference: |
|---|---|---|---|
| Rodeo | $25,309.04 | -$33,560.06 | **-$8,251.02** |
| Buck-a-roo | $6,607.10 | -$8,275.10 | **-$1,668.00** |
| Horse Shoe Tournament | $217.80 | -359.19 | **$217.80** |
| Home Run Derby | $499.95 | -$402.50 | **$97.45** |
| Booth Rental | $2,886.30 | -$200.00 | **$2,686.30** |
| Parade | $445.20 | -$212.80 | **$232.40** |
| Ad Booklet | | -$21,344.73 | **-$21,344.73** |
| Baby Contest | $252.45 | | **$252.45** |
| Supplies | | -$17.18 | **-$17.18** |
| Misc | $171.16 | -$107.11 | **$64.05** |
| Family Night | | -$3,132.90 | **-$3,132.90** |
| Movie in the Park | | -$565.00 | **-$565.00** |
| Donations | $46,885.25 | -$126.28 | **$46,758.97** |
| Rodeo Queen | | -$1,254.30 | **-$1,254.30** |
| Permits | | -$200.00 | **-$200.00** |
| Fireworks | | -$8,000.00 | **-$8,000.00** |
| Children's Parade | | -$48.49 | **-$48.49** |
| Employee Wages | | $0.00 | **$0.00** |
| **Totals** | **$83,274.25** | **-$77,446.45** | **$5,827.80** |

## Success!

- We brought in over $48,000.00 in sponsorships! Our ad book team with My City Chamber were great to work with this year!
- We were able to provide more bounce houses for our "free" Family Night event. It's amazing that we are able to keep this a free event to tell our community "Thanks for being a part of Santaquin!"
- We had pre-rodeo entertainment, which added to the positive environment of each night.
- *AMAZING* employees! From help with the Children's Parade, sweeping the streets for the parade to Parking at the Rodeo.. we have an amazing staff at Santaquin City, that includes everyone!

## What to expect for 2018:

- We are anticipating that we will start the Rodeo at 8pm, rather than 7:30pm.
- *Hopefully* we will have new ticket windows and a better ticketing system!! We are already in the works of how to do things differently with the contestant ticketing, etc.
- We unfortunately don't have a chairperson for the Car Show in 2018, so we are trying to think of something new, or find someone else to chair the event!
- Thoughts? How do you feel about the Cherry Pit Spit?

We are really excited for next year already!! We are ready for our first round of sponsorship packets out so businesses can start to budget for next year.

# Santaquin Concerts:

There has been a request by some council members to look into more events that we can hold in the arena, particularly concerts! We have been speaking with a gentleman named. Chris Action, who has been helping us through this process. He is able to do as much, or as little of the planning as we need.

We are looking at two possible dates: June 15 or 16, or August 17 or 18.

We would love to bring more events to our community! It brings a sense of well-being and a sense of community! Please read our vision below.

***Department Vision:***

*Through parks, recreation and community events, we take an active role in creating community through people, our staff and volunteers who make connections with our residents to improve lives. We:*

- *Anticipate the needs of the changing community and structure programs and facilities accordingly.*
- *Take great pride to enrich the lives of others through quality parks and programs, designed and developed so that people of all ages, abilities and income levels have the chance to participate in diverse recreational opportunities.*
- *Enhance the health and wellness of our patrons through innovative and diversified parks, recreation, leisure and community events.*
- *Meet recreational needs with maximum effectiveness and with minimum expense.*

**Production Budget Estimate - Expenditures**

| **Assumptions** | City financed event, existing General Liability Policy in effect set up day prior, show day, strike day post. | |
|---|---|---|
| Sound | $ 9,000.00 | Mobile Stage 320 |
| Lights | $ 4,500.00 | generic light plot |
| Stage | $ 4,000.00 | Pratt Sound |
| Backline (Instruments) | $ 1,500.00 | |
| Artist Guarantee | $ 25,000.00 | |
| Talent Acquisition | $ 2,500.00 | My fee, 10% of artist guarantee |
| Generators | $ 3,000.00 | Sound & Lights |
| Heavy Equipment | $ 3,000.00 | 2 x All Terrain Scissor Lift, Fork Lift, 6 x Light Towers |
| Heavy Equipment Labor | $ 500.00 | set / operate |
| RV Dressing Room | $ 1,366.00 | |
| Dressing Room Amenities | $ 45.00 | |
| Backstage Executive Restroom | $ 1,659.00 | |
| Portable Restrooms | $ 834.70 | 10 x units, 2 ADA, 3 hand wash |
| Lights for Portable Restrooms | $ 500.00 | |
| Hotels | $ 6,440.00 | it is possible to negotiate this out of the contract |
| Local Ground Trans | $ 1,250.00 | |
| Catering | $ 4,783.00 | |
| Security | $ 1,000.00 | show x 2 men |
| Overnight Security | $ 500.00 | |
| Chairs | $ 4,412.00 | 1540 white resin padded show, 40 x backstage |
| Chair Set up / Strike | $ 1,125.00 | optional, can be accomplished with city labor |
| Catering Tent internally lit | $ 386.00 | 2 x LED lights |
| Backstage Tables | $ 57.00 | 6 x 8' |
| Backstage Waste Receptacles | $ 30.00 | 6 |

| | | |
|---|---|---|
| Audience Waste Receptacles | $ 203.00 | 30 |
| On Site Janitorial Labor | $ 200.00 | local estimate - 2 x $100 |
| Supplies | $ 750.00 | plywood, visqueen, parking flashlights |
| Misc / Contingency | $ 2,500.00 | |
| Runner / Van | $ 950.00 | |
| FOH Staff - Lead | $ 350.00 | local estimate |
| FOH Staff - Tickets | $ 300.00 | local estimate - 2 x $150 |
| FOH Staff - Ushers/Hosts | $ 400.00 | local estimate - 4 x $100 |
| Parking Staff | $ 400.00 | local estimate - 2 x $150 |
| Ticketing | $ 1,000.00 | |
| Advertising / Promotion | $ 5,000.00 | |
| Local Permits / Police / EMT | | |
| Clean Up Post Event | $ 500.00 | local estimate - 5 x $100 |
| **TOTAL** | **$ 89,940.70** | |

## Production Budget Estimate - Revenue

| Source | Qty | Scale | Extended |
|---|---|---|---|
| Tickets | 1500 arena | $ 30.00 | $ 45,000.00 |
| Tickets | 1500 grass | $ 20.00 | $ 30,000.00 |
| Parking | 1500 est | $ 5.00 | $ 7,500.00 |
| Vendor Rentals | | | |
| Merch Sales | | | |
| Sponsorship | | | |
| **Total:** | | | **$ 82,500.00** |

## Production Budget Estimate - Summary

| SUMMARY | | |
|---|---|---|
| Projected Expenses | $ 89,940.70 | |
| Projected Income | $ 82,500.00 | no sponsorship, at sell out |
| **NET** | **$ 7,440.70** | **Projected numbers based on a $25k band** |

***Department Motto:***

*"We Create Community through People, Parks, Programs and Events"*

**Possible Artists: (Artist Guarantee line item above)**

- Lonestar - $30k
- Neal McCoy - $25-$30k
- Blackhawk - $17.5-$20k
- Diamond Rio - $30k
- Mark Chesnutt - $25k
- Raelynn - $20-$25k
- Tracy Lawrence - $50k

**Staff Recommendation**

We would love to see one or two concerts come to town in 2018, but will need to discuss the money topic with the council. We are confident that we can get the concerts here and do our best to "break even" but as always, we never know how many tickets will sell, or how many sponsorships we will get. We are proposing an amount be "promised" to the concert(s), just in case!

