

MEMO



To: Mayor Olson and City Council Members
From: Jason Bond, Community Development Director
Date: May 13, 2022
Re: **Minor Amendment to Z.L. Goodall Subdivision Plat**

Darlene Goodall is requesting a plat amendment to the Z.L. Goodall subdivision plat. The only item that is changing on the plat is the setbacks for Lot 5 which is located on the northeast corner of the intersection at 300 East and 200 South. The current plat shows the setbacks consistent with the R-10 zone but the lots in this plat are located in the R-8 zone. The larger setbacks were used to ensure that existing buildings would not be in conflict with setback requirements. However, Lot 5 is vacant and has no buildings that would be in conflict.

The proposed plat "B" only includes Lot 5 and therefore only changes the setback requirements for Lot 5 which will be consistent with the R-8 zone setback requirements. Santaquin City Code 11.20.110.B.3 allows the City Council to approve this minor change.

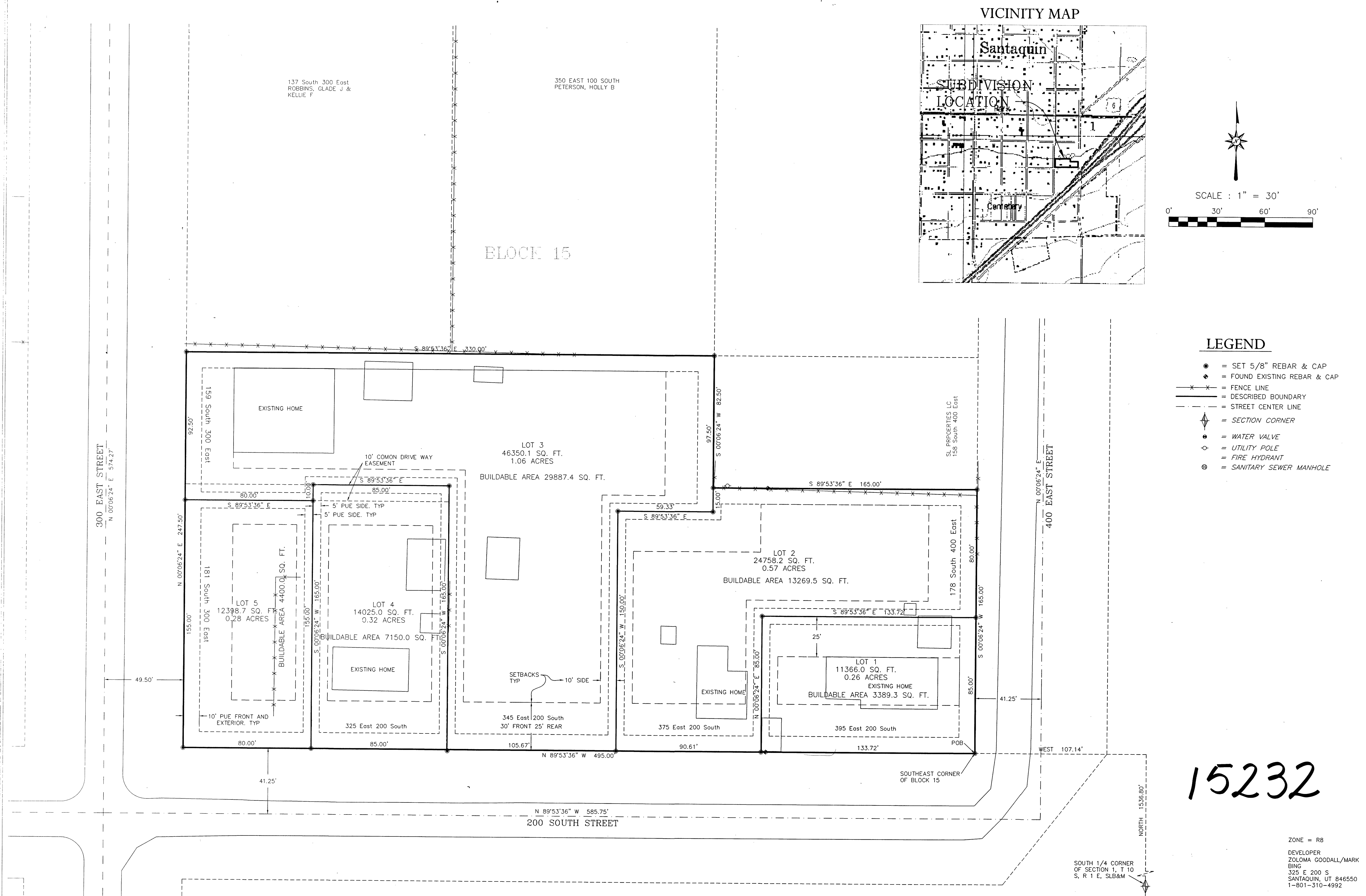
Staff Recommendation: It is recommended that the proposed amendment be approved with the condition to address redlines.

