HEBER CITY CORPORATION
75 North Main Street
Heber City, UT 84032
Heber City Council Meeting
Amended

August 18, 2026

4:00 p.m. Work Meeting
6:00 p.m. Regular Meeting

TIME AND ORDER OF ITEMS ARE APPROXIMATE AND MAY BE CHANGED AS TIME PERMITS

I. WORK MEETING - 4:00 P.M.

1. Legislative Discussion and Updates (David Stewart) - *25 min*
2. Blue Sign Annexation, located at 2600 N Hwy 40 (Jamie Baron, Planning Manager) - *25 min*
3. 5 pm: Affordable Housing 101: State Housing Plans & Legislation. What is the state's plan for housing? (Steve Waldrip, Governor's Office) (Tony Kohler, Community Development Director) - *60 min*

II. BREAK - 10 MIN

III. REGULAR MEETING - 6:00 P.M.

1. Call to Order
2. Pledge of Allegiance (Heidi Franco, Mayor)
3. Prayer/Thought by Invitation (Sid Ostergaard, Council Member)

IV. AWARDS, RECOGNITION, and PROCLAMATIONS:

1. Mayor's Award nomination of Public Works employees Kaden Obray, Kayden Giles, Rylan Keel

V. CONFLICT OF INTEREST DISCLOSURE:

VI. CONSENT AGENDA:

1. August 5, 2026, Special City Council Meeting, Truth in Taxation Public Hearing Meeting Minutes (Trina Cooke, City Recorder)
2. Ordinance 2026-15 Development Agreement for State Automotive 435 West 100 South (Jacob Roberts, Planner) - *15 min*

VII. PUBLIC COMMENTS: (3 min per person/20 min max)

VIII. GENERAL BUSINESS ITEMS:

1. General Public Safety Update (Parker Sever, Chief of Police) - *15 min*
2. Finch Creek MDA Amendment (Jamie Baron, Planning Manager) - *25 min*
3. Discuss the Tava-Highlands Public Infrastructure District (PID) (Tony Kohler, Community Development Director, Max Martin) - *30 min*

IX. ACTION ITEMS: (Council can discuss; table; continue; or approve items)

1. Finance Director Statement of Proposed Property Tax Increase and Presentation of the Proposed Property Tax Impact Schedule (Sara Nagel, Finance Director) - *10 min*
2. Resolution 2026-18 Adopting A Certified Tax Rate For Fiscal Year 2027 (Sara Nagel, Finance Director) - *30 min*
3. Resolution 2026-20 Adopting Fiscal Year Final 2027 Budget Including Heber City CRA (Sara Nagel, Finance Director) - *30 min*
4. Resolution 2026-19 Property Tax Abatement (Heidi Franco, Mayor) - *20 min*

X. COMMUNICATION:

XI. ADJOURNMENT:

Ordinance 2006-05 allows Heber City Council Members to participate in meetings via telecommunications media.
In accordance with the Americans with Disabilities Act, those needing special accommodations during this meeting or who are non-English speaking should contact Trina Cooke at the Heber City Offices 435.657.7886 at least eight hours prior to the meeting.

Posted on August 13, 2026, in the Heber City Municipal Building located at 75 North Main, the Heber City Website at www.heberut.gov, and on the Utah Public Notice Website at http://pmn.utah.gov.

Heber City Council Staff Report

MEETING DATE: 8/18/2026
SUBJECT: Legislative Discussion and Updates
RESPONSIBLE: David Stewart
DEPARTMENT: Administrative
STRATEGIC RELEVANCE:

SUMMARY

RECOMMENDATION

BACKGROUND

DISCUSSION

FISCAL IMPACT

CONCLUSION

ALTERNATIVES

1. Approve as proposed
2. Approve as amended
3. Continue
4. Deny

POTENTIAL MOTIONS

Alternative 1 - Approval - Staff Recommended Option

I move to **approve** the item as presented, with the findings and conditions as presented in the conclusion above.

Alternative 2 - Approve as Amended

I move to **approve** the item as amended, as follows.

Alternative 3 - Continue

I move to **continue** the item to another meeting on [DATE], with direction to the applicant and/or Staff on information and / or changes needed to render a decision, as follows:

Alternative 4 - Denial

I move to **deny** the item with the following findings.

ACCOUNTABILITY

Department: Administrative
Staff member:

EXHIBITS

None

Heber City Council Staff Report

MEETING DATE: 8/18/2026
SUBJECT: Blue Sign Annexation, located at 2600 N Hwy 40
RESPONSIBLE: Jamie Baron
DEPARTMENT: Planning
STRATEGIC RELEVANCE: Community and Economic Development

SUMMARY

Blue Sign LLC is requesting to Annex 4.26 acres of land into the City for a development of townhomes and mixed-use commercial.

Policy Question:

1. Should the City Annex the proposed Blue Sign Annexation?
2. Does the Council agree with the proposed concept, including uses and density?

RECOMMENDATION

Staff is seeking feedback from the council on the proposal to prepare for a public hearing at a future council meeting.

BACKGROUND

Blue Sign LLC is seeking to annex 4.26 acres of land into the City. The property is located between Fitzgerald and The Highlands Developments.

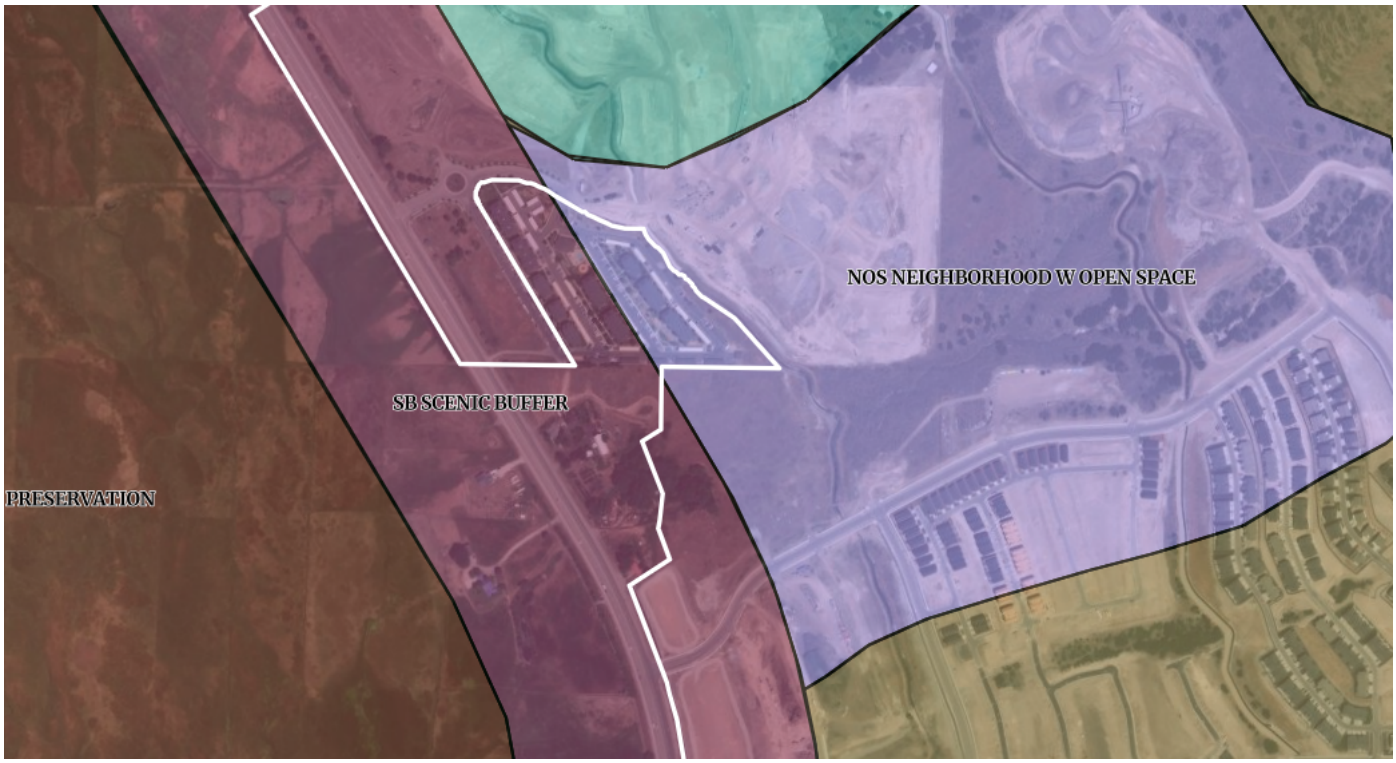
DISCUSSION

Process:
Annexation Steps

- 30-day certification process - **Complete**
- 30-day protest period - **Complete**
- Review and recommendation by the Planning Commission - **Complete**
- Public hearing at City Council - **Next**
- Decision by City Council

General Plan and Zoning

The General Plan does include this area and designates it as Neighborhoods with Open Space. This area is within the Annexation Policy Plan boundary.



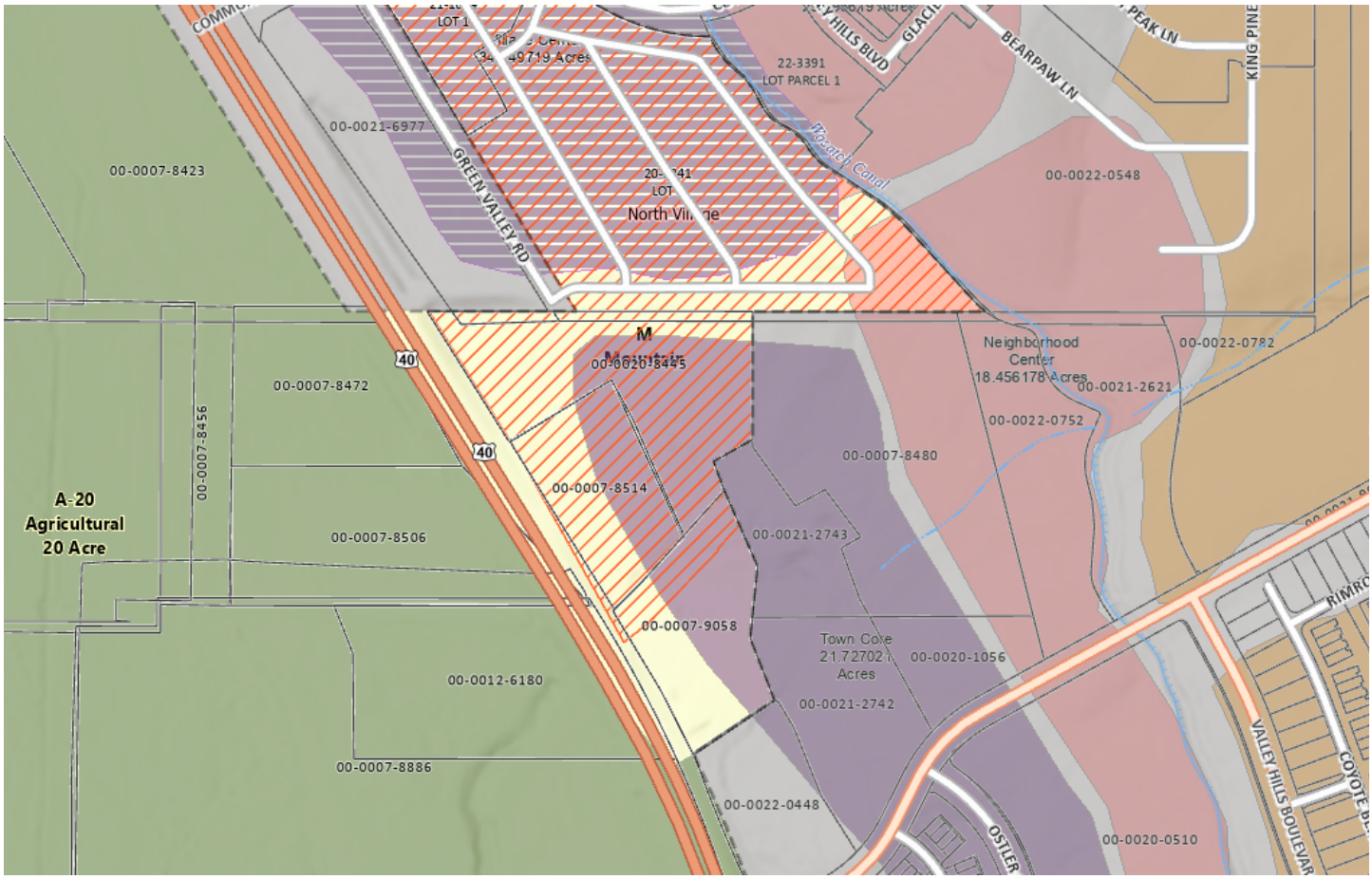
se Map Categories

District Type	Uses	Density Range / Scale (gross acreage)	Key Characteris
New Neighborhoods with Open Space (NOS)	Primary: SFDs Secondary: townhomes, small lot and attached housing	3 to 20 units per acre Overall property base densities, established by the North Village Overlay Zone may be transferred to adjacent Villages to create open space. 2-3 story height limit	Small lot clusters, townhomes and oper through clustering and generally locate centers

	Uses	Density	Key Characteristics
General Plan	Primary: SFD Secondary: Townhomes, Small lot, attached housing	3-20 units per acre 2-3 stories in height	clustering for open space
Proposed Concept	Town Homes and mixed-use commercial	7.8 units per acre for town homes, not including the ~9,700 square feet of commercial mixed use.	
NVOZ - Neighborhoods with Open Space	Town Homes Permitted, Mixed Use is not permitted	3.5 ERU's pergros acres	50' buffer and 45% open space

Wasatch County Zoning
Zoning in the County is Mountain (M), with the North Village Overlay of Town Core, which would

allow for commercial uses on the property.



Planning Commission Recommendation
The Planning Commission forwarded a positive recommendation with the condition that there be no commercial in the project.

FISCAL IMPACT

N/A

CONCLUSION

Blue Sign LLC is seeking annexation. The property is within the annexation boundary of the City and is listed as Neighborhoods with Open Space in the General Plan. The applicants are requesting consideration of their proposed concept. Staff is seeking feedback in preparation for a public hearing at a future council meeting.

ALTERNATIVES

Not an action item.

POTENTIAL MOTIONS

Not an action item.

ACCOUNTABILITY

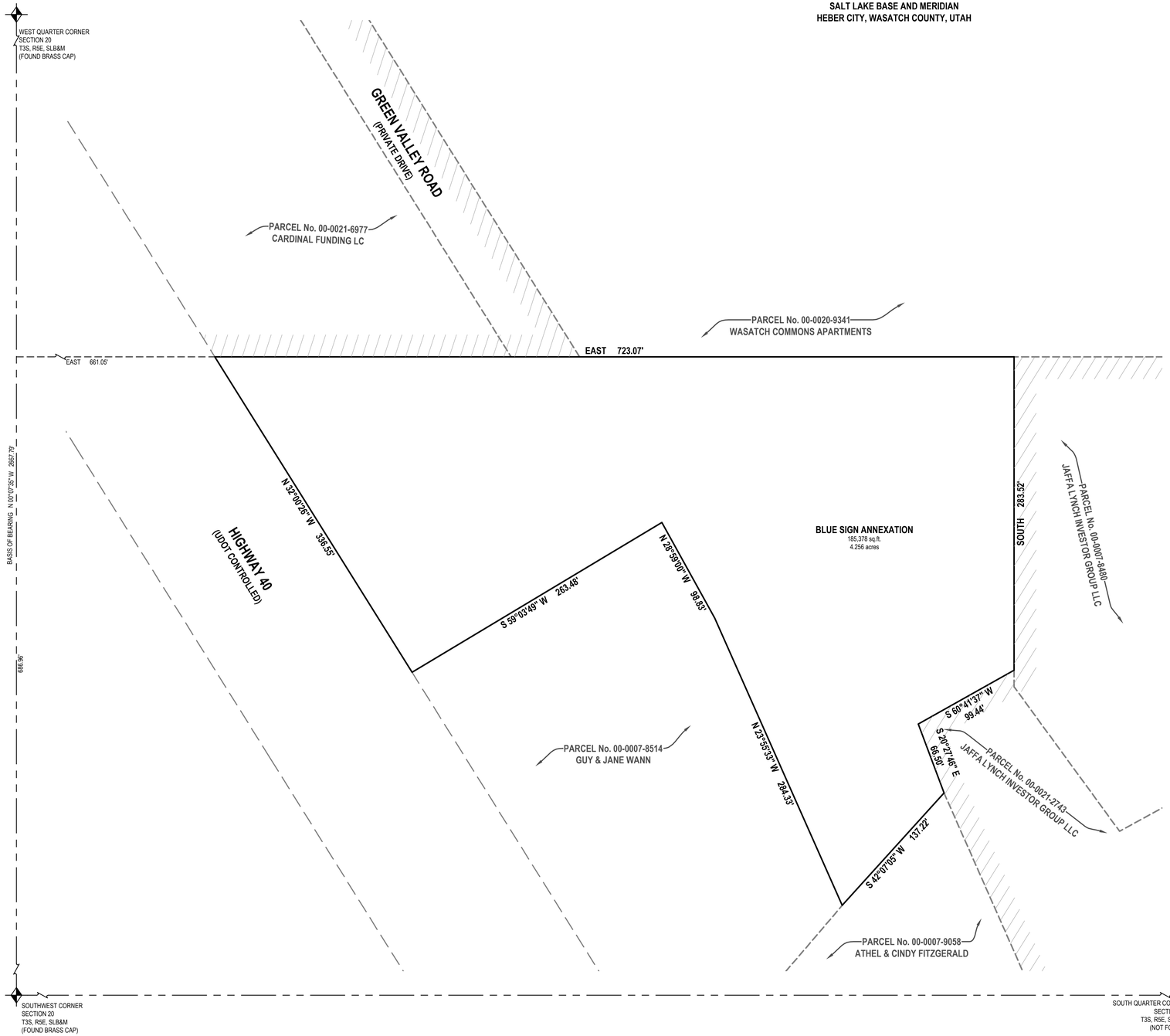
Department: Planning
Staff member: Jamie Baron, Planning Manager

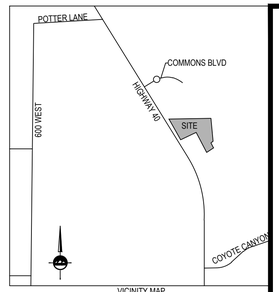
EXHIBITS

1. Annexation Plat-ENSIGN-Annexation Map-v1
2. 2025-06-17 EX-100 Blue Sign Concept
3. Comment Summary Report - Blue Sign Annexation
4. Blue SkyCilander Petition for Annexation

BLUE SIGN ANNEXATION

PARCEL NUMBER: 00-0020-8445
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20
TOWNSHIP 3 SOUTH, RANGE 5 EAST
SALT LAKE BASE AND MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH





VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S NARRATIVE

I, PATRICK M. HARRIS, do hereby state that I am a Professional Land Surveyor and that I hold License No. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property as shown and described bedlow to be annexed to Heber City, Wasatch County, Utah. The purpose of this survey is to provide a Boundary survey to our client. The Basis of Bearing is the line between the Southwest Corner and the West Quarter Corner of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian measuring North 0°07'35" West 2667.79 feet.

Blue Sign Annexation Boundary

Beginning at a point on the east right of way line of Highway 40 said point being North 00°07'35" West 686.96 feet along the section line and East 661.05 feet from the Southwest Corner of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian and running:

thence East 723.07 feet to and along the south line of Wasatch Commons Apartments;
thence South 283.52 feet;
thence South 60°41'37" West 99.44 feet;
thence South 20°27'52" East 66.50 feet;
thence South 42°07'06" West 137.23 feet;
thence North 23°55'33" West 284.33 feet;
thence North 26°59'00" West 98.83 feet;
thence South 59°03'49" West 263.48 feet to a point on the said east right of way line of said Highway 40;
thence North 32°00'26" West 336.55 feet along said east right of way line to the point of beginning.

Contains 185,378 square feet or 4.256 acres

DATE

PATRICK M. HARRIS
License No. 286882

LEGEND

- SECTION CORNER
- SECTION LINE
- BOUNDARY LINE
- CENTER LINE
- ADJOINING BOUNDARY LINE
- HEBER CITY BOUNDARY LINE

NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100
(IN FEET)
HORZ: 1 inch = 50 ft.

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20 TOWNSHIP 3 SOUTH, RANGE 5 EAST SALT LAKE BASE AND MERIDIAN HEBER CITY, WASATCH COUNTY, UTAH

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
MOMENTUM DEVELOPMENT GROUP, LLC
10421 S. JORDAN GATEWAY, STE 200
SOUTH JORDAN, UTAH 84095
CONTACT:
PHONE: 801.316.3251

BLUE SIGN ANNEXATION
700 COYOTE LANE
HEBER CITY, UTAH

BLUE SIGN ANNEXATION

PROJECT NUMBER	PRINT DATE
10229M	6/30/26
DRAWN BY	CHECKED BY
S. LEWIS	P. HARRIS
PROJECT MANAGER	
P. HARRIS	

1 OF 1

PLANNING COMMISSION

THIS OFFICE HAS REVIEWED THIS PLAT AND ACCEPTS THIS PLAT AS MEETING THE REQUIREMENTS OF TITLE 16 OF THE WASATCH COUNTY CODE.
ACCEPTED THIS ____ DAY OF _____ A.D., 20 ___ .

CHAIRMAN, HEBER CITY PLANNING COMMISSION

HEBER CITY ENGINEER

THIS OFFICE HAS REVIEWED THIS PLAT AND ACCEPTS THIS PLAT AS MEETING THE REQUIREMENTS OF TITLE 16 OF THE WASATCH COUNTY CODE.
ACCEPTED THIS ____ DAY OF _____ A.D., 20 ___ .

HEBER CITY ENGINEER

WASATCH COUNTY SURVEYOR'S CERTIFICATE

THIS OFFICE HAS REVIEWED THIS PLAT AND ACCEPTS THIS PLAT AS MEETING THE REQUIREMENTS OF TITLE 16 OF THE WASATCH COUNTY CODE.
ACCEPTED THIS ____ DAY OF _____ A.D., 20 ___ .

WASATCH COUNTY SURVEYOR

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF THE HEBER CITY, WASATCH COUNTY, UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC.
THIS _____ DAY OF _____, A.D. 20_____.

MAYOR

CLERK-RECORDER
(SEE SEAL BELOW)

SURVEYOR'S SEAL

PROFESSIONAL LAND SURVEYOR
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

NOTARY PUBLIC SEAL

CLERK-RECORDER SEAL

RECORDED

STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE
REQUEST OF : _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEES

DEPUTY WASATCH COUNTY RECORDER

SITE DATA TABLE	
BUILDINGS	6
UNITS	34
STREET PARKING	39
TOWNHOME DRIVEWAY PARKING	68
TOWNHOME GARAGE PARKING	68
MIXED USE PARKING	23
MIXED USE AREA (S.F.)	9,728

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

HORZ: 1 inch = 30 ft.

HIGHWAY 40

CIARRA WAY

AMBER LANE

PUBLIC RETENTION BASIN

POTENTIAL MIXED USE BUILDING

UNIT 101 UNIT 102 UNIT 103 UNIT 104 UNIT 105 UNIT 106 UNIT 107

UNIT 201 UNIT 202 UNIT 203 UNIT 204 UNIT 205 UNIT 206 UNIT 207

UNIT 301 UNIT 302 UNIT 303 UNIT 304 UNIT 305 UNIT 306

UNIT 401 UNIT 402 UNIT 403 UNIT 404 UNIT 405 UNIT 406 UNIT 407

UNIT 501 UNIT 502 UNIT 503 UNIT 504 UNIT 505

UNIT 601 UNIT 602

10' SETBACK (TYP)

COMMON AREA AMENITIES

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
DR HORTON
CLIENT'S ADDRESS
CLIENT CITY STATE ZIP

CONTACT:
CLIENT CONTACT
PHONE: 801.000.0000

BLUE SIGN PROJECT

STREET
HEBER CITY, UTAH

BLUE SIGN SITE CONCEPT PLAN

PROJECT NUMBER: #####
PRINT DATE: 2025-06-17
PROJECT MANAGER:
DESIGNED BY:

EX-100

Comment Summary Report

Blue Sign Annexation

Planning

- Scenic Buffer of 50' required in the NVOZ, with berming and 12' trail.
- Concept Plan is different than General Plan. Will need to be negotiated with Council.
- 10% of units shall be deed restricted affordable.

Engineering

Applicant and any successors of this project shall comply with all City policies, processes, ordinances, standards, and specifications. Additionally, all Master Planned infrastructure elements on or adjoining the subject property need to be designed and installed by applicant. All City Engineer requirements will need to be satisfied prior to any final development plans being approved. The following are site and infrastructure concerns known at this time that need to be addressed: (Please note that the following list is not to be considered all inclusive and additional concerns may arise as design plans are submitted for review.)

1. A recordable map was not submitted for review rendering impossible a thorough review of the petition. Utah State Statute Section 10-2-806 requires submittal of an accurate and recordable map, prepared by a licensed surveyor in accordance with Section 17-23-20, of the area proposed for annexation; This map should address the following survey related concerns:

a. From online county maps, there seems to be several gaps and overlaps with other properties. Any overlaps and gaps in deeds and/or occupation lines as identified on said map will need to be resolved.

Wasatch County Fire

Through connections into both adjoining developments required

Commercial / Multi Family needs to have alternative connection in addition to primary access/egress.

Heber Light and Power

We are good with the annexation. However, if this area is serviced by JSSD, the PUE will need to be 15 feet, not 10 as shown.

PETITION FOR ANNEXATION INTO HEBER CITY
Annexation Name: Blue Sign Team LLC/ Cilander LLC

We, the undersigned owners of certain real property lying contiguous to the present municipal limits of Heber City hereby submit this Petition for Annexation and respectfully represent the following:

1. This petition is made pursuant to the requirements of Section §10-2-806, Utah Code Annotated:

2. The property subject to this petition is an unincorporated area contiguous to the boundaries of Heber City and the annexation thereof will not leave or create an unincorporated island or peninsula; §10-2-804

3. The signatures affixed hereto are those of the owners of private real property that:

   a. is located within the area proposed for annexation;
   b. covers a majority of the private land area within the area proposed for annexation;
   c. covers 100% of all of the rural real property within the area proposed for annexation; and
   d. covers 100% of all of the private land area within the area proposed for annexation if the area is within a migratory bird production area created under Title 23A, Chapter 13, Migratory Bird Production Area; and
   e. is equal in value to at least 1/3 of the value of all private real property within the area proposed for annexation; and
   f. lies contiguous to the present boundary of Heber City's corporate limits, located at the approximate address:_____
   §10-2-806(3)(b)

4. The petition must be accompanied by an accurate and recordable map of the above-described property to be prepared by a licensed surveyor, which map is filed herewith in Exhibit A; and

5. Title to the property by those signing this petition is as shown in the deeds or title report attached hereto as Exhibit B; and

6. A copy of the notice sent to affected entities as required under Subsection (2)(a)(i)(B) and a list of the affected entities to which notice was sent is attached in Exhibit C.

7. The manner in which it was established that at least 1/3 of the value of all the private property sought to be annexed and at least a majority of the acreage is owned by the signers of this petition is shown in the attached Exhibit D (value and acreage spreadsheet) and Exhibit E (copies of all tax notices). §10-2-802

8. Land values and acreage within the annexation are as follows:

   a. Total acreage within annexation: 4.256
   b. Total private property acreage within annexation: 4.256
   c. Petitioner's acreage within annexation: 4.256 _____% % of Total Private Area
   d. Total Assessed Land Value within annexation: $643,250
   e. Petitioner's Assessed Land Value within annexation $643,250 _____% % of Total Value

9. The value of private real property shall be determined according to the last assessment roll for county taxes before the filing of the petition.

10. This petition does not propose annexation of all or a part of an area proposed for annexation in a previously filed petition that has not been denied, rejected, or granted.