**MANHOUR BUDGET**
**for Summit Ridge Recreation Complex**

***Santaquin City, Utah***

| Task No. | Description | Hours | | Cost | Principal Engineer | Project Manager | Engineer II (P.E.) | Engineer I (F.E.) | Engineer Intern | Design Tech | Sr. CAD Tech | CAD Tech | Material Tech | Clerical | Indirect Costs |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | $143.00 | $124.00 | $90.00 | $84.00 | $75.00 | $108.00 | $87.00 | $89.00 | $60.00 | $51.00 | |
| **PM** | **Project Management** | **32.00** | **$** | **3,826.00** | **12.00** | **10.00** | **0.00** | **4.00** | **0.00** | **4.00** | **0.00** | **0.00** | **0.00** | **2.00** | **0.00** |
| PM1 | Contract administration | 4.00 | $ | 388.00 | 2.00 | | | | | | | | | 2.00 | |
| PM2 | Meetings (kick-off & progress) | 28.00 | $ | 3,438.00 | 10.00 | 10.00 | | 4.00 | | 4.00 | | | | | |
| **1** | **Collect, Review, and Organize Data** | **18.00** | **$** | **1,958.00** | **6.00** | **2.00** | **2.00** | **8.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** |
| 1A | Review information provided by City | 4.00 | $ | 572.00 | 4.00 | | | | | | | | | | |
| 1B | Understanding of information needed | 14.00 | $ | 1,386.00 | 2.00 | 2.00 | 2.00 | 8.00 | | | | | | | |
| **2** | **Utility demand for potential layout** | **30.00** | **$** | **3,456.00** | **10.00** | **10.00** | **0.00** | **4.00** | **6.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** |
| 2A | Culinary water | 4.00 | $ | 534.00 | 2.00 | 2.00 | | | | | | | | | |
| 2B | Irrigation water | 4.00 | $ | 534.00 | 2.00 | 2.00 | | | | | | | | | |
| 2C | Sanitary sewer | 4.00 | $ | 534.00 | 2.00 | 2.00 | | | | | | | | | |
| 2D | Power | 14.00 | $ | 1,320.00 | 2.00 | 2.00 | | 4.00 | 6.00 | | | | | | |
| 2E | Stormwater | 4.00 | $ | 534.00 | 2.00 | 2.00 | | | | | | | | | |
| **3** | **Preliminary design of PHASE I** | **159.00** | **$** | **14,703.00** | **22.00** | **6.00** | **2.00** | **16.00** | **51.00** | **8.00** | **16.00** | **32.00** | **6.00** | **0.00** | **0.00** |
| 3A | Layout and grading | 38.00 | $ | 3,708.00 | 4.00 | 2.00 | | 4.00 | | 4.00 | 8.00 | 16.00 | | | |
| 3B | Utility plans | 38.00 | $ | 3,708.00 | 4.00 | 2.00 | | 4.00 | | 4.00 | 8.00 | 16.00 | | | |
| 3C | Playing surface system | 0.00 | $ | - | | | | | | | | | | | |
| 3D | Playing surface | 20.00 | $ | 1,772.00 | 4.00 | | | | 16.00 | | | | | | |
| 3E | High performance root zone mixture | 29.00 | $ | 2,393.00 | 4.00 | | | 4.00 | 15.00 | | | | 6.00 | | |
| 3F | Maintenance requirements | 34.00 | $ | 3,122.00 | 6.00 | 2.00 | 2.00 | 4.00 | 20.00 | | | | | | |
| **4** | **Construction documents for PHASE I-A & I-B** | **90.00** | **$** | **8,203.00** | **13.00** | **1.00** | **6.00** | **4.00** | **22.00** | **4.00** | **8.00** | **18.00** | **0.00** | **14.00** | **250.00** |
| 4A | Construction drawings | 0.00 | $ | - | | | | | | | | | | | |
| 4B | Grading | 19.00 | $ | 1,885.00 | 3.00 | | 2.00 | | | 2.00 | 4.00 | 8.00 | | | |
| 4C | Utility Plans | 22.00 | $ | 2,206.00 | 4.00 | | 2.00 | | | 2.00 | 4.00 | 10.00 | | | |
| 4D | Specifications | 38.00 | $ | 3,048.00 | 4.00 | | 2.00 | 4.00 | 18.00 | | | | | 10.00 | 100.00 |
| 4E | Bid package | 11.00 | $ | 1,064.00 | 2.00 | 1.00 | | | 4.00 | | | | | 4.00 | 150.00 |
| **5** | **Bidding and contractor selection assistance for PHASE I-A** | **26.00** | **$** | **2,780.00** | **8.00** | **4.00** | **0.00** | **10.00** | **4.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** |
| 5A | Manage advertisement period | 13.00 | $ | 1,368.00 | 4.00 | 1.00 | | 8.00 | | | | | | | |
| 5B | Attend and manage bid opening | 4.00 | $ | 534.00 | 2.00 | 2.00 | | | | | | | | | |
| 5C | Evaluate bids and recommend contractor | 9.00 | $ | 878.00 | 2.00 | 1.00 | | 2.00 | 4.00 | | | | | | |
| **6** | **Construction Administration, Management and Quality Assurance** | **0.00** | **$** | **-** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** |
| 6A | Construction Administration | 0.00 | $ | - | | | | | | | | | | | |
| 6B | Construction Management | 0.00 | $ | - | | | | | | | | | | | |
| 6C | Quality Assurance | 0.00 | $ | - | | | | | | | | | | | |
| | *To be determined and negotiated at a later date | 0.00 | $ | - | | | | | | | | | | | |
| **TOTALS** | | **355.00** | **$** | **34,926.00** | **71.00** | **33.00** | **10.00** | **46.00** | **83.00** | **16.00** | **24.00** | **50.00** | **6.00** | **16.00** | **250.00** |

COUNCIL MEETING 10-18-17
ATTACHMENT "F"

epic ENGINEERING

September 11, 2017

Santaquin City
Attn: Norm Beagley

SUBJECT:
Epic Engineering Proposal to Update Santaquin City's Drinking Water Source Protection Plans

Dear Mr. Beagley,

On behalf of Epic Engineering, P.C., we appreciate the opportunity to submit a proposal to complete the updates on the Drinking Water Source Protection (DWSP) plan on the following three sources of culinary water (Santquin Spring WS001, Cemetery Well WS003, and Summit Ridge Well WS006). We have completed numerous DWSP plans and updates for numerous municipalities in the State of Utah.

