

MEMO



To: Mayor Olson and City Council Members
From: Camille Moffat, Planner I
Date: November 1, 2023
Re: **Z.L. Goodall Subdivision Plat Amendment**

Fernando Goodall is requesting a plat amendment to the Z.L. Goodall Plat A subdivision plat. The amendment would move the property line running North and South between Lots 1 and 2, which are located along 200 South and 400 East. The plat amendment proposes moving the property line fourteen feet to the East. Lot 1 would have 119.72 feet of frontage along 200 South, and Lot 2 would have 104.61 feet.

The proposed plat C only includes Lots 1 and 2 of Z.L. Goodall Plat A and therefore only changes the lot lines for Lots 1 and 2. The two lots will continue to be consistent with the R-8 zone requirements.

Staff Recommendation: It is recommended that the proposed amendment be approved with the condition to address redlines.

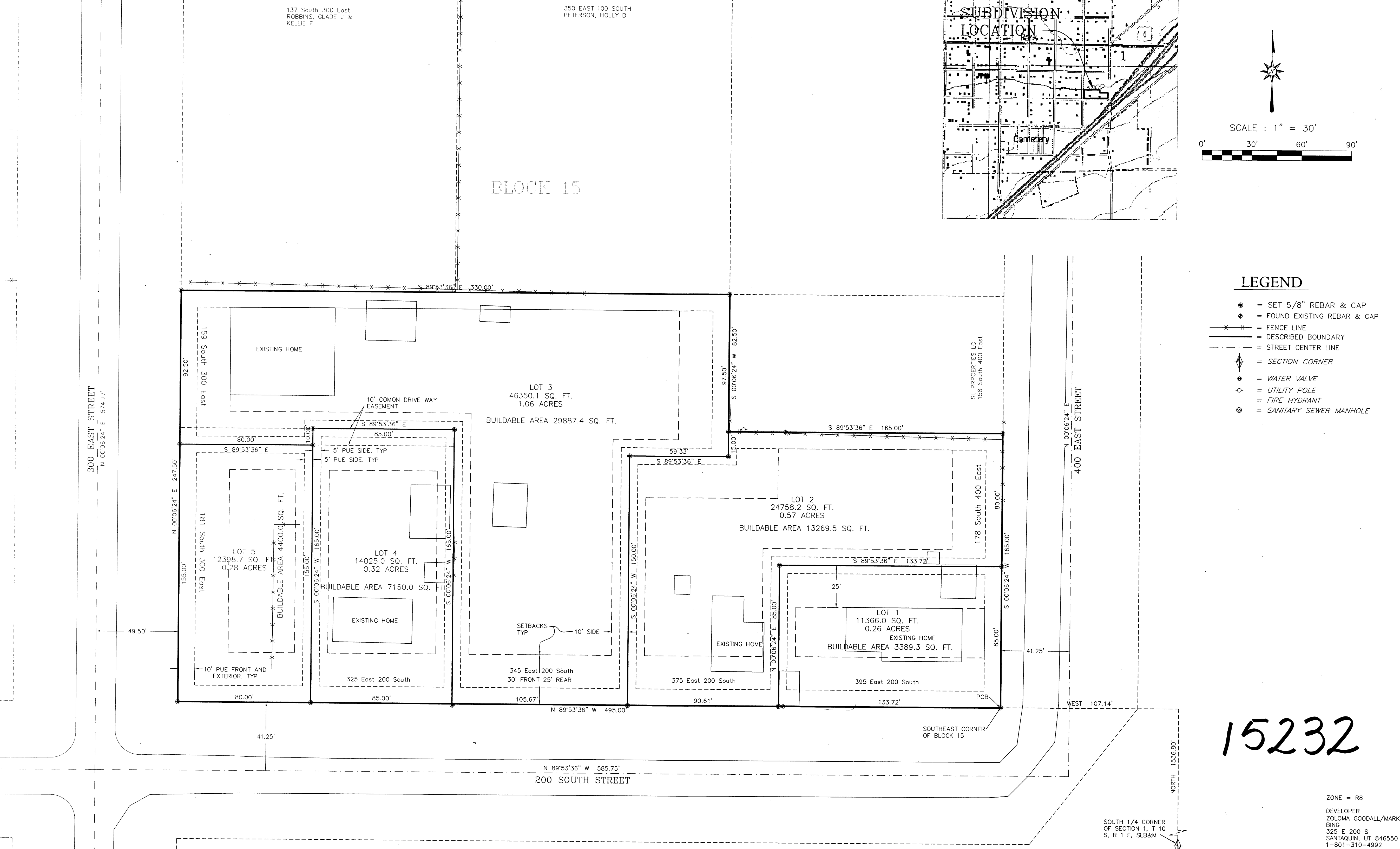
Recommended motion: “Motion to approve the proposed Z.L. Goodall Plat C with the following condition:

