



2191 East 6550 South – Uintah, Utah 84405

(801)479-4130

Office Hours M-W 9:00-5:00 Thr-Fri 9:00-1:00

Mayor Gordon Cutler

Council Members:

Michelle Roberts

Kristi Bell

Daniel Combe

Ross Patterson

UINTAH CITY COUNCIL MEETING

TUESDAY, SEPTEMBER 16, 2025

6:00 PM

AGENDA

Planning – Debra Wickizer

Building Inspector-Jeff Monroe

Treasurer – Mike Ulrich

Sheriff – Lt. Slater

Fire Chief – Britt Clark

AGENDA ITEMS:

1. **MEETING CALL TO ORDER:**

PLEDGE OF ALLEGIANCE:

CONFLICT OF INTEREST:

2. **PUBLIC COMMENT** (2 minutes per person):

We would like to thank those of you who take the time to comment. We will not be addressing comments, and if it is appropriate, we will have staff investigate those items and get back to you or add them as future agenda items.

3. **CONSENT AGENDA:** Action Item

A. Approval of City Council Minutes – September 2, 2025

B. Approval of Invoices - August

C. Financial Reports – August

4. **PUBLIC HEARING:**

A. None

5. **OLD BUSINESS:**

A. DISCUSSION/ACTION ON ORDINANCE 298-25 ENACTING COMPENSATION INCREASES FOR SPECIFIC CITY OFFICERS:

Presenter: Mayor Cutler

B. DISCUSSION/ACTION ON JACKMAN/SHEFFLER SUBDIVISION

Presenter: Mayor Cutler

6. **NEW BUSINESS:**

A. DISCUSSION/ACTION ON APPROVING SCENIC DEVELOPMENT ANNEXATION PETITION

Presenter: Mayor Cutler

B. DISCUSSION/ACTION ON FEE SCHEDULE

Presenter: City Recorder Michelle Mortensen

C. DISCUSSION/ACTION ON STREAMING CITY COUNCIL MEETINGS

Presenter: Mayor Cutler

7. **INFORMATIONAL ITEMS:**

A. Planning Commission Report: None

B. Public Works Report: Public Works Jack Burton

C. Sherriff's Report: Lt. Slater

D. Council Reports:

8. **MEETING ADJOURNMENT:**

****NOTICE****

Uintah City does not discriminate on the basis of race, color, national origin, sex, religion, age, or disability in employment or the provisions of services. If you are planning to attend this public meeting and due to a disability, need assistance in understanding or participating in the meeting, please contact the City Clerk at (801) 479-4130 at least four working days in advance of the meeting and we will try to provide whatever assistance may be required.

***Agenda items are flexible and may be moved in order, sequence, and time to meet the needs of the Council.**

Michelle Mortensen
Michelle Mortensen, Uintah City Recorder

9/11/25
Date



UINTAH CITY COUNCIL MEETING

TUESDAY, SEPTEMBER 2, 2025

6:00 PM

MINUTES

Attendees: Mayor Cutler, Council Member Bell, Council Member

Staff Present: City Attorney Lauren Thomas, City Recorder Michelle Mortensen

Visitors: Marilyn Pearson, Dean Larsen, Scott Kendell, Brindy & Kim Woodbury, Paul Stuart, Gloria Funk, Brandon Everett

AGENDA ITEMS:

- 1. MEETING CALL TO ORDER:** Mayor Cutler called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE: Led by Council Member

CONFLICT OF INTEREST: None

2. PUBLIC COMMENT:

Scott Kendell thanked council for looking into a trap shooting permit and getting back to him so quickly. He wasn't pleased with the 100% tax increase without making any cuts. He mentioned that the City could make a lot of money from tickets, saying that he met with someone from Weber County Sheriff's traffic unit division last week. If they pulled more people over in Uintah and fined them, we could make a fortune. There are a lot of ways for you to make ends meet.

3. CONSENT AGENDA:

A. Approval of City Council Minutes – August 19, 2025

B. Approval of Invoices - None

C. Financial Reports - None

- Council Member Bell would like to add to the pre-disaster mitigation plan the gallons for the water tanks in Uintah. We have two tanks at 375,000 gallons and one at 275,000.
- Motion was made by Council Member Roberts to approve the city council minutes from August 19, 2025.
- Motion was seconded by Council Member Patterson.
- All in favor, the motion carries.

4. PUBLIC HEARING:

A. ELECTED, APPOINTED, and STATUTORY OFFICERS COMPENSATION

- Dean Larsen explained that doubling our taxes is a hard pill to swallow. It is the highest in the state and you voted for it. To suggest that you want a pay raise on top of that, is hard to swallow when you have doubled our taxes. There has been plenty of research done comparing Uintah to other towns similar in size and infrastructure. If you give yourselves a raise, you go right to the top. He thinks the council should let the dust settle after the tax increase. When you give yourselves a pay raise, you are taking it from us. He isn't talking about city employees, just the council. He hopes council will table this item for another time.
- Brandon Everett stood and echoed the increase was a hard pill to swallow, but he gets the factors that go into play to make that decision. If you consider the other aspect, that we don't compensate you for your miles and buy a vehicle, then we incur a fleet charge which is exceptionally larger than what we would be doing to give council a few more bucks to do their job. Things that come into play are the time you spend driving, time spent attending meetings, time spent preparing for city celebrations, and lots of other things. We could give red light violators tickets, but we are a bedroom community, and we are then giving tickets to ourselves, so that isn't really a viable option. Twelve years is a long time to go without an increase to maintain and fund a well-run government. I think we all see it is poor optics, but I would rather give the council a raise instead of buying more city vehicles.
- Scott Kendell re-iterated that the tax increase is a hard pill to swallow and then to ask for a pay raise. He is one of the old guys from Uintah. Back when he was on the city council, they didn't have city people to help so they volunteered and did the work and enjoyed it. Volunteerism in the city is gone. It is hard to get anybody to volunteer to help with city celebrations. The community used to rally around everybody and helped everybody, but it is not that

way anymore. Jaime Allen has done a lot of research, and you should look at it before you jump into a big increase.

5. OLD BUSINESS:

None

6. NEW BUSINESS:

A. DISCUSSION/ACTION ON ORDINANCE 297-25 ENACTING COMPENSATION INCREASES FOR SPECIFIC CITY OFFICERS:

Presenter: Mayor Cutler

- Mayor Cutler explained that this ordinance proposes a 3% increase for city staff.
- Council Member Roberts stated that we have a good team and they deserve a raise.
- Motion was made by Council Member Combe to approve Ordinance 297-25 enacting compensation increases for city staff.
- Motion was seconded by Council Member Roberts.
- All in favor; the motion carries.

B. DISCUSSION/ACTION ON ORDINANCE 298-25 ENACTING COMPENSATION INCREASES FOR SPECIFIC CITY OFFICERS:

Presenter: Mayor Cutler

- Council Member Combe expressed that because this is controversial that maybe this is best decided by the future council.
- Motion was made by Council Member Combe to deny Ordinance 298-25 enacting compensation increases for city council.
- Motion was seconded by Council Member Patterson
- Council Member Combe, yay; Council Member Bell, nay; Mayor Cutler, nay; Council Member Roberts, nay; Council Member Patterson yay.
- The motion dies.
- Council Member Roberts noted concerns about inaccuracies regarding the role of the City Council, emphasizing that councilmembers contribute far more than simply attending two monthly meetings. While members receive a small stipend, they also dedicate significant volunteer time out of commitment and love for Uintah City. The speaker stated that although volunteerism may be lacking elsewhere, it is not absent within the council. The current council was recognized as devoted to serving the community, and the speaker concluded by affirming that decisions on future arrangements should appropriately be left to the incoming council.
- Council Member Bell expressed appreciation for the efforts and dedication of fellow council members, noting that much of the council's work extends beyond meetings and often goes unnoticed. They emphasized that the stipend provided is a small token of appreciation for time spent away from families and personal commitments. She shared feedback received from residents, with the majority expressing support for the council's service and compensation, though acknowledging a few in opposition. She explained that while Uintah's population is small, we are not a rural city, but a small one sandwiched between large ones and we are asked to do the same things as these bigger cities. These larger cities employ planners at the cost of \$150,000-\$200,000 with a car allowance, whereas we collectively fulfill these responsibilities for significantly less. She concluded by recognizing concerns about timing and optics of proposed compensation changes but affirmed the value of the council's work and citizen support.
- Council Member Patterson agreed with Council Member Bell but also felt that being the new guy, he is just getting his feet wet, so it is hard to come in and say he needs a pay raise. He was the only one that showed up to take the new council member position and he is astounded at all the work that is done and commended them for doing the job for so many years. He worried about the new people coming in and having to make that decision or being hated already.
- Council Member Roberts feels like she is in an awkward position as her seat is up for re-election but if the citizens would prefer to have someone else then it wouldn't hurt her feelings. She expressed reluctance to make decisions that may impact future members. They acknowledged the challenges new council members face in understanding the role's time and effort. While they have reviewed research and received both supportive and opposing feedback from citizens, they emphasized that Uintah's unique situation compared to other cities complicates direct comparisons. The speaker indicated openness to tabling the matter for further research and stressed the importance of fairness and transparency to the citizens.
- Council Member Patterson feels that some cities have a tax increase every year. If we went back and added up all the increases that should have happened over time, what would that be? What percentage? He would like to do some more research to see what that number would be.
- Council Member Roberts reflected on past decisions not to raise taxes during the pandemic and inflation, acknowledging that while intended to help citizens, it ultimately led to a significant tax increase rather than smaller, incremental adjustments. They noted the ongoing debate about whether gradual increases or larger, less frequent adjustments are better, recognizing pros and cons to both approaches. The speaker emphasized the need to balance fiscal responsibility with maintaining fair compensation for councilmembers so that individuals are willing and able to

serve without excessive personal sacrifice. She also noted that while she would prefer to live in the old Uintah, it just isn't that way anymore even though we have tried to keep it small for as long as we could and she is still working to do that. We also have to be able to have people who want to come sit on the council, to serve and do what is best for our city, not get into this position and volunteer their time and decide after a year in, that it is too much because that would bring turnover on the council.

- Motion was made by Council Member Roberts to table Ordinance 298-25.
- Motion was seconded by Council Member Patterson.
- Council Member Combe, yay; Council Member Bell, nay; Mayor Cutler, yay; Council Member Roberts, yay; Council Member Patterson, yay.
- The motion carries.

C. **DISCUSSION/ACTION ON JACKMAN/SHEFFLER SUBDIVISION**

Presenter: Mayor Cutler

- Motion was made by Council Member Roberts to table the discussion/action on the Jackman/Scheffler Subdivision.
- Motion was seconded by Council Member Bell.
- All in favor, the motion carries.

7. **INFORMATIONAL ITEMS:**

A. Planning Commission Report: Chair Deb Wickizer

B. Public Works Report: None

C. Sheriff's Report: None

D. Council Reports:

- Council Member Combe reported on a meeting with Mr. Burton and the engineer regarding improvements at the park. Proposed updates include a walking path, sprinkler upgrades, converting the baseball infield for multi-sport use, resurfacing the tennis court, relocating basketball standards, adding pickleball courts, a horseshoe area, new playground equipment, and dugout signage. They also discussed ADA compliance at the Scout House, with a potential ramp and railing solution to address drainage and safety concerns. The meeting was productive, and progress is moving forward as planned.
- Council Member Bell reported that she attended her final water board meeting, having completed two terms. She noted that Senate Bill 80 passed, which will allow DEQ to assess a new water fee to all users, which will cost the city approximately \$2,000 annually but can likely be absorbed without raising rates. Updated cross-connection requirements are forthcoming and may affect city operations. She also thanked the Mayor for his participation in the recent Bonneville CTC race.
- Council Member Roberts requested that Dean, who is interested in helping with city celebrations, prepare a plan within the next few weeks outlining his proposal. The plan will help determine the feasibility of transitioning celebrations to community-led efforts, which could impact council responsibilities.
- Council Member Patterson has been working with Jack on replacing damaged collars, with the Leon Poulsen Company contracted for repairs. Additionally, road repairs are planned on 6550 South, including a critical area on the opposite side of the highway, to prevent further deterioration. Further road maintenance needs were acknowledged for future attention.

8. **MEETING ADJOURNMENT:**

- Motion was made by Council Member Patterson to adjourn city council meeting at 6:42 p.m.
- Motion was seconded by Council Member Combe.
- All in favor, the motion carries.

Michelle Mortensen, Uintah City Recorder

Date

Input Dates: 8/1/2025 - 8/31/2025

Sep 10, 2025 12:20PM

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	Terms	1099	Discount Date	Discount Amount	PO Number	Period	GL Account
Total 1887 Brandon Minster:													
						30.00							
2150 Aaron, Stuart													
AUG2025	1	Invoice	planning comission	08/01/2025	08/01/2025	25.00	Open Terms	None		.00		08/25	10-45-110
Total AUG2025:													
						25.00							
Total 2150 Aaron, Stuart:													
						25.00							
2100 Jake Wayman													
AUG2025	1	Invoice	PLANNING COMMISSION	08/01/2025	08/01/2025	30.00	Open Terms	None		.00		08/25	10-45-110
Total AUG2025:													
						30.00							
Total 2100 Jake Wayman:													
						30.00							
2053 Jeff Monroe													
JULY2025	1	Invoice	Inspections	08/01/2025	08/01/2025	1,665.00	Open Terms	Nonemploy		.00		08/25	10-47-310
Total JULY2025:													
						1,665.00							
Total 2053 Jeff Monroe:													
						1,665.00							
1733 Bonneville Communities That Care													
YEARLYDON	1	Invoice	Outreach and contractual e	06/21/2025	06/21/2025	500.00	Open Terms	None		.00		08/25	10-43-210
Total YEARLYDONATION:													
						500.00							
Total 1733 Bonneville Communities That Care:													
						500.00							
2199 Bryan R. Baron													
AUG2025	1	Invoice	LEGAL SERVICES	08/01/2025	08/01/2025	2,200.00	Open Terms	None		.00		08/25	10-43-320
Total AUG2025:													
						2,200.00							
Total 2199 Bryan R. Baron:													
						2,200.00							
390 Enbridge Gas													
3650AUG202	1	Invoice	Utilities-New Office acct# 3	07/22/2025	08/13/2025	10.29	Open Terms	None		.00		08/25	10-43-270

