TO THE PUBLIC AND RESIDENTS OF VERNAL CITY:

Notice is hereby given that the **VERNAL CITY PLANNING COMMISSION** will hold a regular meeting on **Tuesday, February 9, 2016 at 7:00 p.m.** in the Vernal City Council Chambers at 374 East Main Street, Vernal, Utah.

AGENDA

A. STANDING BUSINESS

1. Welcome and Designation of Chair and Members
2. Approval of Minutes of January 12, 2016 Regular Meeting ***(TAB 1)***

B. PUBLIC HEARING – 7:05 PM

1. Request for Recommendation to Consider Repealing Sections 9.32.020, 16.24.055 and 16.24.080, Amending Section 16.04.240 and Adding Section 16.20.350 to the Vernal City Municipal Planning & Zoning Code –Allen Parker – ***(TAB 2)***
2. Request for Recommendation to Consider Amending the Vernal City Municipal Planning & Zoning Code – Chapter 16.28 – Signs – Allen Parker – ***(TAB 3)***

C. ACTION ITEMS

1. Request for Recommendation to Approve the Final Plat for the Nick Richins Subdivision – 2016-001-SUB – Allen Parker – ***(TAB 4)***

D. ADJOURN

In compliance with the Americans with Disabilities Act, individuals needing special accommodation during this meeting should notify Allen Parker at 374 East Main, Vernal, Utah, 84078, telephone (435) 789-2271, at least five days prior to the meeting. All public comments will be limited to two (2) minutes.

MINUTES of the Vernal City PLANNING COMMISSION

Vernal City Council Chambers - 374 East Main Street, Vernal, Utah
January 12, 2016
7:00 pm

Members Present: Samantha Scott, Ken Latham, Jim Linschoten, Adam Ray, Kathleen Gray

Members Excused: Rory Taylor and Kimball Glazier

Alternates Present:

Alternates Excused: Brock Smith

Staff Present: Allen Parker, Assistant City Manager; Corey Coleman, Building Official; and Sherri Montgomery, Administrative Clerk.

WELCOME AND DESIGNATION OF CHAIR AND MEMBERS: Vice-Chair Samantha Scott welcomed everyone present to the meeting and introduced new member, Jim Linschoten.

ELECTION OF CHAIR AND VICE-CHAIR FOR 2016: Vice-Chair Samantha Scott opened up the nominations for Chair. Kathleen Gray nominated Kimball Glazier for Chair. Adam Ray seconded the nomination. Samantha Scott opened up nominations for Vice-Chair. Adam Ray nominated Samantha Scott for Vice-Chair. Kathleen seconded the nomination. There was a paper ballot vote. ***Allen Parker stated Kimball Glazier was unanimously voted Chair and Samantha Scott was unanimously voted Vice-Chair.***

APPROVAL OF MINUTES FROM DECEMBER 8, 2015: Vice-Chair Samantha Scott asked if there were any changes to the minutes from December 8, 2016. Ken Latham asked for a correction on line 102 changing the word "the" to "to". Vice-Chair Samantha Scott explained that there are not enough members present who were in attendance of the December 8, 2015 meeting to vote. ***The minutes of December 8, 2015 are deemed approved as per the Vernal City Municipal Code, Section 2.12.080.***

RECOGNITION OF PAST CHAIR, MIKE DRECHSEL – ALLEN PARKER: Allen Parker recognized Mike Drechsel as past member and Chair of the Planning Commission. Mike Drechsel stated that he missed meeting with the members of the Planning Commission. Mr. Drechsel stated that when he sat as Chair of the Planning Commission, he learned a lot in the process. He thanked the Planning Commission and Vernal City for allowing him to be part of it and for the plaque. Samantha Scott thanked him for his service to the Planning Commission. Allen Parker introduced Jim Linschoten as new four-year term member. Mr. Parker also noted that Brock Smith, who is not here tonight, was approved as an alternate member.