11. This petition does not propose annexation of all or a part of an area proposed to be incorporated in a request for a feasibility study and complies with Section §10-2-804 – Limitations.

12. Include the names and mailing addresses of all the owners of the parcels of land located within 300 feet of the area proposed to be annexed as shown in Exhibit F.

13. Provide vicinity map showing the City's current boundaries in relation to the proposed annexation in Exhibit G.

14. Per the Heber City Annexation Policy Plan, a Concept Plan is attached as Exhibit H. This Concept Plan is a very preliminary plan -- the petitioner is not strictly bound by it. However, it is the hope of the Heber City Council that the Concept Plan submitted is the primary intention of the developer at the time annexation is being requested.

15. Completed annexation petitions shall be filed with the municipal records officer of the proposed annexing municipality. §10-2-806(3)(a)

PETITION SIGNATURE PAGE 1

WHEREFORE, the Petitioners hereby request that this Petition be considered by the Heber City Council at its next regular meeting, or as soon thereafter as possible; that a resolution or motion be adopted or passed as required by law accepting this Petition for Annexation for further consideration; and that the governing body take such steps as required by law to complete the annexation herein petitioned.

Name of Annexation: Blue Sign Team LLC/ Cilander LLC

Petitioner 1

Petitioner Name: Greg Bird	Phone Number: 801 369-9579
Mailing Address: 364 W 2230 N Suite 104 Provo, UT 84604	Email Address: greg@skyrealtyco.com
Parcel Numbers: 00-0020-8445	
Signature:	Date: 6/26/25

Petitioner 2

Petitioner Name: BRIAN BIRD	Phone Number: 801-735-7183
Mailing Address: 980 E 860 N Orem UT 84097	Email Address: brian@birdhomes.net
Parcel Numbers: 00-0020-8445	
Signature:	Date: 6/26/25

NOTICE

There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election. If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Heber City. If you choose to withdraw your signature, you shall do so no later than 30 days after Heber City receives notice that the petition has been certified.

PETITION SIGNATURE PAGE 2

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Name of Annexation: Blue Sign Team LLC/ Cilander LLC

Petitioner 3

Petitioner Name	Phone Number
Mailing Address	Email Address
Parcel Numbers	
Signature	Date

Petitioner 4

Petitioner Name	Phone Number
Mailing Address	Email Address
Parcel Numbers	
Signature	Date

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PETITION SIGNATURE PAGE 3

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Name of Annexation: Blue Sign Team LLC/ Cilander LLC

Petitioner 5

Petitioner Name	Phone Number
Mailing Address	Email Address
Parcel Numbers	
Signature	Date

Petitioner 6

Petitioner Name	Phone Number
Mailing Address	Email Address
Parcel Numbers	
Signature	Date

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PETITION SIGNATURE PAGE 4

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Name of Annexation: Blue Sign Team LLC/ Cilander LLC

Petitioner 7

Petitioner Name	Phone Number
Mailing Address	Email Address
Parcel Numbers	
Signature	Date

Petitioner 8

Petitioner Name	Phone Number
Mailing Address	Email Address
Parcel Numbers	
Signature	Date

NOTICE

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PETITION CONTACT SPONSOR

Designate at least one but not more than five of the signers of this petition as "Sponsors", one of whom must be designated as the Contact Sponsor. Any person signing in behalf of a corporation or LLC must show and provide verification that they are authorized to sign for said corporation or LLC and sign as designated on such authorization. Each signature of a Petition Sponsor must be notarized.

Petitioner Name **Greg Bird**	Phone Number **801-369-9529**
Mailing Address **364 W 2230 N #104** **Provo UT, 84604**	Email Address **greg@skyrealty.com**
Parcel Numbers **00-0020-8445**	

ENTITY: Blue Sign Team

By: _____

Name/Title: Owner

STATE OF Utah)
: ss.
COUNTY OF Utah)

On this 26th day of June, 2025, personally appeared before me the above named:

X who is personally known to me,
_____ whose identity I verified on the basis of _____
_____ who is authorized to sign on behalf of the entity/(ies) that own the property

to be the signer of the foregoing document, and he/she acknowledged that he/she signed it.

KASSIE TIA WEST
Notary Public, State of Utah
Commission # 733267
My Commission Expires
10-23-2027

_____
NOTARY PUBLIC

My Commission Expires: 10/23/2027

NOTICE

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PETITION SPONSOR 2

Designate at least one but not more than five of the signers of this petition as Sponsors. Any person signing in behalf of a corporation or LLC must show and provide verification that they are authorized to sign for said corporation or LLC and sign as designated on such authorization. Each signature of a Petition Sponsor must be notarized.

Petitioner Name	Phone Number
BRIAN BIRD	801-735-7183
Mailing Address	**Email Address**
980 E 800 N Suite 101 Orem, 84097	Brian@Birdhomes.net
Parcel Numbers	
00-0020-8445	

ENTITY: Cilander

By: BB

Name/Title: owner

STATE OF Utah)
: ss.
COUNTY OF Utah)

KASSIE TIA WEST
Notary Public, State of Utah
Commission # 733267
My Commission Expires
10-23-2027

On this 24th day of June, 2025, personally appeared before me the above named:

X who is personally known to me,
_____ whose identity I verified on the basis of _____
_____ who is authorized to sign on behalf of the entity/(ies) that own the property
to be the signer of the foregoing document, and he/she acknowledged that he/she signed it.

KASSIE TIA WEST
Notary Public, State of Utah
Commission # 733267
My Commission Expires
10-23-2027

Kassie West
NOTARY PUBLIC

My Commission Expires: 10/23/2027

NOTICE

There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election. If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Heber City. If you choose to withdraw your signature, you shall do so no later than 30 days after Heber City receives notice that the petition has been certified.

PETITION SPONSOR 3

Designate at least one but not more than five of the signers of this petition as Sponsors. Any person signing in behalf of a corporation or LLC must show and provide verification that they are authorized to sign for said corporation or LLC and sign as designated on such authorization. Each signature of a Petition Sponsor must be notarized.

Petitioner Name	Phone Number
Mailing Address	Email Address
Parcel Numbers	

ENTITY:

By: _____

Name/Title:

STATE OF_____)

: ss.

COUNTY OF_____)

On this _____ day of _____, 20____, personally appeared before me the above named:

_____who is personally known to me,

_____whose identity I verified on the basis of_____

_____who is authorized to sign on behalf of the entity/(ies) that own the property

to be the signer of the foregoing document, and he/she acknowledged that he/she signed it.

_____

NOTARY PUBLIC

My Commission Expires:_____

NOTICE

There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election. If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Heber City. If you choose to withdraw your signature, you shall do so no later than 30 days after Heber City receives notice that the petition has been certified.

PETITION SPONSOR 4

Designate at least one but not more than five of the signers of this petition as Sponsors. Any person signing in behalf of a corporation or LLC must show and provide verification that they are authorized to sign for said corporation or LLC and sign as designated on such authorization. Each signature of a Petition Sponsor must be notarized.

Petitioner Name	Phone Number
Mailing Address	Email Address
Parcel Numbers	

ENTITY:

By: _____
Name/Title:

STATE OF _____)
: ss.
COUNTY OF _____)

On this _____ day of _____, 20____, personally appeared before me the above named:

_____who is personally known to me,
_____whose identity I verified on the basis of _____
_____who is authorized to sign on behalf of the entity/(ies) that own the property
to be the signer of the foregoing document, and he/she acknowledged that he/she signed it.

_____
NOTARY PUBLIC

My Commission Expires:_____

NOTICE

There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election. If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Heber City. If you choose to withdraw your signature, you shall do so no later than 30 days after Heber City receives notice that the petition has been certified.

PETITION SPONSOR 5

Designate at least one but not more than five of the signers of this petition as Sponsors. Any person signing in behalf of a corporation or LLC must show and provide verification that they are authorized to sign for said corporation or LLC and sign as designated on such authorization. Each signature of a Petition Sponsor must be notarized.

Petitioner Name	Phone Number
Mailing Address	Email Address
Parcel Numbers	

ENTITY:

By: _____
Name/Title:

STATE OF_____)
: ss.
COUNTY OF_____)

On this _____ day of _____, 20____, personally appeared before me the above named:

_____who is personally known to me,
_____whose identity I verified on the basis of _____
_____who is authorized to sign on behalf of the entity/(ies) that own the property
to be the signer of the foregoing document, and he/she acknowledged that he/she signed it.

_____
NOTARY PUBLIC

My Commission Expires:_____

NOTICE

There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election. If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Heber City. If you choose to withdraw your signature, you shall do so no later than 30 days after Heber City receives notice that the petition has been certified

EXHIBIT A: ANNEXATION MAP

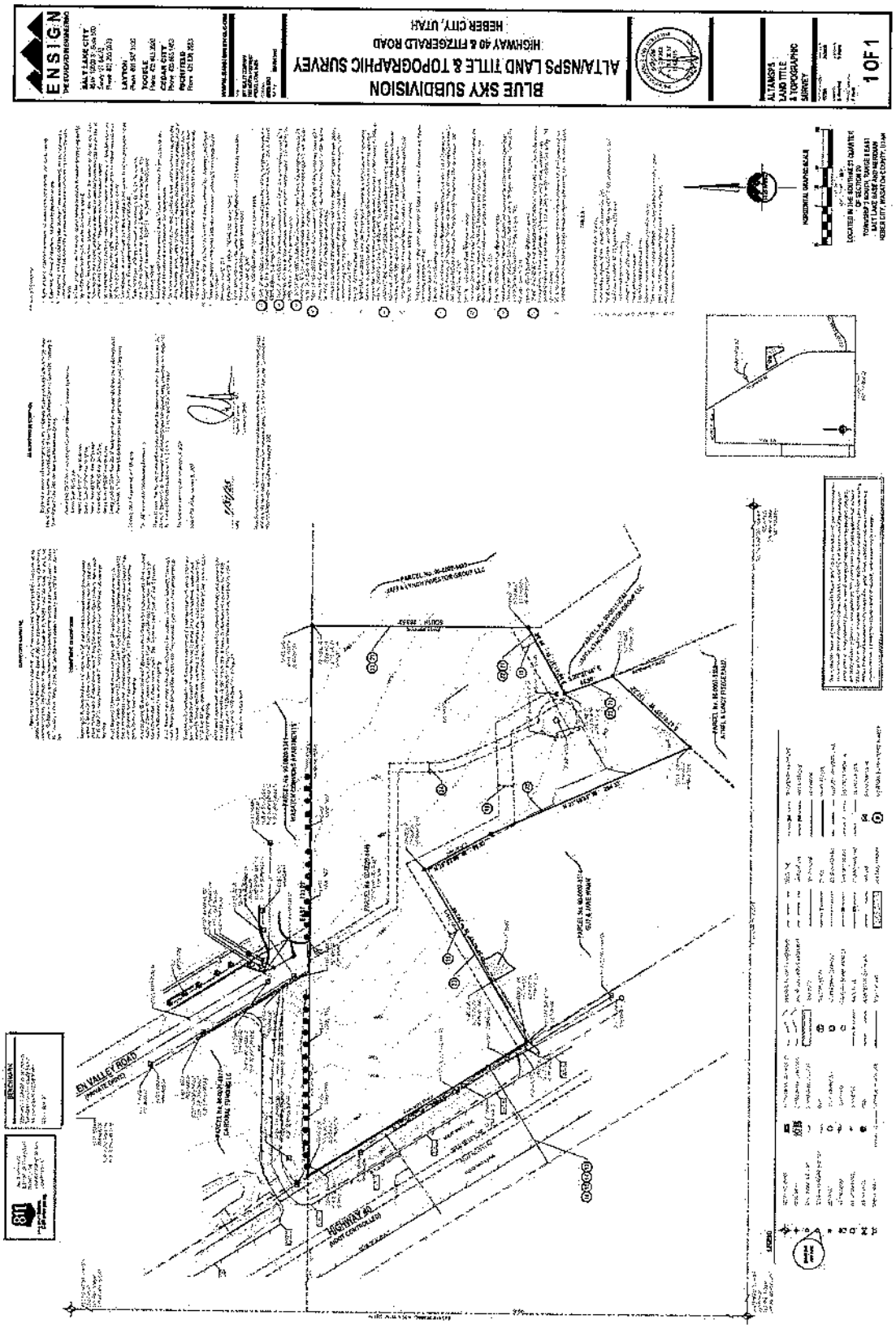

EXHIBIT B: PROPERTY DEEDS

Ent 460783 Bk 1244 Pg 1373 - 1374
PEGGY FOY SULSER, Recorder
WASATCH COUNTY CORPORATION
2019 Feb 20 04:53PM Fee: $15.00 TC
For: Invictus Law
ELECTRONICALLY RECORDED

2018-107
WHEN RECORDED MAIL TO:
GRANTEE Mail Tax Notices to:
C/O Greg Bird
1983 N 1200 W
Provo, UT 84604

WARRANTY DEED

Louise Murdock, Trustee of The Zina McDonald Trust dated the 27th day of August, 1992

Grantor,

of Heber City, Utah
hereby CONVEYS and WARRANTS to

Blue Sign Team, LLC a Utah limited liability company, as to an undivided 50% interest, and Cilander, LLC, a Michigan limited liability company, as to an undivided 50% interest

Grantee,

of Heber City, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in WASATCH, State of Utah, to-wit:

Beginning 20.16 chains West and 4.45 chains North 24° West from the Southeast corner of the Southwest quarter of Section 20, Township 3 South, Range 5 East, Salt Lake Meridian; thence North 24° West 5.95 chains; thence West 3.10 chains; thence North 2° West 2.64 chains; thence East 6.48 chains; thence South 21°15' East 3.12 chains; thence South 21° West 2.56 chains; thence South 59°40' West 1.35 chains to beginning.

ALSO: Beginning 20.16 chains West and 4.45 chains North 24° West from the Southeast corner of the Southwest Quarter of Section 20, Township 3 South, Range 5 East, Salt Lake Meridian; thence North 60°30' East to the Northeast corner of lands conveyed by B.A. Fitzgerald to Storm McDonald; thence South 24° East to the Southeast corner of said lands; thence South 73°45' West to a point South 24° East of beginning; thence North 24° West to beginning.

ALSO: Beginning 20.16 chains West and 7.08 chains North 24° West of the Southeast corner of the Southwest Quarter of Section 20, Township 3 South, Range 5 East, Salt Lake Meridian; thence North 24° West 3.32 chains; thence West 3.10 chains; thence South 2° East 2.64 chains; thence South 27° East 2.28 chains; thence Northeasterly to the point of beginning.

ALSO: A parcel of land situate in the Southwest Quarter of the Southwest Quarter of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning on the Northeasterly right of way and no-access line of a highway known as Project No. 019-1 at a point 705.99 feet North and 644.17 feet East from the Southwest Corner of the Southwest Quarter of said Section 20; thence East 104 feet, more or less, to the Northeast corner of said parcel of land; thence South 17°30' East 347 feet, more or less, to said no-access line; thence North 32°13' West 391 feet, more or less, to the point of beginning.

All the above together with and less and excepting those portions granted in Boundary Line Agreement Entry No. 233202, recorded May 14, 2001 in Book 0503, at Page 3, and Boundary Line Agreement No. 240699 recorded January 14, 2002, in Book 0541, at Page 0132, and Boundary Line Agreement Entry No. 425474, recorded June 13, 2016 in Book 1161, at Page 311.
Tax Serial No.: Parcel No.: 00-0020-8445, Serial No.: OWC-0590-1-020-035

LESS AND EXCEPTING any and all water rights associated herewith.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2019 taxes and thereafter.

WITNESS the hand of said grantor, this 15 day of February, 2019

Louise Murdock, Trustee

Zina McDonald Trust, by Louise Murdock as Trustee

STATE OF UTAH)
:ss
COUNTY OF Weber)

On the 15th day of February 2019 personally appeared before me Louise Murdock as Trustee of the Zina McDonald Trust, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

Notary Public
Residing at , Utah: Ogden
My Commission Expires: 4/21/22

KIRSTYN ANDERBERG
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 700071
COMM. EXP. 04-21-2022

ALTA COMMITMENT FOR TITLE INSURANCE
issued by

ATTORNEYS TITLE GUARANTY FUND, INC.

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 EXTRACONTRACTUAL 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, ATTORNEYS TITLE GUARANTY FUND, INC., a Colorado 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 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

IN WITNESS WHEREOF, Attorneys Title Guaranty Fund, Inc. has caused its corporate name to be affixed by its duly authorized officers on the date shown in Schedule A.

ATTORNEYS TITLE GUARANTY FUND, INC.

ERIC R. MORGAN
PRESIDENT

JEAN WARD
SECRETARY

FOR INFORMATION OR SERVICES IN CONNECTION WITH THIS COMMITMENT, CONTACT:
Blair Jackson, 980 East 800 North #101 , Orem Utah 84097, Phone: 801-854-9212, Fax: 801-415-9340

PCUT202506008691N

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AMERICAN LAND TITLE ASSOCIATION

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

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.

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AMERICAN LAND TITLE ASSOCIATION

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.
   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 and authenticated by a person authorized by the Company.
   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.

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Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:
Issuing Agent: Invictus Title Insurance Agency, LLC
Issuing Office: 980 East 800 North #101 , Orem Utah 84097
Issuing Office's ALTA® Registry ID:
Commitment Issue Date: June 25, 2025

Commitment Number: PCUT202506008691N
Issuing Office File Number: 2025-050
Property Address:Not Assigned, Utah

SCHEDULE A

1. Commitment Date: June 11, 2025 @ 8:00 a.m.

2. Policy to be issued:

		Premium
A.	2021 ALTA Owner's Policy, Amount TBD Proposed Insured: TBD	$375
	Certificate of Taxes Due	$0.00
	Endorsements:	$0.00
	Additional Charges:	$
	Total	$ $375.00

3. The estate or interest in the Land at the Commitment Date is: Fee Simple

4. The Title is, at the Commitment Date vested in: Blue Sign Team, LLC, a Utah limited liability company, as to an undivided 50% interest and Cilander, LLC, a Michigan limited liability company, as to an undivided 50% interest

5. The Land is described as follows:

See Schedule C attached hereto.

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AMERICAN LAND TITLE ASSOCIATION

ISSUED BY

INVICTUS TITLE INSURANCE AGENCY, LLC
980 East 800 North #101
Orem Utah 84097
PH: 801-854-9212

4378
(member no.)

ATTORNEYS TITLE GUARANTY FUND, INC.

BY:

Eric R. Morgan
President

Authorized Signatory

FOR INFORMATION OR SERVICES IN CONNECTION WITH THIS TRANSACTION, CONTACT:
Blair Jackson, 980 East 800 North #101 , Orem Utah 84097, Phone: 801-854-9212, Fax: 801-415-9340

Commitment Number: PCUT202506008691N

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by ATTORNEYS TITLE GUARANTY FUND, INC. 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.

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SCHEDULE B, PART I—Requirements

All the following are the Requirements that 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.
5. Payment of all taxes, charges and assessments, levied and assessed against the subject premises which are due and payable.
6. If the applicant desires copies of any matters shown as exceptions in Schedule B - Section 2, the Company will furnish such upon request at no charge or a minimal charge as the case may be.
7. Deed of Trust to secure the new loan to be insured.
8. Warranty Deed from the vested owners on Schedule A to the proposed insured.
9. Verify property is owned free and clear.
10. Verify Assessments are current, Exception No.(s): 11, 12.
11. Subject to any all matter disclosed on the SCR.

NOTE: The following is provided for informational purposes, only. The 24 Month Chain of Title reports these conveyances forming said Chain of Title:

1. Louise Murdock, Trustee of The Zina McDonald Trust dated the 27th day of August, 1992 to Blue Sign Team, LLC, a Utah limited liability company, as to an undivided 50% interest, and Cilander, LLC, a Michigan limited liability company, as to an undivided 50% interest by Deed dated 2/15/2019 and recorded 2/20/2019 in Book 1244, Page 1373 as Document Number 460783 in the Official Records of WASATCH County.

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SCHEDULE B, PART II—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:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. 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.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
7. General property taxes for the year 2025 are accruing as a lien, but are not yet due and payable. Taxes for the year 2024 have been paid in the amount of $5,455.40. Tax Serial Number 00-0020-8445.
8. Said property is within the boundaries of Wasatch County and Tax District 16, and is subject to any charges and assessments levied thereunder.
9. The effects of easements, restrictions, covenants, conditions, notes, building set-back lines, and rights of way for roads, ditches, canals, streams, rivers, telephone and transmission lines, drainage, utilities or other incidental purposes, over, under or across said property, which are of record or which may be ascertained by an inspection or accurate survey, including, without limitation, any easements, notes, restrictions, building site requirements, setback lines, or rights of way provided for in the official plat map or of record, if any.
10. Subject to the effects of a Deed Line, Fence Line Survey performed by a Registered Land Surveyor.
11. Terms and Conditions of that certain Certificate of Annexation, pertaining to North Village Special Service District
    Recorded: June 22, 2016
    Entry No.: 425812
    Book/Page: 1162/340
12. Terms and Conditions of that certain Wasatch County Resolution 2016-05, Annexing certain Real Property to the North Village Special Service District
    Recorded: June 22, 2016
    Entry No.: 425813
    Book/Page: 1162/345
13. RIGHT OF WAY DEED to State Road Commission of Utah a Right of Way for Highway known as F.A. Project No. 42-A, and as more particularly described in document recorded June 4, 1936, as Entry No. 53855, in Book 19, at Page 61.
14. RIGHT OF WAY DEED to State Road Commission of Utah a Right of Way for Highway known as F.A. Project

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No. 42-A, and as more particularly described in document recorded June 4, 1936, as Entry No. 53856, in Book 19, at Page 62.

15. RIGHT OF WAY DEED to State Road Commission of Utah a Right of Way for Highway known as F.A. Project No. 42-A, and as more particularly described in document recorded August 13, 1936, as Entry No. 54139, in Book 19, at Page 98.

16. RIGHT OF WAY DEED to State Road Commission of Utah a Right of Way for Highway known as F.A. Project No. 42-A, and as more particularly described in document recorded August 13, 1936, as Entry No. 54140, in Book 19, at Page 98.

17. Terms and Conditions of that certain Warranty Deed, to the State Road Commission of Utah, granting permission to locate and construct all irrigation and/or waste water ditches made necessary by the construction of project more particularly described in document.
Recorded: May 1, 1958
Entry No.: 78072
Book/Page: 32/385

18. TEMPORARY EASEMENT to the Utah Department of Transportation for the purpose of constructing thereon an access with cut and/or fill slopes and appurtenant parts thereof, incident the widening of Highway State Route 40, and as more particularly described in document recorded January 25, 1996, as Entry No. 00184378, in Book 314, at Page 475.

19. CONTRACT AND GRANT OF EASEMENT to The United States of America for operation and maintenance of pipeline and appurtenant structures, and as more particularly described in document recorded April 6, 2005, as Entry No. 281530, in Book 746, at Page 477.

20. Terms and Conditions of that certain Notice of Location of Easement
Recorded: August 10, 2006
Entry No.: 305873
Book/Page: 880/739

Terms and Conditions of that certain Assignment of Notice of Location of Easements and Related Easements and Rights-of-Way
Recorded: April 28, 2015
Entry No.: 411327
Book/Page: 1128/164

21. Terms and Conditions of that certain Boundary Agreement, by and between Clark F. Fitzgerald and Jeanne S. Fitzgerald, as Trustees of The Clark and Jeanne Fitzgerald Family Trust dated December 23, 1997, and Zina McDonald, Trustee of The Zina McDonald Trust dated the 27th day of August, 1992.
Recorded: May 14, 2001
Entry No.: 233202
Book/Page: 503/3

22. Terms and Conditions of that certain Boundary Agreement, by and between Rodney M Fitzgerald and Kay L. Fitzgerald, as Trustees of The Mont B. Fitzgerald Family Trust dated 10/18/95, and Zina McDonald, Trustee of The Zina McDonald Trust dated the 27th day of August, 1992.
Recorded: January 14, 2002
Entry No.: 240699
Book/Page: 541/132

23. Terms and Conditions of that certain Boundary Line Agreement, by and between KayeDawn Epps, Trustee of the KayeDawn Epps Family Trust dated June 16, 2014 and Zina McDonald, Trustee of The Zina McDonald Trust

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dated the 27th day of August, 1992.
Recorded: June 13, 2016
Entry No.: 425474
Book/Page: 1161/311

24. GRANT OF EASEMENT AND EASEMENT AGREEMENT to The Zina McDonald Trust for the access to a well and only for the ability to operate, and maintain a natural spring, and as more particularly described in document recorded February 21, 2019, as Entry No. 460815, in Book 1244, at Page 1505.

25. NOTE: No existing Deed of Trust appears of record. If this information is not correct please notify the Company as soon as possible to provide information regarding the existing loan.

NOTE: The following names have been checked for judgments: Blue Sign Team LLC, Cilander, LLC, Louise Murdock, Zina McDonald Trust

No unsatisfied judgments appear of record in the last eight years except as shown herein.

NOTE: FOR INFORMATION PURPOSES ONLY: Official records indicate that, except for reconveyances and as indicated herein, the following transfers and/or conveyances of the subject property have taken place within the 24 months preceding the effective date of this Commitment:

The Owner's Policy of title insurance committed for in this Commitment, if any, shall contain, in addition to the Items set forth in Schedule B-Section 2, the following items: (1) The Deed of Trust, if any, required under Schedule B-Section 1, Item (b). (2) Unpatented mining claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water; minerals, oil and gas; (3) Any and all unpaid taxes, assessments and unredeemed tax sales.

The ALTA Homeowner's Policy of title insurance committed for in this Commitment, if any, shall contain, in addition to the Items set forth in Schedule B-Section 2, the following items: (1) The Deed of Trust, if any, required under Schedule B-Section 1, Item (b); (2) Unpatented mining claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water; oil and gas; (3) Real Estate taxes or assessments for the current year and taxes or special assessments which are not shown as existing liens at date of policy; (4) Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete survey of the land and inspection of the land; (5) Covenants, conditions, restrictions, setbacks, easements and/or servitudes appearing in the public records. This exception does not impair the coverage afforded by Covered Risks 12, 13, 23, 24, and 26; (6) Any lease, grant, exception, or reservation of minerals or mineral rights appearing in the public records. This exception does not impair the coverage afforded under Covered Risk 25; (7) Any violation, variation, or encroachment of a boundary wall or fence. This exception does not impair the coverage afforded under Covered Risks 21 and 22; (8) Any security deed, mortgage, deed of trust, judgment, lien or encumbrance of any kind which has been created, suffered, and assumed by the insured or of which the insured has actual knowledge.

NOTE: Upon compliance with underwriting requirements, exceptions numbered will be omitted from the Final Policy to be issued hereunder.

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AMERICAN LAND TITLE ASSOCIATION

Attorneys
Title Guaranty
Fund, Inc.

Privacy Policy

ATGF's Commitment to Privacy

Protecting your privacy and the confidentiality of your personal information is an important aspect of ATGF's operations. As a provider of title insurance and related services, the collection of customer's personal information is fundamental to our day-to-day business operations. We strive to provide you with the best customer service. To us, that includes treating your personal information fairly and with respect. Each ATGF employee and representative must abide by our commitment to privacy in the handling of personal information. We understand that you may be concerned about what we will do with such information. You have a right to know how we will utilize the personal information you provide to us. Therefore, ATGF has adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

Types of Information

Depending upon which of our services you are utilizing, we may collect personal information about you from the following sources:

- Information we receive from you on applications, forms and in other communications to us
- Information we receive from you through our Internet website
- Information about your transactions with or services performed by us, our agents, or other persons; and
- Information we receive from consumer or other reporting agencies and publicly recorded documents.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any non-affiliated party. Therefore, we will not release your information to non-affiliated parties except:

- as necessary for us to provide the product or service you have requested of us; or
- as permitted by law

We may also disclose your personal information to others when we believe, in good faith, that such disclosure is reasonably necessary to comply with the law or to protect the safety of our customers, employees, or property and/or to comply with a judicial proceeding, court order or legal process.