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	Terms	1099	Discount Date	Discount Amount	PO Number	Period	GL Account
Total 3650AUG2025:													
						10.29							
Total 390 Enbridge Gas:													
						10.29							
390 Enbridge Gas													
5321AUG202	1	Invoice	Utilities-office acct#532150	07/22/2025	08/13/2025	10.44	Open Terms	None		.00		08/25	10-43-270
Total 5321AUG2025:													
						10.44							
Total 390 Enbridge Gas:													
						10.44							
390 Enbridge Gas													
7721AUG202	1	Invoice	Utilities-shop acct#772150	07/22/2025	08/13/2025	11.16	Open Terms	None		.00		08/25	10-43-270
Total 7721AUG2025:													
						11.16							
Total 390 Enbridge Gas:													
						11.16							
390 Enbridge Gas													
7721AUG202	2	Invoice	Utilities-office acct#532150	07/22/2025	08/13/2025	7.15	Open Terms	None		.00		08/25	51-40-270
Total 7721AUG2025:													
						7.15							
Total 390 Enbridge Gas:													
						7.15							
390 Enbridge Gas													
7721AUG202	3	Invoice	Utilities-office acct#532150	07/22/2025	08/13/2025	4.01	Open Terms	None		.00		08/25	52-40-270
Total 7721AUG2025:													
						4.01							
Total 390 Enbridge Gas:													
						4.01							
Total 08/04/2025:													
						7,053.05							

Uintah City

Invoice Register - Single Line
Input Dates: 8/1/2025 - 8/31/2025

Page: 4
Sep 10, 2025 12:20PM

GL Period	Amount
08/25	7,053.05
Grand Totals:	7,053.05

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	Terms	1099	Discount Date	Discount Amount	PO Number	Period	GL Account
08/05/2025													
2162 Young Commercial													
MVC49314	1	Invoice	sander for new truck	08/04/2025	08/04/2025	10,026.47	Open Terms	None		.00		08/25	10-60-740
Total MVC49314:						10,026.47							
Total 2162 Young Commercial:						10,026.47							
Total 08/05/2025:						10,026.47							

8/5/2025 GL Period Summary

GL Period	Amount
08/25	10,026.47
Grand Totals:	10,026.47

Uintah City

Invoice Register - Single Line

Input Dates: 8/1/2025 - 8/31/2025

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	Terms	1099	Discount Date	Discount Amount	PO Number	Period	GL Account
Total 842 Rocky Mtn Power:													
66.11													
842 Rocky Mtn Power													
0031AUG202	1	Invoice	975 E 6600 W Wtr Vault	08/05/2025	08/27/2025	19.12	Open Terms	None		.00		08/25	10-60-275
Total 0031AUG2025:													
19.12													
Total 842 Rocky Mtn Power:													
19.12													
842 Rocky Mtn Power													
0014AUG202	1	Invoice	Cemetery #48997096-001	08/05/2025	08/27/2025	16.85	Open Terms	None		.00		08/25	10-77-270
Total 0014AUG2025:													
16.85													
Total 842 Rocky Mtn Power:													
16.85													
842 Rocky Mtn Power													
0011AUG202	1	Invoice	Power 48068986-0011	08/05/2025	08/27/2025	357.49	Open Terms	None		.00		08/25	10-57-270
Total 0011AUG2025:													
357.49													
Total 842 Rocky Mtn Power:													
357.49													
200 Weber Basin Water													
WEBERBASI	1	Invoice	Redd capitol charge	08/01/2025	08/01/2025	20,832.00	Open Terms	None		.00		08/25	51-40-460
Total WEBERBASIN2NDQRT:													
20,832.00													
Total 200 Weber Basin Water:													
20,832.00													
200 Weber Basin Water													
WEBERBASI	2	Invoice	Smith capitol charge	08/01/2025	08/01/2025	20,832.00	Open Terms	None		.00		08/25	51-40-460
Total WEBERBASIN2NDQRT:													
20,832.00													
Total 200 Weber Basin Water:													
20,832.00													
200 Weber Basin Water													
WEBERBASI	3	Invoice	Land capitol charge	08/01/2025	08/01/2025	20,832.00	Open Terms	None		.00		08/25	51-40-460

Uintah City

Invoice Register - Single Line

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Input Dates: 8/1/2025 - 8/31/2025

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	Terms	1099	Discount Date	Discount Amount	PO Number	Period	GL Account
Total 1376 MeterWorks:													
Total 10945:													
Total 1376 MeterWorks:													
Total 08/11/2025:													

8/11/2025 GL Period Summary

GL Period	Amount
08/25	72,070.33
Grand Totals:	72,070.33

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	Terms	1099	Discount Date	Discount Amount	PO Number	Period	GL Account
Total 2130 Upper Case Printing, Ink:													
						33.88							
2130 Upper Case Printing, Ink													
3446	2	Invoice	Newsletter	08/07/2025	08/07/2025	21.69	Open Terms	None		.00		08/25	52-40-240
Total 3446:													
						21.69							
Total 2130 Upper Case Printing, Ink:													
						21.69							
2130 Upper Case Printing, Ink													
3446	3	Invoice	Newsletter	08/07/2025	08/07/2025	12.19	Open Terms	None		.00		08/25	53-40-240
Total 3446:													
						12.19							
Total 2130 Upper Case Printing, Ink:													
						12.19							
1931 Interstate Sign Company													
089995	1	Invoice	road signs for valley mead	08/06/2025	09/05/2025	184.49	Open Terms	None		.00		08/25	10-60-250
Total 089995:													
						184.49							
Total 1931 Interstate Sign Company:													
						184.49							
1904 Comcast													
AUG2025	1	Invoice	Internet	08/25/2025	08/25/2025	152.68	Open Terms	None		.00		08/25	10-57-280
Total AUG2025:													
						152.68							
Total 1904 Comcast:													
						152.68							
1567 Bankcard Center													
AUG2025	1	Invoice	maverick gas	08/01/2025	08/01/2025	15.66	Open Terms	None		.00		08/25	10-77-140
Total AUG2025:													
						15.66							
Total 1567 Bankcard Center:													
						15.66							
1567 Bankcard Center													
AUG2025	2	Invoice	Road Supplies	08/01/2025	08/01/2025	141.50	Open Terms	None		.00		08/25	10-60-250

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	Terms	1099	Discount Date	Discount Amount	PO Number	Period	GL Account
Total 1567 Bankcard Center:													
1567 Bankcard Center													
AUG2025	14	Invoice	home depot paint for hydra	08/01/2025	08/01/2025	27.85	Open Terms	None		.00		08/25	51-40-250
Total AUG2025:													
Total 1567 Bankcard Center:													
1567 Bankcard Center													
AUG2025	15	Invoice	maverick gas	08/01/2025	08/01/2025	103.19	Open Terms	None		.00		08/25	51-40-490
Total AUG2025:													
Total 1567 Bankcard Center:													
1567 Bankcard Center													
AUG2025	16	Invoice	south fork hardware	08/01/2025	08/01/2025	10.29	Open Terms	None		.00		08/25	10-51-260
Total AUG2025:													
Total 1567 Bankcard Center:													
1567 Bankcard Center													
AUG2025	17	Invoice	maverick gas for mowers	08/01/2025	08/01/2025	35.70	Open Terms	None		.00		08/25	10-77-140
Total AUG2025:													
Total 1567 Bankcard Center:													
1567 Bankcard Center													
AUG2025	18	Invoice	DMV titel for chevy	08/01/2025	08/01/2025	6.00	Open Terms	None		.00		08/25	10-60-240
Total AUG2025:													
Total 1567 Bankcard Center:													
1567 Bankcard Center													
AUG2025	19	Invoice	home depot paint for hydra	08/01/2025	08/01/2025	68.08	Open Terms	None		.00		08/25	51-40-250

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	Terms	1099	Discount Date	Discount Amount	PO Number	Period	GL Account
Total 1567 Bankcard Center:													
1567 Bankcard Center													
AUG2025	31	Invoice	bureau of criminal ID	08/01/2025	08/01/2025	125.00	Open Terms	None		.00		08/25	10-42-330
Total AUG2025:													
Total 1567 Bankcard Center:													
1567 Bankcard Center													
AUG2025	32	Invoice	Waste management waste	08/01/2025	08/01/2025	6,739.98	Open Terms	None		.00		08/25	52-40-420
Total AUG2025:													
Total 1567 Bankcard Center:													
1567 Bankcard Center													
AUG2025	33	Invoice	Waste management recycl	08/01/2025	08/01/2025	3,563.23	Open Terms	None		.00		08/25	52-40-410
Total AUG2025:													
Total 1567 Bankcard Center:													
1567 Bankcard Center													
AUG2025	34	Invoice	RWAU fall conf	08/01/2025	08/01/2025	150.00	Open Terms	None		.00		08/25	51-40-330
Total AUG2025:													
Total 1567 Bankcard Center:													
1567 Bankcard Center													
AUG2025	35	Invoice	Sam's club soda	08/01/2025	08/01/2025	38.69	Open Terms	None		.00		08/25	10-43-610
Total AUG2025:													
Total 1567 Bankcard Center:													
1567 Bankcard Center													
AUG2025	36	Invoice	amazon mouse for jacks co	08/01/2025	08/01/2025	10.18	Open Terms	None		.00		08/25	10-47-240

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	Terms	1099	Discount Date	Discount Amount	PO Number	Period	GL Account
Total AUG2025:													
						10.18							
Total 1567 Bankcard Center:													
						10.18							
1567 Bankcard Center													
AUG2025	37	Invoice	Amazon cable ties	08/01/2025	08/01/2025	7.34	Open Terms	None		.00		08/25	10-43-240
Total AUG2025:													
						7.34							
Total 1567 Bankcard Center:													
						7.34							
1567 Bankcard Center													
AUG2025	38	Invoice	Costco refund	08/01/2025	08/01/2025	160.48-	Open Terms	None		.00		08/25	10-43-610
Total AUG2025:													
						160.48-							
Total 1567 Bankcard Center:													
						160.48-							
1567 Bankcard Center													
AUG2025	39	Invoice	Sams Club	08/01/2025	08/01/2025	125.84	Open Terms	None		.00		08/25	10-43-610
Total AUG2025:													
						125.84							
Total 1567 Bankcard Center:													
						125.84							
1567 Bankcard Center													
AUG2025	40	Invoice	FSP utah municipal clerks	08/01/2025	08/01/2025	303.00	Open Terms	None		.00		08/25	10-43-330
Total AUG2025:													
						303.00							
Total 1567 Bankcard Center:													
						303.00							
1567 Bankcard Center													
AUG2025	41	Invoice	Paypal utah press assoc	08/01/2025	08/01/2025	120.00	Open Terms	None		.00		08/25	10-43-210
Total AUG2025:													
						120.00							
Total 1567 Bankcard Center:													
						120.00							

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	Terms	1099	Discount Date	Discount Amount	PO Number	Period	GL Account
Total 1567 Bankcard Center:													
Total 08/18/2025:						21.61							
						15,417.09							

8/18/2025 GL Period Summary

GL Period	Amount
08/25	15,417.09
Grand Totals:	15,417.09

Utah City		Invoice Register - Single Line					Page: 22						
		Input Dates: 8/1/2025 - 8/31/2025					Sep 10, 2025 12:20PM						
Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	Terms	1099	Discount Date	Discount Amount	PO Number	Period	GL Account
08/25/2025													
2201 Price, Tammarah													
UTILITY1187	1	Invoice	Refund of utility account cu	08/25/2025	08/25/2025	94.44	Open Terms	None		.00		08/25	51-37-100
Total UTILITY118705:						94.44							
Total 2201 Price, Tammarah:						94.44							
1802 Chemtech-Ford LLC													
25H0818	1	Invoice	DBP's	08/22/2025	09/22/2025	275.00	Open Terms	None		.00		08/25	51-40-630
Total 25H0818:						275.00							
Total 1802 Chemtech-Ford LLC:						275.00							
2202 Adams, Brian													
255000098	1	Invoice	witness	08/25/2025	08/25/2025	18.50	Open Terms	None		.00		08/25	10-42-630
Total 255000098:						18.50							
Total 2202 Adams, Brian:						18.50							
1594 Les Olson Company													
MNS57977	1	Invoice	Microsoft office 365 and se	08/12/2025	08/12/2025	1,402.97	Open Terms	None		.00		08/25	10-43-310
Total MNS57977:						1,402.97							
Total 1594 Les Olson Company:						1,402.97							
2203 Standard Examiner													
700644	1	Invoice	truth in taxation advertising	07/31/2025	08/31/2025	830.00	Open Terms	None		.00		08/25	10-43-480
Total 700644:						830.00							
Total 2203 Standard Examiner:						830.00							
2204 Samuel Smith													
UIN25-6EXC	1	Invoice	bond refund	08/25/2025	08/25/2025	5,000.00	Open Terms	None		.00		08/25	10-22300
Total UIN25-6EXC:						5,000.00							

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	Terms	1099	Discount Date	Discount Amount	PO Number	Period	GL Account
Total 2204 Samuel Smith:													
						5,000.00							
2204 Samuel Smith													
UIN25-6EXC	2	Invoice	asphalt cut refund	08/25/2025	08/25/2025	300.00	Open Terms	None		.00		08/25	10-32-210
Total UIN25-6EXC:						300.00							
Total 2204 Samuel Smith:						300.00							
2205 Mountainland Supply Company													
S107155209	1	Invoice	lid lifter	07/29/2025	08/29/2025	129.38	Open Terms	None		.00		08/25	10-54-255
Total S107155209.001:						129.38							
Total 2205 Mountainland Supply Company:						129.38							
2173 Mounttalland Supply Company													
S107195403	1	Invoice	metal detector	08/01/2025	08/01/2025	1,529.35	Open Terms	None		.00		08/25	10-54-255
Total S107195403.001:						1,529.35							
Total 2173 Mounttalland Supply Company:						1,529.35							
390 Enbridge Gas													
7721AUGUS	1	Invoice	Utilites-shop acct#772150	08/13/2025	09/11/2025	11.60	Open Terms	None		.00		08/25	10-43-270
Total 7721AUGUST2025:						11.60							
Total 390 Enbridge Gas:						11.60							
390 Enbridge Gas													
7721AUGUS	2	Invoice	Utilities-shop acct#772150	08/13/2025	09/11/2025	7.43	Open Terms	None		.00		08/25	51-40-270
Total 7721AUGUST2025:						7.43							
Total 390 Enbridge Gas:						7.43							
390 Enbridge Gas													
7721AUGUS	3	Invoice	Utilities-shop acct#772150	08/13/2025	09/11/2025	4.17	Open Terms	None		.00		08/25	52-40-270

Invoice	Seq	Type	Description	Invoice Date	Due Date	Total Cost	Terms	1099	Discount Date	Discount Amount	PO Number	Period	GL Account
220 Jones & Associates													
23077	4	Invoice	Culinary water	07/31/2025	08/31/2025	1,893.00	Open Terms	None		.00		08/25	51-40-310
Total 23077:						1,893.00							
Total 220 Jones & Associates:						1,893.00							
Total 08/25/2025:						12,697.28							