REQUEST FOR RECOMMENDATION OF A MINOR SUBDIVISION FOR TONI GRAHAM FOR THE PROPERTY LOCATED AT 258 NORTH 100 EAST, VERNAL, UTAH – APPLICATION #2015-023-SUB – ALLEN PARKER: Allen Parker explained that

Pending Final Approval

this application by Toni Graham is a request to subdivide an existing parcel, which has a single house on it now, to three separate parcels. There is quite a bit of vacant space. One parcel will be .18 acres, one at .22 acres, and one parcel at .32 acres. Each of the new parcels meet dimensional and area standards set forth in Vernal City Code. An engineering review has been conducted by CRS Engineering and the submittal is in substantial compliance with applicable engineering standards. Staff has conducted a full review and found the submittal to be in substantial compliance with Vernal City requirements with one correction to a lot line length. Ms. Graham is not in attendance tonight. This is a minor subdivision of four lots or smaller and does not require dedication of land or utilities of the City. It is not the same process as a regular subdivision. This will be a recommendation to the City Council for a final decision. This is in a R-2 zone located at 258 North 100 East. There is already infrastructure around with curb and sidewalk. Samantha Scott opened the public hearing for this minor subdivision. There being no comments, Samantha Scott closed the public hearing. Adam Ray asked how the property is accessed, if it is the one behind the house. Mr. Parker stated that it goes South to 200 North and that will have 83 feet of frontage, that is the access. Mr. Ray asked if the house was sitting on .22 acres. Mr. Parker stated yes, .18 on the first lot, .32 on lot 3. ***Adam Ray moved to forward a positive recommendation on a minor subdivision for Toni Graham for the property located at 258 North 100 East, Vernal, Utah – Application No. 2015-023-SUB. Ken Latham seconded the motion. The motion passed with Samantha Scott, Kathleen Gray, Ken Latham, Adam Ray, and Jim Linschoten voting in favor.***

VERNAL CITY MUNICIPAL PLANNING & ZONING CODE TO DISCUSS AMENDING FENCING REGULATIONS – SECTIONS 9.32.020, 16.04.204, 16.24.055, 16.24.080 AND ADDING SECTION 16.20.350 – ALLEN PARKER: Allen Parker explained that this has been discussed in past meetings, and he is presenting it to the Planning Commission after all their changes from the last meeting. It is in an approvable form and will be brought back to the next meeting with a formal public hearing. There will also be another ordinance change on signs with a public hearing next month. Mr. Parker gave an update and explained that this ordinance has consolidated various different parts of the Code as it deals with fences. Mr. Parker stated that before the public hearing, he will meet with Corey Coleman and bring any recommended changes to the public hearing.

ADJOURN: There being no further business, ***Adam Ray moved to adjourn. Kathleen Gray seconded the motion. The motion passed with a unanimous vote, and the meeting was adjourned.***

Awaiting Board Approval

_____

Samantha Scott, Planning Commission Vice-Chair

ORDINANCE NO. 2016-01

AN ORDINANCE AMENDING THE VERNAL CITY MUNICIPAL CODE, REPEALING SECTIONS 9.32.020, 16.24.055, 16.24.080, AMENDING SECTION 16.04.240 AND ADDING SECTION 16.20.350.

WHEREAS, the City Council finds that the regulation of fencing requirements within new the City is necessary for orderly growth and conduct of business within the City, and;

WHEREAS, the City Council deems it to be in the best interest of the health, safety and welfare of the citizens to incorporate the following changes to the provisions of the Vernal City Code, and;

WHEREAS, the City Council has received input from the public at large in duly noticed open meetings, and has considered and discussed the advantages and disadvantages of such regulation.