We will complete all requirements of the updates per State of Utah Division of Drinking Water requirements of DRINKING WATER SOURCE PROTECTION PLANS (R309-600 of the Utah Administrative Code). The tasks include:

- Contract administration
- Review information provided by City
- Update system, source & designated person information
- Confirm delineation (DWSP Zones) have not changed
- Update inventory of Potential Contamination Sources (PCSs)
- Identify and prioritize PCS inventory
- Update PCS maps to include all current information
- Review / update current controls and management programs for PCSs
- Review / update implementation schedule and resource evaluation
- Review / update recordkeeping section and contingency plan
- Evaluate current DWSP Ordinance
- Review & edit report for errors, complete executive summary

We have attached a MANHOUR BUDGET for Drinking Water Source Protection (DWSP) Plan Update (Santquin Spring WS001, Cemetery Well WS003, and Summit Ridge Well WS006) to aid the City in reviewing our proposed lump sum fee of **$8,939.00**. It is our understanding and commitment that these updates need to be submitted prior to December 31st, 2017. We commit to having the plans submitted within 60 days of receiving the notice to proceed.

Sincerely,
Epic Engineering P.C.

JN Santos

Joseph N. Santos, COO/ Principal

**MANHOUR BUDGET**
**for Drinking Water Source Protection (DWSP) Plan Update**
(Santaquin Spring WS001, Cemetery Well WS003, and Summit Ridge Well WS006)
***Santaquin City, Utah***

| Task No. | Description | Hours | | Cost | Principal Engineer | Project Manager | Engineer I (F.E.) | Engineer Intern | CAD Tech | Clerical | Indirect Costs |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | $143.00 | $124.00 | $84.00 | $75.00 | $89.00 | $51.00 | |
| | | | | | | | | | | | |
| **PM** | **Project Management** | **2.00** | **$** | **194.00** | **1.00** | **0.00** | **0.00** | **0.00** | **0.00** | **1.00** | **0.00** |
| PM1 | Contract administration | 2.00 | $ | 194.00 | 1.00 | | | | | 1.00 | |
| **1** | **Collect, Review, and Organize Data** | **8.00** | **$** | **734.00** | **0.00** | **2.00** | **4.00** | **2.00** | **0.00** | **0.00** | **0.00** |
| 1A | Review information provided by City | 8.00 | $ | 734.00 | | 2.00 | 4.00 | 2.00 | | | |
| **2** | **DWSP Plan Update** | **76.00** | **$** | **6,782.00** | **1.00** | **11.00** | **29.00** | **25.00** | **8.00** | **2.00** | **150.00** |
| 2A | Update system, source & designated person information | 1.00 | $ | 75.00 | | | | 1.00 | | | |
| 2B | Confirm delineation (DWSP Zones) have not changed | 5.00 | $ | 442.00 | | 1.00 | 2.00 | 2.00 | | | |
| 2C | Update inventory of Potential Contamination Sources (PCSs) | 10.00 | $ | 859.00 | | 1.00 | 2.00 | 4.00 | 3.00 | | |
| 2D | Identify and prioritize PCS inventory | 5.00 | $ | 442.00 | | 1.00 | 2.00 | 2.00 | | | |
| 2E | Update PCS maps to include all current information | 12.00 | $ | 1,037.00 | | 1.00 | 2.00 | 4.00 | 5.00 | | |
| 2F | Review / update current controls and management programs for PCSs | 8.00 | $ | 734.00 | | 2.00 | 4.00 | 2.00 | | | |
| 2G | Review / update implementation schedule and resource evaluation | 6.00 | $ | 526.00 | | 1.00 | 3.00 | 2.00 | | | |
| 2H | Review / update recordkeeping section and contingency plan | 10.00 | $ | 884.00 | | 2.00 | 4.00 | 4.00 | | | |
| 2I | Evaluate current DWSP Ordinance | 6.00 | $ | 493.00 | | 1.00 | 2.00 | 2.00 | | 1.00 | |
| 2J | Review & edit report for errors, complete executive summary | 13.00 | $ | 1,290.00 | 1.00 | 1.00 | 8.00 | 2.00 | | 1.00 | 150.00 |
| **3** | **Submittal** | **13.00** | **$** | **1,229.00** | **1.00** | **2.00** | **4.00** | **4.00** | **0.00** | **2.00** | **100.00** |
| 3A | Meetings, filing, coordination | 13.00 | $ | 1,229.00 | 1.00 | 2.00 | 4.00 | 4.00 | | 2.00 | 100.00 |
| **TOTALS** | | **99.00** | **$** | **8,939.00** | **3.00** | **15.00** | **37.00** | **31.00** | **8.00** | **5.00** | **250.00** |

J-U-B ENGINEERS, INC.

J-U-B COMPANIES THE LANGDON GROUP GATEWAY MAPPING INC.

October 13, 2017

Mr. Norm Beagley, P.E.
City Engineer
Santaquin City
275 West Main Street
Santaquin, UT 84655

Re: Santaquin City WRF –Phase 2 Improvements
Professional Engineering Services
Scope of Work

Dear Norm,

We are pleased to submit this scope of work for the expansion of the Santaquin WRF. The work generally includes the addition of a fourth membrane process train and the addition of a second sludge dewatering unit. The original design of the facility envisioned these future improvements and is configured to accept these upgrades with minimal disturbance to existing facilities. An extensive design and construction effort is therefore not anticipated. The work will however require careful coordination due to its complexity and since it will occur in an active facility.

More specifically the work involves the design and installation of a fourth ultrafiltration membrane process train that will be placed in parallel with the three existing trains. It is expected that the make and model of the membrane system will match the existing units. A series of ancillary equipment is required for each membrane train and we will design this equipment so it is integrated with the existing system.

The other major element of the project is the addition of a second dewatering unit to be operated in parallel with the current unit. A similar type of system (e.g. screw press) is envisioned; however, final selection of the unit will be subject to an evaluated bid.

The City has indicted that the Construction Manager/General Contractor, CM/GC, project delivery method for this project may be employed and the City will be responsible for taking the lead in acquiring the CM/GC services. J-U-B plans to coordinate extensively with the GC during design of this project to enhance constructability, cost opinion accuracy and construction costs.

We propose to provide professional engineering services for the design and construction of these improvements. As you know, J-U-B, as the original design firm for the facility, is uniquely qualified to execute this project.

The following is a Scope of Work that describes the expected work tasks and effort required to make this project a success.

## 1.0 Scope of Work

**Task 100- Project Management**

Project Management is standard practice on all J-U-B projects and will help to ensure the project proceeds on schedule and within budget.

The following items are included under this task:

- Contract Administration and Invoicing
- Internal Team Meetings/Progress Review
- Subconsultant Contracting and Coordination
- Coordination with City and City's Consultants/Contractor (SKM, CM/GC)
- Coordination with GE

**Task 200- Membrane Procurement Support**

We expect the City will procure the membrane equipment from GE well in advance of the design and construction in order to support the desired schedule. J-U-B will assist the City in the procurement of the equipment. This assistance is expected to focus primarily on the technical aspects of equipment. We anticipate that the City will manage the administrative aspects of the procurement such as contracting, negotiations, payments, scheduling, recordkeeping, change orders, delivery/storage logistics, and similar tasks.