- All planning/zoning and engineering redlines be addressed”

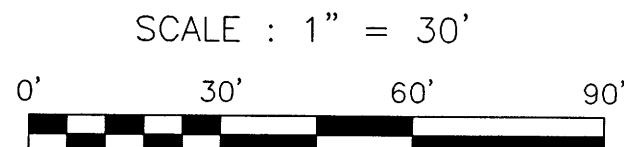
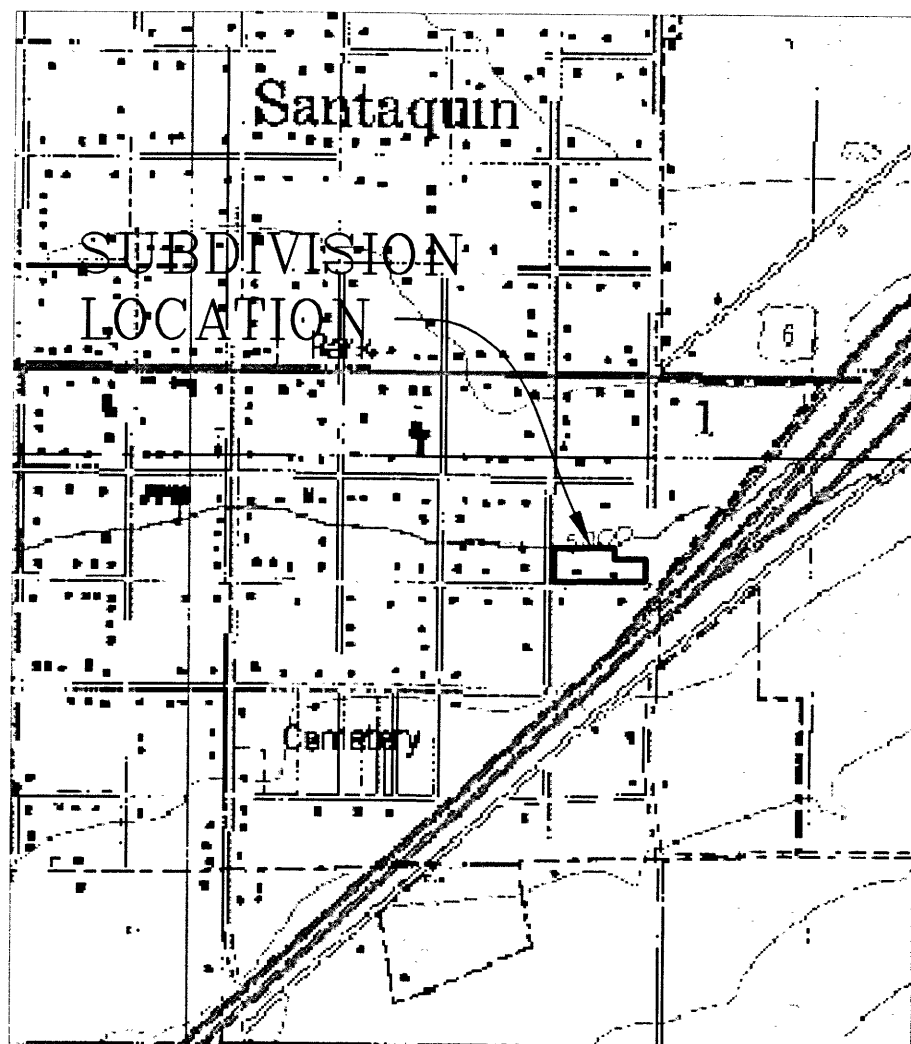
ATTACHMENT:

1. Currently Recorded Z.L. Goodall Plat A
2. Proposed Z.L. Goodall Plat C

Attachment 1: Currently Recorded Z.L. Goodall Plat A



VICINITY MAP



LEGEND

- = SET 5/8" REBAR & CAP
- ⦿ = FOUND EXISTING REBAR & CAP
- = FENCE LINE
- - - = DESCRIBED BOUNDARY
- - - = STREET CENTER LINE
- ⬠ = SECTION CORNER
- ⦿ = WATER VALVE
- ⦿ = UTILITY POLE
- ⦿ = FIRE HYDRANT
- ⦿ = SANITARY SEWER MANHOLE