BE IT ORDAINED BY THE CITY COUNCIL OF VERNAL CITY, UTAH AS FOLLOWS:

Section 1. Section 9.32.020 is hereby repealed in its entirety

9.32.020 Barbed wire and similar fences prohibited.

~~A. It is unlawful to erect or maintain a barbed wire fence, or to cause the same to be erected or maintained; provided, however:~~

~~1. Barbed wire may be used at the top of a fence not otherwise constructed with barbed wire if the barbed wire is not closer than six (6) feet to the ground. This subdivision shall not apply to a fence which is located on a common boundary between residential lots.~~

~~2. Barbed wire may be used as part of a fence which is closer than six (6) feet to the ground if the fence encloses a lot or pasture which is used at least six (6) months in each calendar year to lawfully maintain one or more horses, cows, sheep or other domestic animals of similar size. (Added during 1993 recodification)~~

Section 2. A new Section 16.04.204 is hereby added to read as follows

16.04.204

Section 3. Section 16.24.055 is hereby repealed in its entirety

16.24.055 Fencing for multi-family developments.

~~A. This section shall apply to multifamily developments having five (5) or more dwelling units.~~

~~B. A fence shall be erected around the perimeter of multifamily developments in accordance with the following:~~

~~1. The fence shall be sight obscuring;~~
~~2. The fence shall be six (6) feet in height;~~
~~3. The fence shall not be required along any road frontage;~~
~~4. The fence shall not impede the view of vehicular traffic in a way that would create a hazard to the public.~~

~~C. The Planning Commission may waive the fencing requirement in accordance with the following:~~

~~1. The required fence is immediately adjacent to another multi-family development, and ;~~

~~2. The owner of the adjacent multi-family development consents in writing to the waiver of the fencing requirement.~~

~~D. The fence shall be built in accordance with all other City ordinances.~~

Section 4. Section 16.24.080 is hereby repealed in its entirety

16.24.080 Fence height requirements.

~~A. No fence or other similar structure shall be erected in any required front yard of a dwelling to a height in excess of four (4) feet; nor shall any fence or other similar structure be erected in any side yard or rear yard to a height in excess of seven (7) feet except when authorized by a conditional use permit. Rear yards abutting against a front yard may not have a fence, hedge, or blockwall erected higher than four (4) feet except as allowed by a conditional use permit.~~

~~B. For dwellings on corner lots, fences other than see-thru fences erected in the side yard and rear yard bordering on a street shall be limited to a height of four (4) feet, unless a clear vision triangle, as defined herein, is maintained at all street intersections and automobile street accesses.~~

~~C. Where a fence is erected upon a retaining wall or where, for other reasons, there is a difference in the elevation of the surface of the land on either side of a fence, height of the fence shall be measured from a point halfway between the top of the retaining wall and the land on either side of the fence, but nothing herein contained shall be construed to restrict a fence to less than four (4) feet in height measured from the surface of the land on the side having the highest elevation. (PZSC § 03-11-008)~~

~~D. Temporary fences up to eight (8) feet in height of a see through type may be erected in any zone for construction and/or demolition purposes. Application for a temporary use permit shall be required as outlined in Section 16.24.150 of this Title.~~

~~E. Building permits shall be required and obtained from the Building Official for the construction of all fences prior to any fence being constructed.~~

~~F. In addition, all fences must meet the specific requirements of the zone in which it is constructed as defined herein.~~

~~(Ord. No. 94-15, Amended, 07/14/94; Ord. No. 96-07, Amended, 03/20/96; Ord. No. 97-01, Amended, 07/02/97)~~

Section 5. A new Section 16.20.350 is hereby added to read as follows

16.20.350 Fences.

A. Parcels with up to four (4) dwelling units

1. Fences in front yards or abutting a front yard on an adjoining parcel shall be limited to four (4) feet in height.

2. Except as provided in section C, fences in rear and side yards shall be limited to seven (7) feet in height.

3. Fences along parcel frontages in side or rear yards shall be limited to four (4) feet in height unless they are made of chain link or another material that allows similar visibility through the material.