This scope of work includes:

- Assist City in evaluating GE's proposed scope of supply
- Assist City in assessing GE's pricing based on guaranteed pricing in original contract.
- Review shop drawings and submittals for GE equipment
- Coordinate with GE on any changes in equipment, controls or operation and design enhancements
- Prepare P&ID's

**Task 300- Preliminary Design**

Considering J-U-B's familiarity with the facility and the planned expansion, we expect that the design can initially be prepared to an estimated 60% level. We expect that GE submittals will be available during this task to aid in the design. The City has indicated that the project will likely be delivered via the CM/GC method and J-U-B expects the Contractor will be available at this design phase to offer feedback on the constructability and costs of the proposed design.

The following work has been scoped under this task:

- Conduct site visit and inventory existing conditions with respect to proposed upgrades
- Prepare existing plans for updates
- Perform design calculations and develop new design criteria
- Assess the compatibility of the existing systems with those proposed
- Evaluate capacity and compatibility of ancillary equipment
    - Assess scour blower capacity

- Review capacity/performance of chemical feed systems
- Evaluate backpulse system capacity
- Determine sludge feed system requirements
- Review capacity/performance of existing dewatering feed pumps
- Assess options for flow splitting and different pressure requirements
- Evaluate capacity/performance of polymer makeup/feed system
- Determine filtrate volumes and evaluate capacity of plant drain lift station

- Develop updated P&ID's
- Prepare Mechanical plans showing the location and sizing of equipment and related piping
- Initial development of electrical and control plans
- Prepare general plan sheets- cover, sheet index, standards, design criteria, pipe schedule , process flow diagram
- Prepare technical specifications outline and basis of design/performance criteria for major equipment items
- Produce preliminary set of plans for review. Plans will be prepared in AutoCAD with hardcopies and electronic (.pdf) versions provided to City for review and comment.
- Facilitate a constructability review meeting with the Owner and Contractor, including the following:
  - Logistics of prepping concrete and applying new coatings adjacent to existing membrane trains
  - Assess knock out walls, flow splits, and construction sequencing in an active facility
- Prepare an updated opinion of costs that includes cost feedback from the Contractor.
- Conduct a quality control, QC, review of plans and specs by J-U-B staff having direct experience in the design, expansion and construction of a GE Zeeweed MBR facility and with the design and construction of multiple sludge dewatering systems.

**Task 400- Agency Review and Final Design**

The design is expected to rapidly progress to the 90% and final phases. The 90% set will serve as the Agency Review set which will be submitted to the Utah Division of Water Quality for review and comment. Upon approval of these drawings, DWQ will issue a construction permit so the project can be bid. The final design will include complete plans and specifications suitable for bidding.

This task will include:

- Develop mechanical and electrical plans and specifications to the 90% level and subsequently to the final 100% level.
- Produce and submit 90% plans and specifications (two hardcopies and electronic (.pdf)) to Utah DWQ for review and acquisition of construction permit.
- Coordinate with the City's SCADA provider and integrator to assure the design and controls are coordinated and consistent with their scope and understanding.
- Facilitate a 90% review meeting with the Owner, Contractor and subcontractors to review the 90% plans with respect to costs and constructability.

- Conduct a quality control, QC, review of plans and specs by J-U-B staff having direct experience in the design, expansion and construction of a GE Zeeweed MBR facility and with the design and construction of multiple sludge dewatering systems.
- Incorporate changes and updates identified through City, Agency, QC and internal reviews.
- Produce final plans and technical specifications.
- Prepare updated opinions of cost for the improvements with assistance and input from the CM/GC contractor.

**Task 500- Bidding Phase Support**

As a CM/GC project, we anticipate a closed bidding process where the preselected Contractor will provide a bid for the work, including their subconsultants as required. In contrast, the dewatering equipment will be selected through an open evaluated bid process with the City; numerous equipment bidders are anticipated. During the bidding process we will offer the following support to the City:

- Assist the City in developing the bid documents and form
- Attend and facilitate a pre-bid meeting and distribute Q&A from the meeting
- Prepare addenda and respond to questions and comments from bidders
- Assist the City in bid evaluation and scoring

**Task 600- Agency Coordination and Permitting**

The proposed changes require permitting through the Utah Division of Water Quality, DWQ, and our scope will support the City in acquiring the required permits.

The following work is proposed:

- Attend and facilitate and a preliminary review meeting at DWQ's offices to introduce the state to the project and discuss any questions or items of concern the agency may have.
- Prepare and submit a Basis of Design memorandum to DWQ that describes the proposed improvements and includes design information and criteria.
- Submit agency review plans and specifications to DWQ for review and comment. Coordinate with DWQ during their review to respond to comments and questions.
- Meet DWQ representatives on site for a final walkthrough of the completed upgrades in support of acquisition of an operations permit from DWQ.

**Task 700- Construction Phase Services and Closeout**

The City has requested support from J-U-B during the construction phase of the project as well. The City expects to perform the day-to-day construction observation but has asked J-U-B to provide supporting services during construction.

The following work items shall be provided:

- Attend and facilitate a pre-construction meeting with the Owner, Contractor and subcontractors to review and discuss administrative procedures, scheduling, critical work items, etc.
- Provide submittal/shop drawing reviews for Contractor supplied equipment
- Provide support and coordination for issuing Change Orders, answering Requests for Information, and issuing Field Orders as required.

- Attend construction progress meetings and conduct site visits as requested. This task assumes six meetings/site visits (1/month over a six month construction period)
- Construction coordination- this task covers the considerable day to day questions and coordination efforts that are required throughout a construction project of this complexity.
- Assistance during commissioning shall be provided to assure the startup and integration of the new systems occur according to manufacturer requirements and in conjunction with existing systems.
- At substantial completion, we will conduct a site visit to review the new construction for conformance with the contract documents and prepare a punchlist of items to be addressed by the Contractor.
- Perform final inspection and walkthrough to confirm all punchlist items have been satisfactorily addressed
- Prepare record drawings for the improvements that capture the changes documented during construction. Submit three hardcopies and an electronic (.pdf) copy of the improvements to the City for their records and one hardcopy to the UDWQ as required.
- Prepare updates to the facility Operation and Maintenance manual that include relevant changes to the system. Updated chapters will be provided for insertion into the existing O&M.