8/25/2025 GL Period Summary

GL Period	Amount
08/25	12,697.28
Grand Totals:	12,697.28

Grand Totals: 117,264.22

Report GL Period Summary

GL Period	Amount
08/25	117,264.22
Grand Totals:	117,264.22

Vendor number hash:	71577
Vendor number hash - split:	184219
Total number of invoices:	51
Total number of transactions:	116

Uintah City		Invoice Register - Single Line		Page: 26
		Input Dates: 8/1/2025 - 8/31/2025		Sep 10, 2025 12:20PM
Terms Description	Invoice Amount	Discount Amount	Net Invoice Amount	
Open Terms	117,264.22	.00	117,264.22	
Grand Totals:	117,264.22	.00	117,264.22	

UINTAH CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>TAX REVENUE</u>					
10-31-100 CURRENT YEAR PROPERTY TAX-PTIF	.00	.00	103,088.00	103,088.00	.0
10-31-150 FEE-IN-LIEU MOTOR VEH.-PTIF	.00	.00	4,000.00	4,000.00	.0
10-31-200 PRIOR YEAR PROPERTY TAX-PTIF	.00	.00	1,000.00	1,000.00	.0
10-31-300 SALES AND USE TAX ALLOTMENT	34,649.41	62,849.76	330,000.00	267,150.24	19.1
10-31-400 FRANCHISE TAX (MUNICIPAL ENER)	8,398.60	13,081.03	90,000.00	76,918.97	14.5
10-31-500 TELECOMM. TAX	423.40	1,758.97	5,200.00	3,443.03	33.8
10-31-550 TRANSIENT ROOM TAX	1,504.84	2,988.51	15,000.00	12,011.49	19.9
10-31-600 LOCAL HWY/TRANSIT OPTION TAX	3,298.70	6,181.06	30,000.00	23,818.94	20.6
TOTAL TAX REVENUE	48,274.95	86,857.33	578,288.00	491,430.67	15.0
<u>LICENSE / PERMIT REVENUE</u>					
10-32-100 BUSINESS LICENSES	.00	150.00	25,000.00	24,850.00	.6
10-32-200 CONDITIONAL USE PERMIT	.00	.00	300.00	300.00	.0
10-32-210 BUILDING PERMIT & 1% SURCHARGE	2,603.85	3,124.85	120,000.00	116,875.15	2.6
10-32-375 FLOOD PLAIN PERMIT	271.20	271.20	.00	(271.20)	.0
TOTAL LICENSE / PERMIT REVENUE	2,875.05	3,546.05	145,300.00	141,753.95	2.4
<u>INTERGOVERNMENTAL REVENUE</u>					
10-33-170 CULTURAL-RECREATION-RAMP	.00	.00	5,000.00	5,000.00	.0
10-33-560 CLASS "C" ROAD FUND ALLOTMENT	.00	.00	65,000.00	65,000.00	.0
10-33-700 LOCAL GRANTS	.00	.00	10,500.00	10,500.00	.0
TOTAL INTERGOVERNMENTAL REVENUE	.00	.00	80,500.00	80,500.00	.0
<u>REVENUE FOR SERVICES</u>					
10-34-400 FIRE STATION RENT	3,000.00	6,000.00	36,000.00	30,000.00	16.7
10-34-460 ADMIN FEES/ PC PLAN REVIEWS	.00	.00	1,000.00	1,000.00	.0
10-34-475 PARK RENTAL FEES	580.00	980.00	3,000.00	2,020.00	32.7
10-34-810 SALE OF CEMETERY LOTS	3,700.00	17,250.00	35,000.00	17,750.00	49.3
10-34-830 BURIAL FEES	.00	300.00	.00	(300.00)	.0
TOTAL REVENUE FOR SERVICES	7,280.00	24,530.00	75,000.00	50,470.00	32.7
<u>FINES / FORFEITURE REVENUE</u>					
10-35-100 COURT FINES	4,880.00	9,694.62	55,000.00	45,305.38	17.6
10-35-250 TRAFFIC SCHOOL	75.00	135.00	500.00	365.00	27.0
10-35-330 HUNTSVILLE PARKING TICKETS	(250.00)	(500.00)	.00	500.00	.0
TOTAL FINES / FORFEITURE REVENUE	4,885.00	9,329.62	55,500.00	46,170.38	16.8

UINTAH CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GENERAL REVENUE</u>					
10-36-100 EXCESS GEN FUND BAL. BE APPR.	.00	.00	68,562.00	68,562.00	.0
10-36-150 EXCESS CLASS "C" TO BE APPROP.	.00	.00	10,000.00	10,000.00	.0
TOTAL GENERAL REVENUE	.00	.00	78,562.00	78,562.00	.0
<u>MISCELLANEOUS REVENUE</u>					
10-38-100 INTEREST EARNINGS	.00	.00	45,000.00	45,000.00	.0
10-38-250 MISCELLANEOUS REVENUE-ZIONS	.00	.00	3,000.00	3,000.00	.0
10-38-300 EASTER	.00	.00	2,000.00	2,000.00	.0
10-38-360 U-DAY PROCEEDS	.00	(918.69)	4,000.00	4,918.69	(23.0)
10-38-470 SALMON DINNER	.00	(3,574.23)	4,000.00	7,574.23	(89.4)
TOTAL MISCELLANEOUS REVENUE	.00	(4,492.92)	58,000.00	62,492.92	(7.8)
TOTAL FUND REVENUE	63,115.00	119,770.08	1,071,150.00	951,379.92	11.2

UINTAH CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>LEGISLATIVE EXPENSE</u>					
10-41-110 SALARIES - MAYOR AND COUNCIL	1,700.00	4,000.00	29,400.00	25,400.00	13.6
10-41-130 EMPLOYEE BENEFITS	134.85	317.99	2,000.00	1,682.01	15.9
10-41-330 EDUCATION AND TRAINING	.00	.00	1,500.00	1,500.00	.0
TOTAL LEGISLATIVE EXPENSE	1,834.85	4,317.99	32,900.00	28,582.01	13.1

JUSTICE / SAFETY EXPENSE

10-42-110 SALARIES AND WAGES	6,181.09	10,366.95	62,000.00	51,633.05	16.7
10-42-120 TELEPHONE ALLOWANCE	70.00	105.00	.00	105.00	.0
10-42-130 EMPLOYEE BENEFITS	1,271.79	2,135.29	10,400.00	8,264.71	20.5
10-42-138 POSTAGE	.00	.00	1,000.00	1,000.00	.0
10-42-230 TRAVEL	.00	.00	500.00	500.00	.0
10-42-235 MILEAGE REIMBURSEMENT	.00	.00	800.00	800.00	.0
10-42-240 OFFICE SUPPLIES AND EXPENSE	120.56	1,476.00	3,500.00	2,024.00	42.2
10-42-310 PROFESSIONAL & TECHNICAL	450.00	700.00	6,000.00	5,300.00	11.7
10-42-330 EDUCATION AND TRAINING	125.00	125.00	1,200.00	1,075.00	10.4
10-42-415 SURCHARGE-UTAH STATE TREASURER	1,889.46	3,692.37	20,000.00	16,307.63	18.5
10-42-420 HUNTSVILLE COURT FINES	588.59	1,157.92	6,500.00	5,342.08	17.8
10-42-620 WEBER COUNTY SHERIFF	.00	.00	200,000.00	200,000.00	.0
10-42-630 WITNESS FEES	18.50	18.50	150.00	131.50	12.3
10-42-640 TRAFFIC SCHOOL	.00	(4,000.00)	1,500.00	5,500.00	(266.7)
TOTAL JUSTICE / SAFETY EXPENSE	10,714.99	15,777.03	313,550.00	297,772.97	5.0

ADMINISTRATIVE EXPENSE

10-43-110 SALARIES AND WAGES	13,759.20	22,882.96	115,000.00	92,117.04	19.9
10-43-130 EMPLOYEE BENEFITS	4,007.44	6,929.29	38,000.00	31,070.71	18.2
10-43-135 CHRISTMAS	.00	.00	2,000.00	2,000.00	.0
10-43-210 BOOKS, SUBSCRIPTIONS & MEMBERS	516.99	1,120.59	3,000.00	1,879.41	37.4
10-43-220 PUBLIC NOTICES	.00	16.74	500.00	483.26	3.4
10-43-230 TRAVEL	.00	.00	2,500.00	2,500.00	.0
10-43-235 MILEAGE REIMBURSEMENT	.00	.00	1,800.00	1,800.00	.0
10-43-240 OFFICE SUPPLIES AND EXPENSE	7.34	7.34	3,700.00	3,692.66	.2
10-43-250 EQUIPMENT-SUPPLIES & MAINTENAN	.00	.00	8,000.00	8,000.00	.0
10-43-260 N/A	.00	.00	1,000.00	1,000.00	.0
10-43-270 UTILITIES	400.67	713.22	7,000.00	6,286.78	10.2
10-43-280 TELEPHONE	254.70	394.70	2,750.00	2,355.30	14.4
10-43-310 PROFESSIONAL & TECHNICAL SERVI	4,509.97	14,676.77	35,000.00	20,323.23	41.9
10-43-320 ATTORNEY	2,200.00	4,400.00	26,400.00	22,000.00	16.7
10-43-330 EDUCATION AND TRAINING	763.00	763.00	1,700.00	937.00	44.9
10-43-340 TREASURER	.00	.00	24,000.00	24,000.00	.0
10-43-345 SOFTWARE SUPPORT	.00	.00	13,000.00	13,000.00	.0
10-43-440 BANK CHARGES	103.00	201.00	1,500.00	1,299.00	13.4
10-43-450 PAYROLL TAX EXPENSE	32.11	67.96	750.00	682.04	9.1
10-43-480 SPECIAL DEPARTMENT SUPPLIES	830.00	830.00	1,500.00	670.00	55.3
10-43-510 INSURANCE AND SURETY BONDS	.00	.00	25,000.00	25,000.00	.0
10-43-610 MISCELLANEOUS SUPPLIES - ZIONS	(852.95)	(550.68)	3,000.00	3,550.68	(18.4)
TOTAL ADMINISTRATIVE EXPENSE	26,531.47	52,452.89	317,100.00	264,647.11	16.5

UINTAH CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PLANNING COMMISSION EXPENSE</u>					
10-45-110 SALARIES AND WAGES	445.00	895.00	5,000.00	4,105.00	17.9
10-45-130 EMPLOYEE BENEFITS	22.95	45.90	350.00	304.10	13.1
10-45-240 OFFICE SUPPLIES AND EXPENSE	.00	267.39	750.00	482.61	35.7
10-45-320 ATTORNEY/ENGINEER	41.25	3,093.00	25,000.00	21,907.00	12.4
TOTAL PLANNING COMMISSION EXPENSE	509.20	4,301.29	31,100.00	26,798.71	13.8
<u>BUILDING INSPECTION EXPENSE</u>					
10-47-210 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	3,309.60	6,000.00	2,690.40	55.2
10-47-240 OFFICE SUPPLIES AND EXPENSE	54.88	206.49	750.00	543.51	27.5
10-47-310 PROF & TECH	1,665.00	3,150.00	15,000.00	11,850.00	21.0
10-47-330 EDUCATION AND TRAINING	.00	.00	1,200.00	1,200.00	.0
10-47-340 BUILDING PERMITS/FEEES	.00	.00	300.00	300.00	.0
TOTAL BUILDING INSPECTION EXPENSE	1,719.88	8,666.09	23,250.00	16,583.91	28.7
<u>NON-DEPARTMENTAL EXPENSE</u>					
10-50-370 ELECTIONS	.00	.00	1,250.00	1,250.00	.0
TOTAL NON-DEPARTMENTAL EXPENSE	.00	.00	1,250.00	1,250.00	.0
<u>GOVERNMENT BUILDINGS EXPENSE</u>					
10-51-110 SALARIES AND WAGES	423.31	802.83	6,500.00	5,697.17	12.4
10-51-130 EMPLOYEE BENEFITS	46.98	88.78	1,000.00	911.22	8.9
10-51-250 BUILDING - SUPPLIES & MAINT.	.00	1,159.56	32,000.00	30,840.44	3.6
10-51-260 GROUNDS - SUPPLIES & MAINT.	10.29	10.29	1,500.00	1,489.71	.7
TOTAL GOVERNMENT BUILDINGS EXPENSE	480.58	2,061.46	41,000.00	38,938.54	5.0
<u>PUBLIC WORKS EXPENSE</u>					
10-54-110 SALARIES AND WAGES	9,149.29	15,967.19	85,000.00	69,032.81	18.8
10-54-130 EMPLOYEE BENEFITS	2,692.31	4,838.59	30,000.00	25,161.41	16.1
10-54-255 SMALL MACHINERY & TOOLS	1,658.73	1,658.73	10,000.00	8,341.27	16.6
10-54-260 VEHICLE MAINTENANCE	.00	.00	5,000.00	5,000.00	.0
TOTAL PUBLIC WORKS EXPENSE	13,500.33	22,464.51	130,000.00	107,535.49	17.3
<u>ANIMAL CONTROL EXPENSE</u>					
10-55-310 PROFESSIONAL & TECHNICAL	.00	.00	12,000.00	12,000.00	.0
TOTAL ANIMAL CONTROL EXPENSE	.00	.00	12,000.00	12,000.00	.0

UINTAH CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
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FIRE / PUBLIC SAFETY EXPENSE

10-57-250 EQUIPMENT SUPPLIES & MAINTENAN	.00	.00	1,000.00	1,000.00	.0
10-57-270 UTILITIES	357.49	575.52	2,000.00	1,424.48	28.8
10-57-280 TELEPHONE	289.07	523.17	2,100.00	1,576.83	24.9
 TOTAL FIRE / PUBLIC SAFETY EXPENSE	 626.56	 1,098.69	 5,100.00	 4,001.31	 21.5

STREET EXPENSE

10-60-240 OFFICE SUPPLIES AND EXPENSE	6.00	6.00	.00	(6.00)	.0
10-60-250 EQUIPMENT-SUPPLIES & MAINTENAN	814.62	836.06	14,000.00	13,163.94	6.0
10-60-280 VEHICLE MAINTENANCE	.00	.00	5,000.00	5,000.00	.0
10-60-275 UTILITIES-STREET LIGHTS	718.56	1,427.30	8,000.00	6,572.70	17.8
10-60-480 RAW MATERIALS	.00	.00	8,000.00	8,000.00	.0
10-60-490 GASOLINE	245.90	245.90	5,000.00	4,754.10	4.9
10-60-630 RAILROAD CROSSING GRANT	1,097.25	4,493.50	.00	(4,493.50)	.0
10-60-650 CLASS 'C' ROAD EXPENDITURES	.00	5,000.00	75,000.00	70,000.00	6.7
10-60-740 CAPITAL OUTLAY - EQUIPMENT	10,026.47	10,026.47	.00	(10,026.47)	.0
 TOTAL STREET EXPENSE	 12,908.80	 22,035.23	 113,000.00	 90,964.77	 19.5