We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis.

We are permitted by law to share your name, address and facts about your transaction with one or more of our agents, affiliated companies, insurers and reinsurers, to provide you with services you have requested, for marketing or product development research, or to market products or services to you. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

We do not disclose personal information about our customers or former customers to non-affiliated third parties, except as outlined herein or as otherwise permitted by law.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to non-public personal information about you to those individuals and entities who need to know that information to provide

products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your non-public information.

If you send an electronic mail (email) message that includes personally identifiable information, we will use that information to respond to your inquiry. Remember that email is not necessarily secure against interception or other disclosure. If your communication is very sensitive, or includes information such as your bank account, charge card or social security number, you should not send it in an email.

Changes to this Privacy Policy

This Privacy Policy may be amended from time to time consistent with applicable privacy laws. When we amend this Privacy Policy, we will post a notice of such changes on our website.

SCHEDULE C

File #: 2025-050

Beginning at a point on the east right of way line of Highway 40 said point being North 00°07'35" West 686.96 feet along the section line and East 661.05 feet from the Southwest Corner of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian and running: thence East 723.07 feet to and along the south line of Wasatch Commons Apartments; thence South 283.52 feet; thence South 60°41'37" West 99.44 feet; thence South 20°27'52" East 66.50 feet; thence South 42°07'06" West 137.23 feet; thence North 23°55'33" West 284.33 feet; thence North 28°59'00" West 98.83 feet; thence South 59°03'49" West 263.48 feet to a point on the said east right of way line of said Highway 40; thence North 32°00'26" West 336.55 feet along said east right of way line to the point of beginning.

Tax Parcel No. 00-0020-8445

HIGHWAY 40
CIARRA WAY
AMBER LANE
PUBLIC NETENTION BASIN
SITE SUMMARY TABLE
PARKING DATA TABLE
HORIZONTAL GRAPHIC SCALE
BLUE SIGN PROJECT
STREET
HEBER CITY, UTAH
BLUE SIGN SITE CONCEPT PLAN
EX-100
ENSIGN
WWW.ENSIGNENG.COM

EXHIBIT C:
Copy of the notice sent to affected entities and a list of the affected entities

NOTICE OF POTENTIAL ANNEXATION

Date: 6/11/25

Attention: Your property may be affected by a proposed annexation.

Records show that you own property within an area that is intended to be included in a proposed annexation to Heber City, or that is within 300 feet of that area. If your property is within the area proposed for annexation, you may be asked to sign a petition supporting the annexation. You may choose whether to sign the petition. By signing the petition, you indicate your support of the proposed annexation. If you sign the petition but later change your mind about supporting the annexation, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Heber City within 30 days after Heber City receives notice that the petition has been certified.

There will be no public election on the proposed annexation because Utah law does not provide for an annexation to be approved by voters at a public election. Signing or not signing the annexation petition is the method under Utah law for the owners of property within the area proposed for annexation to demonstrate their support of or opposition to the proposed annexation.

You may obtain more information on the proposed annexation by contacting the following:

City Representative	Petitioner Representative
Heber City Planning Office Anthony Kohler, Planning Director 75 North Main Street, Heber City, UT 84032. Phone 435-657-7900 Email at [redacted]	Name Greg Bird Mailing Address 364 W 2230 N Suite 104 Provo UT 84604 Phone 801-369-9529 Email greg@rockwellhomes.com brad@birdcapital.com

Once filed, the annexation petition will be available for inspection and copying at the office of the Heber City Recorder, 75 North Main Street, Heber City, UT 84032.

00-0021-2742	JAFFA LYNCH INVESTOR GROUP LLC
	4490 FORESTDALE DR STE 202 , PARK CITY, UT 84098-6438
00-0021-2743	JAFFA LYNCH INVESTOR GROUP LLC
	4490 FORESTDALE DR STE 202 , PARK CITY, UT 84098-6438
00-0021-6977	CARDINAL FUNDING LC
	1165 E WILMNGTON AVE STE 275 , SALT LAKE CITY, UT 84106-0381
00-0021-1674	WASATCH COMMONS APARTMENTS LLC
	3021 CITRUS CIR STE 130 , WALNUT CREEK, CA 94598-2635
00-0007-8514	WANN GUY
	2500 N HWY 40 , HEBER CITY, UT 84032-3841
00-0007-9058	FITZGERALD ATHEL BONNER II
	PO BOX 23 2300 N HWY 40, HEBER CITY, UT 84032-0023
00-0007-8480	JAFFA LYNCH INVESTOR GROUP LLC
	4490 FORESTDALE DR STE 202 , PARK CITY, UT 84098-6438
00-0007-8472	NELSON ZACHARY TYSON
	3031 S 450 W , MAPLETON, UT 84664-4740
00-0007-8506	PROVOST JOSHUA J
	PO BOX 783 , MIDWAY, UT 84049-0783
00-0007-8886	MILLER MARVIN E & MARGARET TR
	9 PLEASTAN HILL DR , ROLLING HILLS ESTATES, CA 90274-1521
00-0007-8456	CONRAD GARY B TR
	10480 UINTAH CANYON HWY , ROOSEVELT, UT 84066-3669
00-0012-6180	MILLER MARVIN E & MARGARET TR
	9 PLEASTAN HILL DR , ROLLING HILLS ESTATES, CA 90274-1521
00-0022-0752	JAFFA LYNCH INVESTOR GROUP LLC
	4490 FORESTDALE DR STE 202 , PARK CITY, UT 84098-6438
00-0020-9341	WASATCH COMMONS APARTMENTS LLC
	3021 CITRUS CIR STE 130 , WALNUT CREEK, CA 94598-2635
00-0007-8423	NORTH VILLAGE SPECIAL SERVICE DISTRICT
	6135 E LAKE CREEK RD PO BOX 519, HEBER CITY, UT 84032-0519
00-0020-7957	RE INVESTMENT HOLDINGS LLC
	6900 S 900 E STE 230 , MIDVALE, UT84047-5820
00-0020-1056	JAFFA LYNCH INVESTOR GROUP LLC
	4490 FORESTDALE DR STE 202 , PARK CITY, UT 84098-6438
00-0022-0448	JORDANELLE REF ACQUISITION LLC
	10421 S JORDAN GTWY STE 200 , SOUTH JORDAN, UT84095-3928

Exhibit D: VALUE & ACREAGE

Property Value & Acreage Within Annexation Area				
Name	**Parcel ID**	**Acres**	**Value**	**Petitioner (yes/no)**
Greg Bird	00-0020-8445	4.256	~~$700,000~~	yes
Blue Sky Team / Glendon			$643,250	
Totals		4.256	~~$700,000~~	
Private Property Total			$643,250	
Petitioner Totals				
Petitioner Percent of Private Total		51% min **Actual:**	1/3 min **Actual:**	

EXHIBIT E: PROPERTY TAX NOTICES

Wasatch County Treasurer
25 North Main Heber City, Utah 84032
Office Hours Are 8:00 A.M. To5:00 P.M.
Closed November 11, 25 & 26 2021
Telephone (435) 657-3217
PAYMENT DUE UPON RECEIPT
PENALTY ADDED AFTER NOV 30, 2021

2021 Tax Notice

Parcel Number 00-0020-8445
Back Taxes - Separate Check Required
NO BACK TAXES OUTSTANDING
Tax District
016 - NORTH VILLAG SPECIAL SRVC DIST
Mortgage Company
NO REQUESTING COMPANY

**********AUTO**ALL FOR AADC 840 AA 7573 1/2-P29 T25 15145
00-0020-8445 / OWC-0590-1-020-035
BLUE SIGN TEAM LLC
CILANDER LLC
% GREG BIRD
1983 N 1120 W
PROVO UT 84604-1183

Partial Property Description
BEGINNING AT A POINT NORTH 472 84 FEE T AND EAST 1101 49 FEET FROM THE SW C ORNER OF SEC 20 T3S R5E SL

Property Type	Acres/Count	Market Value	Taxable Value	Tax Amount
NON FAA	3.91	140,000	140,000	1,638.14
NON PRIMARY LAND	1.00	90,000	90,000	1,053.09
Total Property Value & Taxes	**4.91**	**230,000**	**230,000**	**2,691.23**

* * Values are a detailed listing of greenbelt classifications. This listing is provided for informational purposes only.

THIS OFFICE WILL NOT BE RESPONSIBLE IF YOU PAY ON PROPERTY OTHER THAN YOUR OWN.
TAXES HEREIN ENUMERATED FOR THE CURRENT YEAR ARE DUE AND PAYABLE IN OUR OFFICE: LAST NOTICE REQUIRED BY LAW.

Taxing Unit/Entities - Budget Hearing Date, Time & Location		Tax Rate	Tax Amount
10 COUNTY GENERAL FUND	12/14/2021 6:00 PM 25 N MAIN, HEBER CITY, RM 206	0.001580	363.40
12 COUNTY LOCAL A&C		0.000190	43.70
15 COUNTY BONDS		0.000078	17.94
17 MULTI COUNTY A&C		0.000012	2.76
19 BASIC ST SCHOOL LEVY		0.001661	382.03
20 WASATCH CO SCHOOL DIST		0.005329	1,225.67
21 SCHOOL DIST BOND		0.001202	276.46
23 HEALTH		0.000091	20.93
24 CHARTER SCHOOL LEVY		0.000054	12.42
30 WASATCH COUNTY FIRE DISTRICT	12/14/2021 6:00 PM 25 N MAIN, HEBER CITY, RM 206	0.000684	157.32
32 PARK & REC GENERAL	12/14/2021 6:00 PM 25 N MAIN, HEBER CITY, RM 206	0.000264	60.72
72 LIBRARY		0.000156	35.88
90 CENTRAL UT WATER CONSERVANCY		0.000400	92.00
		0.011701	2,691.23

Prepayments 0.00 Abatements 0.00 **Total Tax Due** 2,691.23

PAY ONLINE AT www.wasatch.utah.gov

Payments Are Due Before November 30th
Postmark Accepted

FACTS ON BACK OF THIS NOTICE

KEEP ABOVE PORTION FOR YOUR RECORDS. DETACH ENTIRE BOTTOM PORTION AND RETURN WITH PAYMENT. BRING COMPLETE NOTICE WHEN PAYING IN PERSON.

TOTAL DUE
PENALTIES APPLY AFTER NOVEMBER 30, 2021 2,691.23

Make checks payable to: WASATCH COUNTY TREASURER
25 North Main
Heber City, Utah 84032

Cash mailed at taxpayer risk. Your cancelled check is your receipt.
To ensure proper credit, please write the parcel number(s) on your check.
Refunds will be issued upon request after January 31, 2022

2021 THIS STUB MUST ACCOMPANY PAYMENT

00-0020-8445

REQUEST FOR CHANGE OF MAILING ADDRESS

NAME _____
ADDRESS _____
CITY & STATE _____
ZIP CODE _____ PHONE # _____

PARCEL NUMBER: 00-0020-8445

I hereby swear that I am entitled to receive property tax notices on this parcel. Any false statements or omissions are punishable under Utah law by a fine and/or imprisonment.

Authorized Signature _____ Date _____

If you are interested in making prepayments during **2022** for next year's property taxes, please mark below. A coupon booklet will be sent to you Feb. 2022.
(No additional fees will be charged.)

☐ YES! I am interested in making prepayments for 2022.

Wasatch County Treasurer
25 North Main Heber City, Utah 84032
Office Hours Are 8:00 A.M. To5:00 P.M.
Closed November 11, 24 & 25 2022
Telephone (435) 657-3217
PAYMENT DUE UPON RECEIPT
PENALTY ADDED AFTER NOV 30, 2022

2022 Tax Notice

Parcel Number 00-0020-8445
Back Taxes - Separate Check Required
NO BACK TAXES OUTSTANDING
Tax District
016 - NORTH VILLAG SPECIAL SRVC DIST
Mortgage Company
NO REQUESTING COMPANY

**********AUTO**ALL FOR AADC 840 AA 7708 1/1-P30 T25
00-0020-8445 / OWC-0590-1-020-035
BLUE SIGN TEAM LLC
CILANDER LLC
% GREG BIRD
1983 N 1120 W
PROVO UT 84604-1183

Partial Property Description
BEGINNING AT A POINT NORTH 472.84 FEE T AND EAST 1101.49 FEET FROM THE SW C ORNER OF SEC 20 T3S R5E SL

Property Type	Acres/Count	Market Value	Taxable Value	Tax Amount
NON FAA	2.91	234,600	234,600	2,186.94
NON PRIMARY LAND	1.00	200,000	200,000	1,864.40
Total Property Value & Taxes	**3.91**	**434,600**	**434,600**	**4,051.34**

* * Values are a detailed listing of greenbelt classifications. This listing is provided for informational purposes only.

THIS OFFICE WILL NOT BE RESPONSIBLE IF YOU PAY ON PROPERTY OTHER THAN YOUR OWN.
TAXES HEREIN ENUMERATED FOR THE CURRENT YEAR ARE DUE AND PAYABLE IN OUR OFFICE: LAST NOTICE REQUIRED BY LAW.

Taxing Unit/Entities - Budget Hearing Date, Time & Location	Tax Rate	Tax Amount
10 COUNTY GENERAL FUND	0.001185	515.00
12 COUNTY LOCAL A&C	0.000138	59.97
15 COUNTY BONDS	0.000060	26.08
17 MULTI COUNTY A&C	0.000015	6.52
19 BASIC ST SCHOOL LEVY	0.001652	717.96
20 WASATCH CO SCHOOL DIST	0.003895	1,692.77
21 SCHOOL DIST BOND	0.001056	458.94
23 HEALTH	0.000066	28.68
24 CHARTER SCHOOL LEVY	0.000032	13.91
30 WASATCH COUNTY FIRE DISTRICT	0.000516	224.25
32 PARK & REC GENERAL	0.000193	83.88
72 LIBRARY	0.000114	49.54
90 CENTRAL UT WATER CONSERVANCY	0.000400	173.84
12/07/2022 6:00 PM 25 N MAIN ST HEBER CITY ROOM 206		
	0.009322	4,051.34

Prepayments 0.00 Abatements 0.00 **Total Tax Due** 4,051.34

PAY ONLINE AT www.wasatch.utah.gov

Payments Are Due Before November 30th
Postmark Accepted

FACTS ON BACK OF THIS NOTICE

KEEP ABOVE PORTION FOR YOUR RECORDS. DETACH ENTIRE BOTTOM PORTION AND RETURN WITH PAYMENT. BRING COMPLETE NOTICE WHEN PAYING IN PERSON.

TOTAL DUE
PENALTIES APPLY AFTER NOVEMBER 30, 2022 **4,051.34**

Make checks payable to: WASATCH COUNTY TREASURER
25 North Main
Heber City, Utah 84032

Cash mailed at taxpayer risk. Your cancelled check is your receipt.
To ensure proper credit, please write the parcel number(s) on your check.
Refunds will be issued upon request after January 31, 2023

2022 THIS STUB MUST ACCOMPANY PAYMENT

00-0020-8445

REQUEST FOR CHANGE OF MAILING ADDRESS

NAME: _____
ADDRESS _____
CITY & STATE _____
ZIP CODE _____ PHONE # _____

PARCEL NUMBER: 00-0020-8445

I hereby swear that I am entitled to receive property tax notices on this parcel. Any false statements or omissions are punishable under Utah law by a fine and/or imprisonment.

_____
Authorized Signature Date

If you are interested in making prepayments during **2023** for next year's property taxes, please mark below. A coupon booklet will be sent to you Feb. 2023.
(No additional fees will be charged.)

☐ YES! I am interested in making prepayments for 2023

Wasatch County Treasurer
25 North Main Heber City, Utah 84032
Office Hours Are 8:00 A.M. To5:00 P.M.
Closed November 10, 23 & 24 2023
Telephone (435) 657-3217
PAYMENT DUE UPON RECEIPT
PENALTY ADDED AFTER NOV 30, 2023

2023 Tax Notice

Parcel Number 00-0020-8445
Back Taxes - Separate Check Required
BACK TAXES DUE OF $4,532.12
Tax District
016 - NORTH VILLAG SPECIAL SRVC DIST
Mortgage Company
NO REQUESTING COMPANY

**********AUTO**ALL FOR AADC 840 AA 8096 1/1-P33 T25
00-0020-8445 / OWC-0590-1-020-035
BLUE SIGN TEAM LLC
CILANDER LLC
% GREG BIRD
1983 N 1120 W
PROVO UT 84604-1183

Partial Property Description
BEGINNING AT A POINT NORTH 472.84 FEE T AND EAST 1101.49 FEET FROM THE SW C ORNER OF SEC 20 T3S R5E SL

Property Type	Acres/Count	Market Value	Taxable Value	Tax Amount
NON FAA	3.91	234,600	234,600	2,026.24
NON PRIMARY LAND	1.00	200,000	200,000	1,727.40
Total Property Value & Taxes	**4.91**	**434,600**	**434,600**	**3,753.64**

* * Values are a detailed listing of greenbelt classifications. This listing is provided for informational purposes only.

THIS OFFICE WILL NOT BE RESPONSIBLE IF YOU PAY ON PROPERTY OTHER THAN YOUR OWN.
TAXES HEREIN ENUMERATED FOR THE CURRENT YEAR ARE DUE AND PAYABLE IN OUR OFFICE: LAST NOTICE REQUIRED BY LAW.

Taxing Unit/Entities - Budget Hearing Date, Time & Location		Tax Rate	Tax Amount
10 COUNTY GENERAL FUND		0.000970	421.56
12 COUNTY LOCAL A&C		0.000113	49.11
15 COUNTY BONDS		0.000021	9.13
17 MULTI COUNTY A&C		0.000015	6.52
19 BASIC ST SCHOOL LEVY		0.001406	611.05
20 WASATCH CO SCHOOL DIST	8/16/2023 6:30 PM BOARD ROOM 101 E 200 N HEBER CITY	0.004700	2,042.62
21 SCHOOL DIST BOND		0.000251	109.08
23 HEALTH		0.000054	23.47
24 CHARTER SCHOOL LEVY		0.000034	14.78
30 WASATCH COUNTY FIRE DISTRICT		0.000422	183.40
32 PARK & REC GENERAL	12/12/2023 6:00 PM 25 N MAIN STREET HEBER CITY	0.000158	68.67
72 LIBRARY		0.000093	40.42
90 CENTRAL UT WATER CONSERVANCY	8/21/2023 6:00 PM CUWCD HEADQUARTERS 1426 E 750 N OREM UT	0.000400	173.84
		0.008637	3,753.64

Prepayments 0.00 Abatements 0.00 **Total Tax Due** 3,753.64

PAY ONLINE AT www.wasatch.utah.gov

Payments Are Due Before November 30th
Postmark Accepted

FACTS ON BACK OF THIS NOTICE

KEEP ABOVE PORTION FOR YOUR RECORDS. DETACH ENTIRE BOTTOM PORTION AND RETURN WITH PAYMENT. BRING COMPLETE NOTICE WHEN PAYING IN PERSON.

TOTAL DUE
PENALTIES APPLY AFTER NOVEMBER 30, 2023 **3,753.64**

Make checks payable to: WASATCH COUNTY TREASURER
25 North Main
Heber City, Utah 84032

Cash mailed at taxpayer risk. Your cancelled check is your receipt.
To ensure proper credit, please write the parcel number(s) on your check.
Refunds will be issued upon request after January 31, 2024

2023 THIS STUB MUST ACCOMPANY PAYMENT

00-0020-8445

REQUEST FOR CHANGE OF MAILING ADDRESS

NAME: _____
ADDRESS _____
CITY & STATE _____
ZIP CODE _____ PHONE # _____

PARCEL NUMBER: 00-0020-8445

I hereby swear that I am entitled to receive property tax notices on this parcel. Any false statements or omissions are punishable under Utah law by a fine and/or imprisonment.

_____
Authorized Signature Date

If you are interested in making prepayments during **2024** for next year's property taxes, please mark below. A coupon booklet will be sent to you Feb. 2024. (No additional fees will be charged.)

☐ YES! I am interested in making prepayments for 2024

WASATCH COUNTY
BETTER BY NATURE

Wasatch County Treasurer
25 North Main Heber City, Utah 84032
Office Hours Are 8:00 A.M. To 5:00 P.M.
Closed November 11, 28 & 29 2024
Telephone (435) 657-3217
PAYMENT DUE UPON RECEIPT
PENALTY ADDED AFTER Dec 2, 2024

2024 Tax Notice

Parcel Number 00-0020-8445
Back Taxes - Separate Check Required
BACK TAXES DUE OF $5,029.33
Tax District
016 - NORTH VILLAG SPECIAL SRVC DIST
Mortgage Company
NO REQUESTING COMPANY

**********AUTO**ALL FOR AADC 840 AA 8175 1/1-P33 T25
00-0020-8445 / OWC-0590-1-020-035
BLUE SIGN TEAM LLC
CILANDER LLC
% GREG BIRD
1983 N 1120 W
PROVO UT 84604-1183

Partial Property Description
BEGINNING AT A POINT NORTH 472.84 FEE T AND EAST 1101.49 FEET FROM THE SW C ORNER OF SEC 20 T3S R5E SL

Property Type	Acres/Count	Market Value	Taxable Value	Tax Amount
NON FAA	3.91	293,250	293,250	2,487.05
NON PRIMARY LAND	1.00	350,000	350,000	2,968.35
Total Property Value & Taxes	**4.91**	**643,250**	**643,250**	**5,455.40**

* * Values are a detailed listing of greenbelt classifications. This listing is provided for informational purposes only.

THIS OFFICE WILL NOT BE RESPONSIBLE IF YOU PAY ON PROPERTY OTHER THAN YOUR OWN.
TAXES HEREIN ENUMERATED FOR THE CURRENT YEAR ARE DUE AND PAYABLE IN OUR OFFICE; LAST NOTICE REQUIRED BY LAW.

Taxing Unit/Entities - Budget Hearing Date, Time & Location		Tax Rate	Tax Amount
10 COUNTY GENERAL FUND	12/04/24 6PM 25 N MAIN, COMMISSION CHAMBERS	0.000947	609.16
12 COUNTY LOCAL A&C		0.000110	70.76
15 COUNTY BONDS		0.000019	12.22
17 MULTI COUNTY A&C		0.000015	9.65
19 BASIC ST SCHOOL LEVY		0.001408	905.70
20 WASATCH CO SCHOOL DIST		0.004591	2,953.16
21 SCHOOL DIST BOND		0.000225	144.73
23 HEALTH	12/04/24 6PM 25 N MAIN, COMMISSION CHAMBERS	0.000053	34.09
24 CHARTER SCHOOL LEVY		0.000031	19.94
30 WASATCH COUNTY FIRE DISTRICT		0.000413	265.66
32 PARK & REC GENERAL		0.000154	99.06
72 LIBRARY	12/04/24 6PM 25 N MAIN, COMMISSION CHAMBERS	0.000115	73.97
90 CENTRAL UT WATER CONSERVANCY	08/27/2024 6PM WAS HELD	0.000400	257.30
		0.008481	**5,455.40**

Prepayments 0.00 Abatements 0.00 **Total Tax Due** **5,455.40**

The Wasatch County Recorder's Office now offers Property Watch.
For more information, and to sign up, please visit
www.wasatchcounty.gov/propertywatch
OR scan the QR Code.

PAY ONLINE AT www.wasatchcounty.gov
Payments Are Due Before December 2nd
Postmark Accepted
FACTS ON BACK OF THIS NOTICE

KEEP ABOVE PORTION FOR YOUR RECORDS. DETACH ENTIRE BOTTOM PORTION AND RETURN WITH PAYMENT. BRING COMPLETE NOTICE WHEN PAYING IN PERSON.

TOTAL DUE
PENALTIES APPLY AFTER DECEMBER 2, 2024 5,455.40

Make checks payable to: WASATCH COUNTY TREASURER
25 North Main
Heber City, Utah 84032

Cash mailed at taxpayer risk. Your cancelled check is your receipt.
To ensure proper credit, please write the parcel number(s) on your check.
Refunds will be issued upon request after January 31, 2025

2024 THIS STUB MUST ACCOMPANY PAYMENT

00-0020-8445

PARCEL: 00-0020-8445

GO TO WASATCHCOUNTY.GOV OR SCAN THE QR CODE TO MAKE A PAYMENT, CHANGE MAILING ADDRESS, OR REQUEST PREPAYMENT COUPON BOOKLET FOR 2025. THE COUPONS WILL BE MAILED IN FEBRUARY 2025.

EXHIBIT F:
LIST OF ALL PROPERTY OWNERS WITHIN ANNEXATION AND WITHIN 300 FEET OF ANNEXATION

PROPERTY OWNERS WITHIN ANNEXATION AND WITHIN 300 FEET				
Name	**Street Address**	**City**	**State**	**Zip**
North Village Special Service District	6135 E Lake Creek Rd PO Box 519	Heber City	UT	84032
RE Investment Holdings LLC	6900 S 900 E Ste 230	Midvale	UT	84087
Jordanelle Ref Acquisition LLC	10421 S Jordan Gateway Ste 200	South Jordan	UT	84095
Jaffa Lynch Investor Group LLC	4490 Forestdale Dr Ste 202	Park City	UT	84098
Cardinal Funding LC	1165 E Wilmington Ave Ste 275	Salt Lake City	UT	84106
Wasatch Commons Apartments LLC	3021 Citrus Circle Ste 130	Walnut Creek	CA	94598
Wann Guy	2500 N Hwy 40	Heber City	UT	84032
Fitzgerald Athel Bonner II	2300 N Hwy 40 PO Box 23	Heber City	UT	84032
Nelson Zachary Tyson	3031 S 450 W	Mapleton	UT	84664
Provost Joshua J	PO Box 783	Midway	UT	84049
Miller Marvin & Margaret TR	9 Pleastan Hill Dr	Rolling Hills Estate	CA	90274
Conrad Gary B TR	10480 Uintah Canyon Hwy	Roosevelt	UT	84066

EXHIBIT G: VICINITY MAP

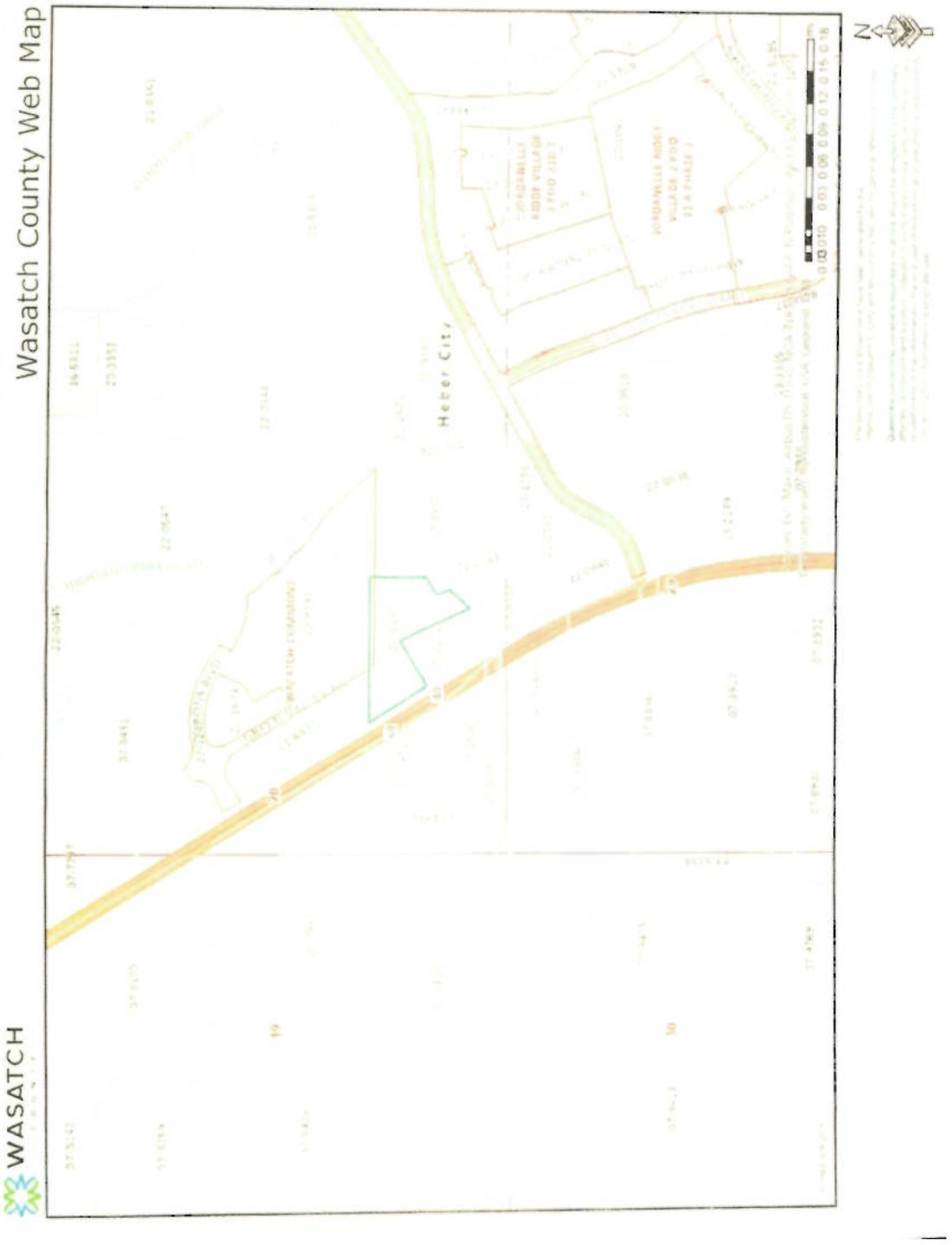


EXHIBIT H: CONCEPT PLAN

HIGHWAY 40
CHARRA WAY
AMBER LANE
POOL/CREST STATION MAIN
SITE SUMMARY TABLE
PARKING DATA TABLE
HORIZONTAL GRAPHIC SCALE
BLUE SIGN PROJECT
STREET
HEBER CITY, UTAH
BLUE SIGN SITE
CONCEPT PLAN
EX-100
ENSIGN
WWW.ENSIGNENG.COM

Heber City Council Staff Report

MEETING DATE:	8/18/2026
SUBJECT:	5 pm: Affordable Housing 101: State Housing Plans & Legislation. What is the state's plan for housing? (Steve Waldrip, Governor's Office)
RESPONSIBLE:	Tony Kohler
DEPARTMENT:	Planning
STRATEGIC RELEVANCE:	Community Development

SUMMARY

Heber City has scheduled a series of affordable housing discussions in 2026. This is the third discussion in the City's Affordable Housing 101 series. Steve Waldrip will be presenting on the State's plan for housing.