**Task 800- Electrical Engineering**

J-U-B will be subcontracting with Hegerhorst Power Engineering, HPE, to provide electrical engineering services for design and construction. HPE was involved during the original construction of the Santaquin WRF and is thus very familiar with the system. This will prove valuable during design since the complexities of the system are already understood. The electrical engineering effort includes the following work items:

- Evaluate new electrical loads and the existing service.
- Coordinate with the City's SCADA contractor.
- Coordination with and completing the instrumentation/plant monitoring portion of additional P&ID's.
- Produce the following electrical drawings:
    - New membrane equipment with all associated instruments, motors, valves, etc.
    - Modification to existing MCC, Power distribution panels as required.
    - Additional wires and conduits to provide power and controls as required.
- Instrumentation and controls will include local control panels for the new equipment. HPE will include monitoring and control of the new equipment. As required.
- Prepare electrical portion of construction specifications suitable for the project. Sections will be coordinated with J-U-B specifications.
- HPE will deliver to J-U-B electronic copies of electrical construction specifications.
- HPE will deliver one 11x17 inch .pdf file signed and stamped drawing for publishing for DWQ and contractors, as required.
- Provide construction phase services such as submittal reviews, meeting participation, inspection services, and as –built drawing as requested. HPE will also assist in processing Change Orders, RFI's, and Field Orders.
- Final walkthrough and the preparation of punchlist of electrical and controls items shall be provided.

## 2.0 Exclusions and Work Provided by Others

To better define the scope and responsibilities the following understandings are included with the scope of work.

- Procurement and contracting with the CM/GC will be handled by the City with support as needed from J-U-B
- Membrane system procurement, contract administration and negotiations will be handled by the City with support as noted by J-U-B.
- SKM Inc., who will contract directly with the City, will perform SCADA/integration work. J-U-B will coordinate with SKM throughout the project as required.
- The City will conduct the day to day observation and coordination during construction with support from J-U-B as indicated herein.

## 3.0 Schedule

J-U-B's estimates that it will take approximately six months to get through the bidding phase of the project. Our design effort is expected to take approximately four months to complete. It is noted that the design schedule is contingent upon timely receipt of information from others, e.g. GE, DWQ. The construction phase schedule may be dictated more by the CM/GC and is therefore not included in our schedule.

For your review, a chart that illustrates the tasks and proposed schedule is include at the end of this scope of work.

## 4.0 Compensation

J-U-B proposes to complete the above scope of work for design and construction phase services on a time and material (T&M) basis for a not to exceed fee. In the event that out of scope or additional work is required, J-U-B will first coordinate with the City to agree to a contract modification before proceeding with the work. Work will be billed on monthly basis based on the man-hours of work completed during the preceding month.

The following table provides a summary of our proposed fees. Further breakdown of the fees and person-hours is provided in our work plan that accompanies this scope of work.

| Contract Type | Tasks | Proposed Fees |
|---|---|---|
| **T&M (Not-to-Exceed)** | Design Phase Services ( Project Management, Membrane Procurement, Agency Coordination/Permitting, Preliminary Design, Final Design, Electrical Engineering) | $111,200 |
| **T&M (Not-to-Exceed)** | Construction Phase Services (Bidding Phase Support, Construction Administration) | $35,000 |
| **Total Professional Engineering Fees** | | $146,200 |

Our previous experience and familiarity with this facility allows J-U-B to perform the work efficiently and economically. The above fees represent about 10% of the projected construction costs for these improvements whereas engineering fees for design and construction are typically in the 15-18% range.

J-U-B appreciates the opportunity to provide our continued service to Santaquin City and specifically your Water Reclamation Facility. We look forward to working with you and making the next chapter in the history of your WRF a success.

Sincerely,

*Jim Goodley*

J-U-B Engineers, Inc.
James Goodley, P.E.
Project Manager

Attachments:
*Work Plan-Fee Estimate*

Santaquin City WRF –Phase 2 Expansion
Engineering Design Services Schedule

| Project Phase/Task | Weeks | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 |
| **Task 200- Membrane Procurement** | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Review/Confirm GE Scope of Work and Pricing | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Develop Initial P&ID's/Design Criteria for Additional Membrane Train | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Review GE submittals | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Coordination w/ GE- Telecon/Meetings | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **Task 300- Preliminary Design -60%** | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Walkthrough/Inventory of Existing Plant | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Prepare original plans for updates | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Develop P&ID's | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Process Calcs /Design Criteria Updates | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Mechanical Plans | | | | | | | | | | | | | | | | | | | | | | | | | | |
| General Sheets | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Technical Specifications | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Produce 60% Plan Set | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Opinion of Costs | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plan Review Meetings- City and GE | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Preliminary QC Review | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **Task 400-Agency Review and Final Design** | | | | | | | | | | | | | | | | | | | | | | | | | | |
| *Agency Review/90% Set* | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Mechanical Plan Design -Updates | | | | | | | | | | | | | | | | | | | | | | | | | | |
| General Sheets/Std Details | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Technical Specs | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Production of Agency Review/90% Set | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Set Review w/ City and CM/GC | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Opinion of Costs | | | | | | | | | | | | | | | | | | | | | | | | | | |
| QC Review | | | | | | | | | | | | | | | | | | | | | | | | | | |
| *Final Design* | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Final Mechanical | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Final General/Std Detail | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Final Specs | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Opinion of Costs | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Produce 100%-Bid Set Plans and Specs | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **Task 500-Bidding Phase Support** | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assist City w/ Bid Documents/Form | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Pre-Bid Meeting Attendance | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Addendums and Vendor/Contractor Questions | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bid Review/Tabulation/Evaluation | | | | | | | | | | | | | | | | | | | | | | | | | | |

**Santaquin City WRF- Phase 2 Expansion**
**Additional Membrane Train and Dewatering Capacity**
**Work Plan - Fee Estimate Update**