PARK & RECREATION EXPENSE

10-70-140 GASOLINE	21.61	335.40	1,000.00	664.60	33.5
10-70-160 EASTER	.00	.00	2,000.00	2,000.00	.0
10-70-250 EQUIPMENT-SUPPLIES & MAINTENAN	68.17	324.52	7,000.00	6,675.48	4.6
10-70-270 UTILITIES (OLD TOWN HALL)	303.54	547.41	2,400.00	1,852.59	22.8
10-70-280 TRACTOR RENTAL	.00	.00	2,000.00	2,000.00	.0
10-70-350 SALMON DINNER	.00	100.00	4,000.00	3,900.00	2.5
10-70-360 U DAY / HOLIDAY ACTIVITIES	.00	877.01	4,000.00	3,122.99	21.9
10-70-470 IMPACT FEES / NEW PARK	.00	.00	40,000.00	40,000.00	.0
10-70-700 RAMP TAX	41.25	41.25	5,000.00	4,958.75	.8
 TOTAL PARK & RECREATION EXPENSE	 434.57	 2,225.58	 67,400.00	 65,174.41	 3.3

CEMETERY EXPENSE

10-77-110 SALARIES AND WAGES	221.00	410.80	.00	(410.80)	.0
10-77-120 TELEPHONE ALLOWANCE	140.00	210.00	1,200.00	990.00	17.5
10-77-130 EMPLOYEE BENEFITS	51.76	96.21	.00	(96.21)	.0
10-77-140 GASOLINE	98.19	415.67	1,200.00	784.33	34.6
10-77-250 EQUIPMENT SUPPLIES AND MAINTEN	.00	118.79	15,000.00	14,881.21	.8
10-77-270 UTILITIES	16.85	32.29	500.00	467.71	6.5
 TOTAL CEMETERY EXPENSE	 527.80	 1,283.76	 17,900.00	 16,616.24	 7.2

GENERAL EXPENSE

10-80-620 WEB-PAGE	.00	5,981.80	5,600.00	(381.80)	106.8
 TOTAL GENERAL EXPENSE	 .00	 5,981.80	 5,600.00	 (381.80)	 106.8

UTAH CITY
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
TOTAL FUND EXPENDITURES	69,789.03	140,886.33	1,111,150.00	970,483.67	12.7
NET REVENUE OVER EXPENDITURES	(6,674.03)	(20,896.25)	(40,000.00)	(19,103.75)	(52.2)

UINTAH CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

WATER ENTERPRISE FND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GENERAL REVENUE</u>					
51-36-100 EXCESS FUND BAL.BE APPROP.	.00	.00	30,100.00	30,100.00	.0
TOTAL GENERAL REVENUE	.00	.00	30,100.00	30,100.00	.0
<u>WATER REVENUE</u>					
51-37-100 WATER SALES	49,605.98	111,244.74	341,000.00	229,755.26	32.6
51-37-200 CONNECTION FEES-NEW HOUSE	50.00	150.00	1,000.00	850.00	15.0
51-37-250 METERS	.00	.00	1,500.00	1,500.00	.0
51-37-300 PENALTIES & FORFEITURES	372.00	820.00	5,000.00	4,180.00	16.4
TOTAL WATER REVENUE	50,027.98	112,214.74	348,500.00	236,285.26	32.2
<u>MISCELLANEOUS REVENUE</u>					
51-38-100 INTEREST EARNINGS	.00	.00	18,000.00	18,000.00	.0
51-38-500 IMPACT FEES/WATER	.00	.00	20,000.00	20,000.00	.0
51-38-505 WEBER BASIN IMPACT FEE	.00	.00	100,000.00	100,000.00	.0
51-38-900 MISCELLANEOUS	125.00	175.00	.00	(175.00)	.0
TOTAL MISCELLANEOUS REVENUE	125.00	175.00	138,000.00	137,825.00	.1
TOTAL FUND REVENUE	50,152.98	112,389.74	516,600.00	404,210.26	21.8

UINTAH CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

WATER ENTERPRISE FND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WATER EXPENSE</u>					
51-40-110 SALARIES AND WAGES	3,452.65	6,131.41	100,000.00	93,868.59	6.1
51-40-130 EMPLOYEE BENEFITS	1,020.60	1,859.93	20,000.00	18,140.07	9.3
51-40-210 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	.00	2,250.00	2,250.00	.0
51-40-230 TRAVEL	.00	.00	2,000.00	2,000.00	.0
51-40-235 MILEAGE REIMBURSEMENT	.00	.00	1,650.00	1,650.00	.0
51-40-240 OFFICE SUPPLIES AND EXPENSE	199.82	374.17	7,500.00	7,125.83	5.0
51-40-250 EQUIPMENT-SUPPLIES & MAINTENAN	368.28	520.72	35,000.00	34,479.28	1.5
51-40-265 VEHICLE MAINTENANCE	145.10	145.10	10,000.00	9,854.90	1.5
51-40-270 UTILITIES	145.69	262.05	3,000.00	2,737.95	8.7
51-40-290 UNIFORM ALLOWANCE	99.73	99.73	1,000.00	900.27	10.0
51-40-310 PROFESSIONAL & TECHNICAL SERVI	1,893.00	2,594.25	11,800.00	9,205.75	22.0
51-40-330 EDUCATION AND TRAINING	315.00	315.00	2,500.00	2,185.00	12.6
51-40-460 WATER PURCHASES (WEBER BASIN)	62,496.00	61,503.91	190,000.00	128,496.09	32.4
51-40-470 WATER PURCHASES (MOUNTAIN STR)	.00	.00	900.00	900.00	.0
51-40-490 GASOLINE	278.19	278.19	2,000.00	1,721.81	13.9
51-40-630 WATER SAMPLES	298.00	323.00	4,000.00	3,677.00	8.1
51-40-640 EMERGENCY	4,628.94	4,628.94	11,000.00	6,371.06	42.1
51-40-650 DEPRECIATION	.00	.00	110,000.00	110,000.00	.0
51-40-800 WATER VAULT MAINTENANCE	.00	.00	2,000.00	2,000.00	.0
TOTAL WATER EXPENSE	75,342.00	79,036.40	516,600.00	437,563.60	15.3
TOTAL FUND EXPENDITURES	75,342.00	79,036.40	516,600.00	437,563.60	15.3
NET REVENUE OVER EXPENDITURES	(25,189.02)	33,353.34	.00	(33,353.34)	.0

UINTAH CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

GARBAGE ENTERPRISE FND

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEXPENDED</u>	<u>PCNT</u>
<u>GARBAGE REVENUE</u>					
52-37-100 GARBAGE SALES	8,144.90	16,269.16	80,000.00	63,730.84	20.3
52-37-200 RECYCLING SALES	3,398.27	6,788.87	35,000.00	28,211.13	19.4
52-37-250 DUMPSTER SALES	160.00	400.00	1,200.00	800.00	33.3
TOTAL GARBAGE REVENUE	<u>11,703.17</u>	<u>23,458.03</u>	<u>116,200.00</u>	<u>92,741.97</u>	<u>20.2</u>
 TOTAL FUND REVENUE	 <u>11,703.17</u>	 <u>23,458.03</u>	 <u>116,200.00</u>	 <u>92,741.97</u>	 <u>20.2</u>

UINTAH CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

GARBAGE ENTERPRISE FND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GARBAGE EXPENSE</u>					
52-40-110 SALARIES AND WAGES	6.98	20.67	3,000.00	2,979.33	.7
52-40-130 EMPLOYEE BENEFITS	1.65	4.86	1,000.00	995.14	.5
52-40-240 OFFICE SUPPLIES AND EXPENSE	122.14	233.73	1,500.00	1,266.27	15.6
52-40-270 UTILITIES	74.29	132.13	1,500.00	1,367.87	8.8
52-40-410 RECYCLING DISPOSAL (WASTE MNG)	3,563.23	7,124.47	42,000.00	34,875.53	17.0
52-40-420 GARBAGE - DISPOSAL (WASTE MNG)	6,739.98	13,476.82	66,200.00	52,723.18	20.4
52-40-440 DUMPSTER EXPENSE	62.76	125.52	1,000.00	874.48	12.6
TOTAL GARBAGE EXPENSE	10,571.03	21,118.20	116,200.00	95,081.80	18.2
TOTAL FUND EXPENDITURES	10,571.03	21,118.20	116,200.00	95,081.80	18.2
NET REVENUE OVER EXPENDITURES	1,132.14	2,339.83	.00	(2,339.83)	.0

UINTAH CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

STORM WATER ENTERPRISE FND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>STORM WATER REVENUE</u>					
53-37-100 STORM WATER UTILITY FEE	1,663.32	3,330.01	19,000.00	15,669.99	17.5
53-37-200 STORM WATER PERMIT	.00	.00	1,500.00	1,500.00	.0
TOTAL STORM WATER REVENUE	1,663.32	3,330.01	20,500.00	17,169.99	16.2
<u>MISCELLANEOUS REVENUE</u>					
53-38-100 INTEREST EARNINGS	.00	.00	3,800.00	3,800.00	.0
TOTAL MISCELLANEOUS REVENUE	.00	.00	3,800.00	3,800.00	.0
TOTAL FUND REVENUE	1,663.32	3,330.01	24,300.00	20,969.99	13.7

UINTAH CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

STORM WATER ENTERPRISE FND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>STORM WATER EXPENSE</u>					
53-40-110 SALARIES AND WAGES	354.89	622.81	3,000.00	2,377.19	20.8
53-40-130 EMPLOYEE BENEFITS	106.56	192.88	1,000.00	807.12	19.3
53-40-240 OFFICE SUPPLIES AND EXPENSE	59.68	122.43	1,000.00	877.57	12.2
53-40-310 PROFESSIONAL & TECHNICAL SERVI	.00	714.00	7,000.00	6,286.00	10.2
53-40-910 IMPACT FEES	.00	.00	5,200.00	5,200.00	.0
TOTAL STORM WATER EXPENSE	521.13	1,652.12	17,200.00	15,547.88	9.6
<u>STORM WATER</u>					
53-50-100 BUDGETED INCREASE IN FUND BALA	.00	.00	7,100.00	7,100.00	.0
TOTAL STORM WATER	.00	.00	7,100.00	7,100.00	.0
TOTAL FUND EXPENDITURES	521.13	1,652.12	24,300.00	22,647.88	6.8
NET REVENUE OVER EXPENDITURES	1,142.19	1,677.89	.00	(1,677.89)	.0

ORDINANCE NO. 298-25

AN ORDINANCE OF THE CITY COUNCIL OF UINTAH CITY, UTAH, ENACTING COMPENSATION INCREASES FOR SPECIFIC CITY OFFICERS

WHEREAS, the Utah State Legislature during the 2024 General Session passed S.B. 91; and

WHEREAS, S.B. 91 amended Utah Code Section 10-3-818 regarding City employee salaries; and

WHEREAS, Uintah City must now publish public notice and hold a separate public hearing on proposed compensation increases for executive municipal officers before adopting those increases; and

WHEREAS, the Uintah City Council finds that enacting the proposed compensation increases as set forth in this Ordinance will comply with Utah Code requirements and will promote the public health, safety, and welfare of the residents of Uintah City, Utah.

SECTION 1. ENACTMENT

The attached Exhibit A contains compensation increases for executive municipal officers proposed for inclusion in the City's Fiscal Year 2025-2026 budget.

SECTION 2. AMENDING OF CONFLICTING ORDINANCES

If any ordinances, resolutions, policies, or zoning maps of Uintah City heretofore adopted are inconsistent herewith, they are hereby amended to comply with the provisions hereof. If they cannot be amended to comply with the provisions hereof, they are hereby repealed.

SECTION 3. EFFECTIVE DATE

This ordinance shall take effect upon its passage by a majority vote of the Uintah City Council and following notice and publication as required by the Utah Code.

SECTION 4. SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION 5. PUBLIC NOTICE

The Uintah City Recorder is hereby ordered, in accordance with the requirements of Utah Code 10-3-710-711, to do as follows:

- a. Deposit a copy of this ordinance in the office of the City Recorder; and
- b. Publish notice as follows:

- i. Publish a short summary of this ordinance on the Utah Public Notice Website created in Utah Code 63F-1-701 and on the City's official website; and
- ii. Publish a short summary of this ordinance in a public location within the City that is reasonably likely to be seen by residents of the City.

PASSED AND ADOPTED by the City Council of Uintah this 2nd day of September 2025.

MAYOR:

Gordon Cutler

ATTEST:

Approved as to form and for
Compliance with state law:

City Recorder Michelle Mortensen

City Attorney Bryan Baron

CITY COUNCIL VOTE AS RECORDED:

	Aye	Nay
Mayor Cutler:	___	___
Council Member Roberts:	___	___
Council Member Bell:	___	___
Council Member Combe:	___	___
Council Member Patterson:	___	___

Exhibit A

Title	Proposed Total Increase
Mayor (effective January 1, 2026)	\$300
City Council (effective January 1, 2026)	\$200

Planning Commission Chair: Debra Wickizer
Planning Commission Vice-Chair: Glenn Williams
Commissioners: Scott Dixon
Brandon Minster
Jake Wayman
Secretary: Christie Blackner
City Council Representative: Ross Patterson

UINTAH CITY
PLANNING COMMISSION MEETING
August 26, 2025 6:00 PM



2191 East 6550 South – Uintah, Utah 84405 (801) 479-4130

Attendees: Jeff Holden, Glenn Williams, Marilyn Pearson, Don Pearson, Ross Patterson, Jill Smith, Samuel Smith, Paul Stuart.

Meeting Called to Order by: Scott Dixon

Pledge of Allegiance led by: Glenn Williams

Roll Call: Jake Wayman, Scott Dixon, Glenn Williams

Conflict of Interest: None

Agenda Items:

1. **Public Comment (2 minutes per person)**
2. **Approval of the Planning Commission Meeting Minutes held June 24th, 2025.**
Presenter: Scott Dixon
 - Glenn Williams motioned to approve minutes with the note that Ziegfeld Academy may have moved their business to another location in Ogden.
 - Scott Dixon Seconded
 - Motion Carried

Concerns were raised about zoning compliance and infrastructure sufficiency in a local business complex, including unpermitted construction and businesses lacking licenses. It was proposed to conduct a summary review or assessment of the business complex to update records and ensure compliance with zoning (C1, C3 commercial).