Steve Waldrip completed his undergraduate studies in English at Brigham Young University, received a law degree from the University of Utah, and a Master's in Taxation from the University of Washington. After practicing law for a short time, he took a job with the Boyer Company in Utah at the beginning of the Business Depot Ogden project. As project manager, he helped bring in $500 million in private investment into BDO and Ogden, negotiated $250 million in lease transactions, and helped create over 4000 new jobs.

He served two terms in the Utah House of Representatives, and co-founded a social benefit real estate fund, Rocky Mountain Homes Fund, where he worked for several years. He is currently serving as the Governor’s Senior Advisor for Housing Strategy and Innovation, a role he assumed in December of 2023. In addition, he serves on the Board of United Way Northern Utah, the Utah Commission on Housing Affordability, and the Board of the Utah Housing Corporation.

RECOMMENDATION

N/A

BACKGROUND

This affordable housing series was kicked off on May 19, 2026. So far, the City has hosted the following sessions:

- May 19, 2026. Summary of affordable housing and common definitions by Jason Glidden of Mountainlands Community Housing Trust. See the presentation online at https://hebercityut.portal.civicclerk.com/event/423/media (02:13)

- July 7, 2026. Discussion of LIHTC by Mrs. Claudia O'Grady, of Utah Housing Corp. See presentation online at https://hebercityut.portal.civicclerk.com/event/437/media 25:26

Friday, September 18 has been scheduled for the affordable housing tour. Please let me know of your availability to attend, so transportation arrangements can be made.

The City has set up a website for affordable housing information: https://www.heberut.gov/454/Affordable-Housing. This website will be updated to include links to all videos from the Affordable Housing 101 Learning Series. Below is the complete schedule of upcoming events:

1. **Introduction to Affordable Housing. May 19, 2026.** A foundational overview of what affordable housing is, why it matters, and how it is delivered. Speaker: Jason Glidden (MCHT)

- https://hebercityut.portal.civicclerk.com/event/423/media 02:13

2. **Federal & State Funding Tools. July 7, 2026.** Covers Low-Income Housing Tax Credits (LIHTC) and other major funding mechanisms used to support affordable housing. Speakers: Anna Sullivan (UHC), Claudia O'Grady (UHC)

- https://hebercityut.portal.civicclerk.com/event/437/media 25:26

3. **State Housing Plans & Legislation.** Reviews Utah's statewide housing strategy, legislative priorities, and policy direction. Speaker: Steve Waltrip (Governor's Office)

4. **Financial Modeling.** Explores the economics of affordable housing projects and what it takes to make them financially feasible. Speakers: Jason Glidden (MCHT), Tony Tyler (Columbus Pacific), Ryan Davis (Wayfinder Strategies)

5. **Public/Private Partnerships.** Examines how cities, nonprofits, and private developers collaborate to deliver affordable housing, including partnership models and case studies. Speakers: Jake Wood (J. Fisher Companies), Karly Brinla (Brinshore Development)

6. **Project Tours.** Onsite learning at Engine House, Slopeside, and Parkview Place, focusing on design, financing, operations, and lessons learned. Speakers: Jake Wood (J. Fisher Companies), Tony Tyler (Columbus Pacific), Jason Glidden (MCHT)

7. **Local Tools & Incentives.** Explores municipal policies and programs that can support affordable housing, such as zoning tools, fee waivers, density incentives, and land contributions. Speakers: Jason Glidden (MCHT), Shellie Burras (Habitat for Humanity)

8. **Housing Needs Assessment.** Provides a data-driven analysis of current and projected housing needs in the Heber Valley, including demographics and affordability gaps. Speaker: Dejan Eskic (Kem C. Gardner Institute)

9. **Goal Setting.** Facilitates discussion on potential housing goals for Heber City, aligning needs, values, and policy direction. Speaker: Jason Glidden (MCHT)

10. **Strategic Housing Plan.** Outlines how to translate goals into an actionable, long-term housing strategy with implementation steps and accountability. Speaker: Jason Glidden (MCHT)

DISCUSSION

Mr. Waldrip will be discussing state housing initiatives, including the State Housing Plan, statewide housing shortages and goals for encouraging housing production, as well as legislative housing priorities.

FISCAL IMPACT

N/A

CONCLUSION

N/A

ALTERNATIVES

N/A

POTENTIAL MOTIONS

N/A

ACCOUNTABILITY

Department: Planning
Staff member: Tony Kohler, Community Development Director

EXHIBITS

None

HEBER CITY COUNCIL STAFF REPORT

MEETING DATE: 8/18/2026

SUBJECT: **Mayor's Award for Public Works Week**

- Equipment Rodeo.

RESPONSIBLE: Mayor Heidi Franco

STRATEGIC RELEVANCE: Necessary Administrative Item

RECOMMENDATION

Mayor is awarding Kaden Obray, Kayden Giles, and Rylan Keel in Public Works.

Public Works Director, Matthew Kennard says,

"Mayor Franco—

I would like to nominate Kaden Obray, Kayden Giles, and Rylan Keel for the Mayor's Award in recognition of their performance at this year's Public Works Week Backhoe Rodeo.

Kaden, our Storm Water Lead, earned first place in the individual Backhoe Rodeo competition. This is his second individual rodeo trophy, having previously won the Trackhoe Rodeo competition.

Heber City Public Works also earned the first-place Heavy Equipment Team Trophy. The team award was based on the combined scores of each organization's three highest-scoring participants. Heber City's top three finishers were:

Kaden Obray – Sewer and Storm Water

Kayden Giles – Water, Roads, and Pressurized Irrigation

Rylan Keel – Water, Roads, and Pressurized Irrigation

Their combined score exceeded the top three scores from every other participating organization.

This year's rodeo included competitors from Midway City Public Works, Wasatch County Public Works, the Wasatch County Transfer Station, Jordanelle Special Service District, and Heber Valley Special Service District. The event also featured a new Garbage Truck skills competition. The other individual first-place winners were Preston Broadhead of Midway City Public Works in the Trackhoe Rodeo and Rex Pedersen of the Wasatch County Transfer Station in the Garbage Truck competition.

Kaden, Kayden, and Rylan represented Heber City exceptionally well. Their individual skill, teamwork, and strong performance against other public works organizations throughout the Heber Valley make them deserving candidates for the Mayor's Award.

Thank you for considering their nomination!

Matthew Kennard

Public Works Director

Heber City Public Works

749 West 300 South, Heber City, UT 84032."

CONCLUSION

N/A

_____

HEBER CITY CORPORATION
75 North Main Street
Heber City, UT 84032
Heber City Council Meeting
August 5, 2026

DRAFT Minutes

7:00 p.m. Special Meeting
TRUTH IN TAXATION

I. REGULAR MEETING - 7:00 P.M.

City Council Present:	Mayor Heidi Franco Council Member Yvonne Barney Council Member Aaron Cheatwood - Remotely Council Member Mike Johnston Council Member Morgan Murdock Council Member Sid Ostergaard
Staff Present:	City Manager Matt Brower Finance Manager Sara Jane Nagel IT Director Anthon Beales Deputy City Recorder Andrew Conley Chief of Police Parker Sever

Staff Participating Remotely: IT Director Anthon Beales, and Accounting Technician Wendy Anderson.

Also Present: Rick Anderton, Gary Fredricks, Jolene Cox, Kelly Jo Mayoh, Jill Vanleeuwen, Dennis Vanleeuwen, Mark Sprunt, Gaylyn Latimer, Grace Doerfler, Ulla Libre, Staci Basilius Haynes, Kevin Payne, Keaton Hanson, Linda L Middleton, Soni Greenhawt, Mike Greenhawt, Patty Sprunt, Cannon Taylor, and others who did not sign in or whose handwriting was illegible.

Also Attending Remotely: (names are shown as signed-in online) Hoff, J, J S, Jami Hewlett, John, Scott Phillips, TC, AB, Casey Stevens, Diana, Jen, JS, Kenneth Davis, Kevin Devine, Kevin Payne, MTN, R, Shorty5, TMT, and Tom Reed.

1. Call to Order (Heidi Franco, Mayor)

Mayor Franco called the Special City Council Meeting for the Truth in Taxation Public Hearing to order at 7:02p.m. and welcomed everyone present.

II. PUBLIC HEARING:

1. Finance Director Statement of Proposed Property Tax Increase and Presentation of the Proposed Property Tax Impact Schedule (Sara Nagel, Finance Director) - *10 min*

Finance Director Sara Nagel presented the proposed Property Tax Impact Schedule as required by State Code and as shown in the Agenda Packet. She provided the Truth in Taxation 101 presentation as included in the meeting materials. Ms. Nagel described the services provided to taxpayers through the collection of property taxes and what the average household paid for each. She shared four videos from the Utah State Tax Commission to help explain both the function of the taxes and the Truth in Taxation hearing. She explained the need for the tax increase was for the City to maintain the level of service provided to the residents based on current inflation. She noted an average home in Heber valued at $850,000.00 would pay approximately $16.00 more per year in property taxes. Heber City collected the fifth lowest property tax amount for a city of its size in the state of Utah. Council discussed the proposed tax increase and reasons it was needed.

2. Public Hearing for the Public to Provide Feedback on Heber City's Consideration to Levy a Tax Rate that Exceeds the Certified Tax Rate (Sara Nagel, Finance Director)

Mayor Franco opened the Public Hearing at 8:05 p.m.

Stacy Haines said that the property tax on her home had gone up 14% a few years ago and this year it had gone up over 70%. She was going through the appeals process but asked that the City Council speak with the County to encourage better transparency. She noted what a frustrating process it was for her and felt it was not sustainable.

Gary Fredericks shared numbers for revenues the City received and felt the County and State should not get such a large portion of the City's property taxes.

Linda Middleton said she had heard that when you tax something, you get less of it. She said there were 15 different taxing authorities and the developers could add units and increase fees with HOAs, while the City provided infrastructure. She expressed concern with the effect on existing residents and said she felt the pressure of the global economy.

Patti Sprunt was speaking on behalf of the Wasatch County Republican Party Leadership. She wished the many residents who had contacted her with concerns about rising taxes could have been present at the meeting. She emphasized that although Utah’s taxes were still relatively low, she felt that both the state and Heber City were on a concerning upward trajectory that left average citizens feeling vulnerable. She noted that Heber City taxpayers already carried the highest tax burden in the county and questioned why Heber was the only City raising taxes that year.

Ms. Sprunt urged the Council Members to consider who they worked for and to direct staff to identify spending cuts so residents would not be further burdened.

Rick Anderton was a contractor that lived in the valley. His income had gone down over the past few years due to inflation. He proposed the higher-budgeted staff members could have incomes cut to subsidize the budget.

Midway City Council Member who did not give his name, said he had spent his whole career in affordable housing. He suggested that Heber City's current budget shortfall was caused by the tax increment being diverted to the Community Reinvestment Area (CRA), not by inflation. He claimed the CRA was capturing all increases in property values—even normal market inflation—despite not having made any improvements. He believed CRAs were intended for severely blighted urban areas, not healthy downtowns like Heber's, and felt the law was being misused in Utah. He noted a valuation error that would have allowed the CRA to capture all taxable value until they reported it. He proposed that the Heber City Council return the diverted funds to the City, reduce the property-tax rate, and terminate the CRA.

Keaton Hansen, Heber City resident and nurse with five children, said he and his wife could not afford to send his children to childcare. He said he could not afford any more taxes. He did not feel the City needed luxury and asked the Council to return to basics.

Kelly Mayoh spent nine years as a VIPS (Volunteers in Police Service) officer and was upset that a Heber City officer had pulled him over for illegally tinted windows. He claimed there was an exception to the law for astigmatism. He did not see how the City could raise taxes when he felt they couldn't meet an appropriate level of service.

Scott Phillips expressed support for the tax increase. He felt the presentation offered by the Finance Director Sara Nagel clearly outlined the need for the proposed tax increase. He appreciated the City's budget being a needs-based budget and not felt it was not frivolous. He knew prices were going up for everyone, including the City.

Jami Hewlett said she had several questions that the Council was welcome to answer via email later. She questioned how the City would repay bonds. Asked why residents were expected to cut their budget but the City was not cutting back. She wanted to know how her increased property taxes did not give the City more revenue. Ms Hewlett asked why the City needed more engineers and planners for the developers. She wanted someone to tell her if the cows cost the City money. She proposed that CAMS (Community Alliance for Main Street) could send volunteers to work for the City. She felt it was horrific to have taxes and utilities raised year after year. She asked that the City stop designing the park, what five things had the City cut spending on, and what the City was doing to support small businesses instead of housing. She claimed some employees had gotten over 50% to 75% pay upgrades and felt they were doing less.

Jenna Strom expressed agreement with previous speakers that she was stretched too thin. She could not afford any more expenditures. She did not support the government employees getting pay increases when so many others in the community were not. She felt the City spending was nauseating.

John Heine provided the amount of delinquent property taxes in the County and calculated Heber City's revenue to be $480,000.00 in uncollected taxes. He said this was from developers and asked what the City was doing to collect the unpaid taxes. He asked what the City was going to do to collect the revenue it was owed and felt it was the City's job rather than the County's. He felt the City was turning a blind eye to the revenue it was owed and should do more to collect from the developers. Mr. Heine felt the City was not doing enough to protect its residents and said he was against the proposed property tax increase.

Chris Provost had lived in Heber City his whole life. He felt it used to be affordable, but was no longer. He thought that taxes and utilities had doubled in cost since 2020. Mr. Provost proposed that the City live within its means.

Catherine Moore said that her property taxes had doubled that year. She asked if the tax-payers were paying for the City Council to travel to Sacramento for their field trip.

Linda Middleton referred to the previous tax increase and asked about the cost increase for commercial businesses versus residential.

Council addressed the questions that they were able to posed by the public.

Tracy Taylor, Heber City Citizen and Wasatch Taxpayers Association, noted that the two entities going through the Truth in Taxation process were both participants in the CRA. She said she spoke with people who were struggling every day. She did not feel it was respectful to the citizens to compare the tax increase to a dollar amount spent on a food item. She felt it was the small decisions made all year long that had come to the $174,000.00 budget increase needed by the City. She thought the City had gone over the top for the Cemetery Building constructed in previous years. She was opposed to subsidizing developers and felt the City was putting kerosene on the growth of the town. She did not agree that the development paid for itself and wished the City would stop permitting the growth.

Patti Sprunt felt that budget cuts were a necessity. She thought the Council should not be taking a field trip to Sacramento on the taxpayer’s dollar.

Mayor Franco closed the public hearing at 9:17 p.m.

City Manager Matt Brower wished to address comments made regarding the Central Utah Conservancy District. He noted the several counties that the District encompassed and clarified that the CRA was not the reason for the Truth in Taxation process for the City or the District. He further described the purpose and details of the CRA to correct misinformation and further transparency.

3. Council to Make an Announcement at the Public Hearing that Heber City Will Consider the Adoption of a Property Tax Increase on Tuesday, August 18, 2026

Mayor Franco announced that the City Council would take two votes on Tuesday August 18th, 2026, at the next City Council Meeting. One vote would be for the proposed property tax increase and then the other on the final budget adoption.

III. ADJOURNMENT:

Motion: Council Member Ostergaard made the motion to adjourn until August 18, 2026.
Second: Council Member Barney made the second.
Voting Yes: Council Members Ostergaard, Johnston, Barney, Cheatwood, and Murdock.
Voting No: None.
The **Motion Passed Unanimously, 5-0.**
The meeting adjourned at 9:27 p.m.

_____
Trina Cooke, City Recorder

Heber City Council Staff Report

MEETING DATE:	8/18/2026
SUBJECT:	Ordinance 2026-15 Development Agreement for State Automotive 435 West 100 South
RESPONSIBLE:	Jacob Roberts
DEPARTMENT:	Planning
STRATEGIC RELEVANCE:	Community Development

SUMMARY

The property owners of the property located at 425 West 100 South are requesting a Development Agreement that would allow them to demolish the existing auto body shop and replace it with a new auto body shop within the exact same footprint as the existing building. The property is zoned C-2, which does not permit auto body repair as an allowed use. Therefore, a Development Agreement is required to allow the existing building to be demolished and replaced without losing its legal nonconforming (grandfathered) use. The use has been maintained because the auto body shop has not experienced a lapse in its business license for longer than one year.

RECOMMENDATION

Staff recommends that the City Council approve the State Automotive Development Agreement with the findings and conditions outlined below

BACKGROUND

An auto body shop has been operating on this property since at least the 1930s. The longtime owners have decided to sell the property, and the prospective owners currently operate high-end auto body shops in Salt Lake County. Much of their clientele is located in Wasatch County and the surrounding communities.

There are several legal considerations associated with this property. First, auto body repair is no longer a permitted use in the C-2 Zone, making the existing use a legal nonconforming use. Additionally, the existing building is in disrepair and will need to be replaced. If the current building were demolished, the legal nonconforming (grandfathered) use would be extinguished. The new property owners would like to continue the existing use while upgrading the building. The replacement building will also feature increased interior clear height to accommodate modern vehicle lifts in each service bay. Although the interior ceiling height will increase, the overall height of the replacement building will not exceed that of the existing structure. To accomplish these reforms and changes, a Development Agreement is required.

On March 3, 2026, this item was presented to the City Council during a work meeting. The Council expressed interest in working with the prospective property owners to preserve what they described as a "historic use." The proposed Development Agreement would also require and facilitate details of cleanup of the property and improvements that would significantly enhance the streetscape along 100 South.

The adjoining property to the east (108 South 400 West) is also owned by the State Automotive group. Unlike the subject property, this parcel will be required to comply with all the applicable C-2 Zone requirements. The applicants anticipate constructing an office for the auto body shop on this site, along with a second-floor apartment for business employees. The Council expressed a strong interest in seeing this corner improved in a manner consistent with the requirements of the C-2 Zone.

Specifically, the Council directed staff to ensure the Development Agreement addresses proper vehicle storage, appropriate screening from the surrounding residential properties, architectural design compatible with the Historic Core, demolition of the existing residence on the adjoining property, cleanup of the site, and an implementation timeline of two to three years.

The Mayor and City Council also requested that an environmental review be completed. That review has been conducted, and the findings are discussed in the Discussion section below.

On July 14th, 2026, the Planning Commission held a public hearing on this item and moved to continue the item due to some public comment. Public comment largely focused on mitigating current issues on the site, including access and dated utilities that run through the property. Comments also centered on decreasing potential impacts on the neighborhood. This is why the Commission decided to add the condition that auto body painting should not be allowed on this site. On July 28th, 2026, the Heber City Planning Commission forwarded a positive recommendation after making one adjustment to the recommended conditions. That added condition is that auto painting shall not be allowed at this property. The Commission voted 6-1 in favor of a positive recommendation.

DISCUSSION

The auto body shop has operated at this location for many years. Auto body repair was a permitted use within the C-2 Zone until the Municipal Code was amended on April 14, 2020. At that time, the use became a legal nonconforming use and was allowed to continue, provided it was not discontinued or otherwise extinguished. The business has continued to operate since that date and has maintained its legal nonconforming status. The use may continue so long as it is not discontinued for more than twelve (12) consecutive months and no substantial modifications are made that would terminate its legal nonconforming status.

The General Plan designates this area as the Historic Core Neighborhood. Primary land uses include single-family dwellings on smaller lots, town homes, duplexes, triplexes, flexible infill housing, and small multifamily buildings, with consideration given to bonus densities for high-quality architecture. Secondary uses include small-scale retail and restaurant uses at connective and corner locations, bed and breakfasts, community gardens, public facilities, and churches. The General Plan describes the Historic Core Neighborhood as a mixed residential area that emphasizes a variety of housing types, strong street connections to downtown and the tourist center, and a pedestrian and bicycle - friendly environment. In discussing this proposal, the City Council previously indicated that the existing auto body shop represents a historic use and is generally consistent with the intent of the General Plan.

The primary purpose of the Development Agreement is to allow the existing building to be

demolished and replaced while allowing the legal nonconforming use to continue. The replacement building will provide additional interior clear height to accommodate modern vehicle lifts in each service bay. The replacement building has also been designed to improve site functionality. In addition to providing sufficient interior height for modern vehicle lifts, the building includes two pull-through service bays, which will improve onsite circulation and reduce vehicle maneuvering within the site. Very few additional exceptions to the Municipal Code are being requested. During the work meeting, the City Council directed staff to incorporate several specific provisions into the Development Agreement. Subject to any revisions requested by the Planning Commission or City Council, the proposed Development Agreement is anticipated to include the following:

1. The existing building shall be demolished and replaced.

2. The legal nonconforming use (automotive maintenance and repair) shall not be extinguished as a result of demolishing the existing building.

3. The residence on the adjacent property (108 South 400 West) shall be demolished, and the lot shall be maintained until it is redeveloped.

4. The property shall be appropriately screened from all surrounding properties through landscaping, an 8-foot-tall fence, and other screening measures as necessary.

5. The rear yard shall be hard-surfaced and maintained in an orderly manner for vehicle storage.

6. The design of the new building shall comply with the applicable C-2 and C-3 Design Criteria.

7. All required parking shall be provided on the property.

8. Auto painting will not be permitted at this location. (Added by Planning Commission on July 28th, 2026)

A note on parking: Parking requirements for this property will be based on the proposed use, which is classified as Personal Service Shops. This use requires four (4) parking stalls for every 1,000 square feet of net floor area. Because the proposed building contains 2,422 square feet, approximately ten (10) parking stalls will be required. However, because the property is located within the Designated Mixed Use Village Center, alternative parking provisions are available. These include allowing up to one-half of the available on-street parking to count toward the parking requirement, and the use of shared parking arrangements where applicable. The applicant has also proposed locating employee parking to the rear of the site with access provided from the existing easement off 200 South, helping separate customer and employee traffic. Vehicles awaiting repair will be stored within designated areas on the site and screened from neighboring residential properties in accordance with the Development Agreement.

A Phase I Environmental Site Assessment was conducted, and the report is included as an attachment to this staff report. The assessment concluded that no further environmental investigation is recommended at this time. However, the report notes that the existing in-ground automotive lifts are older and typically contain hydraulic oil, which is known to leak, particularly around the surface collar. If the lifts are to remain in service, the hydraulic oil should be removed and replaced with environmentally friendly vegetable-based oil. If the lifts are not intended to be reused, they should be removed and properly disposed of, and any contaminated soil should also be removed.

Site Plan Application: If approved, the reconstruction of the Auto Body Shop would be required to go

through the site plan approval process. The project will then be reviewed by all relevant departments, including Heber Light & Power. It is anticipated that, at this time, issues such as rear landscaping and the electrical poles at the back of the property will be dealt with.

FISCAL IMPACT

N/A

CONCLUSION

Staff recommends that the City Council approve the proposed Development Agreement for State Automotive, subject to the following findings and conditions:

Findings
1. The existing auto body repair business is a legal nonconforming use that has remained active and has not been discontinued for more than twelve (12) consecutive
months.

2. The proposed Development Agreement will allow the existing building to be replaced while preserving the property's legal nonconforming use.

3. The proposed Development Agreement will improve the appearance and functionality of the property by replacing the deteriorated building with a new structure that meets modern operational needs while remaining no taller than the existing building and complying with the applicable C-2 and C-3 Design Criteria.

4. The proposal is generally consistent with the intent of the Historic Core Neighborhood designation of the General Plan by preserving a long-standing historic use while improving the quality and appearance of the site.

5. A Phase I Environmental Site Assessment has been completed and determined that no further environmental investigation is necessary at this time, provided the recommendations regarding the existing in-ground automotive lifts are implemented.

Conditions
1. The Development Agreement shall permit demolition of the existing building while preserving the property's legal nonconforming automotive maintenance and repair use.

2. The replacement building shall comply with all applicable C-2 and C-3 Design Criteria unless otherwise modified by the approved Development Agreement.

3. The residence located at 108 South 400 West shall be demolished, and the property shall be maintained in a clean and orderly condition until it is redeveloped.

4. The site shall provide adequate screening from adjacent residential properties through landscaping, an eight-foot (8') privacy fence, and any additional screening required by the City.

5. The rear yard shall be hard surfaced and maintained in an orderly manner for vehicle storage. Vehicle storage shall be limited to designated areas shown on the approved site plan.

6. All required parking shall be provided in accordance with the Heber City Municipal Code or through

an approved alternative parking arrangement permitted within the Designated Mixed Use Village Center.

7. Prior to issuance of a building permit, the applicant shall address the recommendations contained in the Phase I Environmental Site Assessment regarding the existing in-ground automotive lifts, including removal or replacement of hydraulic fluids and proper removal of the lifts and any impacted soils, if applicable.

8. The Development Agreement shall establish an implementation timeline for demolition of the existing buildings and completion of the site improvements, consistent with the direction provided by the City Council.

9. Construction of the replacement building shall commence and the building shall be substantially completed within three (3) years of the effective date of the Development Agreement, unless an extension is approved by the City Council through an amendment to the Development Agreement.