| | J Goodley | G Vance | M Clark | J Frazier | J Miller | L Shoolroy | | HPE | J-U-B |
|---|---|---|---|---|---|---|---|---|---|
| Personnel Hourly Billing Rates | $160.16 | $133.25 | $108.57 | $146.87 | $85.41 | $183.27 | $60.00 | | |
| **Task Description** | Project Mgr | Project Eng | Project Eng | Structural | CADD | QC | Admin | Electrical | Task Total |
| ***Design Phase Services*** | | | | | | | | | |
| ***Project Management*** | | | | | | | | | |
| General Project Coordination and Contract Administration | 16 | | | | | | | | |
| Internal Progress Meetings- Start/60/90/100 | 8 | 8 | 8 | 2 | | | | | |
| Invoicing/Billings- City and Subs | 12 | | | | | | 6 | | |
| Coordination w/ Subs _ SKM and HPE | 8 | 8 | | | | | | | |
| **Subtotal Hours** | **44** | **16** | **8** | **2** | **0** | **0** | **6** | **NA** | $10,701 |
| ***Membrane Procurement Support*** | | | | | | | | | |
| Review/Confirm GE Scope of Work and Pricing | 4 | | 2 | | | | | | |
| Develop Initial P&ID's/Design Criteria for Additional Membrane Train | 8 | | 2 | | 16 | | | | |
| Review GE submittals | 6 | | 24 | | | | | | |
| Coordination w/ GE- Telecon/Meetings | 8 | | 8 | | | | | | |
| **Subtotal Hours** | **26** | **0** | **36** | **0** | **16** | **0** | **0** | **NA** | $9,439 |
| ***Preliminary Design-60%*** | | | | | | | | | |
| Walkthrough/Inventory of Existing Plant | 6 | 6 | 6 | | | | | | |
| Prepare original plans for updates | 4 | | | | 8 | | | | |
| Develop P&ID's | 4 | 4 | 8 | | 10 | | | | |
| Process Calcs /Design Criteria Updates | 12 | 8 | | | | | | | |
| Mechanical Plans | 16 | 24 | | 8 | 60 | | | | |
| General Sheets | | 4 | | | 8 | | | | |
| Technical Specifications | 4 | 4 | 4 | | | | | | |
| Produce 60% Plan Set | 2 | 4 | | | 8 | | | | |
| Opinion of Costs | 2 | 2 | | | | | | | |
| Plan Review Meetings- City and GE | 8 | 8 | | | | | | | |
| Preliminary QC Review | | | | | | 8 | | | |
| **Subtotal Hours** | **58** | **64** | **18** | **8** | **94** | **8** | **0** | **NA** | $30,441 |
| ***Agency Review Set (90%) and Final Design*** | | | | | | | | | |
| *Agency Review/90% Set* | | | | | | | | | |
| Mechanical Plan Design -Updates | 24 | 16 | | 4 | 36 | | | | |
| General Sheets/Std Details | 4 | 8 | | | 16 | | | | |
| Technical Specs | 8 | 12 | 8 | | | | | | |
| Production of Agency Review/90% Set | | | | | 8 | | 4 | | |
| Set Review w/ City and CM/GC | 6 | 6 | | | | | | | |
| Opinion of Costs | 2 | 4 | | | | | | | |
| QC Review | | | | | | 8 | | | |
| *Final Design* | | | | | | | | | |
| Final Mechanical | 8 | 8 | | | 24 | | | | |
| Final General/Std Detail | | 4 | | | 8 | | | | |
| Final Specs | 4 | 6 | 6 | | | | | | |
| Produce 100%-Bid Set Plans and Specs | 4 | 4 | | | 8 | | 4 | | |
| **Subtotal Hours** | **60** | **68** | **14** | **4** | **100** | **8** | **8** | **NA** | $31,265 |
| ***Agency Coordination/Permitting*** | | | | | | | | | |
| Project Review Meeting w/ DWQ | 4 | 4 | | | | | | | |
| Prepare Basis of Design Memorandum | 8 | 12 | | | | | 4 | | |
| Agency Review Set Coordination/Comment Review | 2 | 4 | | | | | | | |
| Construction Permit | | 2 | | | | | | | |
| DWQ Final Walkthrough/Inspection | 6 | | | | | | | | |
| **Subtotal Hours** | **20** | **22** | **0** | **0** | **0** | **0** | **4** | **NA** | $6,375 |
| ***Electrical Engineering Subconsultant*** | | | | | | | | | |
| Design | | | | | | | | $22,962 | |
| **Subtotal Hours** | | | | | | | | | $22,962 |
| **Total Staff Hrs-Design** | **208** | **170** | **76** | **14** | **210** | **16** | **18** | **NA** | |
| **Total Design Fee (Project Management, Membrane Procurement, Agency Coordination/Permitting, Preliminary and Design Phase Services)** | | | | | | | | | **$111,200** |
| ***Construction Phase Services*** | | | | | | | | | |
| ***Bidding Phase Support*** | | | | | | | | | |
| Assist City w/ Bid Documents/Form | 2 | 4 | | | | | | | |
| Pre-Bid Meeting Attendance | 4 | 4 | | | | | | | |
| Addendums and Vendor/Contractor Questions | 4 | 12 | | | | | | | |
| Bid Review/Tabulation/Evaluation | 2 | 6 | | | | | | | |
| **Subtotal Hours** | **12** | **26** | **0** | **0** | **0** | **0** | **0** | **NA** | $5,386 |
| ***Construction Phase Services*** | | | | | | | | | |
| Prepare Conformed set of drawings | | 2 | | | 4 | | | | |
| Pre-Con Meeting Participation | 6 | 6 | | | | | | | |
| Submittal/Shop Drawing Review | 8 | 8 | 16 | | | | | | |
| Site Visits/Construction Meetings | 12 | 12 | 12 | | | | | | |
| CO/RFI/FO | 4 | 4 | 8 | | | | | | |
| Commissioning Assistance | 8 | 8 | | | | | | | |
| Substantial Completion Walkthrough and Punchlist | 8 | 8 | | | | | | | |
| Final Walkthrough | 8 | 8 | | | | | | | |
| Record Drawings | 2 | 2 | 4 | | 20 | | | | |
| O&M Manual Updates | 2 | 2 | 12 | | | | 2 | | |
| **Subtotal Hours** | **58** | **60** | **52** | **0** | **24** | **0** | **2** | **0** | $25,100 |
| ***Electrical Engineering Subconsultant*** | | | | | | | | | |
| Construction Administration | | | | | | | | $4,539 | $4,539 |
| **Total Staff Hrs-Construction** | **70** | **86** | **52** | **0** | **24** | **0** | **2** | **NA** | |
| **Total Construction Phase Fee (Bid Phase Services, Construction Administration)** | | | | | | | | | **$35,000** |
| **TOTAL PROJECT FEE (Sum of Design and Construction Phase Services)** | | | | | | | | | **$146,200** |

**Work Plan Assumptions:**

1. The City will be procuring a membrane system essentially the same as those existing.
2. The project will be delivered via the CM/GC method and close coordination with the Contractor is planned during design
3. The City will contract directly with a SCADA provider/integrator an J-U-B will coordinate with them as required
4. Structural services beyond the membrane knock out wall are not required.
5. Sludge dewatering equipment will be similar in type as that existing , i.e. screw press.

# MEMO

To: Mayor Hunsaker and City Council

From: Jason Bond, Community Development Director

Date: October 13, 2017

Re: **Increasing the Parking Requirement for Certain Residential Uses**

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It is recommended that the City Council approve an ordinance that would amend the parking requirement for certain residential uses.

It is evident that there is not sufficient off-street parking required for high-density residential developments. There are a few reasons why this is the case. First, some residents are not using their garages for parking their vehicles but are using that space for the storage of other items. Second, the minimum dimensions required for a garage (20' x 20') are too small for larger vehicles that residents choose to own. Third, the current requirement is simply not realistic to adequately provide enough parking for guests of the residents. The guest parking is not even open for guests but is filled up with the resident's vehicles. While some on-street parking is generally acceptable and anticipated from time to time for certain occasions, residents parking their vehicles and storing other items on the street has become a regular thing and is causing concerns and issues for Santaquin City.

Attached is an example of a recent development located next to Centennial Park (Park View Townhomes) that shows the difference between the parking requirement calculation under the current language and the parking requirement calculation under the proposed language. It was suggested by staff to consider modifying and clarifying the requirement for garage dimensions. The Planning Commission felt like modifying the garage dimensions would be too excessive for the city to regulate. The Planning Commission's recommendation is as follows:

> Commissioner Bloomfield motioned to send a positive recommendation to the City Council for changes to the parking ordinance. Commissioner Lance seconded. All in favor in the affirmative.