3. Discussion/ Action: Jackman/ Sheffler Final Subdivision review.

Presenter: Jeremy Krause

Review of subdivision process, health department letters, plat adjustments, and builder assignments for Hayden Jackman and Tyler Scheffler lots.

Discussion on permit readiness, payment of water fees, and subdivision.

clarification that no public improvements or bonding are required for the Subdivision.

- Glenn Williams Motioned to approve the Final Platt for Jackman/Sheffler
- Jake Wayman seconded.
- Motion Carried

4. Discussion/ Action: Samuel Smith CUP for ADU

Presenter: Samuel Smith

Clarification of address and discussion of plans to tear down and rebuild the old house, shifting the new structure south for better backyard and septic access. Addressing issues with the county and

health department regarding septic systems

Review of city and state requirements for accessory dwelling units (ADUs): detached ADUs limited to 1,000 square feet, maximum height 25 feet, 25% rear yard occupancy, 10-foot setbacks, and parking requirements. Discussion of attached vs. detached ADU status and possible need for a variance.

Discussion about whether the new structure qualifies as an ADU based on size and attachment/detachment, referencing Jeff's input and Deb's question.

Clarification on the number of bedrooms, with the health department considering the office with a closet as a bedroom, affecting classification and occupancy.

Questions about the number of residents allowed in an ADU, (Ross advised 3 unrelated occupants) referencing possible limits per bedroom and Deb's research on unrelated occupants

Review of septic system plans, confirming a new, large system serving both buildings, with a single water connection and meter.

Advice to retain the old structure until all regulatory questions are answered, due to differences in requirements for new builds versus remodels.

Discussion on the timeline, requirements, and process for tearing down the old house, constructing a new home, and ensuring compliance with city code, including septic system location, setbacks, and ADU regulations.

Discussion on whether there is a specific square footage requirement for ADUs, referencing a possible 1,000 square feet minimum, and need to verify with Deb.

Clarification of the location of the new septic system (east and north of the new home), The Smiths have already removed of the old septic system and need for county health department approval.

Discussion of the expected completion timeline for the new house (November or December 2025) and urgency for approval due to septic system installation.

Planning Commission are asking for the following information: Detached or attached to the Main house, Health Department approval, and Size of ADU.

- Glenn Williams motioned to table this CUP application until have the necessary information and they are in compliance.
- Jake Wayman Seconded
- Motion Carried

5. Discussion/ Action: Boundary Line Adjustment for Tim Kendall

Presenter: Jeff Holden

Discussion of Tim Kendall's plan to purchase the property that the White House sits on from the J&E/J&L trust, create a one-acre lot, and establish a 60-foot access way for future development.

Review of checklist items for boundary line adjustment, including contacting contiguous property owners and obtaining consent. Tim Kendall has completed about half the checklist, needs to complete the check list, contact neighbors and complete remaining items.

Discussion on subdividing property, including lot sizes under 50,000 square feet, road access requirements, and the impact of property shape and existing structures. Consideration of minor subdivision from one to three lots and clarification on whether it qualifies as a subdivision or a lot line adjustment.

Clarification on the new subdivision ordinance, which treats all subdivisions the same regardless of the number of lots. Discussion on the need for a MILR at final recording and the process for minor subdivisions.

- There was no motion made on this item.
-
-

6. Commissioner's Responsibility reports and follow-up from previous meeting.

- a. New business Licenses- Christie: Tenant List for Uintah Springs Building
- b. CUP's- -
- c. Commercial Building- Scott Dixon-
- d. Training-
- e. Nuisance- Glenn Williams
- f. Other: Debra Wickizer
- g. Meeting was adjourned.
 - Jake Wayman motioned to adjourn this meeting of August 26, 2025
 - Glenn Williams Seconded
 - Motion Carried

APPROVED by the Planning Commission this ____ day of _____ Planning Commission Chair

Planning Commission Chair



Uintah City
2191 E 6550 S
Uintah City, UT 84405

**FINAL SUBDIVISION APPROVAL
PROCEDURE PROCESS/CHECKLIST**

Revised Date 8-2013

FINAL APPROVAL

A "subdivision" means any land that is divided, re-subdivided, or proposed to be divided into two or more lots, parcels, sites, units, plots, or other division of land for the purpose, whether immediate or future, or offer, sale lease, or development either on the installment plan or upon any and all other plans, terms, and conditions.

DEVELOPMENT INFORMATION

Property Owner(s) Names	Tyler Sheffler & Hayden Jackman
----------------------------	---------------------------------

If the information you provided on the Preliminary Plat Application is not the same provide the new information at the end of this document.

SUBMITTALS AND DEADLINES

SUBMITTALS

Incomplete submittals may delay processing or tabling your project. A fair review cannot be made when all the information is not available for review prior to any meetings.

DEADLINES

Documents for each meeting must be submitted prior to the scheduling deadline which is **2 weeks** prior to the meeting date.

COSTS

All costs of processing will be charged to the applicants, which includes any professional service, attorney, engineer, plats, & all other associated costs will be charged for any service.

Request to amend or vacate	No Street involved in Subdivision	\$500
	Street involved in Subdivision	\$800
Minor Subdivision 1 to 3 lots	Sketch Pre-Application	\$500 -
	Preliminary Plat	\$500 PLUS \$100 per lot
	Final Plat	\$800 PLUS \$200 per lot
Major Subdivision 4 plus lots	Sketch Pre-Application	\$800
	Preliminary Plat	\$800 PLUS \$200 per lot
	Final Plat	\$1,000 PLUS \$300 per lot

FINAL APPROVAL

The Final Approval stage is where all documents are finalized.

Information Contact and/or Initial Review	Contact Debra Wickizer, PC Chair (Cell 435-828-0495, email dbwickizer@gmail.com) Christie Blackner, PC Secretary (Office 801-479-4130, email c.blackner@uintahcity.com) Jeff Monroe, Building Official (Cell 801-726-9226 email: jmonroe.5213@gmail.com)
--	--

Payment of non-refundable Final Approval Fees	Amount	Date Rec'd
--	--------	------------

DOCUMENTS FOR FINAL APPROVAL

DOCUMENT	COMMENTS	SIGNED
Title Report	Attached	
City Eng Requirements	Improvement plans, final Plat	
Subject To's		
Fees		

Warranty Period		
Certificate of Occupancy		



Property Address: 2090 E 6550 S, Uintah, UT 84405
Tax ID Number: 07-102-0061
File Number: 2593378CV

Thank you for choosing Old Republic Title! We look forward to working with you.

BUYER	SELLER
To Be Determined	Tyler Scheffler and Haydan Jackman
BUYERS AGENT	LISTING AGENT
LENDER	

Your Escrow Officer Chelsea R. Villanueva and Escrow Assistant are excited to be working with you, and look forward to helping you with all your closing needs. Please feel free to email them at cvillanueva@oldrepublictitle.com and or call them at the number below with any questions.

Old Republic National Title Insurance Company
2120 North 400 East Suite 101
North Ogden, UT 84414
Phone # 801-528-7811
Fax # 385-206-2441





OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Old Republic National Title Insurance Company

Issuing Office: 2120 North 400 East Suite 101 North Ogden, UT 84414

Issuing Office's ALTA Registry ID: 1163247

File Number: 2593378CV

Loan ID Number:

Property Address: as referenced herein, under Property Address

COMMITMENT FOR TITLE INSURANCE SCHEDULE A

1. Commitment Date: April 9, 2025 at 8:00 AM
2. Policy or Policies to be issued:
 - (a)
 - Proposed Insured:
 - Amount of Insurance:
 - Premium:
 - (b)
 - Proposed Insured:
 - Amount of Insurance:
 - Premium:
 - Endorsements:
 - Endorsement Amount:
3. The estate or interest in the land described or referred to in this Commitment is Fee Simple.
4. Title to the estate or interest in the Land is at the Commitment Date vested in:
Tyler Scheffler and Haydan Jackman
5. The land referred to in this Commitment is described as follows:
See Attached Exhibit "A"

Property Address:

2090 E 6550 S

Uintah, Utah 84405

Tax ID: 07-102-0061

COUNTERSIGNED

Old Republic National Title Insurance Company

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

ORT Form 4757 ALTA Commitment for Title Insurance 2021 v. 01.00



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

File No. 2593378CV

EXHIBIT "A"

PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH BEARS EAST 1023 FEET AND SOUTH 200 FEET AND SOUTH 2°37' WEST 305 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE SOUTH 2°37' WEST 153.07 FEET; THENCE SOUTH 86°17'01" EAST 120.00 FEET, THENCE SOUTH 2°26'11" WEST 166.58 FEET, THENCE SOUTH 85°03'33" EAST 214.90 FEET; THENCE NORTH 1°45' EAST 275 FEET; THENCE NORTH 88°23'12" WEST 69.55 FEET; THENCE NORTH 3°28'35" EAST 217 FEET; THENCE NORTH 86°48'38" WEST 132.1 FEET; THENCE SOUTH 2°37' WEST 160 FEET; THENCE NORTH 86°48'38" WEST 132.1 FEET TO THE POINT OF BEGINNING.



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

File No. 2593378CV

**SCHEDULE B - I
ALTA COMMITMENT**

REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

File No. 2593378CV

SCHEDULE B - II ALTA COMMITMENT EXCEPTIONS

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

General Exception

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

Standard Exceptions

2. Taxes or assessments which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessment on real property or by the public records.
3. Any facts, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession, or claiming to be in possession, thereof.
4. Easements, liens, encumbrances, or claims of easements, liens or encumbrances which are not shown by the public records
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
6. Unpatented mining claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof, Indian treaty or aboriginal rights, including but not limited, easements or equitable servitudes, water rights, or claims or title to water.
7. Any liens, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

Note: General Exception 1 and Standard Exceptions 2 - 7 will be deleted on any extended coverage loan policy

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ORT Form 4757 ALTA Commitment for Title Insurance 2021 v. 01.00



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

File No. 2593378CV

Special Exceptions

8. 2025 General Property Taxes are accruing as a lien and are not yet due and payable. 2024 General Property Taxes have been PAID in the amount of \$2,164.29. Tax ID No.: 07-102-0061
9. Said property is located within the boundaries of Uintah, Weber County, and is subject to all assessments and service charges levied thereof. Tax District: 55
10. Subject to all existing roads, street, alleys, ditches, reservoirs, utilities, canals, pipelines, power poles, telephone, sewer, gas or water lines and rights of way and easements thereof.
11. WATER RIGHTS, claims or title to water, and agreements, covenants, conditions or rights incident thereto, whether or not shown by the public records.
12. Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein:
In favor of: Utah Power & Light Company
Recorded: March 19, 1924
Book: Q
Page: 147, of the Official Records
13. Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein:
In favor of: The Mountain States Telephone and Telegraph Company
Recorded: August 18, 1982
Entry No.: 862499
Book: 1407
Page: 1378, of the Official Records
14. Deed of Trust
Dated: May 3, 2023
Trustor: Tyler Scheffler and Haydan Jackman
Trustee: Old Republic Title
Beneficiary: The Fay Cramer Stuart Living Trust
Amount: \$416,000.00
Recorded: May 5, 2023
Entry No.: 3282568, of the Official Records

The beneficial interest under said Deed of Trust was assigned to MCPS, LLC:
Recorded: January 4, 2024
Entry No.: 3310192, of the Official Records
15. The Company requires the name of the proposed purchaser(s) in order to secure a search for any applicable judgment, tax and/or other statutory liens and matters. The company may then make additional exceptions and requirements.

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OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

File No. 2593378CV

END OF SPECIAL EXCEPTIONS

NOTE: The following name(s) have been checked for judgments and no unsatisfied judgments appear of record, except as shown herein:

Buyer(s)/Borrower(s): To Be Determined
Seller(s): Tyler Scheffler and Haydan Jackman
Other Parties: None

NOTE: FOR INFORMATIONAL PURPOSES ONLY: The following instrument(s) affecting said land is/are the last conveying instrument(s) filed for record within 24 months of the effective date OR the last recorded instrument vesting title to the land:

Warranty Deed
Grantor: Carl D. Stuart and Mark E. Stuart, Co-Trustees of the Fay Cramer Stuart Living Trust, dated September 7, 2017
Grantee: Tyler Scheffler and Haydan Jackman
Recorded: May 5, 2023
Entry No.: 3282564

Property Tax Information: TAXES

Property Plat Map: PLAT

For Escrow inquiries contact Chelsea R. Villanueva, 801-528-7811 or cvillanueva@oldrepublictitle.com

If one of the Title Insurance Policies referenced in Schedule A is not purchased within six months of the Effective Date referenced in Schedule A, a cancellation charge will be assessed.

The policy to be issued contains an arbitration clause. Any matter in dispute between you and the company may be subject to arbitration as an alternative to court action. Upon request, the company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction. Any decision reached by arbitration shall be binding upon both you and the Company. The arbitration award may include attorney's fees, if allowed by state law, and may be entered as a judgment in any court of proper jurisdiction.



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

File No. 2593378CV



Commitment for Title Insurance

Issued By Old Republic National Title Insurance Company

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRA CONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Issued through the Office of:
Old Republic National Title Insurance Company
2120 North 400 East Suite 101
North Ogden, UT 84414

Authorized Signatory

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(813) 371-1111
www.aldrepubtitle.com

By

President

Attest

Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

ORT Form 4757 ALTA Commitment for Title Insurance 2021 v. 01.00

Page 7



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

File No. 2593378CV

COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
 - b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
 - c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
 - d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
 - e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
 - g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
 - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
 - j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

ORT Form 4757 ALTA Commitment for Title Insurance 2021 v. 01.00



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

File No. 2593378CV

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I-Requirements; and
- f. Schedule B, Part II-Exceptions; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I-Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

File No. 2593378CV

- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

 OLD REPUBLIC TITLE	
FACTS	WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: • Social Security number and employment information • Mortgage rates and payments and account balances • Checking account information and wire transfer instructions When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes — to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For non-affiliates to market to you	No	We don't share

	Go to www.oldrepublictitle.com (Contact Us)
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Who we are	
Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.

What we do	
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit https://www.oldrepublictitle.com/privacy-policy
How does Old Republic Title collect my personal information?	We collect your personal information, for example, when you: • Give us your contact information or show your driver's license • Show your government-issued ID or provide your mortgage information • Make a wire transfer We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only: • Sharing for affiliates' everyday business purposes - Information about your creditworthiness • Affiliates from using your information to market to you • Sharing for non-affiliates to market to you State laws and individual companies may give you additional rights to limit sharing. See the State Privacy Rights section location at https://www.oldrepublictitle.com/privacy-policy for your rights under state law.

Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. • <i>Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., and Mississippi Valley Title Services Company</i>
Non-affiliates	Companies not related by common ownership or control. They can be financial and non-financial companies. • <i>Old Republic Title does not share with non-affiliates so they can market to you</i>
Joint marketing	A formal agreement between non-affiliated financial companies that together market financial products or services to you. • <i>Old Republic Title doesn't jointly market.</i>

Affiliates Who May be Delivering This Notice

American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.	eRecording Partners Network, LLC
Genesis Abstract, LLC	Guardian Consumer Services, Inc.	IMarc, Inc.	L.T. Service Corp.	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mississippi Valley Title Services Company	Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.
Old Republic Escrow of Vancouver, Inc.	Old Republic Exchange Company	Old Republic Title and Escrow of Hawaii, Ltd.	Old Republic National Title Insurance Company	Old Republic Title Company
Old Republic Title Company of Conroe	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma	Old Republic Title Company of Oregon	Old Republic Title Company of St. Louis
Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.	Old Republic Title, Ltd.	RamQuest Software, Inc.	Republic Abstract & Settlement, LLC
Sentry Abstract Company	Surety Title Agency, Inc.	Trident Land Transfer Company, LLC		

BRIAN COWAN MPH LEHS
Health Officer/Executive Director



May 27, 2025

Weber County Planning Commission
2380 Washington Blvd.
Ogden, UT 84401

RE: Jeremy Krause Property
2350 E 6450 S, Uintah, UT
Parcel #07-102-0061
Soil log #15753

An evaluation of the site and soils at the above-referenced address was completed by staff of this office on May 19th, 2025. The exploration pit (s) is located at the referenced GPS coordinate and datum. The soil texture and structure, as classified using the USDA system, are as follows:

Exploration Pit #1 (UTM Zone 12T, Nad 83, 0422329E 4555312N)
0-15" Sandy Loam, granular to blocky structure
15-75" Fine Sandy Loam, blocky structure

Exploration pits should be backfilled immediately upon completion to prevent a hazardous environment that may cause death or injury to people or animals.

DESIGN REQUIREMENTS

Culinary water will be provided by Uintah City Water System, an approved water system. **A letter from the water supplier is required prior to issuance of a permit.**

Anticipated ground water tables not to exceed 48 inches, fall within the range of acceptability for the utilization of a Conventional Wastewater Disposal System as a means of wastewater disposal. Maximum trench depth is limited to 18 inches. The absorption system is to be designed using a maximum loading rate of 0.5 gal/sq. ft. /day as required for the Fine Sandy Loam, blocky structure soil horizon.

Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

Each on-site individual wastewater disposal system must be installed in accordance with R317-4, Utah Administrative Code, Individual Wastewater Disposal Systems and Weber-Morgan District Health Department Rules. Final approval will be given only after an on-site inspection of the completed project and prior to the accomplishment of any backfilling.

Please be advised that the conditions of this letter are valid for a period of 18 months. At that time the site will be re-evaluated in relation to rules in effect at that time.

Sincerely,


Kysa Remley, LEHS II
Environmental Health Division
801-399-7160

EDUCATE | ENGAGE | EMPOWER

BRIAN COWAN MPH LEHS
Health Officer/Executive Director



May 27, 2025

Weber County Planning Commission
2380 Washington Blvd.
Ogden, UT 84401

RE: Jeremy Krause Property
2350 E 6450 S. Uintah, UT
Parcel #07-102-0061
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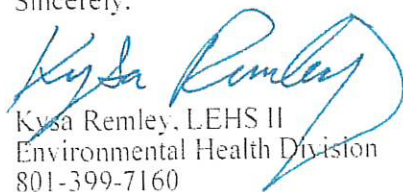
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Sincerely,


Kysa Remley, LEHS II
Environmental Health Division
801-399-7160

EDUCATE | ENGAGE | EMPOWER

phone 801-399-7100 | fax 801-399-7110 | 477 23rd Street Ogden, UT 84401 | www.webermorganhealth.org



May 27, 2025

Weber County Planning Commission
2380 Washington Blvd.
Ogden, UT 84401

RE: Jeremy Krause Property
2350 E 6450 S, Uintah, UT
Parcel #07-102-0061
Soil log #15753

An evaluation of the site and soils at the above-referenced address was completed by staff of this office on May 19th, 2025. The exploration pit (s) is located at the referenced GPS coordinate and datum. The soil texture and structure, as classified using the USDA system, are as follows:

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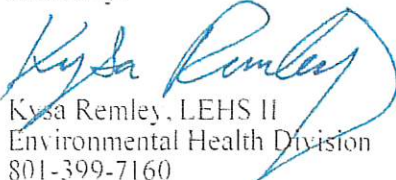
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Kysa Remley, LEHS II
Environmental Health Division
801-399-7160

EDUCATE | ENGAGE | EMPOWER

BRIAN COWAN MPH LEHS
Health Officer/Executive Director



May 27, 2025

Weber County Planning Commission
2380 Washington Blvd.
Ogden, UT 84401

RE: Jeremy Krause Property
2225 E. 6550 S. Uintah, UT
Parcel #07-102-0061
Soil log #15752

An evaluation of the site and soils at the above-referenced address was completed by staff of this office on May 19th, 2025. The exploration pit (s) is located at the referenced GPS coordinate and datum. The soil texture and structure, as classified using the USDA system, are as follows:

Exploration Pit #1 (UTM Zone 12T, Nad 83, 422334E 4555217N)
0-16" Fine Sandy Loam, granular structure
16-66" Sandy Loam, blocky structure

Exploration pits should be backfilled immediately upon completion to prevent a hazardous environment that may cause death or injury to people or animals.

DESIGN REQUIREMENTS

Culinary water will be provided by Uintah City Water System, an approved water system. **A letter from the water supplier is required prior to issuance of a permit.**

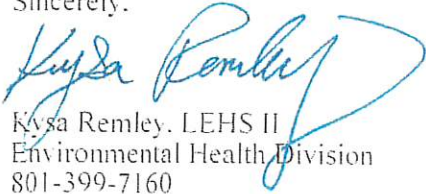
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Kysa Remley, LEHS II
Environmental Health Division
801-399-7160

EDUCATE | ENGAGE | EMPOWER

phone 801-399-7100 | fax 801-399-7110 | 477 23rd Street Ogden UT 84401 | www.webermorganhealth.org



May 27, 2025

Weber County Planning Commission
2380 Washington Blvd.
Ogden, UT 84401

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2225 E 6550 S, Uintah, UT
Parcel #07-102-0061
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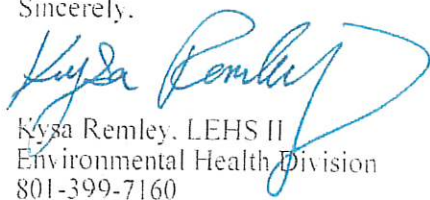
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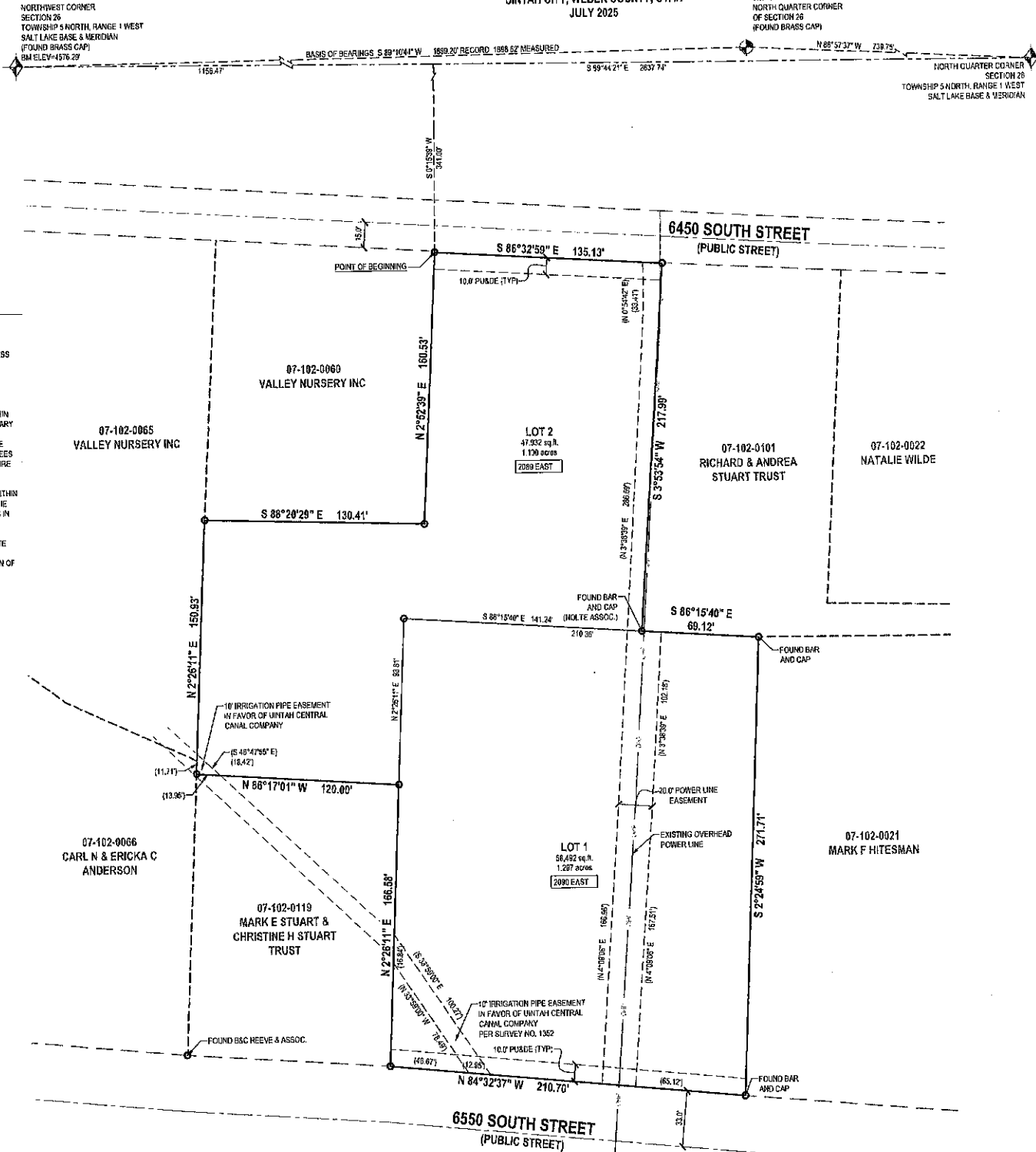
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Environmental Health Division
801-399-7160

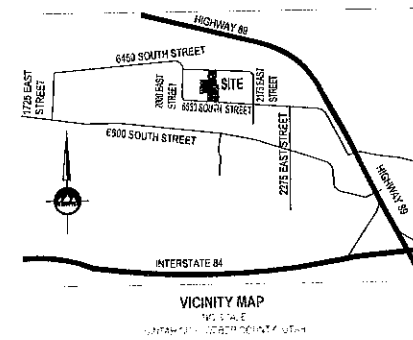
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SCHEFFLER UINTAH SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26
TOWNSHIP 5 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
UINTAH CITY, WEBER COUNTY, UTAH
JULY 2025

GENERAL NOTES:

- PROPERTY IS ZONED RS-30.
 - FRONT YARD SETBACK IS 30'
 - REAR YARD SETBACK IS 30'
 - SIDE YARD SETBACK IS 12 FEET WITH TOTAL WIDTH OF 2 SIDE YARDS NOT LESS THAN 24 FT.
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PUE) ARE 10' FRONT
- 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 OF ACCESS TO 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 LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.
- PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.
- 5/8" X 24" REBAR AND CAP WILL BE PLACED AT ALL PROPERTY CORNERS.

WITNESS CORNER TO THE
NORTH QUARTER CORNER
OF SECTION 26
(FOUND BRASS CAP)

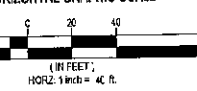
VICINITY MAP

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENGIN ENG. & LAND SURV"
- PUE = PUBLIC UTILITY & DRAINAGE EASEMENT
- SECTION LINE
- SECTION TIE LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ADJACENT ROAD CENTERLINE
- ADJACENT RIGHT OF WAY
- EASEMENT
- SETBACK



HORIZONTAL GRAPHIC SCALE

DEVELOPER
TYLER SCHEFFLER
630 EAST 4400 SOUTH
OGDEN, UTAH 84403
801-8641600

RECORD OF SURVEY

DATE:
FEBRUARY 4, 2025
DRAWING NO.
S-7336

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS DAY OF _____, 20__

WEBER COUNTY SURVEYOR
RECORD OF SURVEY # _____
WCD-108-1-0001/9.16, WCD 45-4-200LAYTON
515 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.599.6315
www.ensigneng.comSALT LAKE CITY
P.O. Box 23-226
TOWN OF
P.O. Box 180-316
CENTRAL CITY
P.O. Box 180-316
RICHFIELD
P.O. Box 180-316

ROCKY MOUNTAIN POWER APPROVAL

APPROVED THIS DAY OF _____, 20__
BY THE ROCKY MOUNTAIN POWER

ROCKY MOUNTAIN POWER

CITY ATTORNEY'S APPROVAL

APPROVED THIS DAY OF _____, 20__
BY THE UTAH CITY ATTORNEY

U-TAH CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS DAY OF _____, 20__
BY THE CITY PLANNING COMMISSION APPROVAL

CHAIRMAN U-TAH CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS DAY OF _____, 20__
BY THE UTAH CITY ENGINEER

U-TAH CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS DAY OF _____, 20__
BY THE UTAH CITY COUNCIL

CITY RECORDER CITY HAYOR

SCHEFFLER UINTAH SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26
TOWNSHIP 5 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
UINTAH CITY, WEBER COUNTY, UTAH

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS DAY OF _____, 20__
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

WEBER COUNTY RECORDER

BY _____ DEPUTY RECORDER

SURVEYOR'S CERTIFICATE

I, TRENT R. WILLIAMS, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold License No. 963478, in accordance with Title 33, Chapter 22 of the Professional Engineers and Land Surveyors Act. Further, I certify that by authority of the Council, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements and that the monuments shown on this plat are located as indicated and are sufficient to accurately establish the boundaries of the herein described tract of real property and that it has been drawn correctly and is a true and correct representation of the herein described lands included in said subdivision based on data compiled from the Weber County Recorder's office. I further certify that all of the most footings and area requirements of applicable zoning ordinances.