B. Parcels with more than four (4) dwelling units

1. A fence shall be erected around the perimeter of multifamily developments in accordance with the following:

a. The fence shall be sight obscuring, and;

b. Except as provided in section C, the fence shall be a minimum of six (6) feet and a maximum of seven (7) feet in height, except any fence in a front yard or abutting a front yard on an adjoining parcel shall be limited to four (4) feet in height, and;

c. The fence shall not be required along any road frontage;

2. The Planning Commission may waive the fencing requirement in accordance with the following:

a. The required fence is immediately adjacent to another multi-family development, and ;

b. The owner of the adjacent multi-family development consents in writing to the waiver of the fencing requirement.

3. The fence shall be built in accordance with all other City ordinances.

C. Parcels with a residential use – fences exceeding seven (7) feet

1. On parcels with a residential use, fences in excess of seven (7) feet may be allowed as a conditional use in accordance with the following:

a. The fence must be in a side or rear yard.

b. The fence must not abut a front yard on any other adjoining parcel.

2. In considering a fence as a conditional use, the following items shall be evaluated:

a. The proximity of other occupied structures impact on said structures; and

b. The impact of odors on adjacent uses.

D. Parcels with a non-residential use

E. Barbed Wire Fences

1. It is unlawful to erect or maintain a barbed wire fence, or to cause the same to be erected or maintained; provided, however:

a. Barbed wire may be used at the top of a fence not otherwise constructed with barbed wire if the barbed wire is not closer than six (6) feet to the ground. This subdivision shall not apply to a fence which is located on a common boundary between residential lots.

b. Barbed wire may be used as part of a fence which is closer than six (6) feet to the ground if the fence encloses a lot or pasture which is used at least six (6) months in each calendar year to lawfully maintain one or more horses, cows, sheep or other domestic animals of similar size.

F. Temporary fences

1. Temporary fences up to eight (8) feet in height of a see through type may be erected in

any zone for construction and/or demolition purposes. Application for a temporary use permit shall be required as outlined in Section 16.24.150 of this Title.

G. All fences shall not obstruct the clear vision triangle as defined in Vernal City Code.

H. Building permits required

1. With the exception of temporary fences, a building permit shall be required for the construction of a fence.

SECTION A. REPEALER. All former ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance or of the code are hereby repealed.

SECTION B. SEVERABILITY. The provisions of this ordinance shall be severable and if any provision thereof or the application of such provision under any circumstances is held invalid and it shall not affect the validity of any other provision of this ordinance or the application in a different circumstance.

SECTION C. EFFECTIVE DATE. This ordinance shall take effect the day after publication the __ day of _____ 2016.

_____
Mayor Sonja Norton

ATTEST:

_____
Kenneth L. Bassett, City Recorder

(S E A L)

Date of Publication: _____

ORDINANCE NO. 2016-02

AN ORDINANCE AMENDING THE VERNAL CITY MUNICIPAL CODE, AMENDING SECTIONS 16.28.060 - POLE SIGNS, 16.28.070 - FLAT OR WALL SIGNS, AND ADDING SECTION 16.28.083 - INFLATABLE SIGNS.

WHEREAS, the City Council finds that the regulation of signs within the City is necessary for orderly growth and conduct of business within the City, and;

WHEREAS, the City Council deems it to be in the best interest of the health, safety and welfare of the citizens to incorporate the following changes to the provisions of the Vernal City Code, and;

WHEREAS, the City Council has received input from the public at large in duly noticed open meetings, and has considered and discussed the advantages and disadvantages of such regulation.

BE IT ORDAINED BY THE CITY COUNCIL OF VERNAL CITY, UTAH AS FOLLOWS:

Section 1. Section 16.28.060 is hereby amended to read as follows

16.28.060 Pole signs.

A. Zoning. Pole signs including identification, advertising and business signs which are supported by pole(s) or support(s) having a height greater than fourteen (14) feet and which are mounted in the ground are permitted in the CC-1, C-2, CP-2, CCP-1 and I-1 zones. For purposes of this regulation, signs mounted on the roofs of buildings that extend higher than the peak of the roof, shall be considered pole signs.