Language pertaining to garage dimensions was not a part of the Planning Commission's recommendation. Staff still suggests that language be included regarding a minimum garage dimension.

**Staff Recommendation:** It is recommended that the City Council adopt Ordinance No. 10-01-2017 with a condition that language be included that regulates the minimum dimension of a garage to 24' x 24'.

**Recommended motion:** "Motion to (adopt/not adopt) Ordinance No. 10-01-2017 (with a condition that language be included that regulates the minimum dimension of a garage to 24' x 24') which will increase the parking requirement for high-density residential uses.

## LEGEND

- 1/4 SECTION CORNER
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- XXX X — ADDRESSES

**NOTE:**
1. ALL BEARINGS AND DISTANCES SHOWN ARE BASED ON THE UTAH COORDINATE SYSTEM, 1983 CENTRAL ZONE, ESTABLISHED BY THE OFFICE OF THE UTAH COUNTY SURVEYOR.
2. ALL HOUSE PLANS TO BE SIGNED BY ARCHITECTURAL REVIEW COMMITTEE PRIOR TO SUBMITTING FOR BUILDING PERMIT.
3. ALL ROADWAY AREA, LIMITED COMMON AREA AND OPEN SPACE DEDICATED AS A PUBLIC UTILITY, SEWER, CULINARY, SECONDARY WATER AND CITY STORM DRAIN EASEMENT.
4. ALL BUILDING WALLS ARE PARALLEL WITH OR PERPENDICULAR TO REFERENCE BEARING SHOWN ON BUILDING UNLESS OTHERWISE NOTED.
5. ALL FRONT YARD LANDSCAPING MUST BE BONDED OR INSTALLED PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY PER SANTAQUIN CITY STANDARDS.

- PRIVATE PROPERTY
- LIMITED COMMON AREAS
- COMMON AREA

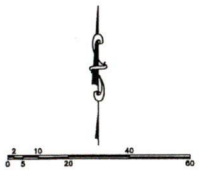
Calculation Based on Current Language
- 12 units requires 12 2-car garages
- 12 units requires 3 guest parking spaces (12 x 0.25 = 3)
- TOTAL of 27 parking spaces

Calculation Based on Proposed Language
- 12 units require 24 parking spaces
- 12 units require 10 guest parking spaces
  (First 5 units x 1 = 5
  Next 5 units x 0.75 = 3.75
  Next 2 units x 0.50 = 1
  Total = 9.75 or 10 guest parking spaces)
- TOTAL of 34 parking spaces


OWNER/DEVELOPER
PARK VIEW TOWNHOMES LLC
391 NORTH MAIN ST
SPANISH FORK, UT 84660

ENGINEER CONTACT INFO:
ATLAS ENGINEERING
PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH
SPANISH FORK, UT 84606

SURVEYOR CONTACT INFO:
BARRY PRETTYMAN
PHONE: 801-423-1040
251 WEST STATE ROAD
SALEM, UT 84653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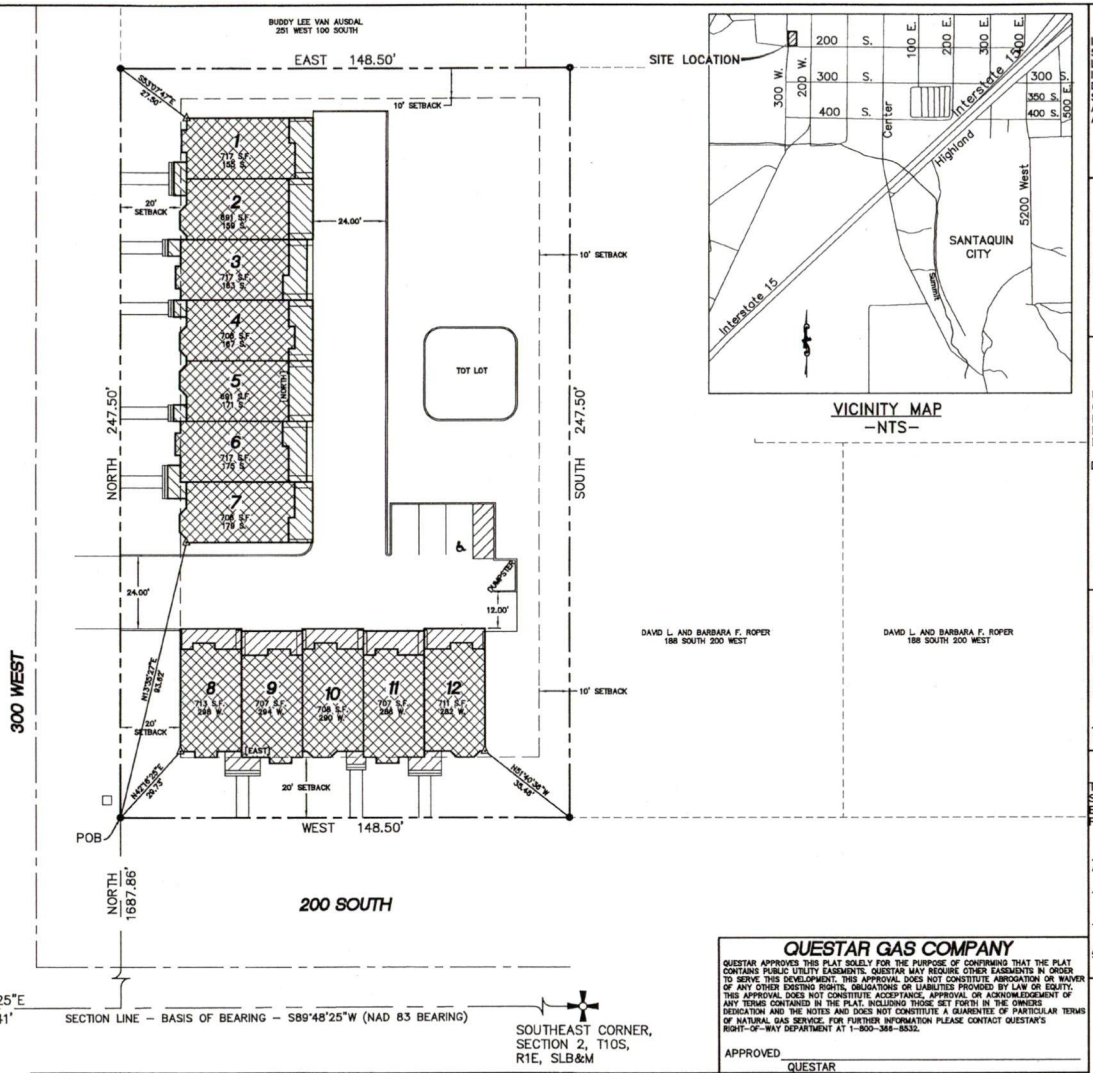
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'







VICINITY MAP
-NTS-

SOUTH 1/4 CORNER, SECTION 2, T10S, R1E, SLB&M

N89°48'25"E 1346.41'

SECTION LINE - BASIS OF BEARING - S89°48'25"W (NAD 83 BEARING)

SOUTHEAST CORNER, SECTION 2, T10S, R1E, SLB&M

## 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 THE SOUTHWEST CORNER OF LOT 2, BLOCK 18, PLAT B, SANTAQUIN CITY SURVEY, WHICH POINT LIES N89°48'25"E 1346.61 FEET ALONG THE SECTION AND NORTH 1687.86 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 247.50 FEET; THENCE EAST 148.50 FEET; THENCE SOUTH 247.50 FEET; THENCE WEST 148.50 FEET TO THE POINT OF BEGINNING. CONTAINS 0.84 ACRES.