PLAT NARRATIVE

Purpose of Plat is to split existing parcels into lots. Referenced Record of Survey File #7860

BOUNDARY DESCRIPTION

A parcel of land, situated in the Northwest Quarter of Section 26, Township 5 North, Range 1 West, Salt Lake Base and Meridian, and more or less located in Uintah City, Weber County, Utah. Being more particularly described as follows:

Beginning at a point located at South 86°44'21" East 158.47 feet along the Section line and South 00°15'59" West 341.30 feet from the Northwest Corner of said Section 26 and running thence:

South 86°32'59" East 135.13 feet
thence South 03°35'54" West 217.59 feet to a found Metal rebar and cap;
thence South 86°15'40" East 69.12 feet to a found Laying Survey rebar and cap. (See Survey No. 7534, L.S. 10760000)
thence South 02°28'11" East 158.83 feet to a found Laying Survey rebar and cap. (See Survey No. 7534, L.S. 10760000) and the northerly right-of-way of 6550 South Street is a 66-foot-wide public road;
thence North 04°32'37" West 210.70 feet along said right-of-way to a vinyl fence corner and the Southeast corner of a survey showing No. 1352)
thence along the easterly and northerly lines of said survey the following two (2) courses and distances:

- 1) North 02°28'11" East 106.40 feet
- 2) North 86°17'31" West 120.00 feet
- thence South 86°20'29" East 130.41 feet
- thence North 02°52'38" East 106.53 feet to the Point of Beginning

Contents: 104,424 square feet or 2.397 acres.

Date _____ Trent R. Williams, PLS
License No. 963478

OWNER'S DEDICATION

Known all men by these presents that I, we, the under-signed owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

SCHEFFLER UINTAH SUBDIVISION

Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention ponds, drainage easements and canal maintenance easement, the same to be used for the installation, maintenance and operation of public utility service lines, storm drainage facilities, irrigation canals or for the perpetual preservation of water channels in their natural state whenever it is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements.

Dedicate for access and maintenance the 10' Irrigation Pipe Easements to the Uintah Central Canal Company.

In witness whereof I, we have hereunto set our hand (s) this _____ day of _____, A.D., 20__

By: Tyler Scheffler By: Hayden Jackson

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH
County of WEBEROn the _____ day of _____, A.D., 20__,
personally appeared before me, the undersigned Notary public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

NOTARY PUBLIC

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH
County of WEBEROn the _____ day of _____, A.D., 20__,
personally appeared before me, the undersigned Notary public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

NOTARY PUBLIC

SCHEFFLER UINTAH

2089 EAST 6550 SOUTH
UINTAH, UTAH 84405

INDEX OF DRAWINGS

1-1	SUBDIVISION PLAT
C-001	GENERAL NOTES
C-100	SITE UTILITY PLAN

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
February 13, 2025

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS. THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THE REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

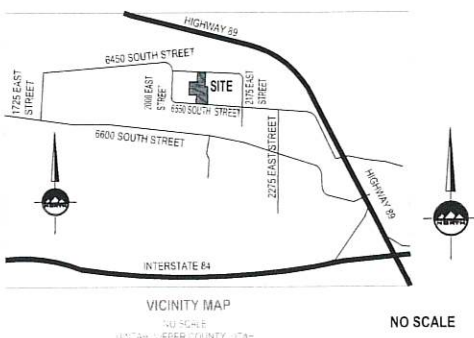
NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

VICINITY MAP



GENERAL NOTES

- ALL WORK SHALL CONFORM TO UTAH CITY STANDARDS & SPECIFICATIONS
- CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES



LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
TYLER SCHEFFLER
530 EAST 4400 SOUTH
OGDEN, UTAH 84403

CONTACT:
TYLER SCHEFFLER
PHONE: 801-364-1900

SCHEFFLER UINTAH

2089 EAST 6550 SOUTH
UINTAH, UTAH 84405



COVER SHEET

PROJECT NUMBER: 12530
PRINT DATE: 2025-02-13
PROJECT MANAGER: TW
DESIGNED BY: AS

C-000

GENERAL NOTES

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA CURRENT EDITION AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION, BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
- CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
- ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THESE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS. IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
- NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
- EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MARKING PROVIDED TO THE ENGINEER AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW.
- CONTRACTOR IS REQUIRED TO LOCATE AND PROTECT ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION), THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION, THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
- CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
- IN ADDITION TO 16.1 AND 16.2 ABOVE, THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "PROBING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
- IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3, THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
- IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR PROTECT EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDED FOR AN AMOUNT REQUIRED BY THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
- CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED, WHERE NECESSARY. SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR PRIOR TO ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REQUIRED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO BE PREVALENT AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
- ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
- CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
- A UPODES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

- ALL CONSTRUCTION AND WATER LINES SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
- CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-667-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
- TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION J3.05.29, BACKFILLING TRENCHES OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
- THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNERS FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
- ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE CATCH BASIN OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
- CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
- SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL, AFTER THE FINAL BOND RELEASE INSPECTION.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN UNDISTURBED CONDITIONS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMBLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CANNOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

- TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- BARRICADE AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
- NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
- THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
- DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANGSLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.
- ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
- TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
- ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
- THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

DEMOLITION NOTES

- EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION CONSTRUCTION.
- THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
- THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.
- THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
- ALL DEBRIS, PLIES AND TERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
- THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
- THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
- THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
- THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE FINISH GRADES AND SLOPES SHOWN.
- THE CONTRACTOR IS WARNED THAT AN EARTH-WORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
- THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
- ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
- THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BOWS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
CB	CURVE
C	CATCH BASIN
CF	CURB FACE OR CUBIC FEET
CL	CENTER LINE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
PH	FIRE HYDRANT
FL	FLOW LINE OF FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HC	HANDCAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
LEX	WATCH EXISTING
MH	MANHOLE
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NC	NOT IN CONTRACT
NUMBER	NUMBER
NO	ON CENTER
OCEW	ON CENTER EACH WAY
ORHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PIC	POINT OF INTERSECTION
PV	POST INDICATOR VALVE
PL	PROPERTY LINE
PIC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
ROOF DRAIN	ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TG	TOP OF GRATE
TGA	TOP OF ASPHALT
TCC	TOP OF CONCRETE
TOP	TOP OF FOUNDATION
TCW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WV	WALL INDICATOR VALVE
WL	WATER LINE

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET

LEGEND

	SECTION CORNER		EXISTING EDGE OF ASPHALT
	EXISTING MONUMENT		PROPOSED EDGE OF ASPHALT
	PROPOSED MONUMENT		EXISTING STRIPING
	EXISTING REBAR AND CAP		PROPOSED STRIPING
	SET ENSIGN REBAR AND CAP		EXISTING FENCE
	EXISTING WATER METER		PROPOSED FENCE
	PROPOSED WATER METER		EXISTING FLOW LINE
	EXISTING WATER MANHOLE		PROPOSED FLOW LINE
	PROPOSED WATER MANHOLE		GRADE BREAK
	EXISTING WATER BOX		EXISTING STORM DRAIN LINE
	EXISTING WATER VALVE		PROPOSED STORM DRAIN LINE
	PROPOSED WATER VALVE		ROOF DRAIN LINE
	EXISTING FIRE HYDRANT		CATCHMENTS
	PROPOSED FIRE HYDRANT		HIGHWATER LINE
	PROPOSED FIRE DEPARTMENT CONNECTION		EXISTING SANITARY SEWER
	EXISTING SECONDARY WATER VALVE		PROPOSED SANITARY SEWER LINE
	PROPOSED SECONDARY WATER VALVE		PROPOSED SAN. SWR. SERVICE LINE
	EXISTING IRRIGATION BOX		EXISTING LAND DRAIN LINE
	EXISTING IRRIGATION VALVE		PROPOSED LAND DRAIN LINE
	PROPOSED IRRIGATION VALVE		PROPOSED LAND DRAIN SERVICE LINE
	EXISTING SANITARY SEWER MANHOLE		EXISTING CULINARY WATER LINE
	PROPOSED SANITARY SEWER MANHOLE		PROPOSED CULINARY WATER LINE
	EXISTING SANITARY CLEAN OUT		PROPOSED CULINARY WATER SERVICE LINE
	EXISTING STORM DRAIN CLEAN OUT BOX		EXISTING SECONDARY WATER LINE
	PROPOSED STORM DRAIN CLEAN OUT BOX		PROPOSED SECONDARY WATER LINE
	EXISTING STORM DRAIN INLET BOX		PROPOSED SEC. WATER SERVICE LINE
	EXISTING STORM DRAIN CATCH BASIN		EXISTING IRRIGATION LINE
	PROPOSED STORM DRAIN CATCH BASIN		EXISTING TELEPHONE LINE
	EXISTING STORM DRAIN COMBO BOX		EXISTING OVERHEAD POWER LINE
	PROPOSED STORM DRAIN COMBO BOX		EXISTING ELECTRICAL LINE
	EXISTING STORM DRAIN CLEAN OUT		EXISTING GAS LINE
	EXISTING STORM DRAIN CULVERT		EXISTING TELEPHONE LINE
	PROPOSED STORM DRAIN CULVERT		ACCESSIBLE ROUTE
	TEMPORARY SAG INLET PROTECTION		SAW CUT LINE
	TEMPORARY IN-LINE INLET PROTECTION		STRAW WATTLE
	ROOF DRAIN		TEMPORARY BERM
	EXISTING ELECTRICAL MANHOLE		TEMPORARY SILT FENCE
	EXISTING ELECTRICAL BOX		LIMITS OF DISTURBANCE
	EXISTING TRANSFORMER		EXISTING WALL
	EXISTING UTILITY POLE		PROPOSED WALL
	PROPOSED LIGHT		EXISTING CONTOURS
	EXISTING GAS METER		PROPOSED CONTOURS
	EXISTING GAS MANHOLE		BUILDABLE AREA WITHIN SETBACKS
	EXISTING GAS VALVE		PUBLIC DRAINAGE EASEMENT
	EXISTING TELEPHONE MANHOLE		EXISTING ASPHALT TO BE REMOVED
	EXISTING TELEPHONE BOX		PROPOSED ASPHALT
	EXISTING TRAFFIC SIGNAL BOX		EXISTING CURB AND GUTTER
	EXISTING CABLE BOX		PROPOSED CURB AND GUTTER
	EXISTING BOLLARD		PROPOSED REVERSE PAN CURB AND GUTTER
	PROPOSED BOLLARD		TRANSITION TO REVERSE PAN CURB
	EXISTING SIGN		CONCRETE TO BE REMOVED
	PROPOSED SIGN		EXISTING CONCRETE
	EXISTING SPOT ELEVATION		PROPOSED CONCRETE
	PROPOSED SPOT ELEVATION		BUILDING TO BE REMOVED
	EXISTING FLOW DIRECTION		EXISTING BUILDING
	EXISTING TREE		PROPOSED BUILDING

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET



LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
TYLER SCHEFFLER
100 EAST 4400 SOUTH
OGDEN, UT 84403

CONTACT:
TYLER SCHEFFLER
PHONE: 201-364-1500

SCHEFFLER UTAH

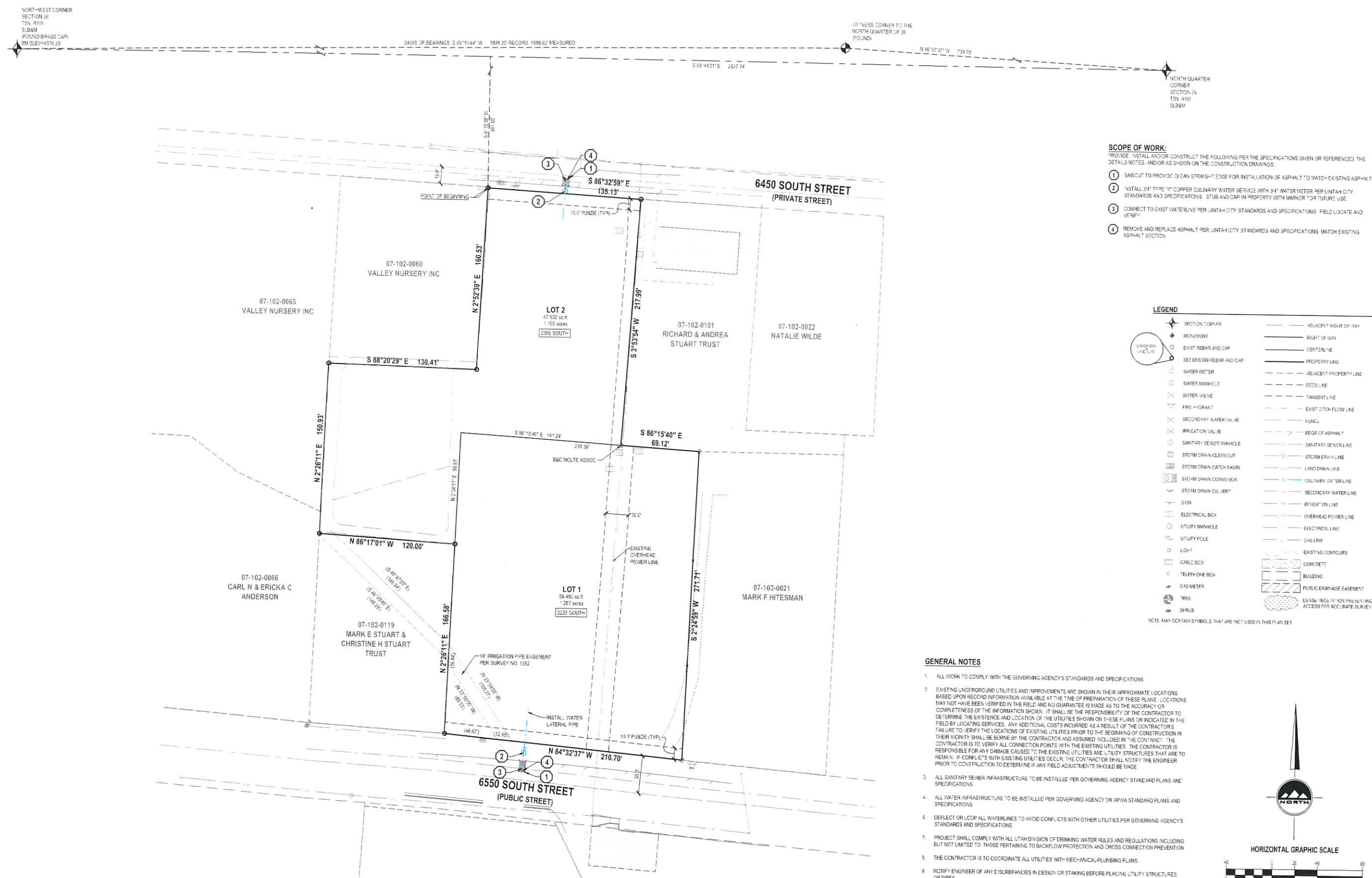
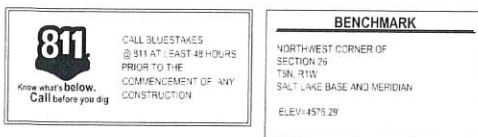
2089 EAST 6550 SOUTH
UTAH, UTAH 84405



GENERAL NOTES

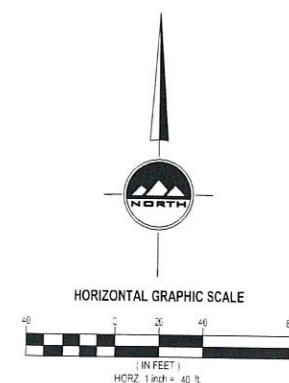
PROJECT NUMBER: 12530
PROJECT DATE: 2025-02-13
PROJECT MANAGER: TV
DESIGNED BY: AS

C-001



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR WHOLETY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. CONFLICTS WITH EXISTING UTILITIES LOCALS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS
5. DEFLECT OR LOCAP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS
6. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING BUT NOT LIMITED TO THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION
7. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS
8. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES
9. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS
10. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.