Recommended motion: "Motion to approve the proposed Z.L. Goodall Plat "B" 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 "B"



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 and Saloma L. Goodall Family Trust

Marc H. Bing
MARC H. BING

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, who duly acknowledged to me that he did execute the same.

MY COMMISSION EXPIRES 8/31/2018
Marc H. Bing
MARC H. BING, NOTARY PUBLIC

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, who duly acknowledged to me that he did execute the same.

MY COMMISSION EXPIRES 8/31/2018
Marc H. Bing
MARC H. BING, NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE Mayor OF Santaquin City
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 13 DAY OF August, A.D. 2015
John Beagley
CITY MAYOR

APPROVED: *John Beagley*
CITY ENGINEER (SEE SEAL BELOW)

ATTEST: *Amey*
CITY CLERK (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS DAY OF , A.D. 20, BY THE PLANNING COMMISSION.

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
4-28-15
Daryl N. Penrod

CITY/COMMISSION ENGINEER
4-16-15
No. 548225
Norman E. Beagley

CLERK-RECORDER

NOTARY PUBLIC

COUNTY RECORDER'S CERTIFICATE

ENT. 93138-2016 Map # 15232
JEFFERY SMITH
UTAH COUNTY RECORDER
2016 Sep 22 1533 PM FEE 35.00 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: AREA SUPERVISOR

CENTURY LINK ACCEPTANCE
APPROVED THIS 27 DAY OF MAY 2015
BY: *R. D.*
TITLE: Engineer

ROCKY MOUNTAIN POWER ACCEPTANCE
APPROVED THIS 26 DAY OF May 2015
BY: *Angie 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.

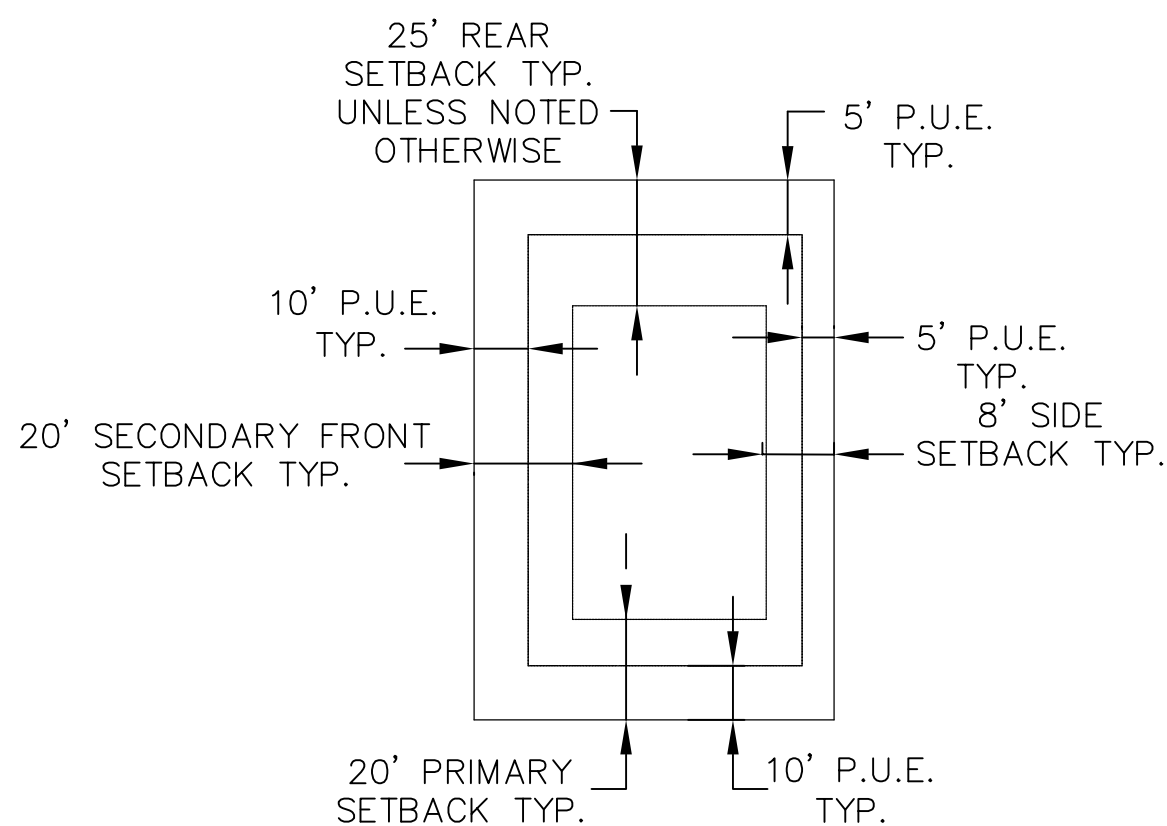
Approved this 26 day of May 2015
Questar Gas Company
By: *Valerie Young De-Crest*