## OWNER'S DEDICATION

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 HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF _____, A.D. 2016.

OWNER: _____ OWNER: _____

OWNER: _____ OWNER: _____

## ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

ON THE _____ DAY OF _____, A.D. 2016 . PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

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. 2016.

APPROVED BY MAYOR _____ _____

APPROVED _____ ATTEST _____
ENGINEER (SEE SEAL) CLERK-RECORDER

## QUESTAR GAS COMPANY

QUESTAR APPROVES THIS PLAT SOLELY 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 ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARENTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED _____
QUESTAR

## CENTURYLINK APPROVAL

APPROVED THIS _____DAY OF_____, A.D. 2016.

CENTURYLINK REPRESENTATIVE _____

## ROCKY MOUNTAIN POWER APPROVAL

APPROVED THIS _____DAY OF_____, A.D. 2016.

ROCKY MOUNTAIN POWER REPRESENTATIVE _____

## 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 PARK VIEW TOWNHOMES HOMEOWNERS ASSOCIATION, THEIR GUESTS AND INVITEES. SUCH AREAS ARE TO BE CONVEYED TO THE APPROPRIATE PARTIES, INCLUDING THE CONVEYANCE OF COMMON AREAS TO PARK VIEW TOWNHOMES HOMEOWNERS ASSOCIATION, BY DEED, TO BE RECORDED IN THE UTAH COUNTY RECORDERS OFFICE, FOR THE USE AND ENJOYMENT BY THE OWNERS OF LOTS OR DWELLINGS IN THE PLAT "A" PARK VIEW TOWNHOMES PROJECT AS MORE FULLY DESCRIBED IN THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS APPLICABLE TO THIS PROJECT AND RECORDED WITH THIS PLAT.

## CENTRACOM APPROVAL

APPROVED THIS _____DAY OF_____, A.D. 2016.

CENTRACOM REPRESENTATIVE _____

## PLANNING COMMISSION APPROVAL

APPROVED THIS _____DAY OF _____, A.D. 2016. BY THE SANTAQUIN CITY PLANNING COMMISSION.

DIRECTOR-SECRETARY _____ CHAIRMAN, PLANNING COMMISSION _____

## 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 PLAT "A" PARK VIEW TOWNHOMES, 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 HEIRS, SUCCESSORS OR ASSIGNS OF THE DECLARANT IN ACCORDANCE WITH THE RECORDED DECLARATION.

# PARK VIEW TOWNHOMES PLAT "A"

AN EXPANDABLE PLANNED UNIT DEVELOPMENT

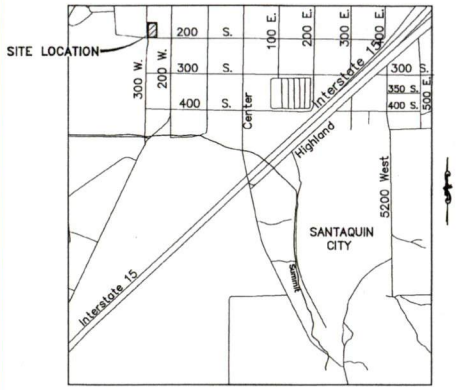
SANTAQUIN CITY, UTAH COUNTY, UTAH

CONTAINING 12 UNITS AND 0.84 ACRES
LOCATED IN THE SOUTHEAST CORNER OF SECTION 2,
TOWNSHIP 10 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

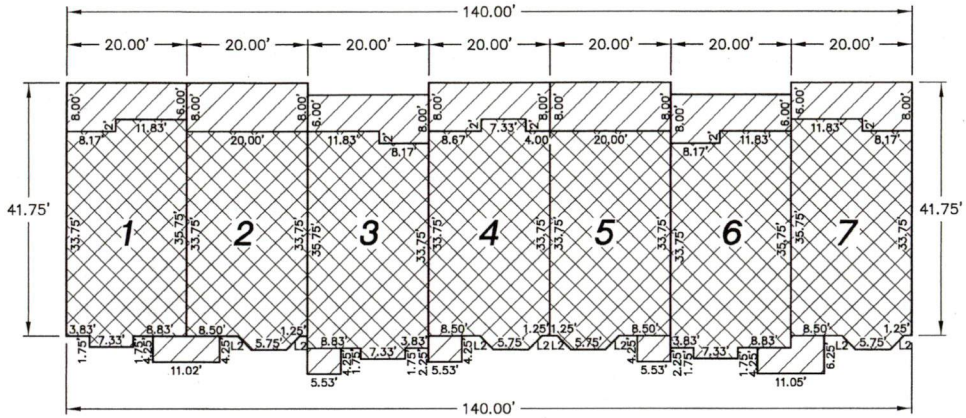
SHEET 1 OF 2

| SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | CITY ENGINEER SEAL | CLERK-RECORDER SEAL |
|---|---|---|---|
| | | | |

Z:\2013\13-117 Santaquin 12plex\CADD\FINAL\PHASE 1 FINAL PLAT.dwg 6/29/2016 5:08:15 PM MDT

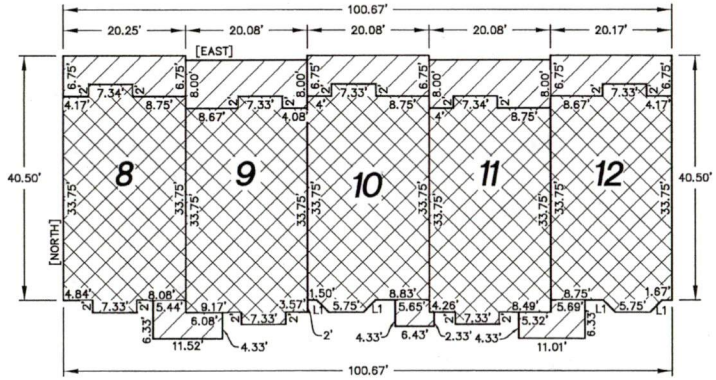



VICINITY MAP
-NTS-




| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 2.83 | N 45°00'00" W |
| L2 | 3.18 | S 45°00'00" W |

NOTE:
1. ALL BUILDING WALLS ARE PARALLEL WITH OR PERPENDICULAR TO REFERENCE BEARING SHOWN ON BUILDING UNLESS OTHERWISE NOTED.



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SHEET 2 OF 2

Z:\2013\13-117 Santaquin 12plex\CADD\FINAL\PHASE 1 FINAL PLAT.dwg 6/29/2016 5:08:15 PM MDT