B. Placement. Pole signs may only be placed within three hundred-fifty (350) feet of the edge of the right-of-way of Highway 40 or North Vernal Avenue. Pole signs placed within one hundred and fifty (150) feet of an existing residential use or zone shall require a conditional use permit.

C. Height. The maximum sign height shall not exceed forty (40) feet from the average adjacent grade to the top of the sign. When a sign projects over an area designated for pedestrians or automotive use, no portion of the body of the sign shall be lower than fourteen (14) feet.

D. Area. The maximum area expressed in square feet for a sign shall be calculated by multiplying the frontage of the parcel on which the sign will be placed by two (2). However, no sign shall have more area than one hundred fifty (150) square feet.

E. Density. One pole sign per parcel.

F. Separation. A minimum separation of one hundred (100) feet shall be maintained between all other pole signs, multi-tenant commercial signs and off premises signs unless the entire body of the proposed sign is at a different elevation from the bodies of all adjacent pole signs, multi-tenant commercial signs and off premises signs. In no case shall the separation between said signs be less than fifty (50) feet. Pole signs shall be located as near to the middle

point of the lot frontage as is reasonable.

G. Setbacks. No part of the pole sign may extend over any public right-of-way or easement or across any adjoining property lines.

H. Design. The pole or support structure of the sign may be equal to the width and depth of the sign, but may not exceed it. Except for the address of the property, no copy or text may be attached to the pole or support structure less than (10) feet from the adjacent grade.

(PZSC § 03-13-006)

Section 2. Section 16.28.070 is hereby amended to read as follows

16.28.070 Flat or wall signs.

A. Zoning. Flat or wall signs include identification, advertising, and business signs which are mounted or painted against a wall or building facade and are permitted only in the CC-1, C-2, CCP-1, CP-2, I-1, HC-1, and R-4 and R-3 zones. For purposes of this regulation, signs mounted on the roofs of buildings that do not extend higher than the peak of the roof shall be considered flat or wall signs.

B. Area. The combined area of wall, awning and projecting signs shall not exceed twenty-five (25%) percent of the building facade or wall on which the signs are to be placed. (PZSC § 03-13-007)

Section 3. A new Section 16.28.083 is hereby added to read as follows

16.28.083 Inflatable signs.

A. Zoning. An inflatable sign is any object enlarged or inflated using air or another gas and/or is activated by air or moving gas which floats, is tethered in the air, or is located on the ground or on a building with or without copy or other graphic. These signs are permitted only in the CC-1, C-2, CCP-1, CP-2 and I-1 zones.

B. Time limit. An inflatable sign may be permitted and placed on a parcel only twice in a calendar year. The maximum duration for these permits shall be twenty one (21) days. Only one (1) inflatable sign may be placed on the parcel.

C. Size. Inflatable signs shall be limited to twenty five (25) feet in height.

D. Placement. Inflatable signs must be set back at least ten (10) feet from any property line or public right-of-way. In no case shall the placement of the sign violate the clear vision triangle as defined in Vernal City Code.

E. Design. In all cases inflatable signs must be secured in a fashion that prevents wind or any other natural force from moving them from the property for which they are permitted.

SECTION A. REPEALER. All former ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance or of the code are hereby repealed.

SECTION B. SEVERABILITY. The provisions of this ordinance shall be severable and if any provision thereof or the application of such provision under any circumstances is held invalid and it shall not affect the validity of any other provision of this ordinance or the application in a different circumstance.

SECTION C. EFFECTIVE DATE. This ordinance shall take effect the day after publication

the __ day of _____ 2016.