CERTIFICATION

I, Daryl N. Penrod, do hereby certify that I am a registered land surveyor, and that I hold a license in accordance with Title 58, chapter 22, Professional Engineers and Land Surveyors Licensing Act, Utah Code Annotated, 1953 as amended, certificate no. 5331527. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, and easements, have completed a survey of the property described on this plat in accordance with Section 17-23-17, Utah code Annotated, 1953 as amended, have verified all measurements, and have placed monuments as represented on the plat.

Daryl N. Penrod
DARYL N. PENROD

April 28, 2015
DATE

BOUNDARY DESCRIPTION

Beginning at the Southeast corner of Block 15, Plat "B", Santaquin City Survey, said point being North 1536.80 feet and West 107.14 feet from the South Quarter corner of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence N 89°53'36" W 495.00 feet to the Southwest corner of said Block 15; thence N 00°06'24" E 247.50 feet to the Northwest corner of Lot 3 of said Block 15; thence S 89°53'36" E 330.00 feet to the Northeast corner of Lot 2 of said Block 15; thence S 00°06'24" W 82.50 feet along the East line of said Lot 2; thence S 89°53'36" E 165.00 feet to the East line of said Block 15; thence S 00°06'24" W 165.00 feet to the point of beginning. Containing 2.50 acres.

Basin of Bearing = L. Goodall Subdivision. (Utah State Plane Coordinate System, Utah Central Zone, (NAD27) as indicated on the L. Goodall Subdivision.)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENT AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC, AND HAVE CAUSED THE SAME TO BE A VACATION OF THE L. GOODALL SUBDIVISION, PLAT "A", IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 24 DAY OF June, A.D. 2015.

Saloma L. Goodall
SALOMA L. GOODALL, TRUSTEE
Trustee of the L. Goodall Family Trust

Marc H. Bing
MARC H. BING
Trustee of the L. Goodall Family Trust

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Utah } S.S.
ON THE 24 DAY OF June, A.D. 2015, PERSONALLY APPEARED BEFORE ME, DARYL N. PENROD, a Notary Public for the State of Utah, the undersigned, SALOMA L. GOODALL, TRUSTEE, who acknowledged to me that he did execute the same.
MY COMMISSION EXPIRES 8/31/2018

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Utah } S.S.
ON THE 24 DAY OF June, A.D. 2015, PERSONALLY APPEARED BEFORE ME, DARYL N. PENROD, a Notary Public for the State of Utah, the undersigned, MARC H. BING and DALAYN G. BING, who acknowledged to me that they did execute the same.
MY COMMISSION EXPIRES 8/31/2018

ACCEPTANCE BY LEGISLATIVE BODY

THE Mayor OF Santaquin City
COUNTY OF Utah } S.S.
ON THE 13 DAY OF August, A.D. 2015, I, the undersigned, City Mayor, have approved this subdivision and hereby accept the dedication of all easements, streets, and other parcels of land as depicted hereon intended for utilities and public purposes for the perpetual use of the public.

John Beagley
CITY ENGINEER
(SEE SEAL BELOW)

Amey
CITY CLERK
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS DAY OF , A.D. 20, BY
CHAIRMAN DIRECTOR / SECRETARY

PLAT A
Z.L. GOODALL
SUBDIVISION

ALSO BEING A VACATION OF THE L. GOODALL SUBDIVISION
SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, S.L.B. & M.
SANTAQUIN CITY, UTAH COUNTY, STATE OF UTAH
SCALE 1" = 30 FEET

SURVEYOR	CITY/COMMISSION ENGINEER	CLERK-RECORDER	NOTARY PUBLIC
<i>4-28-15</i> <i>Daryl N. Penrod</i>	<i>4-16-15</i> <i>No. 540025</i> <i>NORMAN E. BEAGLEY</i>		

COUNTY RECORDER'S CERTIFICATE

ENT. 93138-2016 Map # 15232
JEFFERY SMITH
UTAH COUNTY RECORDER
2016 Sep 22 15:33 PM FEE \$5.00 BY SW
RECORDED FOR SANTAQUIN CITY CORPORATION