SEE 1, 17105, RESUBDIVISION T-1190 VACATING L. GOODALL SUB.



VICINITY MAP
NOT TO SCALE

NOTE: THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF THE SURROUNDING 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.



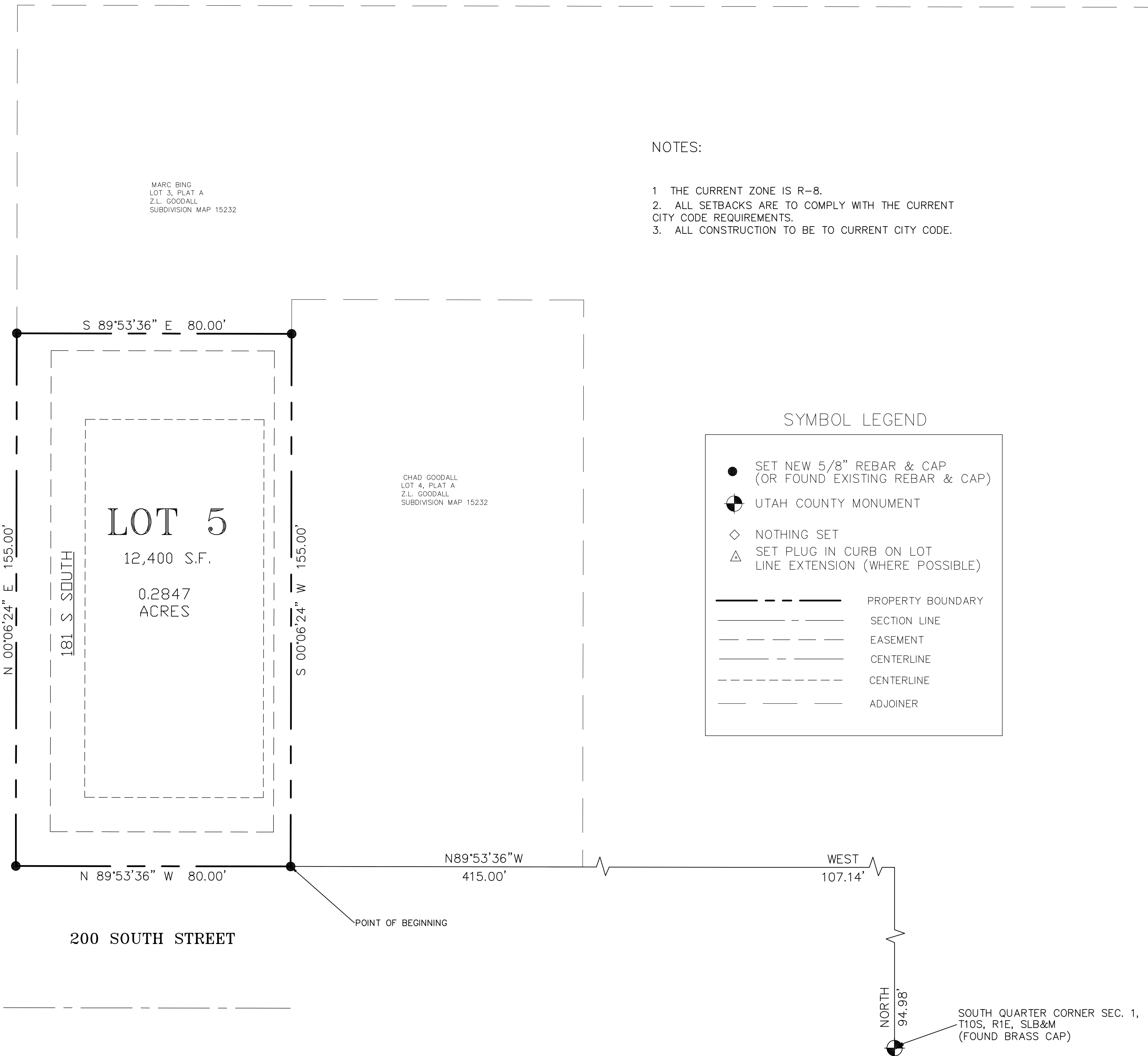
DETAIL-TYP. BUILDING SETBACK & EASEMENT
-NTS-