10. No auto painting will take place on the property. (Added by the Planning Commission on July 28, 2026)

ALTERNATIVES

1. Approve as proposed
2. Approve as amended

POTENTIAL MOTIONS

Alternative 1 - Approval - Staff Recommended Option

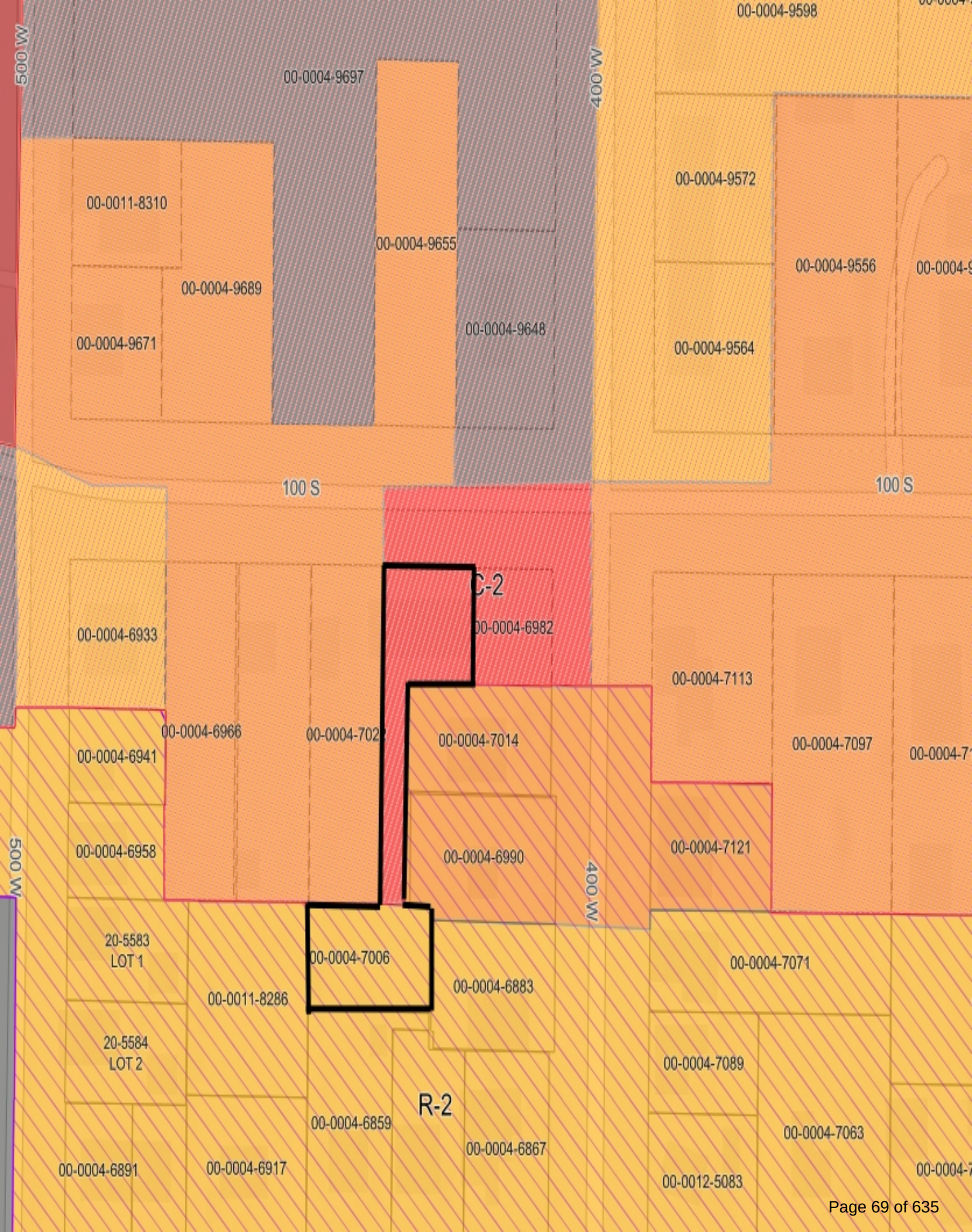
I move to **approve** the Development Agreement for State Automotive as presented, with the findings and conditions as presented in the conclusion above.

ACCOUNTABILITY

Department: Planning
Staff member: Jacob Roberts, Planner

EXHIBITS

1. Zoning and Area Map
2. State Automotive Boundary
3. State Automotive 2026-02-23
4. 2026-03-004 West 100 South, Heber City, UT - Phase I ESA Complete
5. State Automotive Development Agreement - 4902-8317-1783 - 1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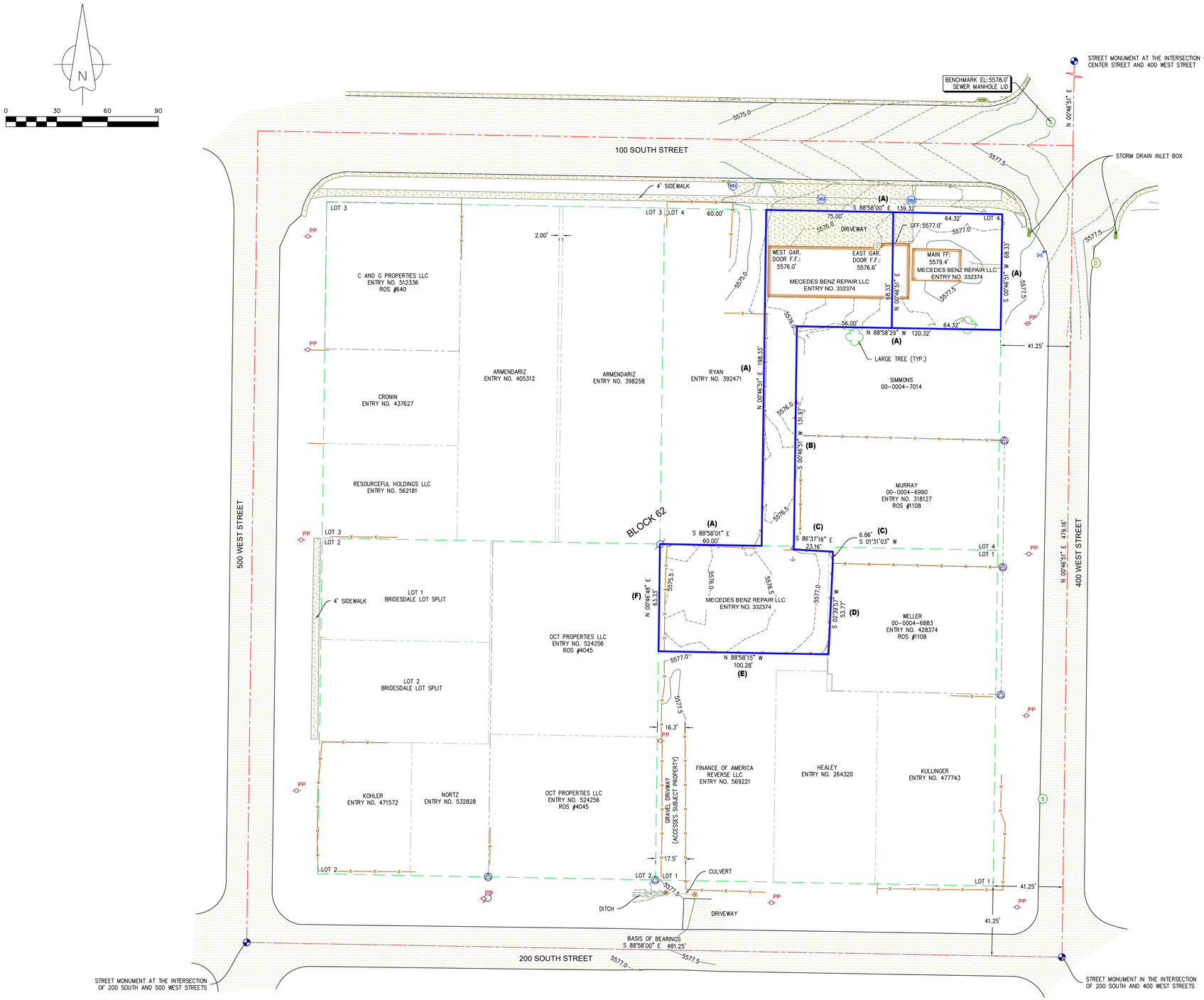

SURVEYOR'S CERTIFICATE

I, BRYAN MICKELSON, CERTIFY THAT I AM LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH HOLDING LICENSE NO. 14247349 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION AND THAT THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH TITLE 17, CHAPTER 23, PARAGRAPH 17, OF THE UTAH CODE.

PROFESSIONAL LAND SURVEYOR
01/27/2026
No. 14247349
BRYAN M. MICKELSON
STATE OF UTAH

PRELIMINARY-FOR REVIEW ONLY

BRYAN MICKELSON
PROFESSIONAL LAND SURVEYOR

01/29/2026
DATE

SURVEYOR'S SEAL

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF LOT 4, BLOCK 62 OF THE HEBER CITY SURVEY OF BUILDING LOTS; THENCE SOUTH 0°48' WEST 68.33 FEET; THENCE NORTH 88°58' WEST 64.32 FEET; THENCE NORTH 0°48' EAST 68.33 FEET; THENCE SOUTH 88°58' EAST 64.32 FEET TO THE BEGINNING.

ALSO BEGINNING SOUTH 88°58' EAST 60 FEET FROM THE NORTHWEST CORNER OF LOT 4, BLOCK 62 OF THE HEBER CITY SURVEY OF BUILDING LOTS; THENCE RUNNING SOUTH 88°58' EAST 75 FEET; THENCE SOUTH 0°48' WEST 68.33 FEET; THENCE NORTH 88°58' WEST 56 FEET; THENCE SOUTH 0°48' WEST 130 FEET; THENCE SOUTH 88°58' EAST 20.66 FEET; THENCE SOUTH 0°48' WEST 130 FEET; THENCE SOUTH 88°58' EAST 20.66 FEET; THENCE SOUTH 0°48' WEST 63.33 FEET; THENCE NORTH 88°58' WEST 99.66 FEET; THENCE NORTH 0°48' EAST 63.33 FEET; THENCE SOUTH 88°58' EAST 60 FEET; THENCE NORTH 0°48' EAST 198.33 FEET TO THE BEGINNING.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS S88°58'00"E 481.25 FEET BETWEEN FOUND SURVEY MONUMENTS IN THE INTERSECTION OF 200 SOUTH AND 500 WEST AND 200 SOUTH AND 400 WEST IN CONFORMANCE WITH THE HEBER CITY SURVEY OF BUILDING LOTS.

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE BOUNDARY AND GATHER TOPOGRAPHIC DATA OF THE SUBJECT PARCEL IN PREPARATION FOR THE PROPERTY TO BE SOLD.

THE SURVEY MONUMENTS ALONG 200 SOUTH WERE HELD AS S88°58'E PER THE RECORD BEARING. A MONUMENT WAS LOCATED ON CENTER STREET TO ESTABLISH THE BEARING OF N0°46'51"E (RECORD N0°48'E) FOR THE EAST AND WEST BLOCK LINES. DEED BEARINGS WERE ADJUSTED TO REFLECT THE MEASURED BEARINGS ON THE EAST AND WEST BLOCK LINES.

A SURVEY PERFORMED FOR PARCELS 04-6990 AND 04-6883 (ROS # 1108) STATED THAT THE LEGAL DESCRIPTIONS VARIED FROM THE LONG EXISTING FENCE LINES, AND THAT ADJACENT OWNERS AGREED TO ABIDE BY EXISTING FENCE LINES. SAID LEGAL DESCRIPTIONS ARE TIED TO THE HEBER CITY SURVEY MONUMENT IN THE INTERSECTION OF 200 SOUTH AND 400 WEST STREETS, BUT APPEARS TO BE IN CONFLICT WITH THE RIGHT-OF-WAY OF 400 WEST PER THIS ANALYSIS.

THE INTERNAL PORTION OF THE PROPERTY HAS BEEN ALLOWED ACCESS THROUGH THE SOUTH SIDE OF THE BLOCK ACROSS THE NEIGHBORING PARCEL 04-6959. NO DOCUMENT WAS FOUND GRANTING ACCESS ACROSS SAID PROPERTY, BUT PRESCRIPTIVE RIGHTS MAY EXIST.

THE BOUNDARY WAS ESTABLISHED AS FOLLOWS:
SIDE "A": FOLLOWS SUBJECT PARCEL DEED LINE.
SIDE "B": FOLLOWS DEED – EXTENDS TO THE BOUNDARY OF PARCEL 04-6990
SIDE "C": FOLLOWS THE DEED OF PARCEL 04-6990.
SIDE "D": FOLLOWS THE DEED OF PARCEL 04-6883.
SIDE "E": FOLLOWS DEED – EXTENDS TO THE BOUNDARY OF PARCEL 04-6883
SIDE "F": FOLLOWS THE BOUNDARY OF SURVEY #4045.

LEGEND

- HEBER CITY SURVEY MONUMENT
- FOUND REBAR & CAP (SEE MAP)
- POWER POLE
- GUY WIRE
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- WATER VALVE
- WATER METER
- LOT/PROPERTY LINE
- BLOCK LINES
- ADJOINING LOT LINE
- CENTER OF RIGHT-OF-WAY
- MAJOR CONTOUR LINE (2.5' INTERVAL)
- MINOR CONTOUR LINE (0.5' INTERVAL)
- EXISTING BUILDING
- EXISTING FENCE LINE

GENERAL NOTES

1: THIS SURVEY DOES NOT GUARANTEE TITLE.
2: THIS SURVEY IS BASED ON FACTS AND EVIDENCE AS THE EVIDENCE CHANGES OR IF NEW EVIDENCE IS DISCOVERED OR PRODUCED, THE SURVEYOR RESERVES THE RIGHT TO MODIFY OR ALTER HIS OPINIONS ACCORDING TO THE NEW EVIDENCE.
3: SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
4: IF THIS SURVEY PROVIDES A NEW OR IMPROVED LEGAL DESCRIPTION, IT IS ADVISED AND SHOULD BE UNDERSTOOD THAT SAID LEGAL DESCRIPTIONS HAVE NOT BEEN REVIEWED BY ALL PARTIES INVOLVED IN THE TRANSACTION AND THEREFORE UNLESS THE BOUNDARY LINES HAVE BEEN AGREED UPON BY LEGAL MEANS BETWEEN RELEVANT PARTIES. IT IS RECOMMENDED TO SEEK APPROPRIATE LEGAL COUNSEL TO AID IN PREPARING AGREEMENTS.

TITAN LAND SURVEYING
985 E. 270 N. HEBER CITY, UT 84032
435-671-0392

HEBER BLOCK 62

LOCATED IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SLB&M
WASATCH COUNTY, UT

RECORD OF SURVEY

PREPARED FOR
MERCEDES BENZ REPAIR LLC

PROJECT
T26-004

SHEET	DATE:
1 OF 1	01/27/2026

1" = 30'

DRAWN BY:	REVIEWED BY:
BRM	DMK

STATE AUTOMOTIVE

HEBER CITY, UT

PROJECT VICINITY MAP

NTS

SHEET INDEX

SHEET #	DESCRIPTION
GENERAL	
G0.1	COVER PAGE
G0.2	BUILDING GENERAL NOTES
G1.1	LIFE SAFETY PLAN
CIVIL	
CG0.1	SHEET LEGEND & GENERAL NOTES
CG0.2	PLAN SYMBOLS & ABBREVIATIONS
CIVIL	
C1.1	SITE PLAN
C1.2	GRADING/ UTILITY
C1.3	DETAILS
ARCHITECTURAL	
A0.1	ADA STANDARDS
A1.1	DEMOLITION PLAN - LEVEL 1
A1.2	FLOOR PLAN - LEVEL 1 NEW
A1.3	NEW ROOF PLAN
A2.2	ELEVATIONS NEW
A2.3	ADA BATHROOM ELEVATIONS
A3.1	BUILDING SECTION
A3.2	BUILDING SECTION- PIT
A5.1	ARCHITECTURAL DETAILS
STRUCTURAL	
S0.1	STRUCTURAL GENERAL NOTES
S1.1	FOUNDATION PLAN
S1.2	FRAMING PLAN - ROOF
S1.3	SHEAR WALL PLAN - LEVEL 1
S5.1	STRUCTURAL DETAILS
S5.2	STRUCTURAL DETAILS

CODE ANALYSIS

CODE CATEGORY	CODE REFERENCE	CODE REQUIREMENTS	ACTUAL BUILDING DESIGN
APPLICABLE BUILDING CODES		2021 INTERNATIONAL BUILDING CODE 2021 INTERNATIONAL MECHANICAL CODE 2021 INTERNATIONAL FUEL GAS CODE 2021 INTERNATIONAL PLUMBING CODE 2021 INTERNATIONAL FIRE CODE 2021 INTERNATIONAL ENERGY CONSERVATION CODE 2020 NATIONAL ELECTRICAL CODE 2021 UNIFORM CODE FOR BUILDING CONSERVATION 2021 INTERNATIONAL FIRE CODE	2021 INTERNATIONAL BUILDING CODE 2021 INTERNATIONAL MECHANICAL CODE 2021 INTERNATIONAL FUEL GAS CODE 2021 INTERNATIONAL PLUMBING CODE 2021 INTERNATIONAL FIRE CODE 2021 INTERNATIONAL ENERGY CONSERVATION CODE 2020 NATIONAL ELECTRICAL CODE 2021 UNIFORM CODE FOR BUILDING CONSERVATION 2021 INTERNATIONAL FIRE CODE
OCCUPANCY	304.1, 306.2	B, BUSINESS	B, BUSINESS
OCCUPANCY SEPARATION	TABLE 508.4	SEPARATION NOT REQUIRED	SEPARATION NOT PROVIDED
CONSTRUCTION TYPE	CHAPTER 6	TYPE VB	TYPE VB
ALLOWABLE FLOOR AREA	TABLE 506.2	B 9,000 SF ALLOWABLE NOT SPRINKLED	LEVEL 1 - 2,402 S.F.
AREA MODIFICATIONS	SECTION 506 EQUATION 5-3	Aa = {At+[At x If] + [At X Is]}	AREA MODIFCATIONS NOT NEEDED
MAXIMUM HEIGHT	TABLE 504.3	B: 40' - 0" MAX (S)	BUILDING HEIGHT: 20' - 0"
MAXIMUM STORIES	TABLE 504.4	B: 2 STORIES MAX (S)	BUILDING: 1 STORY
OCCUPANT LOAD	TABLE 1004.5	SEE OCCUPANCY SCHEDULE ON SHEET G1.1	SEE OCCUPANCY SCHEDULE ON SHEET G1.1
ROOF COVERING	TABLE 1505.1	CLASS C FIRE-RESISTANCE	CLASS A METAL ROOF
DRAFT STOPS	SECTION 717.4	NOT REQ'D	NOT REQ'D
FIRE-PROTECTION SYSTEMS	SECTION 903.2.1.4	AUTOMATIC FIRE SPRINKLING SYSTEM NOT REQUIRED	AUTOMATIC FIRE SPRINKLING SYSTEM NOT PROVIDED
EXITS	TABLE 1006.2.1	2 MIN REQ. EXITS PER OCCUPANT LOAD 1-500	TWO ACCESSIBLE EXITS PROVIDED
MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE	TABLE 1006.2.1	OCCUPANT LOAD GREATER THAN 49:75' MAX. ETD WITH OUT AUTOMATIC FIRE SPRINKLING SYSTEM	COMMON PATH OF EGRESS TRAVEL DISTANCE <75'
FACILITY ACCESSIBILITY	SECTION 1104	LEVEL 1 ACCESSIBILITY REQUIRED	LEVEL 1 ACCESSIBILITY PROVIDED
PLUMBING FIXTURES	TABLE 2902.1	W.C. MALE & FEMALE1 1/50, LAVS MALE & FEMALE; 1/40 D.F.: 1 SERVICE SINK 0	PROVIDED:1 W.C. MALE & FEMALE; 1LAVS M & F; 0 D.F.; 1 S.S.

PROJECT CONTACTS

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50 EAST 100 SOUTH
HEBER CITY, UTAH 84032
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CIVIL
EPIC ENGINEERING
50 EAST 100 SOUTH
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KOREY WALKER

STRUCTURAL
EPIC ENGINEERING
50 EAST 100 SOUTH
HEBER CITY, UTAH 84032
(435) 654-6600
ADAM HUFF

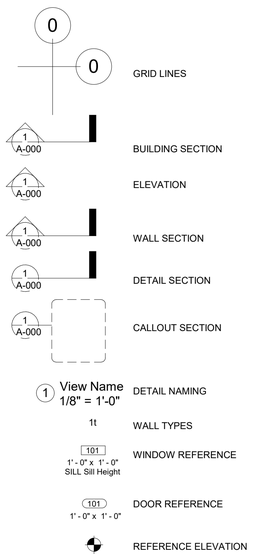
DEFERRED SUBMITTALS:

NONE

SCOPE OF WORK:

DEMO AND REBUILD WALLS OUT OF WOOD. EXISTING SHOP. REMOVE AND REPLACE ROOF TO INCREASE CEILING HEIGHT. REMOVE AND REPLACE HVAC AND ELECTRICAL THROUGHOUT BUILDING.

SYMBOL LEGEND



ABBREVIATIONS

ALUM.	ALUMINUM	INT.	INTERIOR
APPROX.	APPROXIMATE	INSUL.	INSULATION
B.U.	BUILT UP	MAX.	MAXIMUM
B.W.	BOTH WAYS	MECH.	MECHANICAL
BLDG.	BUILDING	MIN.	MINIMUM
BLK.	BLOCK	MTL.	METAL
C.J.	CONTROL JOINT	N.I.C.	NOT IN CONTRACT
C.M.U.	CONCRETE MASONRY UNIT	N.T.S.	NOT TO SCALE
CLG.	CEILING	O.C.	ON CENTER
COL.	COLUMN	O.D.	OUTSIDE DIAMETER
CONC.	CONCRETE	P.	POWER
CONST.	CONSTRUCTION	PLYWD.	PLYWOOD
CONT.	CONTINUOUS	PNTD.	PAINTED
D.F.	DRINKING FOUNTAIN	R.D.	ROOF DRAIN
DIA.	DIAMETER	REG.	REGULAR
DN.	DOWN	R.S.	ROUGH SAWN
DWG.	DRAWING	REQ'D	REQUIRED
DTL.	DETAIL	REV.	REVISED
EA.	EACH	RM.	ROOM
E.F.	EXHAUST FAN	R.O.	ROUGH OPENING
E.I.F.S.	EXT. INSUL. FINISH SYSTEM	S.C.	SOLID CORE
E.J.	EXPANSION JOINT	SCHED.	SCHEDULE
ELEC.	ELECTRIC/ELECTRICAL	SHT.	SHEET
ELEV.	ELEVATION	SIM.	SIMILAR
EQ.	EQUAL	SPEC.	SPECIFICATION
EXIST.	EXISTING	STD.	STANDARD
EXT.	EXTERIOR	STL.	STEEL
F.D.	FLOOR DRAIN	STRUCT.	STRUCTURAL
FDN.	FOUNDATION	SYS.	SYSTEM
FIN.	FINISH	T&B	TOP AND BOTTOM
FLR.	FLOOR	T&G	TONGUE AND GROVE
F.R.	FIRE RATED	T.O.	TOP OF
FTG.	FOOTING	T.O.F.	TOP OF FOOTING
G	GAS	T.O.P	TOP OF PIER
G.I.	GALVANIZED IRON	T.O.W.	TOP OF WALL
GA.	GAUGE	TYP.	TYPICAL
GALV.	GALVANIZED	T.S.	TUBULAR STEEL COLUMN
G.W.B.	GYPSUM WALL BOARD	U.N.O.	UNLESS NOTED OTHERWISE
G.L.B.	GLU-LAM BEAM	U.P.	UNDER GROUND POWER
H.B.	HOSE BIBB	VERT.	VERTICAL
HD.	HEAD	V.T.R.	VENT THRU ROOF
H.M.	HOLLOW METAL	VCT	VINYL COMPOSITE TILE
HOR.	HORIZONTAL	W	WATER
HW.	HALLWAY	WD.	WOOD
		WC.	WATER CLOSET
		W /	WITH
		WP.	WATERPROOF
		W.R.	WELDED WIRE FABRIC
		W.W.M.	WOVEN WIRE MESH

epic ENGINEERING

2/23/2026 10:52:12 AM

GENERAL NOTES CONSTRUCTION:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2021 INTERNATIONAL BUILDING CODE (IBC). THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL SUB CONTRACTORS TO MEET THESE REQUIREMENTS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY ALL EXISTING CONDITIONS, UTILITIES, MEASUREMENTS, CONNECTIONS, ETC.

3. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE PLANS TO THE ENGINEER PRIOR TO COMMENCING RELATED WORK.

4. COORDINATE WITH STRUCTURAL PLANS FOR LOCATION OF SHEAR WALLS, COLUMNS, BEAMS, STEEL FRAMES, ETC. AS REQUIRED.

5. COORDINATE WITH MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTORS AND / OR PLANS FOR LOCATION OF EQUIPMENT, FIXTURES, SCHEDULES, REQUIREMENTS, ETC. AS NEEDED.

6. COORDINATE WITH OWNER AND / OR ENGINEER FOR INTERIOR FINISHES.

7. AN APPROVED NUMBER OR ADDRESS SHALL BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

8. PROTECT WOOD AGAINST DECAY AS NOTED AND REQUIRED BY SECTION 2304.11 OF THE 2021 IBC. WHERE REQUIRED PROTECTION FORM DECAY SHALL BE PROVIDED BY THE USE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.

A. JOISTS GIRDERS AND SUBFLOOR: WHERE WOOD JOISTS OR THE BOTTOM OF WOOD STRUCTURAL FLOOR WITH OUT JOISTS ARE LOCATED CLOSER THAN 18 INCHES OR WOOD GIRDERS ARE LOCATED CLOSER THAN 12 INCHES TO EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITH THE PERIMETER OF THE BUILDING FOUNDATION, THE FLOOR ASSEMBLY (INCLUDING POSTS, GIRDERS, JOISTS AND SUB FLOOR) SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.

B. WOOD SUPPORTED BY EXTERIOR FOUNDATION WALLS: WOOD FRAMING MEMBERS, INCLUDING WOOD SHEATHING, THAT REST ON EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES FROM EXPOSED EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.

C. EXTERIOR WALLS BELOW GRADE: WOOD FRAMING MEMBERS AND FURRING STRIPS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY OR CONCRETE WALLS BELOW GRADE SHALL BE OF APPROVED NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.

D. SLEEPERS AND SILLS: SLEEPERS AND SILLS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.

E. GIRDER ENDS: THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS SHALL BE PROVIDED WITH A 1/2" AIR SPACE ON TOP, SIDES AND END, UNLESS NATURALLY DURABLE OR PRESERVATIVE TREATED WOOD IS USED.

F. WOOD SIDING: CLEARANCE BETWEEN WOOD SIDING AND EARTH ON THE EXTERIOR OF A BUILDING SHALL NOT BE LESS THAN 6" EXCEPT WHERE SIDING, SHEATHING AND WALL FRAMING ARE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.

G. POSTS OR COLUMNS: POSTS OR COLUMNS SUPPORTING PERMANENT STRUCTURES AND SUPPORTED BY A CONCRETE OR MASONRY SLAB OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.
EXCEPTIONS:
1. POSTS OR COLUMNS THAT ARE EITHER EXPOSED TO THE WEATHER OR LOCATED IN BASEMENTS OR CELLARS, SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTED AT LEAST 1" ABOVE THE SLAB OR DECK AND 6" ABOVE EXPOSED EARTH, AND ARE SEPARATED THEREFROM BY AN IMPERVIOUS MOISTURE BARRIER.

2. POSTS OR COLUMNS IN ENCLOSED CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING, SUPPORTED BY A CONCRETE PIER OR METAL PEDESTAL AT A HEIGHT GREATER THAN 8" FROM EXPOSED GROUND, AND ARE SEPARATED THEREFROM BY AN IMPERVIOUS MOISTURE BARRIER.