LUDLOW ENGINEERING & LAND SURVEYING
645 NORTH MAIN NEPHI, UTAH 84648
VOICE (435) 623-0897 FAX: (435) 623-2381

CENTRACOM ACCEPTANCE
APPROVED THIS 26 DAY OF MAY 2015
BY *R. D.*
TITLE *Asst. Surveyor*

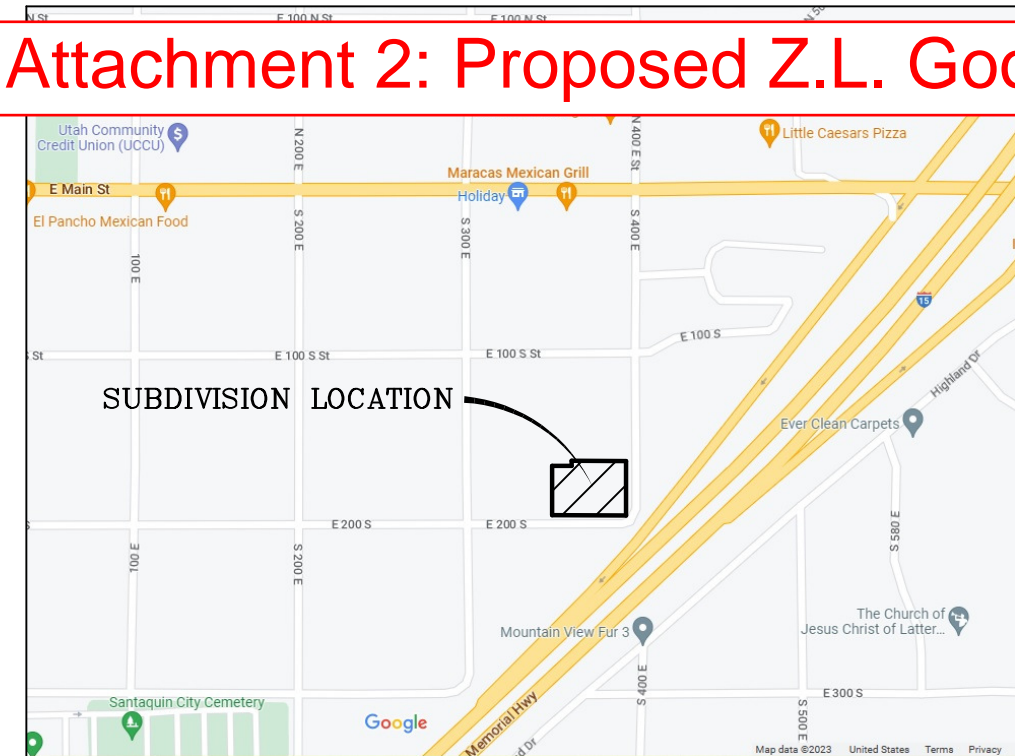
CENTURY LINK ACCEPTANCE
APPROVED THIS 27 DAY OF MAY 2015
BY *R. W. S.*
TITLE *Engineer II*

ROCKY MOUNTAIN POWER ACCEPTANCE
APPROVED THIS 26 DAY OF May 2015
BY *Mary Ann Peterson*
TITLE *Submaster*

QUESTAR GAS COMPANY
Questar approves this plat solely for the purpose of confirming 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 acknowledgment of any terms contained in the plat, including those set forth in the owners dedication and the notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's Right of Way department at 1-800-366-6532.
Approved this 26 day of May 2015
Questar Gas Company
By *Delaine Young De Crist.*