_____
Mayor Sonja Norton

ATTEST:

_____
Kenneth L. Bassett, City Recorder

(S E A L)

Date of Publication: _____

VERNAL PLANNING COMMISSION STAFF REPORT

ITEM: C1 DATE: 4 February 2015

APPLICATION:	2016-001-SUB (Richins Subdivision – Final Plat)		
APPLICANT:	Nick Richins		
LOCATION:	509 South 500 West, 589 South 500 West		
PARCEL NUMBER(S):	05:054:0007, 05:054:0008	ZONE:	RA-1
		ACREAGE:	5.2 Acres

ANALYSIS:

The applicant is requesting approval of a final plat of a subdivision. This application proposes to divide two existing parcels into five (5) residential lots with one remnant parcel. The remnant parcel is intended to be divided and developed for commercial purposes at a future date. Each of the new parcels meet dimensional and area standards set forth in Vernal City Code. This is the final plat for the approved preliminary plat with the application number 2015-020-SUB. Staff has conducted a full review and found that the submittal is in substantial compliance with Vernal City requirements with only minor corrections. An engineering review has been conducted of the application by Timberline Engineering and Land Surveying, and aside from some minor corrections, the submittal is in substantial compliance with applicable engineering standards.

STAFF RECOMMENDATIONS:

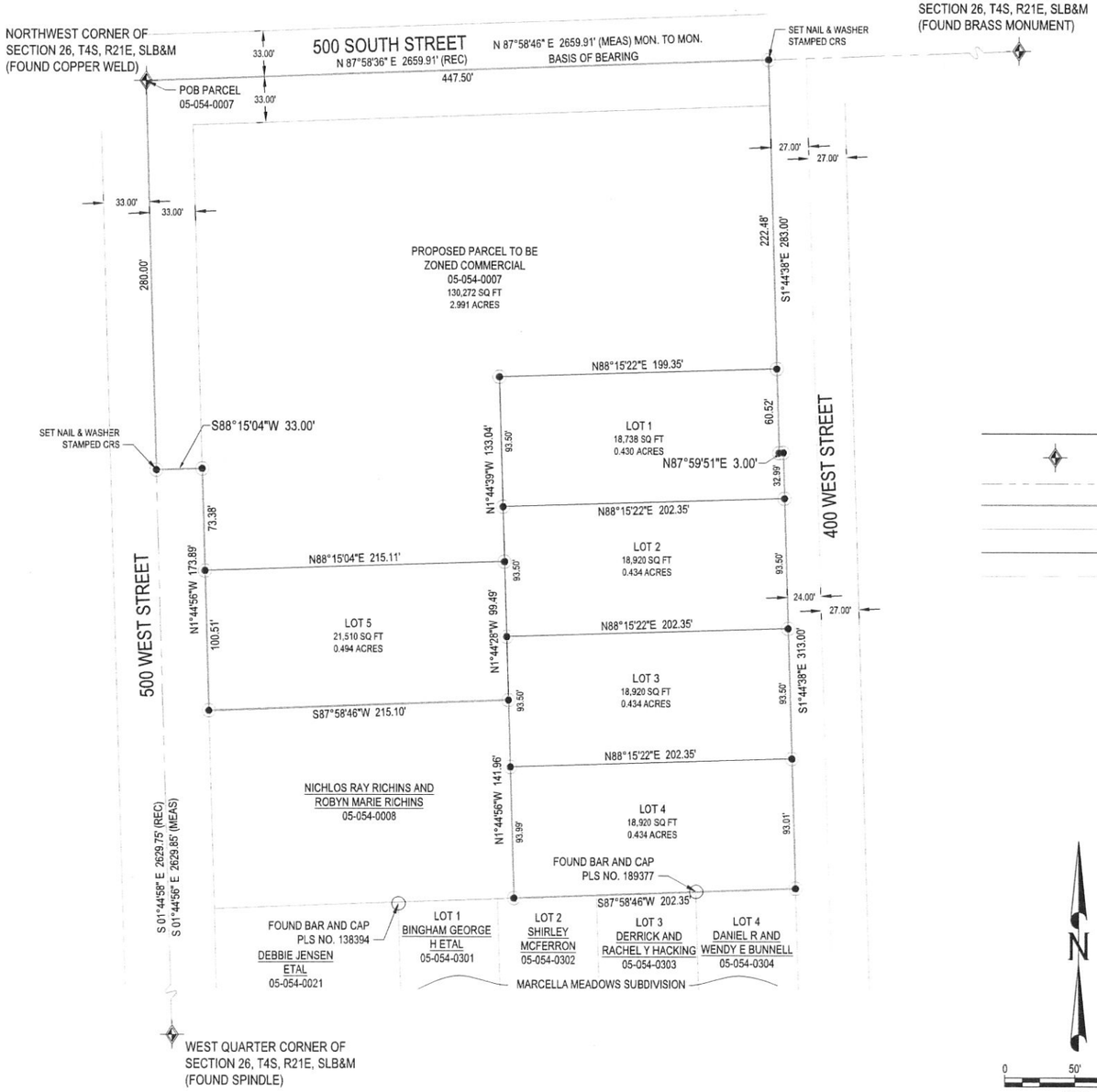
This application is in substantial compliance with Vernal City Code and the requirements contained therein. Staff finds that this is an approvable application with the following conditions:

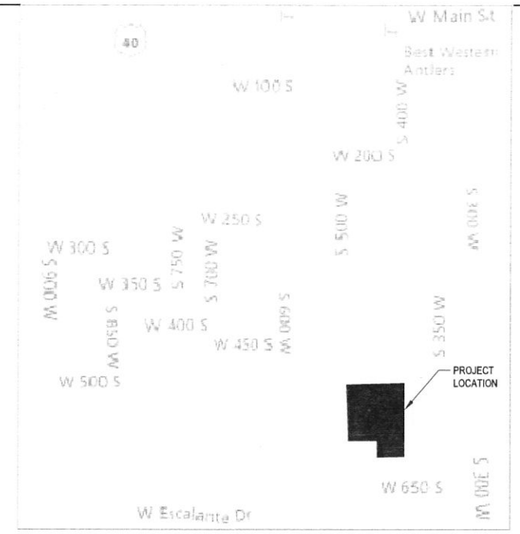
1. Any and all corrections required by staff and/or engineering are made.

Allen Parker
Assistant City Manager/Planning Director

RICHINS SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH,
RANGE 21 EAST, SALT LAKE BASE & MERIDIAN, UINTAH COUNTY, UTAH





VICINITY MAP
N.T.S.

LEGEND

- SECTION MONUMENT
- SECTION LINES
- PROPERTY BOUNDARY
- ADJACENT BOUNDARY
- LOT LINE
- CENTERLINE
- SET PROPERTY CORNER (ALL CORNERS TO BE SET WITH 5/8" REBAR W/PLASTIC CAP MARKED CRS ENGINEERS) (UNLESS NOTED OTHERWISE)

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 21 EAST, SALT LAKE BASE & MERIDIAN, SAID PARCEL BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 26; AND RUNNING THENCE NORTH 87°58'46" EAST 447.50 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE ALONG THE WEST RIGHT OF WAY LINE OF 400 WEST STREET THE FOLLOWING THREE (3) COURSES: (1) SOUTH 01°44'38" EAST 283.00 FEET; (2) NORTH 87°58'46" EAST 3.00 FEET; (3) SOUTH 01°44'38" EAST 313.00 FEET TO A POINT ON THE NORTH LINE OF THE MARCELLA MEADOWS SUBDIVISION; THENCE SOUTH 87°58'46" WEST 202.35 FEET ALONG THE NORTH LINE OF SAID SUBDIVISION; THENCE NORTH 01°44'56" WEST 141.96 FEET PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE SOUTH 87°58'46" WEST 215.10 FEET TO A POINT 33.00 FEET FROM THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE NORTH 01°44'56" WEST 173.89 FEET PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE SOUTH 88°15'04" WEST 33.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE NORTH 01°44'56" WEST 280.00 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING .

CONTAINS 226,670 SQ. FT. OR 5.204 ACRES

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE ORIGINAL LOT LINES TO BE ADJUSTED AS SHOWN HEREON, TO BE HEREAFTER KNOWN AS:

RICHINS SUBDIVISION

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND AND EASEMENTS AS SHOWN ON THIS PLAT AS INTENDED FOR PRIVATE AND PUBLIC USE.

DATED THIS_____ DAY OF _____, 20____.

_____ _____

_____ _____

CALDWELL RICHARDS SORENSEN
ANSWERS TO INFRASTRUCTURE

SALT LAKE CITY OFFICE:
2060 EAST 2100 SOUTH
SALT LAKE CITY, UTAH 84109
PHONE: 801 . 359 . 5565
FAX: 801 . 359 . 4272
www.crsengineers.com

SURVEYOR'S CERTIFICATE

I, BRUCE A. WILLIAMS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368351 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS THE RICHINS SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

ACKNOWLEDGEMENT

STATE OF UTAH)
:S.S.
COUNTY OF UINTAH)

ON THIS _____ DAY _____, A.D. 20___, PERSONALLY APPEARED BEFORE ME, _____,

WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME BEING DULY SWORN (OR AFFIRMED), DID SAY THAT (T)(S)HE(Y) IS/ARE THE TRUSTEE(S) OF THE NICHLOS AND ROBYN RICHINS FAMILY TRUST TRUST, AS SHOWN ON THE PLAT AND THAT SAID DOCUMENT WAS SIGNED BY (T)(S)HE(Y) IN BEHALF OF SAID TRUST BY AUTHORITY OF THE TRUST, AND SAID _____

ACKNOWLEDGED TO ME THAT SAID TRUST EXECUTED THE SAME.

_____ _____
MY COMMISSION EXPIRES NOTARY PUBLIC

SHEET 1 OF 1

RICHINS SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH,
RANGE 21 EAST, SALT LAKE BASE & MERIDIAN, UINTAH COUNTY, UTAH.

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____ A.D., 20___
BY THE VERNAL CITY PLANNING AND ZONING COMMISSION.

_____
CHAIRMAN

VERNAL CITY WATER & SEWER

I, _____, HAVE EXAMINED THE PROPOSED PLAT OF THE RICHINS SUBDIVISION AND IN MY OPINION IT CONFORMS WITH ASHLEY VALLEY WATER & SEWER ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT. SEWER & WATER WILL BE MADE AVAILABLE ONCE CONDITIONS ARE MET.

THIS ____ DAY OF _____, A.D. 20__.

_____
VERNAL CITY WATER & SEWER

CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE

_____ _____
DATE CITY ENGINEER

CITY SURVEYOR

I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND OF THE FOREGOING LEGAL DESCRIPTION OF THE LANDS EMBRACED THEREIN, AND FOUND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS ON THE RECORD IN THE UINTAH COUNTY RECORDER'S OFFICE, AND HEREBY APPROVE SAID PLAT THIS _____ DAY OF _____ A.D. 20__.

_____
CITY SURVEYOR

MAYOR AND CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THE RICHINS SUBDIVISION IN VERNAL CITY WERE DULY APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF VERNAL CITY CORPORATION ON THIS ____ DAY OF _____, A.D.20___.

_____ _____
ATTEST: MAYOR

RECORDED # _____

STATE OF UTAH, COUNTY OF UINTAH, RECORDED AND FILED AT THE REQUEST OF: _____

DATE:_____ TIME:_____ BOOK:_____ PAGE:_____.

_____ _____
FEES UINTAH COUNTY RECORDER

File Path:P:\14113V Richins Commercial Property Feasibility Study\Drawings\Plat.dwg Oct 14, 2015 - 10:34am