H. SUPPORTING MEMBER FOR PERMANENT APPURTENANCES: NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD SHALL BE UTILIZED FOR THOSE PORTIONS OF WOOD MEMBERS THAT FORM THE STRUCTURAL SUPPORTS OF BUILDINGS, BALCONIES, PORCHES OR SIMILAR PERMANENT BUILDING APPURTENANCES WHERE SUCH MEMBERS ARE EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION FROM A ROOF, EAVE, OVERHAND OR OTHER COVERING TO PREVENT MOISTURE OR WATER ACCUMULATION ON THE SURFACE OR AT JOINTS BETWEEN MEMBERS.

I. JOISTS UNDER AND PARALLEL TO BEARING PARTITIONS SHALL BE SIZED PER DESIGNER, OR AT MINIMUM DOUBLE JOISTS. WHEN USING FLOOR TRUSSES USED 2 X 4 BLOCKING AT 24" O/C MEET REQUIREMENTS.

9. FIRE BLOCKING SHALL BE CONSTRUCTED OF 2" NOMINAL LUMBER OF (2) THICKNESS OF 1" NOMINAL LUMBER WITH BROKEN LAP JOINTS OR OTHER MATERIALS APPROVED OR TESTED PER SECTION 717.2 OF THE 2021 IBC.

10. STAIR CONSTRUCTION SHALL MEET THE FOLLOWING REQUIREMENTS PER SECTION 1009 OF THE 2021 IBC.

A. THE MINIMUM STAIRWAY WIDTH SHALL NOT BE LESS THAN 44 INCHES CLEAR WIDTH. STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES. HANDRAILS MAY PROJECT INTO THE REQUIRED WIDTH A DISTANCE OF 4 1/2" FROM EACH SIDE OF A STAIRWAY.

B. HEADROOM: STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 80 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSING. SUCH HEADROOM SHALL BE CONTINUOUS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW, ONE TREAD DEPTH BEYOND THE BOTTOM RISER. THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDING.

C. STAIR TREADS AND RISERS: STAIR RISER HEIGHTS SHALL BE 7 INCHES MAXIMUM AND 4 INCHES MINIMUM. STAIR TREAD DEPTH SHALL BE 11 INCHES MINIMUM. THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE LEADING EDGES OF ADJACENT TREADS. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE.

D. STAIR TREADS AND RISERS SHALL BE OF UNIFORM SIZE AND SHAPE. THE TOLERANCE BETWEEN THE LARGEST AND SMALLEST RISER HEIGHT OR BETWEEN THE LARGEST AND SMALLEST TREAD DEPTH SHALL NOT EXCEED 0.375 INCH MEASURED AT A RIGHT ANGLE TO THE TREADS LEADING EDGE.

E. STAIRWAY LANDINGS: THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH OF LANDINGS SHALL NOT BE LESS THEN THE WIDTH OF STAIRWAYS THEY SERVE. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION MEASURED IN THE DIRECTION OF TRAVEL EQUAL TO THE WIDTH OF THE STAIRWAY. SUCH DIMENSION NEED NOT EXCEED 48 INCHES WHERE THE STAIRWAY HAS A STRAIGHT RUN. DOORS OPENING ONTO A LANDING SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF THE REQUIRED WIDTH. WHEN FULLY OPEN, THE DOOR SHALL NOT PROJECT MORE THAN 7 INCHES INTO A LANDING.

F. STAIRWAY CONSTRUCTION: ALL STAIRWAYS SHALL BE BUILD OF MATERIALS CONSISTENT WITH THE TYPES PERMITTED FOR THE TYPE OF CONSTRUCTION OF THE BUILDING, EXCEPT THAT WOOD HANDRAILS SHALL BE PERMITTED FOR ALL TYPES OF CONSTRUCTION.

G. OUTDOOR CONDITIONS: OUTDOOR STAIRWAYS AND OUT DOOR APPROACHES TO STAIRWAYS SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.

H. ENCLOSURES UNDER STAIRWAYS. THE WALLS AND SOFFITS WITHIN ENCLOSED USABLE SPACE UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION OR THE FIRE-RESISTANCE RATING OF THE STAIRWAYS ENCLOSURE, WHICHEVER IS GREATER. ACCESS TO THE ENCLOSED SPACE SHALL NOT BE DIRECTLY FROM WITHIN THE STAIR ENCLOSURE.

11. HANDRAILS SHALL MEET THE FOLLOWING REQUIREMENTS PER SECTION 1012 OF THE 2021 IBC

A. HEIGHTS: HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE SHALL BE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.

B. HANDRAIL GRASPABILITY: HANDRAILS WITH A CIRCULAR CROSS-SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1.25 INCHES AND NOT GREATER THAN 2 INCHES OR SHALL PROVIDE EQUIVALENT GRASPABILITY. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 6.25 INCHES WITH A MAXIMUM CROSS-SECTION DIMENSION OF 2.25 INCHES. EDGE SHALL HAVE A MINIMUM RADIUS OF 0.01 INCHES.

C. CONTINUITY: HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS, WITHOUT INTERRUPTION BY NEWELL POSTS OR OTHER OBSTRUCTIONS.

D. HANDRAIL EXTENSIONS: HANDRAILS SHALL RETURN TO A WALL GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HAND RAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN. AT STAIRWAYS WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN FLIGHTS, THE HANDRAILS SHALL EXTEND HORIZONTALLY AT LEAST 12 INCHES BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER. AT RAMPS WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN RUNS, THE HANDRAIL SHALL EXTEND HORIZONTALLY ABOVE THE LANDING 12 INCHES MINIMUM BEYOND THE TOP AND BOTTOM RAMPS.

E. CLEARANCE: CLEAR SPACE BETWEEN A HANDRAIL AND A WALL OR OTHER SURFACE SHALL BE A MINIMUM OF 1.5 INCHES. A HANDRAIL AND A WALL OR OTHER SURFACE ADJACENT TO THE HANDRAIL SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS.

F. PROJECTIONS: ON RAMPS, THE CLEAR WIDTH BETWEEN HANDRAILS SHALL BE 36 INCHES MINIMUM. PROJECTIONS INTO THE REQUIRED WIDTH OF STAIRWAYS AND RAMPS AT EACH HANDRAIL SHALL NOT EXCEED 4.5 INCHES AT OR BELOW THE HANDRAIL HEIGHT. PROJECTIONS INTO THE REQUIRED WIDTH SHALL NOT BE LIMITED ABOVE THE MINIMUM HEADROOM HEIGHT REQUIRED.

G. INTERMEDIATE HANDRAILS: STAIRWAYS SHALL HAVE INTERMEDIATE HANDRAILS LOCATED IN SUCH A MANNER SO THAT ALL PORTIONS OF THE STAIRWAY WIDTH REQUIRED FOR EGRESS CAPACITY ARE WITHIN 30 INCHES OF A HANDRAIL.

12. GUARD RAILS SHALL MEET THE FOLLOWING REQUIREMENTS PER SECTION 1013 OF THE 2021 IBC.

A. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING MEZZANINES, EQUIPMENT PLATFORMS, STAIRS, RAMPS AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE.
WHERE GLASS IS USED TO PROVIDE A GUARD OR AS A PORTION OF THE GUARD SYSTEM, THE GUARD SHALL ALSO COMPLY WITH SECTION 2407 OF THE 2021IBC.

B. HEIGHT: REQUIRED GUARDS SHALL BE NOT LESS THAN 42 INCHES HIGH, MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACES, ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS.

C. OPENING LIMITATIONS: REQUIRED GUARDS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT.

D. MECHANICAL EQUIPMENT: GUARDS SHALL BE PROVIDED WHERE APPLIANCES, EQUIPMENT, FANS, ROOF HATCH OPENINGS OR OTHER COMPONENTS THAT REQUIRE SERVICE ARE LOCATED WITHIN 10 FEET OF A ROOF EDGE OR OPEN SIDE OF A WALKING SURFACE AND SUCH EDGE OR OPEN SIDE IS LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR, ROOF OR GRADE BELOW. THE GUARD SHALL BE CONSTRUCTED SO AS TO PREVENT THE PASSAGE OF A SPHERE 21 INCHES IN DIAMETER. THE GUARD SHALL EXTEND NOT LESS THAN 30 INCHES BEYOND EACH END OF SUCH APPLIANCE, EQUIPMENT, FAN OR COMPONENT.

E. ROOF ACCESS: GUARDS SHALL BE PROVIDED WHERE THE ROOF HATCH OPENING IS LOCATED WITHIN 10 FEET OF A ROOF EDGE OR OPEN SIDE OF A WALKING SURFACE AND SUCH EDGE OR OPEN SIDE IS LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR ROOF OR GRADE BELOW. THE GUARD SHALL BE CONSTRUCTED SO AS TO PREVENT THE PASSAGE OF A SPHERE 21 INCHES IN DIAMETER.

13. SAFETY GLAZING SHALL BE INSTALLED IN HAZARDOUS LOCATIONS IDENTIFIED IN SECTION 2406.3 AND SHALL MEET THE REQUIREMENTS PER SECTION 2406 OF THE 2021 IBC.

14. COORDINATE WITH MECHANICAL AND PLUMBING ON PLANS FOR ALL EQUIPMENT AND FIXTURE LOCATION. COORDINATE WITH MECHANICAL AND PLUMBING FIXTURE SCHEDULES. COORDINATE WITH MECHANICAL AND PLUMBING KEY NOTES, IBC AND IPC CODES FOR INSTALLATION REQUIREMENTS.

15. COORDINATE WITH ELECTRICAL PLANS FOR ALL ELECTRICAL SWITCHES, SCHEMATIC WIRING, EQUIPMENT AND FIXTURE LOCATIONS. COORDINATE WITH ELECTRICAL KEY NOTES, INTERNATIONAL BUILDING CODE AND RELATED CODES FOR INSTALLATION REQUIREMENTS.

16. PROVIDE CAULKING AT INTERIOR AND EXTERIOR AT ALL JOINTS BETWEEN DISSIMILAR MATERIALS WITH A CONTINUOUS BEAD OF SILICON BASE CAULK APPROVED BY ENGINEER.

17. APPROVED CORROSION RESISTANT FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. APPROVED FLASHING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS.

ARCHITECTURAL:

1. GRADING SHALL SLOPE A MINIMUM OF 6 INCHES IN THE FIRST 10'-0" AWAY FROM BUILDING.

2. PATIO TO BE 4" CONCRETE SLAB OVER MINIMUM 4" COMPACTED GRAVEL. SLOPE MINIMUM OF 1/8" PER FOOT TO DRAIN AWAY FROM BUILDING. PROVIDE TURNED DOWN GRADE BEAM AT EDGES. DOWEL SLAB INTO FOUNDATION WALLS WITH #4 @ 24 " O/C.

3. GYPSUM BOARD TO BE 1/2" THICK (UNLESS NOTED OTHERWISE ON PLANS) ATTACHED TO FRAMING W/ APPROVED SCREWS AS PER MFG. PROVIDE A LEVEL 4 FINISH AS PER INDUSTRY STANDARDS. PROVIDE SQUARE CORNER BEAD / TRIM FINISH. WALLS TO HAVE SMOOTH FINISH TYPICAL, CEILING TO HAVE SMOOTH FINISH TYPICAL.

4. PROVIDE WATER RESISTANT GYPSUM BOARD IN ALL WET LOCATIONS.

5. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE FLOOR PROVIDE TEMPERED OR LAMENTED SAFETY GLASS DOORS AND ENCLOSURES WHERE INDICATED ON PLANS.

ELECTRICAL NOTES:

1. THE ELECTRICAL SYSTEM TO BE INSTALLED IN STRICT ACCORDANCE WITH LOCAL, STATE, AND NATIONAL CODES. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON DRAWINGS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH AND INSTALL FEEDERS, PANELS BOARDS, RELAY BRANCH CIRCUIT WIRING, CONDUITS, WIRE, METER BASES, COMPLETE WIRING FOR MOTORS, EXHAUST FANS, LINE VOLTAGE CONNECTIONS FOR HVAC EQUIPMENT SPECIALTY LIGHTING FIXTURES, OUTLET BOXES, COVER PLATES, WALL SWITCHES, FIXTURES RECEPTACLES, ETC.

3. ALL DRAWINGS INDICATE LOCATIONS AS DIAGRAMMATIC. LOCATIONS SHALL BE PER APPROPRIATE CODES AND OWNER. CONTRACTOR TO COORDINATE WITH MECHANICAL CONTRACTOR FOR ALL POWER REQUIREMENTS.

4. ELECTRICAL SERVICE CAPACITY AND SIZE SHALL BE COMPUTED BY METHOD INDICATED IN THE IBC AND NATIONAL ELECTRICAL CODE. PANELS OR CABINETS ENCLOSING FUSES, CIRCUIT BREAKERS, SWITCHES OR OTHER ELECTRICAL SERVICE EQUIPMENT SHALL BE IN AN INCONSPICUOUS ACCESSIBLE AND PROTECTED LOCATION. ELECTRICAL PANEL CLEARANCES TO BE A MINIMUM 30" WIDE 36" DEPTH AND 6'-6" FROM FLOOR TOP. ELECTRICAL METER BASE SHALL BE LOCATED IN AN AREA THAT IS PROTECTED FROM OUTSIDE WEATHER.

5. ALL STRUCTURED WIRING TO HAVE A MINIMUM SEPARATION OF 12" BETWEEN HIGH VOLTAGE WIRING.

MECHANICAL NOTES:

1. THE MECHANICAL SYSTEM TO BE INSTALLED IN STRICT ACCORDANCE WITH LOCAL, STATE, AND NATIONAL CODES. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ITEMS, RELATED TO THE PROJECT, AS PER INDUSTRY STANDARDS.

2. THE MECHANICAL CONTRACTOR TO BE RESPONSIBLE FOR THE COMPLETE MECHANICAL INSTALLATION AND PROVIDE A ONE YEAR WARRANTY AFTER OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL SUPPLY THE OWNER WITH OPERATION AND MAINTENANCE MANUALS.

3. LINE VOLTAGE AND LOW VOLTAGE CONTROL WIRING IS BY THE MECHANICAL CONTRACTOR. COORDINATE WITH THE ELECTRICAL CONTRACTOR.

4. SUBMIT SPECIFICATION SHEETS ON ALL EQUIPMENT TO BE REVIEWED BY ENGINEER.

5. EXHAUST FANS SHALL BE SIZED FOR A MINIMAL RATE OF 50 CFM, DUCTED TO OUTSIDE. FANS TO BE DIRECT DRIVE CENTRIFUGAL UNITS WITH SLOW SPEED MOTOR PROVIDE ACOUSTICAL INSULATION GRILLS, CAPS, ETC.

6. THE CONTRACTOR SHALL LAYOUT AND REFERENCE ALL MECHANICAL DRAWINGS. THESE DRAWINGS SHALL BE FOR THE PURPOSE TO SHOW INTENT. CONTRACTOR SHALL PROVIDE ALL ENGINEERING REQUIRED TO SIZE DUCTS, GRILL, REGISTERS, ETC. REVIEW ALL LOCATIONS AND PLACEMENT FOR GRILLS, ETC. WITH OWNER PRIOR TO PLACEMENT.

7. REMOVE DEBRIS AND TRASH FROM DUCT WORK AND VACUUM CLEAN DUCTS. RETURN SUPPLY AND EXHAUST FANS BEFORE GRILLES AND REGISTERS ARE INSTALLED AND BEFORE CEILINGS AND WALLS ARE PAINTED. THE ADJUSTMENT OF THE AIR SYSTEMS SHALL BE DONE BY THE MECHANICAL CONTRACTOR SYSTEMS SHALL BE ADJUSTED TO WITHIN PLUS OR MINUS 5% OF THE AIR CAPACITY.

8. INSULATE ALL HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWL SPACES, ATTICS AND GARAGES.

9. PROVIDE COMBUSTION AIR TO BOTH THE FURNACE AND WATER HEATER.

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE SITE BEFORE SUBMITTING A BID OR PROCEEDING WITH ANY PORTION OF THE WORK

2. WHENEVER QUESTIONS ARISE OR CONDITIONS ARE ENCOUNTERED WHICH ARE NOT COVERED BY OR ARE IN CONFLICT WITH THE CONTRACT DOCUMENTS, CONTACT PROJECT CONSULTANTS PRIOR TO TAKING ANY FURTHER ACTION.

3. ALL DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF STUD, U.N.O.

4. DO NOT SCALE DRAWING FOR DIMENSIONS.

5. DIMENSIONS NOTED AS N.T.S. ARE TO BE VERIFIED.

6. ALL WOOD IN CONTACT WITH A WITHIN 8" OF SOILS IS TO BE FIELD TREATED FOR MOISTURE, RODENT AND INSECT PROTECTION

7. THE CONTRACTOR SHALL COORDINATE THE SEQUENCING OF WORK WITH THE OWNER AND ARCHITECT TO MEET THE OWNERS SCHEDULE.

8. CONTRACTOR SHALL LEAVE WORK AREAS BROOM CLEAN AND FREE OF TOOLS, EQUIPMENT, ECT.. AT THE END OF EACH SHIFT. ALL CONSTRUCTION ACTIVITY SHALL BE CONTAINED WITHIN CONSTRUCTION BARRICADES OR FENCES. CONTRACTOR SHALL PROTECT OWNERS EXISTING CONSTRUCTION AND EQUIPMENT ADJACENT TO NEW CONSTRUCTION. CONTRACTOR SHALL CLEAN ALL SURFACES TO "LIKE NEW" CONDITION AT THE COMPLETION OF WORK.

9. PROVIDE WATER SUPPLY ROUGH-IN AND ELECTRICAL SUPPLY TO IRRIGATION CONTROLS. PROVIDE PVC SLEEVE UNDER PAVEMENTS AND WALKS.

ENERGY NOTES

ENERGY NOTES
1. ALL WORK SHALL COMPLY WITH IECC 2021 REQUIREMENTS.
2. PROVIDE R-VALUES TO MEET OR EXCEED THOSE FOUND IN TABLE C402.2.
ROOF: R-49 CAVITY INSULATION
2x6 WALLS: R-21 CAVITY INSULATION
2x4 WALLS: R-13 CAVITY INSULATION
SLAB: R-10 FOR 36" UN-HEATED SLAB
3. BUILDING ENVELOPE REQUIREMENTS TO MEET OR EXCEED THOSE FOUND IN TABLE 402.4. ALL FENESTRATION TO BE LABELED BY MANUFACTURER AS PER IECC C303.1.3.
OPERABLE WINDOWS U-FACTOR 0.43
FIXED WINDOWS U-FACTOR 0.36
ENTRANCE DOORS U-FACTOR 0.77
GLAZING SHGC 0.40

PLUMBING NOTES:

1. THE PLUMBING SYSTEM TO BE INSTALLED IN STRICT ACCORDANCE WITH LOCAL, STATE AND NATIONAL CODES. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ITEMS, RELATED TO THE PROJECT, AS PER INDUSTRY STANDARDS.

2. THE PLUMBING CONTRACTOR TO BE RESPONSIBLE FOR THE COMPLETE PLUMBING INSTALLATION AND PROVIDE A ONE YEAR WARRANTY AFTER OWNERS ACCEPTANCE.

3. VISIT THE JOB SITE PRIOR TO BIDDING THE PROJECT TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.

4. ALL VENTS SHALL BE GANGED TO THE FEWEST NUMBER POSSIBLE TO PENETRATE ROOF AND SHOULD BE A MINIMUM OF 10'-0" FROM EAVES. ALL VENTS TO BE SIZED AS PER IBC REQUIREMENTS AND OR NOT LESS THAN 3" DIAMETER PIPE. PROVIDE FLASHING AS REQUIRED.

5. SHOWER HEADS SHALL HAVE A FLOW RATE OF 2.5 GPM OR LESS.

6. WATER CLOSET TO HAVE 1.6 GAL. MAX. FLUSH TANK.

7. ALL HOSE BIBS SHALL BE NON FREEZE TYPE WITH BACK FLOW PREVENTER.

8. WATER HEATER SHALL BE ANCHORED OR STRAPPED IN THE UPPER AND LOWER THIRD OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE EQUAL TO ONE THIRD THE OVERTURNING WEIGHT OF THE WATER HEATER, ACTING IN ANY HORIZONTAL DIRECTION, OR IN ACCORDANCE WITH THE APPLIANCE MANUFACTURERS RECOMMENDATIONS.

9. PROVIDE FLOOR DRAIN AND OR DRIP PAN UNDER WATER HEATER, SPA, HOT TUB, WASHING MACHINE, STEAM SHOWER EQUIPMENT, ETC. IF LOCATED ON WOOD FLOOR STRUCTURE.

10. THE CONTRACTOR SHALL INSTALL ALL PLUMBING FIXTURES IN STRICT ACCORDANCE WITH THE MANUFACTURES INSTRUCTIONS. TAKE CARE DURING BUILDING CONSTRUCTION TO SEE THAT PROVISIONS ARE MADE FOR PROPER FIXTURE SUPPORT AND THAT ROUGH IN PIPING IS ACCURATELY SET AND PROTECTED FROM MOVEMENT OR DAMAGE.

11. THE CONTRACTOR SHALL TEST ALL PIPING INCLUDING DRAINAGE WASTE LINES, WATER PIPING, NATURAL GAS PIPING, ETC. TEST IN ACCORDANCE WITH UNIFORM PLUMBING CODE AND LOCAL CODES AND AUTHORITIES. WATER LINES TO BE DISINFECTED IN ACCORDANCE WITH LOCAL HEALTH DEPARTMENT REGULATIONS.

12. CAULK AROUND ALL PLUMBING FIXTURES AT FLOORS AND WALLS WITH FLEXIBLE CAULKING COMPOUND. COLOR TO MATCH FIXTURE.

13. AFTER FIXTURES HAVE BEEN SET THE CONTRACTOR SHALL CAREFULLY PROTECT THEM FROM DAMAGE UNTIL THE BUILDING IS OCCUPIED BY THE OWNER JUST PRIOR TO ACCEPTANCE OF THE JOB BY THE OWNER, THE CONTRACTOR SHALL CLEAN ALL PLUMBING FIXTURES AND REMOVE LABELS.

14. PROVIDE ANTI-SCALD SHOWER VALVE ON ALL TUBS, SHOWERS, ETC.

15. WASTE LINES SHALL BE PROVIDED WITH A CLEAN OUT AS REQUIRED. EXTEND CLEAN OUTS TO ACCESSIBLE SURFACE. DO NOT PLACE CLEAN OUTS IN FLOOR UNLESS APPROVED.

16. PLUMBING CONTRACTOR SHALL PROVIDE A TURN OFF VALVE AND DRAIN AT THE LOWEST LEVEL OF THE FACILITY. ALL FIXTURES SHALL BE ABLE TO DRAIN AT THIS POINT. PROVIDE FLOOR DRAIN AT LOCATION OF PLUMBING SYSTEM DRAIN.

17. PLUMBING CONTRACTOR TO ASSESS WATER PRESSURE AND ENSURE ADEQUATE PRESSURE IS AVAILABLE. FOR MULTIPLE FIXTURE USED SIMULTANEOUSLY WITH OUT PRESSURE DECREASE OR TEMPERATURE FLUCTUATION.

18. AN EXPANSION TANK IS TO BE INSTALLED ON THE SUPPLY LINE TO THE WATER HEATER

CONSTRUCTION NOTES

DATE

2/23/2026 10:52:12 AM

epic ENGINEERING

REVISIONS

MARK	DATE	DESCRIPTION

DRAWN: RED
DESIGNER: EPIC
REVIEWED: AJ

PROJECT #
25SM5601.01

SCALES

0 1"
BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST ACCORDINGLY FOR REDUCED SHEETS

PROJECT NAME:
STATE AUTOMOTIVE

PROJECT LOCATION:
HEBER CITY, UT

SHEET TITLE:
BUILDING GENERAL NOTES

PLAN SET: PERMIT

SHEET G0.2

S:\Projects\25SM5601.01 State Automotive - Heber\Drawings\Revit\State Mechanic Shop-Heber.rvt

2/23/2026 10:55:33 AM

OCCUPANCY SCHEDULE							
LEVEL	FUNCTION OF SPACE	ROOM NUMBER	ROOM NAME	AREA	OCCUPANCY CLASSIFICATION	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
Not Placed	BUSINESS AREAS	2	EXIST. OFFICE	Not Placed		150	0
Not Placed	BUSINESS AREAS	3	EXISTING BAY 1	Not Placed		150	2
				0 SF			2
LEVEL 1	BUSINESS AREAS	1	EXISTING SHOP	2351 SF		150	12
LEVEL 1	BUSINESS AREAS	4	NEW ADA RESTROOM	60 SF		150	0
				2411 SF			12
				2411 SF			14

FIRE EXTINGUISHER SCHEDULE				
MARK	COUNT	MINIMUM RATING	MOUNT METHOD	REMARKS
FE-1	4	2-A	WALL HOOK	
FE-2	1	5-B	WALL HOOK	

NOTE: ADA Accessible Guideline 4.4 Cabinets and Fire Extinguishers projecting from walls with their leading edges between 27 inches and 80 inches above the finished floor shall protrude no more than 4 inches into walks, halls, corridors, passageways, or aisle.