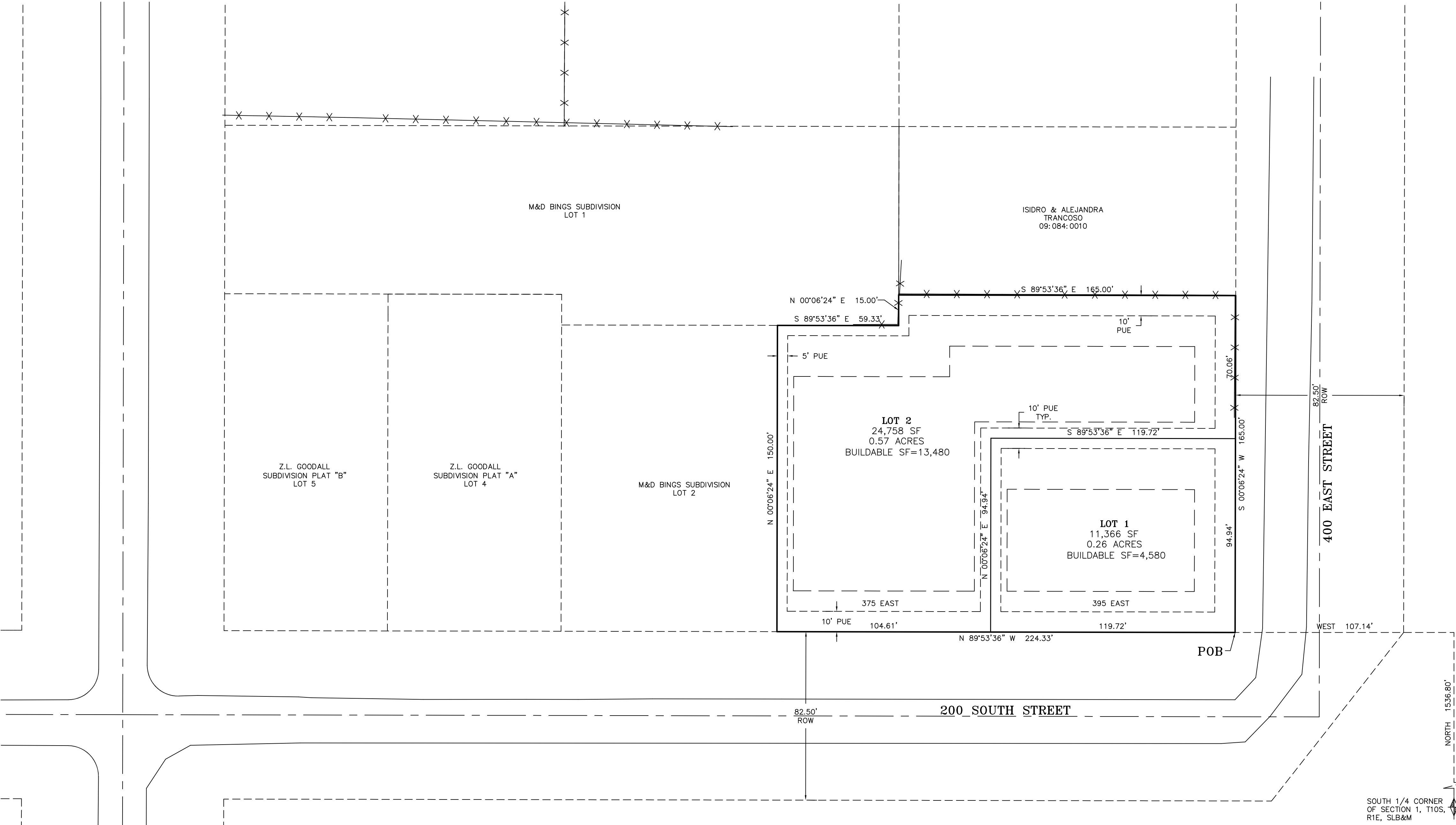
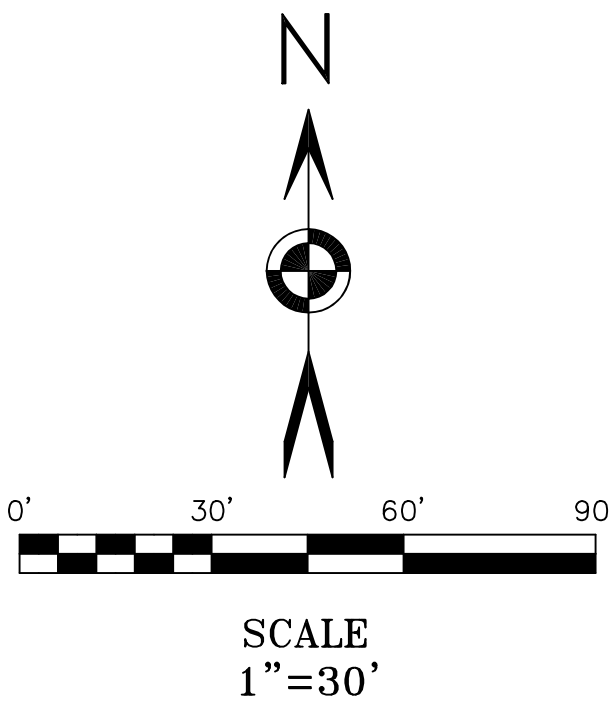
SEE 1, 1705, RESUBMIT T-4190 VACATING L. GOODALL SUB.