LOCATED IN THE NORTHWEST QUARTER
OF SECTION 26
TOWNSHIP 5 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
UINTAH, WEBER COUNTY, UTAH

SCHEFFLER UINTAH

2089 EAST 6550 SOUTH
 UINTAH, UTAH 84405



SITE UTILITY PLAN

PROJECT NUMBER 12530 PRINT DATE 2025-02-13
PROJECT MANAGER TW DESIGNED BY AS
C-100

UINTAH CITY ANNEXATION PETITION

For Office Use Only:

Review Fees: _____ Application Number: _____ Application Date: _____

Planning Commission Date: _____ City Council Date: _____

Public Hearing Date: _____ Annexation Name: _____

Zone Requested: _____ Location: _____

Name of Annexation Applicant: Scenic Development Group, LLC

Property Address Weber County Parcel #: 071030021

Mailing Address (if different) 14587 S 790 W C201 Bluffdale, UT 84065

Phone # 801.864.2952 E-mail braiden@scenicdev.com

Name of Engineer or Licensed Land Surveyor: JT Engineering

The percentage of private real property within the annexation represented by the signatures of the owners. 100%

Percentage of the value of private real property within the annexation represented by the signatures of the owners. 100%

Total number of acres included in the annexation? Approx. 3.87

Total number of parcels in the annexation? 1

ANNEXATION PETITION REQUIREMENTS Please read Section 10-2-403 of the Utah Code Annotated, in detail before submitting any type of annexation petition. Attach to the application documentation as per the following checklist. Missing information may be cause for denial of application and/or annexation. These requirements are the minimum, other information may be required by the Uintah City Ordinances, staff, Planning Commission or City Council.

The following items, at a minimum, shall be included with the petition for annexation:

1. An ownership plat map from Weber County showing all property owners within three hundred (300) feet of the proposed annexation. If the petition is accepted for further review, the applicant shall provide pre-addressed, stamped envelopes with the names of all property owners within three hundred (300) feet of the proposed annexation.

2. Signatures from the owners of real property located in the area proposed for annexation that covers the majority of the private land and is equal in value to at least one third 1/3 of the value of all private property, as shown by the latest tax assessment rolls of Weber County, in the proposed annexation.
3. An accurate map prepared by a licensed surveyor of the area proposed for annexation suitable for recordation in the office of the County Recorder. Please identify on the plat each parcel included in the annexation and on each parcel label, the owner's name, tax identification number, acreage, and the proposed zoning. Two 36" x 24" and one 11" x 17" copy shall be submitted to the City. Mylar to be submitted prior to the final public hearing at the City Council. _____
4. The designation of up to five individuals, signatory to the petition, who shall serve as sponsors of the annexation, together with the mailing addresses of each. Also, the designation of one of the sponsors who shall act as "Contact Sponsor". _____
5. An agreement to observe and obey all applicable laws, ordinances, and resolutions recognized by Uintah City. _____
6. The applicant shall indicate the proposed zoning designation of the area to be annexed. _____
7. On the date of filing the petition with Uintah City, the petition sponsors shall deliver or mail a copy of the petition to the Weber County Recorder's Office and will produce evidence of the mailing or delivery, whichever applies.

APPLICANT CERTIFICATION I certify under penalty of perjury that this application and all information submitted as a part of this application is true, complete and accurate to the best of my knowledge. I acknowledge that I have reviewed the application sections of the Uintah City Land Use Regulations (Title 9) and the Utah Code Annotated and the items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses. I agree also to comply with any and all applicable Uintah City Ordinances in effect at this time. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Uintah City may rescind any approval or take any other legal or appropriate action. I also agree to allow the staff, Planning Commission, City Council or appointed agent(s) of the City to enter the subject property to make any necessary inspections thereof.

Applicants Signature Braiden Rindlisbacher Date 5/17/25

Please Note:

Attendance at Planning Commission/City Council meetings is required of the applicant or a representative. It is the applicant's responsibility to call for meeting dates and times. Fee payment is required at the time of application submittal. Petition for Annexation



UINTAH CITY
SCHEDULE OF FEES AND CHARGES

The Uintah City Council has adopted the following fees and charges, which will be reviewed periodically and adjusted by Resolution as needed for inflation, cost increases or decreases. These fees and charges show the public what Uintah City intends to require for the use of equipment, personnel, services, and commodities, which the City provides to the citizens of Uintah.

ADMINISTRATION

<u>DESCRIPTION OF SERVICE</u>	<u>FEE/CHARGE</u>
1. COPY MACHINE COPIES	\$.25 per page
2. BUSINESS LICENSE	
HOME BASED	\$150
COMMERCIAL	\$400
SEASONAL	\$75

CEMETERY

1. CEMETERY	
A. PLOT RESIDENT	\$800
B. PLOT NON-RESIDENT	\$1800
C. OPENING/CLOSING MON-FRI RESIDENT	\$600
D. OPENING/CLOSING SAT RESIDENT	\$800
E. OPENING/CLOSING MON-FRI NON-RESIDENT	\$1200
F. OPENING/CLOSING SAT NON-RESIDENT	\$1200
G. OPENING/CLOSING MON-FRI PER URN	\$300
H. OPENING/CLOSING PER URN SAT	\$400
I. DISINTERMENT/EXHUMATIONS PER GRAVE	\$1500
J. TITLE TRANSFER FEE (PER DEED)	\$100
K. LOST CERTIFICATE FEE (PER DEED)	\$50

PARKS AND RECREATION

1. SCOUT HOUSE BUILDING RESIDENT	\$60
2. SCOUT HOUSE BUILDING NON-RESIDENT	\$125
3. SCOUT HOUSE OR PARK AND BOWERY NON-PROFIT	\$20

4. PARK AND BOWERY RESIDENT	\$50
5. PARK AND BOWERY NON-RESIDENT	\$100
6. U-DAY BOOTHS RESIDENT	\$40
7. U-DAY BOOTHS NON-RESIDENT	\$55
8. U-DAY BOOTHS NON-PROFIT	\$30

PLANNING AND ZONING

1. CUP – GENERAL	\$100
2. CUP – SHORT TERM RENTAL	\$100
3. CUP – HOME DAY CARE	\$150
4. CUP – COMMERCIAL	\$500 + \$300 per acre
5. BOUNDARY LINE ADJUSTMENT	\$100
6. ANNEXATION	\$500
7. EXCAVATION PERMIT:	
Office Fee	\$100
Building Permit Program Fee	\$100
Application Fee per site	\$50
Additional Visit's per site	\$50
Unimproved right-of-way area per site	\$60
Per asphalt cut up to 300 Square Feet	\$300
Asphalt cut larger than 300 Square Feet	\$2 per square foot
Bond	\$5000

SUBDIVISION FEES

1. No Street Involved	\$500
2. Street Involved in Subdivision	\$800
3. Sketch Pre-Application Minor Subdivision 1-3 lots	\$500
4. Preliminary Plat – Minor Subdivision 1-3 lots	\$500 + \$100 per lot
5. Final Plat – Minor Subdivision 1-3 lots	\$800 + \$200 per lot
6. Sketch Pre-Application - Major Subdivision 4 plus lots	\$800
7. Preliminary Plat - Major Subdivision 4 plus lots	\$800 + \$200 per lot
8. Final Plat - Major Subdivision 4 plus lots	\$1000 + \$300 per lot

BUILDING PERMIT FEES

Building Fees Based on Valuation of Project			
VALUATION	FEE	VALUATION	FEE
0-2000	\$70.00	150001-155000	\$1,620.00
2001-5000	\$120.00	155001-160000	\$1,670.00
5001 - 10000	\$170.00	160001-165000	\$1,720.00
10001 - 15000	\$220.00	165001-170000	\$1,770.00
15001 - 20000	\$270.00	170001-175000	\$1,820.00
20001 - 25000	\$320.00	175001-180000	\$1,870.00
25001 -30000	\$370.00	180001-185000	\$1,920.00
30001-35000	\$420.00	185001-190000	\$1,970.00
35001-40000	\$470.00	190001-195000	\$2,020.00
40001-45000	\$520.00	195001-200000	\$2,070.00
45001-50000	\$570.00	200001-205000	\$2,120.00
50001-55000	\$620.00	205001-210000	\$2,170.00
55001-60000	\$670.00	210001-215000	\$2,220.00
6000-65000	\$720.00	215001-220000	\$2,270.00
65001-70000	\$770.00	220001-225000	\$2,320.00
70001-75000	\$820.00	225000-230000	\$2,370.00
75001-80000	\$870.00	230001-235000	\$2,420.00
80001-85000	\$920.00	235001-240000	\$2,470.00
85001-90000	\$970.00	240001-245000	\$2,520.00
90001-95000	\$1,020.00	245001-250000	\$2,570.00
95001-100000	\$1,070.00	250001-255000	\$2,620.00
100001-105000	\$1,120.00	255001-260000	\$2,670.00
105001-110000	\$1,170.00	260001-265000	\$2,720.00
110001-115000	\$1,220.00	265001-270000	\$2,770.00
115001-120000	\$1,270.00	270001-275000	\$2,820.00
120001-125000	\$1,320.00	275001-280000	\$2,870.00
125001-130000	\$1,370.00	280001-285000	\$2,920.00
130001-135000	\$1,420.00	285001-290000	\$2,970.00
135001-140000	\$1,470.00	290001-295000	\$3,020.00
140001-145000	\$1,520.00	295001-300000	\$3,070.00
145001-150000	\$1,570.00	300001-400000	\$3,120.00
		401000-500000	\$4,070.00
VALUATION	FEE		
\$501,000-\$1,000,000	THESE BUILDING FEES AND VALUATION BUILDING PERMIT FEES SHALL BE FIGURED BY THE UINTAH CITY BUILDING DEPARTMENT		
\$1,000000-and up			

(BPP) Building Permit Program Fee	
\$0-\$25,000	\$100.00
\$25,001-\$100,000	\$200.00
\$100,001-\$500,000	\$300.00
\$500,001-1,000,000.00	\$500.00

Impact Fees	Residential	Commercial
Streets	2142.2	2824.71
Parks	860.64	0
Culinary Water fee	6633.3	6633.33
Weber basin water fee	20,832.00	20,832.00
Other Fees		
Office Fee	150	250
Plan Check Fees	25% of building fee	65% of building fee
State Fees	1% of building fee	1% of building fee
Storm Water	400	400
Water Hookup	150	150
Water Meter	3/4" 450.00	(1") \$554.00 (1.5") \$1120.00
Bond (Refundable)	750	750
State Fee	1% of building fee	1% of building fee
Minimum Evaluation Fee (MVF)	\$100	\$100

WATER

RESIDENTIAL & AGRICULTURAL USERS: Base Rate: \$31.00 for 0 gallons

Usage/Overage: \$1.25 per 1000 gallons from 0 – 8,000 gallons

1.75 per 1000 gallons from 8,001 – 35,000 gallons

2.25 per 1000 gallons from 35,001 – 70,000 gallons

2.75 per 1000 gallons from 70,001 – 100,000 gallons

3.25 per 1000 gallons from 100,001 gallons and up

COMMERCIAL USERS: Base Rate: \$33.00 for 0 gallons

Usage/Overage: \$1.50 per 1000 gallons from 0 – 8,000 gallons

2.25 per 1000 gallons from 8,001 – 35,000 gallons

2.75 per 1000 gallons from 35,001 – 70,000 gallons

3.25 per 1000 gallons from 70,001 – 100,000 gallons

4.50 per 1000 gallons from 100,001 gallons and up

DROUGHT RESIDENTIAL & AGRICULTURAL USERS: Base Rate: \$31.00 for 0 gallons

Usage/Overage: \$1.25 per 1000 gallons from 0 – 4,000 gallons

1.75 per 1000 gallons from 4,001 – 15,000 gallons

2.25 per 1000 gallons from 15,001 – 35,000 gallons

2.75 per 1000 gallons from 35,001 – 50,000 gallons

3.25 per 1000 gallons from 50,001 gallons and up

DROUGHT COMMERCIAL USERS: Base Rate: \$33.00 for 0 gallons

Usage/Overage: \$1.50 per 1000 gallons from 0 – 4,000 gallons

2.25 per 1000 gallons from 4,001 – 15,000 gallons

2.75 per 1000 gallons from 15,001 – 35,000 gallons

3.25 per 1000 gallons from 35,001 – 50,000 gallons

4.50 per 1000 gallons from 50,001 gallons and up

GARBAGE

1. RESIDENTIAL CONTAINER	\$16.00
2. EXTRA CONTAINER	\$12.00
3. 6 YD DUMPSTER CLEANUP	\$80.00
4. EACH PICK UP FOR 6 YD DUMPSTER	\$80.00

RECYCLING

1. RESIDENTIAL CONTAINER	\$8.50
2. EXTRA CONTAINER	\$7.50 EACH ADD.

STORMWATER FEES

1. STORMWATER FEES (Monthly):	\$3.50
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UTILITIES

1. LATE FEE	\$12.00
2. SHUT OFF FEE	\$50.00
3. CONNECTION FEE	\$50.00



STAFF REPORT

To: Uintah City Council

From: Michelle Mortensen, City Recorder

Date: May 7, 2025

Subject: Fees for streaming City Council Meeting

Purpose:

The purpose of this report is to provide the City Council with information regarding the costs and potential fee structures associated with streaming City Council meetings, and to seek direction on whether fees should be established or adjusted.

Background:

There has been some interest in streaming City Council meetings to increase transparency and provide public access. These services require technology, infrastructure, staff time, and contracted services.

Fiscal Impact:

Annual estimated costs of streaming services: \$500