1 FIRE EXTINGUISHER CABINET MOUNTING HEIGHT
N.T.S.

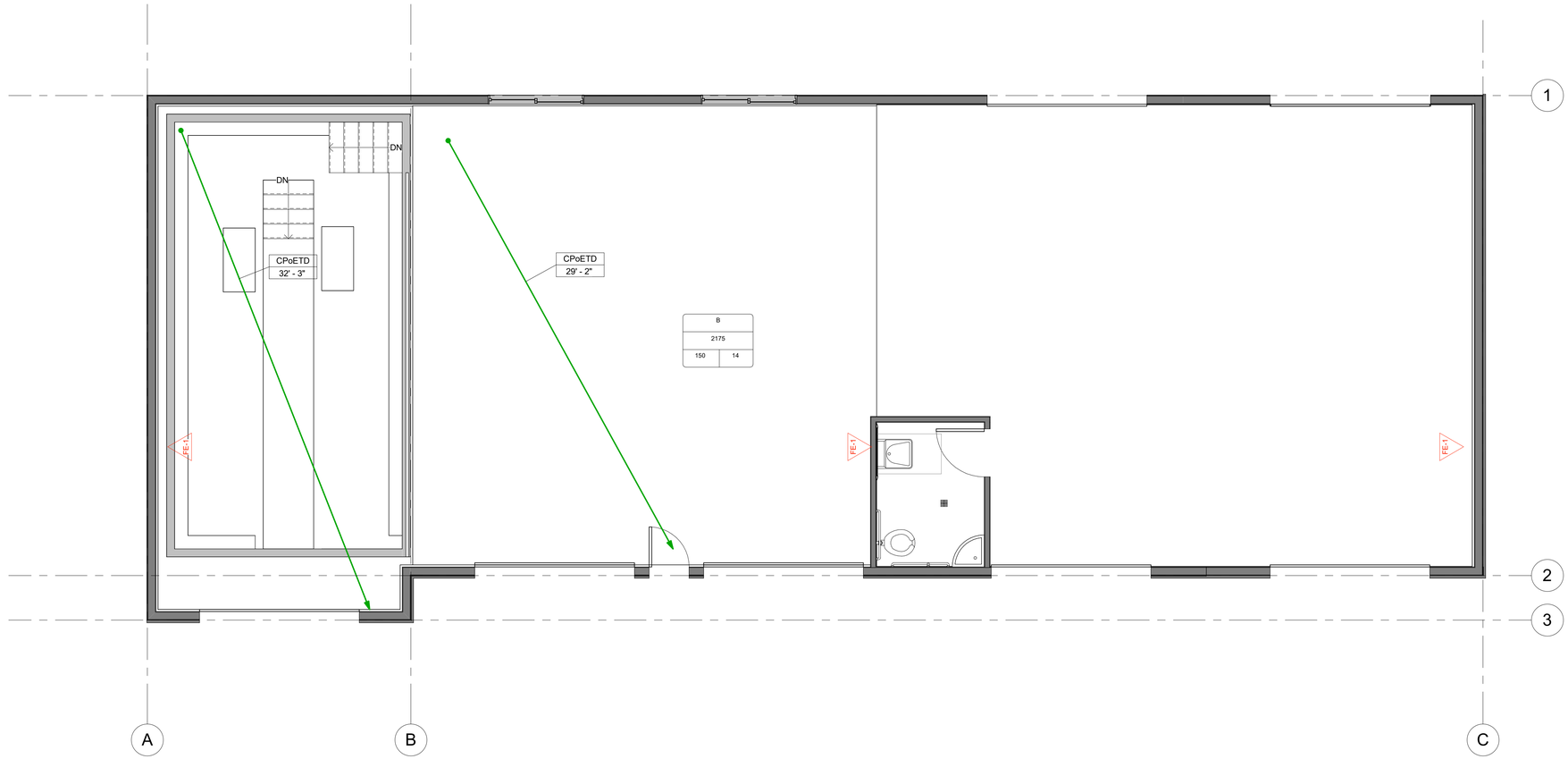
EGRESS PLAN LEGEND

SPACE
B
100
30 | 4
OCCUPANCY CLASSIFICATION
ROOM AREA IN SQUARE FEET
OCCUPANT LOAD
OCCUPANT LOAD FACTOR

FE-1 FIRE EXTINGUISHER

COMMON PATH OF EGRESS TRAVEL DISTANCE

EGRESS PATH



2 FLOOR PLAN - LEVEL 1 EGRESS
1/4" = 1'-0"

CONSTRUCTION NOTES

DATE
2/23/2026 10:55:33 AM

epic ENGINEERING

REVISIONS

MARK	DATE	DESCRIPTION

DRAWN: RED
DESIGNER: EPIC
REVIEWED: AJ
PROJECT #
25SM5601.01

SCALES
As indicated
0 1"
BAR SCALE MEASURES 1" ON X FULL SIZE SHEETS. ADJUST PROPORTIONALLY FOR REDUCED SHEETS

PROJECT NAME:
STATE AUTOMOTIVE

PROJECT LOCATION:
HEBER CITY, UT

SHEET TITLE:
LIFE SAFETY PLAN

PLAN SET: PERMIT
SHEET G1.1

S:\Projects\25SM5601.01 State Automotive - Heber\Drawings\Revit\State Mechanic Shop-Heber.rvt

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
2. UNLESS DETAILED, SPECIFIED, OR OTHERWISE INDICATED ON THE DRAWINGS, CONSTRUCTION SHALL BE AS INDICATED IN THE APPLICABLE DETAILS AND GENERAL NOTES. DETAILS ARE MEANT TO APPLY EVEN THOUGH NOT REFERENCED AT SPECIFIC LOCATIONS ON DRAWINGS.
3. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF WORK, DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.
4. ALL UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING BLUE STAKES FOR LOCATION OF ALL UTILITIES. 48 HOURS BEFORE DIGGING.
5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS.
6. PRESERVE OR RESTORE ALL EXISTING FENCES, ROADS, UTILITIES AND DITCHES.
7. ALL TRACER WIRE TO BE INSTALLED PER DETAIL 1 ON PAGE D1.0.
8. MAINTAIN A 10 FT. MINIMUM HORIZONTAL DISTANCE FROM SEWER FOR ALL CULINARY WATER LINES.
9. MAINTAIN 18 INCHES VERTICAL DISTANCE ABOVE SEWER FOR ALL CULINARY WATER LINES.
10. MINIMUM COVER FROM TOP OF PIPE SHALL BE 4 FEET FOR CULINARY UNLESS SHOWN OTHERWISE.
11. EXISTING PIPES TO BE POT-HOLED PRIOR TO INSTALLATION OF PIPE WITH SUFFICIENT DISTANCE TO ADJUST GRADE OF PIPE BEING INSTALLED.
12. CONTRACTOR SHALL TAKE PICTURES/VIDEO EXISTING CONDITIONS PRIOR TO BEGINNING WORK.
13. CONTRACTOR SHALL NOTIFY THE RESIDENTS A MINIMUM OF 48 HOURS IN ADVANCE OF ALL PLANNED WATER OR ROAD SHUT DOWNS/INTERRUPTIONS OF SERVICE.
14. CONTRACTOR SHALL NOTIFY PLEASANT GROVE PUBLIC WORKS 4 BUSINESS DAYS IN ADVANCE OF PLANNED WATER SHUTOFFS FOR A LIST OF ADDRESSES THAT WILL BE IMPACTED. ONLY CITY EMPLOYEES MAY OPERATE WATER VALVES.
15. MECHANICAL JOINTS RESTRAINTS (I.E. MEGALUG OR EQ.) AND THRUST BLOCKS WILL BE REQUIRED AT ALL BENDS, TEES, FITTINGS, APPURTENANCES, OR WHERE NEEDED UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
16. LATERAL LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE. ACTUAL LOCATIONS SHALL BE FIELD DETERMINED.
17. CONTRACTOR SHALL PROVIDE A MAINTENANCE OF TRAFFIC (MOT) SHEET FOR TRAFFIC CONTROL DURING CONSTRUCTION.
18. CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH UTAH DOT 2024 STANDARD DRAWINGS AND SPECIFICATIONS AND MUTCD STANDARDS.
19. MECHANICAL FLAGGING WILL NOT BE ACCEPTABLE.
20. DURING CONSTRUCTION ON NATHANIEL DRIVE, CONTRACTOR SHALL PROVIDE ONE LANE FOR EASTBOUND TRAFFIC AND ONE LANE FOR WESTBOUND TRAFFIC.
21. DURING CONSTRUCTION ON **100 SOUTH AND 400 WEST**, CONTRACTOR WILL BE ABLE TO CLOSE THE ROAD ENTIRELY WITHIN THE VICINITY OF THE WORK TAKING PLACE. LONG STRETCHES OR LONG DURATIONS OF ROAD CLOSURES WILL NOT BE ACCEPTABLE. CONTRACTOR MUST TAKE NECESSARY MEASURES TO ENSURE THE RESIDENTS HAVE ACCESS TO THEIR DRIVEWAYS.
22. DURING CONSTRUCTION ON **100 SOUTH AND 400 WEST**, THE ROAD WILL BE CLOSED. THE CONTRACTOR DOES NOT NEED TO PROVIDE ANY TRAFFIC CONTROL FOR LARGE VOLUMES OF TRAFFIC. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROTECTING THE TRENCH FROM LOCAL TRAFFIC AND PROVIDING SAFE PASSAGE FOR RESIDENTS TO THEIR HOMES ON **100 S, AND 400 W**.
23. INSTALL MANHOLE RIMS, GRATES, AND VALVE BOXES 1/8" BELOW PAVEMENT OR ADJUST AS REQUIRED IN FIELD.
24. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
25. NO PRODUCTS WILL BE FURNISHED BY THE OWNER UNLESS SPECIFICALLY STATED OTHERWISE.
26. CHIPS AND/OR PEA GRAVEL WILL NOT BE ALLOWED AS A PIPE ZONE MATERIAL OR AS AN IMPORT BACKFILL MATERIAL.
27. GRADES ARE STEEP. AS SUCH, ADDITIONAL MAINTENANCE OF CROSS TRENCHES MAY BE NECESSARY AND SHALL BE THE RESPONSIBILITY OF CONTRACTOR.
28. NO MORE THAN 5 DAYS CAN THE PRESSURIZED IRRIGATION LINE BE TURNED OFF FOR ANY SECTION.
29. SAFE CONSTRUCTION PROCEDURES AND WORKING CLEARANCE ARE TO BE MAINTAINED AT ALL TIMES WHILE WORKING NEAR POWER LINES. CONTRACTOR TO FOLLOW ALL APPLICABLE OSHA STANDARDS.
30. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS: THE MOST CURRENT EDITION OF HEBER CITY STANDARD SPECIFICATIONS AND DRAWINGS, AND THE MOST CURRENT EDITION OF THE AMERICAN PUBLIC WORKS ASSOCIATION MANUAL OF STANDARD SPECIFICATION AND PLANS.
31. MARK ALL SAW CUT LINES, CONCRETE REMOVAL, AND TRENCH PATCHING LIMITS WITH ENGINEER PRIOR TO REMOVAL.
32. COORDINATE ANY SOFT SPOT REPAIR WITH ENGINEER PRIOR TO REMOVAL.
33. CONTRACTOR RESPONSIBLE TO SURVEY ALL EXISTING VALVES/MANHOLES, ETC. AND VERIFY
34. WITH ENGINEER PRIOR TO RAISING EXISTING VALVES/MANHOLES TO GRADE.
35. CONTRACTOR SHALL PROVIDE A STORMWATER POLLUTION PREVENTION BMP PLAN. NO SWPPP OR NOI IS REQUIRED.
36. TRENCH BACKFILL SHOULD BE PLACED IN 4 TO 6 INCH LIFTS IF HAND COMPACTED OR NO MORE THAN 8 INCH LIFTS IF POWER COMPACTED.
37. CLOSE TRENCHES DURING NIGHTTIME CONDITIONS THROUGH THE USE OF BACKFILL, TRENCH PLATES, BARRICADES AND/ OR OTHER APPROVED PROTECTION METHODS.
38. CONTRACTOR PROGRESS CLEANING PROGRAM WILL INCLUDE USING SWEEPER OR VACUUM TRUCK DAILY TO KEEP THE STREETS CLEAN. THE OWNER OR ENGINEER RESERVES THE RIGHT TO SHUT DOWN THE CONTRACTOR WITH NO EXTENSION OF TIME OR COST TO THE CONTRACT IF THE PROJECT PROGRESS CLEANING IS NOT BEING DONE
39. CONTRACTOR MAY PLACE AND TEMPORARILY STOCKPILE EXCAVATED MATERIAL OR IMPORTED MATERIAL ON PAVED ROADWAYS, WHEN THE ASPHALT IS TO BE REMOVED, PROVIDED THE CONTRACTOR PREVENTS MIGRATION OF THE
40. STOCKPILED MATERIAL FROM THE WORK SITE, PROVIDED THE CONTRACTOR FOLLOWS THE REQUIREMENTS OF THEIR STORM WATER POLLUTION PREVENTION PLAN, AND PROVIDED THE CONTRACTOR PREVENTS DAMAGE TO THE EXISTING ASPHALT PAVEMENT FROM EQUIPMENT SCRAPING OR CONSTRUCTION PROCEDURES. CITY MAY IMPOSE RESTRICTIONS ON TEMPORARY STOCKPILES OR REQUIRE RESTITUTION BY CONTRACTOR IF THESE REQUIREMENTS ARE NOT FOLLOWED. ANY DAMAGES INCURRED MUST BE REPAIRED TO EXISTING OR BETTER CONDITION AT THE CONTRACTOR'S EXPENSE.
41. PARTS OF ABANDONED GAS LINE CONTAIN ASBESTOS WRAPPED LINES. IF ENCOUNTERED AND REMOVAL IS REQUIRED CONTACT DOMINION ENERGY FOR PROPER REMOVAL OF ASBESTOS WARPED LINES.
42. GROUND WATER IS EXPECTED AND DE-WATERING WILL BE NECESSARY. ALL DE-WATERING WILL BE INCIDENTAL TO THE BASE BID LINE ITEMS.
43. CONTRACTOR SHALL PROVIDE A MINIMUM 18 INCHES HORIZONTAL SEPARATION BETWEEN SERVICES (I.E. WATERS SERVICE AND IRRIGATION SERVICE).
44. AERIAL UTILITIES ARE NOT ILLUSTRATED IN THE DRAWINGS. ELECTRICAL, CATV, AND TELEPHONE LINES ARE AERIAL. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE RESPECTIVE UTILITIES IF NECESSARY.
45. ANY ABANDONED INFRASTRUCTURE THAT OBSTRUCTS WATER PIPE ALIGNMENT SHALL BE REMOVED AND DISPOSED OF AT NO EXPENSE TO THE GOVERNMENT. ANY VOIDS CAUSED BY REMOVAL OF INFRASTRUCTURE MUST BE BACKFILLED.

CONSTRUCTION NOTES

DATE

12/18/2025 7:13:16 AM

epic ENGINEERING

DRAWN: MS
DESIGNER: AH
REVIEWED: AH

PROJECT # 25SM5601.01

NOT FOR CONSTRUCTION

SCALES

PROJECT NAME:

STATE AUTOMOTIVE

PROJECT LOCATION:

100 SOUTH 400 WEST HEBER CITY, UTAH 84032

SHEET TITLE:

SHEET LEGEND & GENERAL NOTES

PLAN SET: REVIEW

SHEET G0.1

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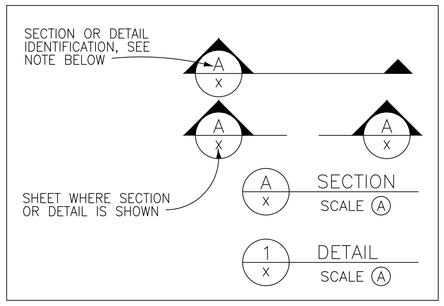
ABBREVIATIONS

@	AT
AC	ASBESTOS CEMENT
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJUSTABLE, ADJACENT
AGGR	AGGREGATE
AP	AERIAL POWER
APPROX	APPROXIMATE, APPROXIMATELY
APVD	APPROVED
ARCH	ARCHITECT, ARCHITECTURAL
ARV	AIR RELEASE VALVE
AT	AERIAL TELEPHONE
ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS
AUTO	AUTOMATIC
AUX	AUXILIARY
AVRV	AIR & VACUUM RELEASE VALVE
BF	BLIND FLANGE, BOTTOM FACE
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BENCH MARK, BEAM
BTWN	BETWEEN
°C	DEGREE CELSIUS
C TO C	CENTER TO CENTER
CATV	CABLE TELEVISION
C&G	CURB AND GUTTER
CB	CATCH BASIN
CFM	CUBIC FEET PER MINUTE
CFS	CUBIC FEET PER SECOND
CI	CAST IRON PIPE
CLR	CLEAR
℄	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
COORD	COORDINATE
CORR	CORRIDOR
CPLG	COUPLING
CTR	CENTER
CU	COPPER
CU FT	CUBIC FEET
CU IN	CUBIC INCH
DBL	DOUBLE
DET	DETAIL
DI	DUCTILE IRON PIPE, DROP INLET
DI	DUCTILE IRON PIPE
DIA, Ø	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIST	DISTANCE
DN	DOWN
DWG	DRAWING
EA	EACH
ECC	ECCENTRIC
EL, ELEV	ELEVATION
ENGR	ENGINEER
ELB	ELBOW
ELEC	ELECTRIC, ELECTRICAL
EOP, EP	EDGE OF PAVEMENT
EQ	EQUIVALENT, EQUATION
EQPT	EQUIPMENT
EX	EXISTING
EXT	EXTERIOR
FC	FLEXIBLE COUPLING
FCA	FLANGED COUPLING ADAPTER
FH	FIRE HYDRANT
FHA	FIRE HYDRANT ASSEMBLY
FIG	FIGURE
FLG	FLANGE
FRP	FIBERGLASS REINFORCED PLASTIC
FT	FOOT, FEET
FTG	FOOTING
°F	DEGREE FAHRENHEIT
G	GAS, GRILLE
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GND	GROUND
GP	GUARD POST
GPD	GALLONS PER DAY
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
GVL	GRAVEL
HAS	HEADED ANCHOR STUD
HB	HOSE BIB
HC	HOLLOW CORE
HGT, HT	HEIGHT
HORIZ, HOR.	HORIZONTAL
HP	HORSEPOWER
HWL	HIGH WATER LEVEL
HWY	HIGHWAY
I&C	INSTRUMENTATION & CONTROL
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IN	INCH
K	RATE OF VERTICAL CURVATURE
KW	KILOWATT
L	LENGTH, LONG
LBS	POUNDS
LB/CU FT	POUNDS PER CUBIC FOOT
LF	LINEAR FEET
LH	LEFT HAND
LOC	LOCATION
LONG	LONGITUDINAL
MATL, MAT	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MGD	MILLION GALLONS PER DAY
MG/L	MILLIGRAMS PER LITER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MTL	METAL
(N)	NEW
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OHE	OVERHEAD ELECTRIC
OPNG, OPG	OPENING
OPP	OPPOSITE
PB	PULL BOX
PC	POINT OF CURVE
PCF	POUNDS PER CUBIC FOOT
PE	PLAIN END
PEP	POLYETHYLENE PIPE
PEPP	POLYETHYLENE PRESSURE PIPE
PERF	PERFORATED
PERIM	PERIMETER
PI	POINT OF INTERSECTION
PLF	POUNDS PER LINEAL FOOT
PLYWD	PLYWOOD
PP	POWER POLE
PRCST	PRECAST
PRESS	PRESSURE
PRI	PRIMARY
PROP	PROPERTY
PRV	PRESSURE REDUCING VALVE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSIG	POUNDS PER SQUARE INCH, GAUGE
PSV	PRESSURE SUSTAINING VALVE
PTD	PAINTED
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
R&R, R/R	REMOVE AND REPLACE
R, RAD	RADIUS, RISER, REGISTER
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN, ROAD
REBAR	REINFORCING BAR
RED	REDUCER
REF, RE	REFER, REFERENCE
REINF	REINFORCING, REINFORCE
REQD	REQUIRED
RH	RIGHT HAND
RND	ROUND
ROW, R/W	RIGHT OF WAY
RPP	
RST	REINFORCING STEEL
S	SEWER, SLOPE
SL	SLOPE
SCHED, SCH	SCHEDULE
SH, SHT	SHEET
SIM	SIMILAR
SLC	SALT LAKE CITY
SPEC	SPECIFICATIONS
SPEC'D	SPECIFIED
SQ,	SQUARE
SQ FT, SF	SQUARE FOOT
SQ IN	SQUARE INCH
SSD	
SS	STAINLESS STEEL
STA	STATION
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURE, STRUCTURAL
SYMM	SYMMETRICAL
T	TREAD, TOP, TELEPHONE
TB	THRUST BLOCK
T&B	TOP AND BOTTOM
TAN	TANGENT
TBM	TEMPORARY BENCH MARK
TECH	TECHNICAL
TEL	TELEPHONE
TEMP	TEMPERATURE
THK	THICK (NESS)
TOC	TOP OF CURB, CONCRETE
TOP	TOP OF PIPE
TOPO	TOPOGRAPHY
TW	TRACER WIRE
TYP	TYPICAL
UBC	UNIFORM BUILDING CODE
UD	UNDERDRAIN
UE, UGE	UNDERGROUND ELECTRIC
UNK	UNKNOWN
UNO	UNLESS NOTED OTHERWISE
UP	UNDERGROUND POWER
UT	UNDERGROUND TELEPHONE
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W/	WITH
W/O	WITHOUT
W	WIDE, WATER
WS	WATER STOP
WT	WEIGHT
YD	YARD

SECTION OR DETAIL IDENTIFICATION SYMBOLS



NOTE:
SECTIONS ARE LETTERED AND DETAILS ARE NUMBERED.

NOTE:

THIS IS A STANDARD SHEET. THEREFORE, SOME ABBREVIATIONS APPEARING ON THIS SHEET MAY NOT BE USED. ABBREVIATIONS ON INDIVIDUAL DRAWINGS TAKE PRECEDENCE OVER THIS SHEET.

UTILITY SYMBOLS

- GUY WIRE
- LIGHT POLE
- (M) POWER METER
- OH LIGHT POLE
- POWER POLE
- UTILITY POLE
- POWER STRUCTURE
- [V] VAULT
- PED–ELECTRICAL
- [J] JUNCTION BOX
- (G) GENERATOR
- (J) JUNCTION
- [E] ENCLOSURE
- MANHOLE (ATTRIBUTE)
- CATCH BASIN
- TELEPHONE SYMBOL
- [T] TELEPHONE PEDESTAL
- PIPE BREAK IN SECTION
- EXISTING WATER VALVE
- NEW WATER VALVE
- FIRE HYDRANT
- [AC] AIR CONDITIONING
- [E] ELECTRICAL MAIN
- [E] ELECTRICAL SHUT OFF
- [FD] FIRE DEPT ACCESS POINT
- [FD] FIRE DEPT ACCESS
- [FDC] FIRE DEPT CONNECTION
- [G] GAS SHUTOFF
- [NG] NATURAL GAS SHUTOFF
- [W] WATER SHUTOFF
- [M] WATER METER
- PIPE IN SECTION
- [PH] # POT HOLE

LEGEND

- MONUMENT
- 100 GRADING POINT MARKER
- REACH FLOW LINE
- BASE LINE
- LIMITS OF CONSTRUCTION
- TOP OF SLOPE
- EDGE OF ROAD
- PROPERTY LINE
- 5530 EXISTING MAJOR CONTOUR
- 5531 EXISTING MINOR CONTOUR
- 5530 MAJOR CONTOUR
- 5531 MINOR CONTOUR
- PROPOSED FENCE
- EXISTING FENCE
- FENCE DEMO
- CHAINLINK FENCE
- EROSION CONTROL SILT FENCE
- SEDIMENT BARRIER
- GRADE CHANGE
- EXISTING RAILROAD TRACK
- G NATURAL GAS
- EXISTING NATURAL GAS
- [G] NATURAL GAS ABANDON
- SS SANITARY SEWER
- EXISTING SANITARY SEWER
- [SS] SANITARY SEWER DEMO
- FM SANITARY FORCE MAIN
- EXISTING SANITARY FORCE MAIN
- [FM] SANITARY FORCE MAIN DEMO
- SD STORM SEWER
- EXISTING STORM SEWER
- [SD] STORM SEWER DEMO
- UD UNDERDRAIN
- EXISTING UNDERDRAIN
- [UD] UNDERDRAIN DEMO
- W WATER
- EXISTING WATER
- [W] WATER DEMO
- IRR IRRIGATION
- EXISTING IRRIGATION
- [IRR] IRRIGATION DEMO
- FW FIRE WATER
- EXISTING FIRE WATER
- [FW] FIRE WATER DEMO
- E ELECTRICAL
- EXISTING ELECTRICAL
- [E] ELECTRICAL DEMO
- OHP OVERHEAD POWER
- EXISTING OVERHEAD POWER
- [OHP] OVERHEAD POWER DEMO
- UGP UNDERGROUND POWER
- EXISTING UNDERGROUND POWER
- [UGP] UNDERGROUND POWER DEMO
- COM COMMUNICATIONS LINE
- EXISTING COMMUNICATIONS LINE
- [COM] COMMUNICATIONS LINE DEMO
- T TELEPHONE
- EXISTING TELEPHONE
- [T] TELEPHONE DEMO
- UGT UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND TELEPHO
- [UGT] UNDERGROUND TELEPHONE DEMO
- OHT OVERHEAD TELEPHONE
- EXISTING OVERHEAD TELEPHONE
- [OHT] OVERHEAD TELEPHONE DEMO
- OHTV OVERHEAD CABLE
- EXISTING OVERHEAD CABLE
- [OHTV] OVERHEAD CABLE DEMO
- UGTV UNDERGROUND CABLE
- EXISTING UNDERGROUND CABLE
- [UGTV] UNDERGROUND CABLE ABANDON

- (SCALE X 0.5) ROAD ROCK
- (SCALE X 0.5) ASPHALT PAVEMENT
- (SCALE X 0.5) YARD ROCK
- (SCALE X 0.25) AGGREGATE BASE COURSE
- (SCALE X 0.2) STRUCTURAL FILL
- (SCALE X 0.6) EARTH
- (SCALE X 0.2) RIPRAP
- (SCALE X 0.04) CONCRETE

CONSTRUCTION NOTES

DATE
12/18/2025 7:13:16 AM

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DRAWN: MS
DESIGNER: AH
REVIEWED: AH

NOT FOR CONSTRUCTION

PROJECT # 25SM5601.01

SCALES

PROJECT NAME:
STATE AUTOMOTIVE

PROJECT LOCATION:
100 SOUTH 400 WEST
HEBER CITY, UTAH
84032

SHEET TITLE:
PLAN SYMBOLS AND ABBREVIATIONS

PLAN SET: REVIEW

SHEET G0.2

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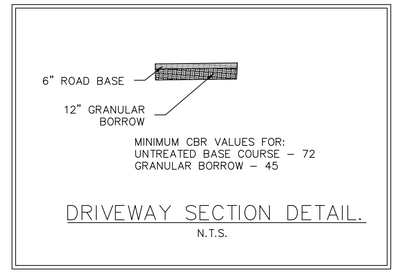

LEGEND

- HEBER CITY SURVEY MONUMENT
- FOUND REBAR & CAP (SEE MAP)
- POWER POLE
- GUY WIRE
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- WATER VALVE
- WATER METER
- LOT/PROPERTY LINE
- BLOCK LINES
- ADJOINING LOT LINE
- CENTER OF RIGHT-OF-WAY
- MAJOR CONTOUR LINE (2.5' INTERVAL)
- MINOR CONTOUR LINE (0.5' INTERVAL)
- EXISTING BUILDING
- EXISTING FENCE LINE

SCALE: 1" = 40'

0 20 40 60 80 120

CONSTRUCTION NOTES

DATE

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REVISIONS

MARK	DATE	DESCRIPTION

DRAWN: MS
DESIGNER: AH
REVIEWED: AH

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PROJECT # 25SM5601.01

SCALES

PROJECT NAME:

STATE AUTOMOTIVE

PROJECT LOCATION:

100 SOUTH 400 WEST HEBER CITY, UTAH 84032

SHEET TITLE:

SITE PLAN

PLAN SET: REVIEW

SHEET C1.1

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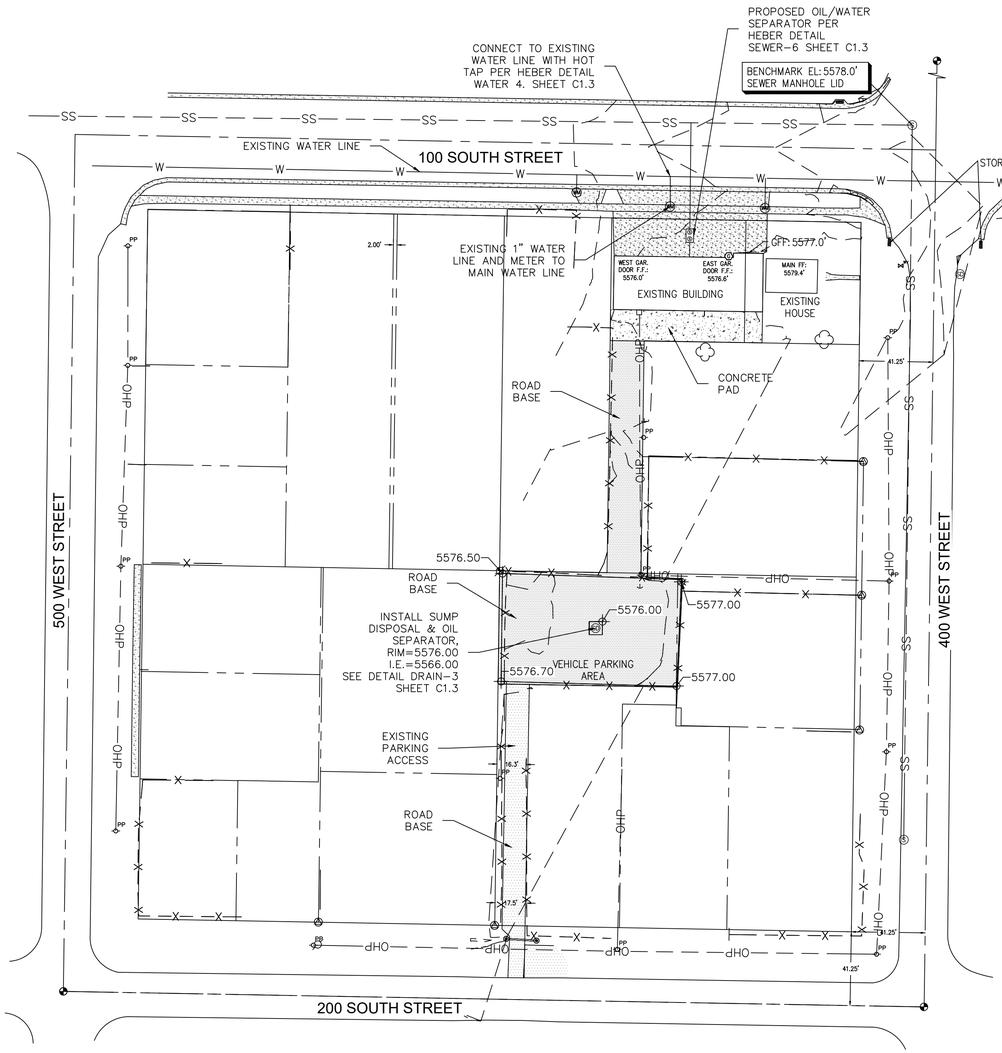

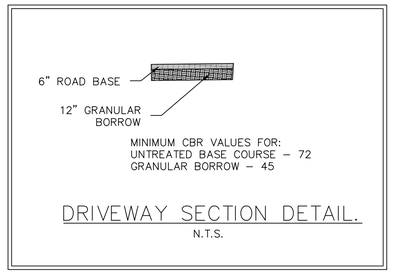

DRIVEWAY SECTION DETAIL.
N.T.S.