Attachment 2: Proposed Z.L. Goodall Plat C



PLAT "C" Z.L. GOODALL
A VACATION OF LOTS 1 & 2,
PLAT "A" Z.L. GOODALL SUBDIVISION

- LEGEND
- FOUND 5/8" REBAR WITH CAP
 - SECTION CORNER
 - LAND OWNER DEED DESCRIPTION LINE
 - DESCRIBED BOUNDARY
 - BUILDING SETBACKS (ZONING)
 - PUBLIC UTILITY EASEMENT (PUE)
 - XXX EAST = ADDRESS



GENERAL NOTE:
THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED NEAR THIS PROPERTY. PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPACT THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.

NOTES:
1. THIS SUBDIVISION IS SUBJECT TO THE WAIVER OF PROTEST RECORDED WITH THE Z.L. GOODALL SUBDIVISION PLAT "A" (UTAH COUNTY RECORDER #75007:2015)

BLDG SETBACK REQUIREMENTS:
FRONT= 15.00' TO COVERED PORCHES
20.00' TO LIVING AREA OR GARAGE SIDE
25.00' TO GARAGE DOOR
SIDE=8.00'
REAR=25.00'

DOMINION ENERGY
DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY RIGHT OF WAY DEPARTMENT AT 1-800-566-8532.

APPROVED THIS ____ DAY OF _____ 20____
BY: DOMINION ENERGY
TITLE: _____

CERTIFICATION

I Daryl N. Penrod, do hereby certify that I am a registered land surveyor, and that I hold a license in accordance with Title 58, chapter 22, professional Engineers and Land Surveyors Licensing Act, Utah Code Annotated, 1953 as amended, certificate no. 5331527. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, and easements, have completed a survey of the property described on this plat in accordance with Section 17-23-17, Utah code Annotated, 1953 as amended, have verified all measurements, and have placed monuments as represented on the plat.

DARYL N. PENROD DATE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES NORTH 1536.80 FEET AND WEST 107.14 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; SAID POINT BEING THE SOUTHEAST CORNER OF BLOCK 15, PLAT "B", SANTAQUIN CITY SURVEY; AND RUNNING THENCE ALONG THE SOUTH LINE OF SAID BLOCK 15 N89°53'36"W 224.33 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF THE M&D BINGS SUBDIVISION; THENCE N00°06'24"E 150.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE S89°53'36"E 59.33 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF THE M&D BINGS SUBDIVISION; THENCE ALONG THE EAST LINE OF SAID LOT 1 N00°06'24"E 15.00 FEET; THENCE S89°53'36"E 165.00 FEET TO THE EAST LINE OF SAID BLOCK 15; THENCE ALONG THE EAST LINE OF BLOCK 15 S00°06'24"W 165.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.83 ACRES OF LAND.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HEREON AND SHOWN ON THIS MAP, DO HEREBY AMEND LOTS 1 AND 2 OF Z.L. GOODALL SUBDIVISION PLAT "A" AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENT AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

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

CASEY GOODALL, TRUSTEE OF THE CASEY GOODALL IRREVOCABLE TRUST DATE NOVEMBER 29, 2021 FERNANDO MAY GOODALL

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.

ON THE ____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, CASEY GOODALL, TRUSTEE OF THE CASEY GOODALL IRREVOCABLE TRUST DATED NOVEMBER 29, 2021 AND FERNANDO MAY GOODALL, THE SIGNERS OF THE FOREGOING CERTIFICATE WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL EASEMENTS, STREETS, AND OTHER PARCELS OF LAND AS DEPICTED HEREON INTENDED FOR UTILITIES AND PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC, THIS ____ DAY OF _____, A.D. 20____.

CITY MAYOR

APPROVED CITY ENGINEER
(SEE SEAL BELOW)

ATTEST CITY CLERK
(SEE SEAL BELOW)

UTILITY APPROVAL

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

ROCKY MOUNTAIN POWER DATE

CENTRACOM DATE

CENTURY LINK DATE

PLAT "C"

Z.L. GOODALL

A VACATION OF LOTS 1 & 2,
PLAT "A" Z.L. GOODALL SUBDIVISION

SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, S.L.B. & M.
SANTAQUIN CITY, UTAH COUNTY, STATE OF UTAH
SCALE 1"= 30 FEET

SURVEYOR CITY/COUNTY ENGINEER CLERK-RECORDER NOTARY PUBLIC

COUNTY RECORDER'S CERTIFICATE