R-8 SETBACK REQUIREMENTS
FRONT:
TO LIVING AREA OR GARAGE SIDE - 20'
TO GARAGE DOORS - 25'
TO COVERED PORCHES - 15'
SIDE - 8'
REAR - 25'

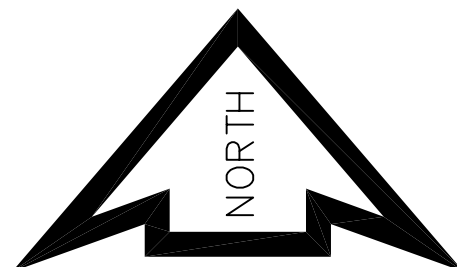
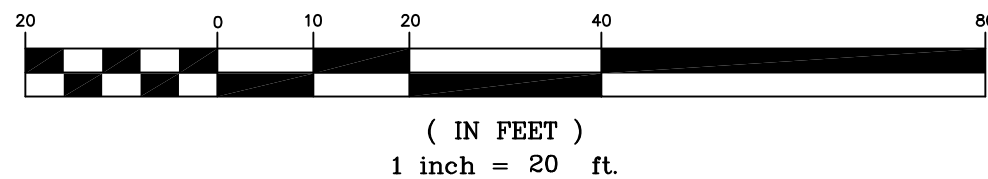
PREPARED BY:
LEVEL OF FOCUS, INC
David F. Hunt, P.L.S.
1334 East 1150 South
Spanish Fork, Utah 84660
(801) 319-5441

Z.L. GOODALL PLAT "B"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, T10S, R1E,
SALT LAKE BASE AND MERIDIAN
PART OF BLOCK 15, PLAT B, SANTAQUIN
CITY SURVEY OF BUILDING LOTS
A MINOR AMENDMENT TO LOT 5, PLAT "A"
Z.L. GOODALL SUBDIVISION



GRAPHIC SCALE



SURVEYOR'S CERTIFICATE

I, DAVID F. HUNT, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543-2201 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

ALL OF LOT 5, PLAT A, Z.L. GOODALL SUBDIVISION ACCORDING TO THE OFFICIAL
PLAT OF RECORD ON FILE AS MAP 15232 IN THE UTAH COUNTY RECORDER'S
OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5, PLAT A, Z.L. GOODALL SUBDIVISION, SAID POINT BEING LOCATED NORTH 1536.80 FEET, WEST 107.14 FEET AND NORTH 89°53'36" WEST 415.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID LOT 5 BOUNDARY THE FOLLOWING FOUR (4) COURSES: NORTH 89°53'36" WEST 80.00 FEET, NORTH 00°06'24" EAST 155.00 FEET, SOUTH 89°53'36" EAST 80.00 FEET AND SOUTH 00°06'24" WEST 155.00 FEET TO THE POINT OF BEGINNING.

AREA = 12,400 SQ. FT. OR 0.2847 ACRES

BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE

04-27-22

DATE _____

Daniel H. G.

SURVEYOR
(See Seal Below)

OWNER'S DEDICATION

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

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

TOD L. GOODALL

DARLENE S. GOODALL

ACKNOWLEDGEMENT

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

ON THE _____ DAY OF _____, IN THE YEAR 2022, PERSONALLY
APPEARED BEFORE ME _____, WHOSE IDENTITY
IS PERSONALLY KNOWN OR PROVEN TO ME AND WHO BY ME DULY
SWORN/AFFIRMED, DID SAY THAT THEY ARE THE _____ OF
_____ AND THAT SAID DOCUMENT WAS SIGNED BY THEM
ON BEHALF OF SAID _____ BY AUTHORITY OF ITS BYLAWS, OR
RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID
ACKNOWLEDGED TO ME THAT SAID _____ EXECUTED THE SAME.

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

ACCEPTANCE BY THE 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.
2022.

APPROVED BY MAYOR

APPROVED
ENGINEER (SEE SEAL)

ATTEST

CLERK-RECORDER

PLAT "B"

Z.L. GOODALL

A MINOR AMENDMENT TO LOT 5, PLAT "A"
Z.L. GOODALL SUBDIVISION

SANTAQUIN CITY, SUBDIVISION UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET

CITY ENGINEER SEAL

CLERK-RECORDER SEA