LEGEND

- HEBER CITY SURVEY MONUMENT
- FOUND REBAR & CAP (SEE MAP)
- POWER POLE
- GUY WIRE
- STORM DRAIN MANHOLE
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- MAJOR CONTOUR LINE (2.5' INTERVAL)
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- EXISTING BUILDING
- EXISTING FENCE LINE

SCALE: 1" = 40'

0 20 40 60 80 120

CONSTRUCTION NOTES

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12/18/2025 7:13:16 AM

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REVISIONS

MARK	DATE	DESCRIPTION

DRAWN: MS
DESIGNER: AH
REVIEWED: AH

NOT FOR CONSTRUCTION

PROJECT # 25SM5601.01

SCALES

PROJECT NAME:
STATE AUTOMOTIVE

PROJECT LOCATION:
100 SOUTH 400 WEST
HEBER CITY, UTAH
84032

SHEET TITLE:
GRADING / UTILITY PLAN

PLAN SET: REVIEW

SHEET C1.2

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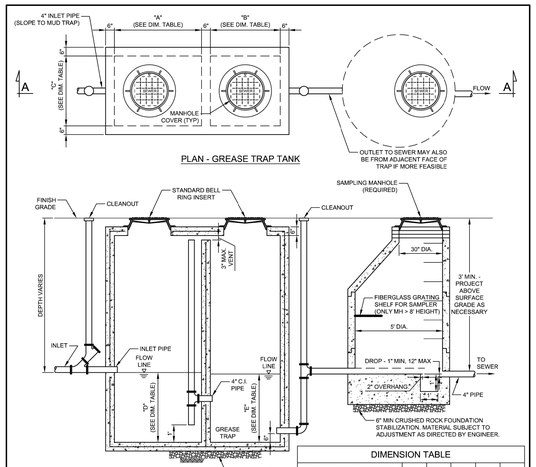


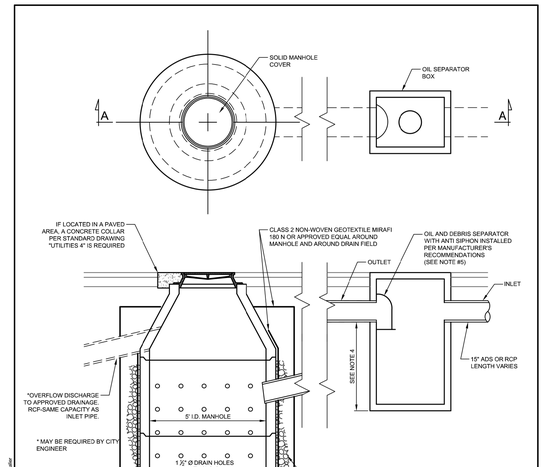
PLAN - GREASE TRAP TANK

SECTION A-A
GREASE TRAP TANK

DIMENSION TABLE					
GREASE TRAP SIZE IN GALLONS	A	B	C	D	E
1500	5'-8"	4'-8"	5'-8"	4'-4"	4'-0"
1000	5'-0"	4'-0"	4'-0"	4'-0"	3'-11"
750	3'-1"	3'-1"	4'-0"	4'-2"	3'-10"

NOTES:
1. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.
2. REINFORCING STEEL SHALL BE ASTM A615 GRADE 60.
3. THE CONCRETE COVER OVER THE REINFORCING STEEL SHALL BE A MINIMUM OF ½ INCHES.
4. THE STRUCTURE SHALL BE DESIGNED AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF UTAH.
5. THE STRUCTURE SHALL BE DESIGNED FOR THE FOLLOWING LOADING CRITERIA:
   A. WALLS DESIGNED FOR A SATURATED EQUIVALENT FLUID AT-REST SOIL PRESSURE OF 120 PCF PLUS TRUCK SURCHARGE.
   B. TRUCK LOADING USING AN AASHTO H-20 TRUCK LOAD.
6. THE MANWAY FRAME AND COVER SHALL BE A TRAFFIC TYPE CASTING FOR H-20 TRUCK LOAD.
7. WHERE THE SEWER LINE ALREADY EXISTS, THE SEWER INVERT INTO AND OUT OF THE TANK SHALL BE 4'-0" ABOVE THE TANK FLOOR.
8. PLUMBING OUTSIDE OF THE GREASE INTERCEPTOR WILL BE IN ACCORDANCE TO LOCAL REGULATIONS.
9. THE BAFFLE INSIDE THE INTERCEPTOR SHALL BE WITHIN 3 INCHES OF THE CEILING.
10. COVERS SHALL BE CIRCULAR AND SHALL BE SOLID WITH PICK HOLES FOR REMOVAL.
11. THE INLET PIPE SHALL BE AT AN ELEVATION OF 1 INCH OR HIGHER THAN THE OUTLET PIPE.
12. SANITARY WASTES FROM TOILETS SHALL NOT BE PLUMBED TO GREASE INTERCEPTORS.
13. PIPING AS PER CITY OR SANITARY DISTRICT REQUIREMENTS.
14. PROVIDE A SEPARATE VENT LINE AS REQUIRED BY THE INTERNATIONAL PLUMBING CODE.

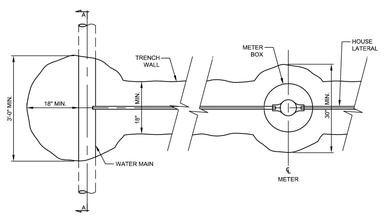
HEBER CITY HEART OF THE WASATCH BACK	DATE: 02/19 SCALE: N.T.S.	GREASE INTERCEPTOR SEWER-6
75 NORTH MAIN STREET HEBER CITY, UTAH 84032 (435) 654-0757		

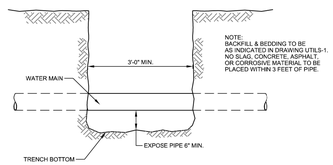


SECTION A-A

NOTES:
1. CONSTRUCT DROP INLET BOX TO MATCH WIDTH OF CURB & GUTTER. MATCH INSIDE LENGTH OF BOX TO INSIDE LENGTH OF FRAME.
2. D & L I-3516 WITH ADJUSTABLE CURB BOX.
3. STANDARD CAST IRON MANHOLE RING & LID.
4. SUMP DEPTH = 36" MIN. FOR 12" DIAMETER OUTLET AND SMALLER, FOR OUTLET DIAMETER 15" AND LARGER, DEPTH = 2.5 TO 3 TIMES THE DIAMETER.
5. SEE STANDARD SPECIFICATION 02772 PONDS.

HEBER CITY HEART OF THE WASATCH BACK	DATE: 09/23 SCALE: N.T.S.	SUMP DISPOSAL & OIL SEPARATOR DRAIN-3
75 NORTH MAIN STREET HEBER CITY, UTAH 84032 (435) 654-0757		





SECTION A-A

HEBER CITY HEART OF THE WASATCH BACK	DATE: 03/17 SCALE: N.T.S.	1" SERVICE TRENCH WATER-4
75 NORTH MAIN STREET HEBER CITY, UTAH 84032 (435) 654-0757		

CONSTRUCTION NOTES

DATE
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REVISIONS

MARK	DATE	DESCRIPTION

DRAWN: MS
DESIGNER: AH
REVIEWED: AH

PROJECT #
25SM5601.01

NOT FOR CONSTRUCTION

SCALES

PROJECT NAME:
STATE AUTOMOTIVE

PROJECT LOCATION:
100 SOUTH 400 WEST
HEBER CITY, UTAH
84032

SHEET TITLE:
DETAILS

PLAN SET: REVIEW

SHEET C1.3

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Printed: Chrystal Chung 2026 Subdivision\Std Dwgs\WATER-4.dwg Survey Dir: 9/27/2023 10:48am mstiller
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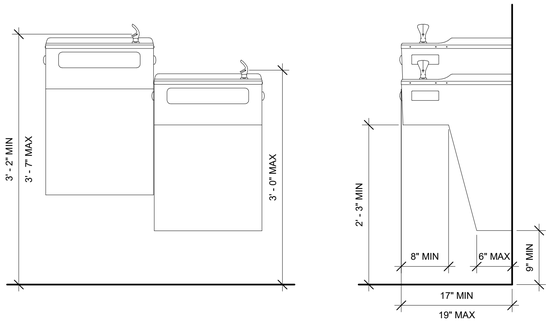
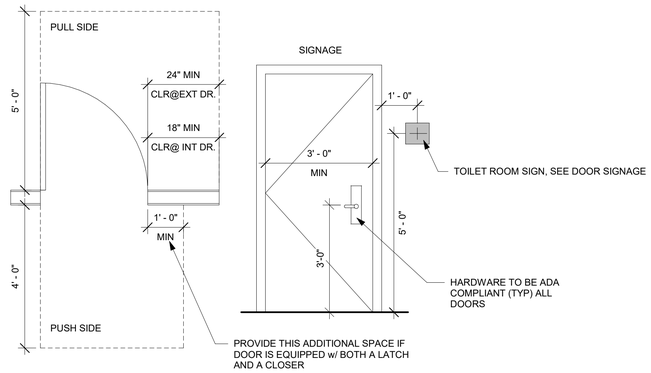
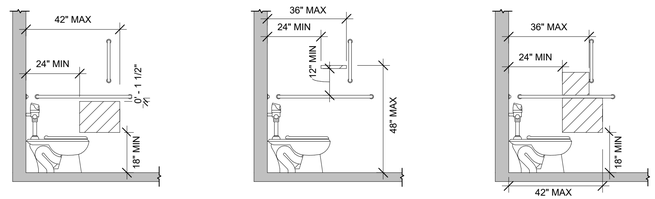


1 DRINKING FOUNTAIN
N.T.S.



2 ADA DOOR AND ACCESSORIES MOUNTING HEIGHTS
N.T.S.

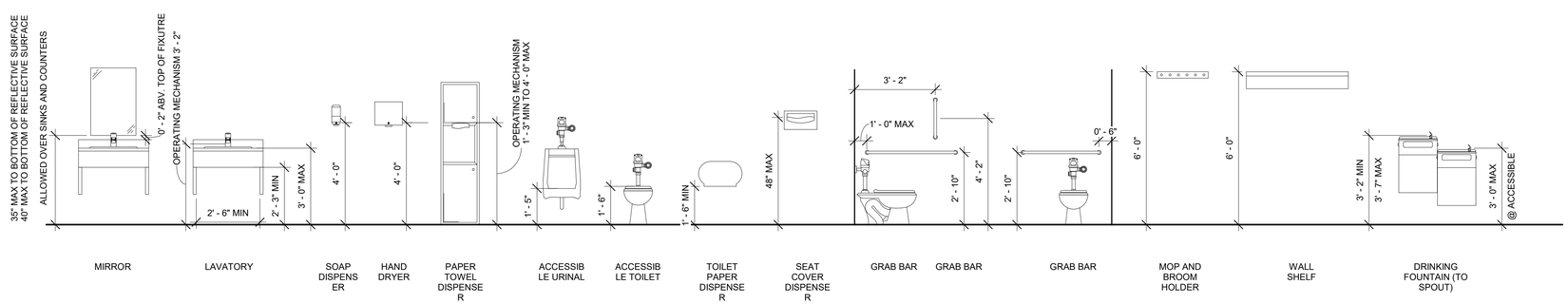


A. PROTRUDING DISPENSER BELOW GRAB BAR

B. PROTRUDING DISPENSER ABOVE GRAB BAR

C. RECESSED DISPENSER

3 MOUNTING HEIGHTS
3/8" = 1'-0"



4 MOUNTING HEIGHTS
N.T.S.

GENERAL ADA NOTES:

MIRRORS-
BOTTOM EDGE OF REFLECTIVE SURFACE SHOULD BE MOUNTED NO HIGHER THAN 40" (1015MM) ABOVE THE FINISH FLOOR. A SINGLE FULL-LENGTH MIRROR IS RECOMMENDED IN EACH WASHROOM BECAUSE IT IS UNIVERSALLY USABLE.
TOILET PAPER HOLDERS-
FOR UNIVERSAL ACCESS ROLL DISPENSERS WITHOUT CONTROLLED DELIVERY ARE PREFERRED. FOLDED-TISSUE DISPENSERS ARE NOT RECOMMENDED BECAUSE THEY REQUIRE A FINGER PINCHING ACTION. STANDARD TOILET TISSUE ROLLS SHOULD BE MOUNTED WITH THEIR FORWARD EDGE NO MORE THAN 36" (915MM) FROM THE BACK WALL AND THEIR HORIZONTAL CENTERLINE AT LEAST 19" (485MM) ABOVE THE FINISH FLOOR.
SOAP DISPENSERS-
PUSH BUTTONS AND PISTONS SHOULD BE OPERABLE WITH ONE HAND AND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. ACTIVATION OF SOAP VALVES SHOULD NOT REQUIRE MORE THAN 5 POUNDS OF FORCE (22.2 N). IF WALL-MOUNTED UNITS ARE PLACED OVER LAVATORIES OR COUNTERTOPS, THEN THEIR PUSH BUTTONS SHOULD BE LOCATED 44" (1120MM) MAXIMUM ABOVE THE FINISH FLOOR.
PAPER TOWEL DISPENSERS-
ACCESS TO PAPER TOWELS SHOULD BE 15" TO 48" (320-1220MM) ABOVE THE FINISH FLOOR TO ALLOW FORWARD AND SIDE REACH BY PEOPLE IN WHEELCHAIRS.
WASTE RECEPTACLES-
ACCESS TO RECEPTACLE OPENINGS SHOULD BE 15" TO 48" (380-1220MM) ABOVE THE FINISH FLOOR TO ALLOW FORWARD AND SIDE REACH BY PEOPLE IN WHEELCHAIRS. HINGED PANELS COVERING WASTE RECEPTACLE OPENINGS SHOULD NOT REQUIRE MORE THAN 5 POUNDS OF FORCE (22.2N) TO OPEN. IT IS RECOMMENDED THAT UNITS PROJECTING MORE THAN 4" (100MM) FROM THE WALL BE LOCATED IN CORNERS, ALCOVES, OR BETWEEN OTHER PROTRUDING STRUCTURAL ELEMENTS SO AS NOT TO BE A HAZARD TO BLIND PEOPLE OR INTERFERE WITH REQUIRED ACCESS AISLES AND THE 60" (1525MM) MINIMUM DIAMETER TURNING SPACES FOR WHEELCHAIRS.
GRAB BARS-
ALL ACCESSIBLE BATHING FACILITIES REQUIRE GRAB BARS INSTALLED TO MEET ADA SPECIFICATIONS. DIAMETER OF GRAB BARS SHOULD BE 1 ¼" TO 1 ½" (30-40MM) WITH 1 ½" (40MM) CLEARANCE FROM THE WALL. GRAB BARS SHOULD NOT ROTATE IN THEIR FITTINGS. THE REQUIRED MOUNTING HEIGHT IS UNIVERSALLY 33" TO 36" (840-915MM) FROM THE CENTERLINE OF THE GRAB BAR TO THE FINISH FLOOR. STRUCTURAL STRENGTH OF GRAB BARS AND THEIR MOUNTING DEVICES SHOULD WITHSTAND MORE THAN 250 POUNDS OF FORCE (1112 N).
SIGNAGE-
ADA SIGNAGE TO CONFORM TO IBC 2982.5

ACCESSIBILITY REQUIREMENTS

1. ALL WORK SHALL CONFORM TO ANSI A 117.1 -2009 REQUIREMENTS

2. ALL DOORWAYS LEADING TO SANITARY FACILITIES SHALL HAVE 32 IN CLEAN. UNOBSTRUCTED OPENINGS

3. ALL SINKS, FAUCET CONTROLS, AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS. LEVEL-OPERATED, PUSH TYPE, AND ELECTRONICALLY CONTROL MECHANISMS ARE EXAMPLE OF ACCEPTABLE DESIGNS SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS

4. LAVATORIES SHALL BE MOUNTED WITH A MINIMUM DISTANCE OF 16 INCHES FROM A WALL OR PARTITION TO THE CENTER OF THE FIXTURE ACCESSIBLE LAVATORIES SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34 INCHES ABOVE THE FLOOR.

5. THE HEIGHT OF ACCESSIBLE WATER CLOSET SHALL BE A MINIMUM 17 INCHES AND MAXIMUM OF 19 INCHES MEASURED TO THE TOP THE RIM.

6. PROVIDE 16 INCHES FOR THE CENTERLINE OF THE WATER CLOSET TO THE ADJACENT WALL.

7. TOILET AND URINAL FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING ON THE WRIST. CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED ON THE OPEN (WIDE) SIDE OF THE TOILET STALL, NO MORE THAN 44 INCHES ABOVE THE FLOOR THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS.

8. WHERE URINALS ARE PROVIDED AT LEAST ONE SHALL HAVE A CLEAR SPACE 30 INCHES WIDE BY 48 INCHES LONG IN FRONT OF THE URINAL AT LEAST ONE URINAL WITH RIM WITH PROJECTING A MINIMUM OF 14 INCHES FOR THE WALL (CALIFORNIA ONLY) AND A MINIMUM OF 17 INCHES ABOVE THE FLOOR SHALL BE INSTALLED.

9. AMBULATORY ACCESSIBLE COMPARTMENTS SHALL BE 60 INCHES DEEP MIN. AND 36 INCHES WIDE. COMPARTMENT DOOR SHALL NOT SWING INTO THE MINIMUM REQUIRED COMPARTMENT AREA.

10. A CLEAR FLOOR SPACE 30 INCHES WIDE BY 48 INCHES LONG SHALL BE PROVIDE IN FRONT OF A LAVATORY TO ALLOW FORWARD APPROACH SUCH CLEAR SPACE SHALL ADJOIN OR OVER LAP AND ACCESSIBLE ROUTE AND SHALL EXTEND INTO KNEE AND TOE SPACE UNDERNEATH LAVATORY.

11. LAVATORIES SHALL BE MOUNTED WITH A CLEARANCE OF AT LEAST 29 INCHES FOR THE FLOOR TO THE BOTTOM OF THE APRON WITH KNEE CLEARANCE UNDER THE FRONT LIP EXTENDING A MINIMUM OF 30 INCHES IN WIDTH WITH 8 INCHES MINIMUM OF 9 INCHES HIGH FOR THE FLOOR AND MINIMUM OF 17 INCHES DEEP FROM THE FRONT OF THE LAVATORY.

12. HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES

13. MIRRORS SHALL BE MOUNTED WITH BOTTOM EDGE OF THE REFLECTIVE SURFACE NOT MORE THEN 40 INCHES FROM THE FLOOR.

14. LOCATE PAPER TOWEL DISPENSERS, SANITARY NAPKIN DISPENSERS, AND WATER RECEPTACLES WITH ALL OPERABLE PARTS NOT MORE THAN 40 INCHES FROM THE FLOOR.

15. LOCATE TOILET TISSUES DISPENSERS ON THE WALL WITHIN 7 INCHES TO 9 INCHES THE FRONT EDGE OF THE TOILET SEAT

16. A CLEAR SPACE, MEASURED FROM THE FLOOR TO A HEIGHT OF 27 INCHES ABOVE THE FLOOR, WITHIN THE SANITARY FACILITY ROOM OF SUFFICIENT SIZE INSCRIBE A CIRCLE OF A DIAMETER NOT LESS THAN 60 INCHES, OR A CLEAR SPACE NOT LESS THAN 56 INCHES BY 63 INCHES IN SIZE SHALL BE PROVIDED.

17. AN ACCESSIBLE INDIVIDUAL TOILET STALL SHALL PROVIDE AT LEAST 28 INCHES CLEAR SPACE FROM A FIXTURE OR 32 INCHES CLEAR SPACE FOR A WALL AT ONE SIDE OF THE WATER CLOSET SHALL BE PROVIDED IF THE COMPARTMENT HAS AN END OPENING DOOR (FACING THE WATER CLOSET). A 60 INCHES LONG CLEAR SPACE SHALL BE PROVIDED IN COMPARTMENT WHEN DOOR IS LOCATED AT THE SIDE. GRAB BARS SHALL NOT PROJECT MORE THAN 3 INCHES INTO CLEAR SPACE SPECIFIED ABOVE.

18. WATER CLOSET COMPARTMENT SHALL BE EQUIPPED WITH A DOOR THAT HAS AN AUTOMATIC CLOSING DEVICE, AND A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32 INCHES WHEN LOCATED AT THE END, AND 34 INCHES (CALIFORNIA ONLY) WHEN LOCATED AT SIDE. WHEN THE DOOR IS POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.

19. EXCEPT FOR DOOR OPENINGS, A CLEAR UNOBSTRUCTED ACCESS NOT LESS THAN 44 INCHES SHALL BE PROVIDED TO ALL WATER CLOSET COMPARTMENTS DESIGNED FOR USE BY THE DISABLED. THE SPACE IMMEDIATELY IN FRONT OF WATER CLOSET COMPARTMENT SHALL BE NOT LESS THAN 48 INCHES AS MEASURED AT RIGHT ANGLES TO THE COMPARTMENT DOOR IN ITS CLOSED POSITION.

20. GRAB BARS SHALL BE LOCATED ON ONE SIDE AND THE BACK OF THE PHYSICALLY DISABLE TOILET STALL OR COMPARTMENT AND SHALL BE SECURELY ATTACHED 33 INCHES TO 36 INCHES ABOVE AND PARALLEL TO THE FLOOR.

21. GRAB BARS AT THE SIDE SHALL BE AT LEAST 42 INCHES LONG WITH THE FRONT END POSITIONED 54 INCHES FROM THE BACK O THE STALL GRAB BARS AT THE BACK SHALL NOT BE LESS THAN 36 INCHES LONG.

22. THE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A GRAB BAR SHALL BE 1-1/4 INCHES MIN, AND 2 INCHES MAXIMUM, OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF THE GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BARS SHALL BE 1-1/2 INCHES.

23. GRAB BARS, AND ANY WALL OR OTHER SURFACE ADJACENT TO IT, SHALL BE FREE OF NAY SHARP OF ABRASIVE ELEMENTS. GRAB BAR EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8 INCHES

24. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS

25. GRAB BARS SHALL BE DESIGNED TO SUPPORT A 250 POUND FORCE.

26. AREA OF REFUGE TO HAVE TWO-WAY COMMUNICATION SYSTEM.

CONSTRUCTION NOTES

DATE
2/23/2026 10:52:12 AM

epic ENGINEERING

REVISIONS

MARK	DATE	DESCRIPTION

DRAWN: RED
DESIGNER: EPIC
REVIEWED: AJ

PROJECT # 25SM5601.01

SCALES
As indicated
0 1"
BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST SCALES ACCORDINGLY

PROJECT NAME:
STATE AUTOMOTIVE

PROJECT LOCATION:
HEBER CITY, UT

SHEET TITLE:
ADA STANDARDS

PLAN SET: PERMIT
SHEET A0.1

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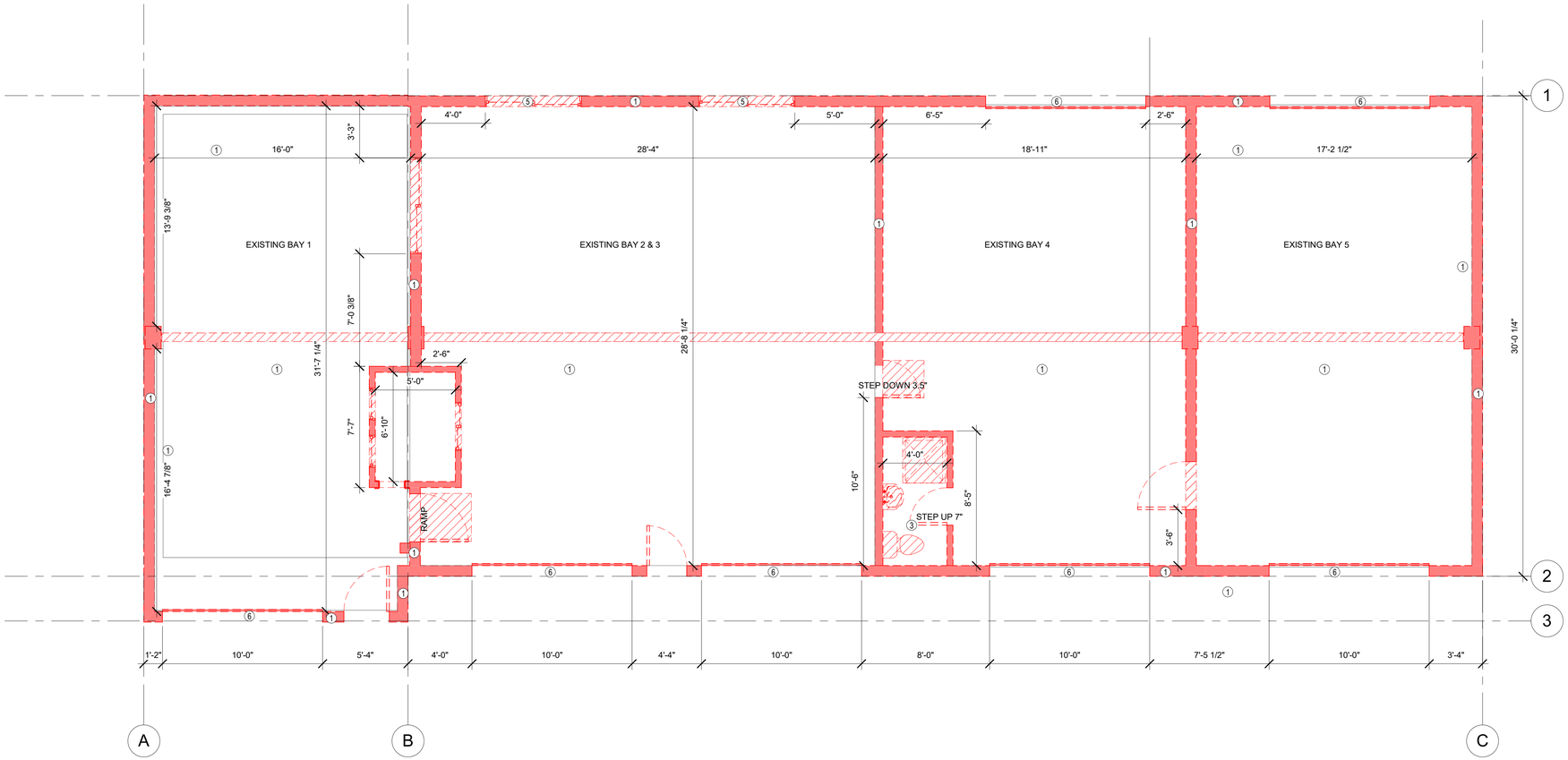
2/23/2026 10:52:12 AM

DEMOLITION SCHEDULE	
MARK	DESCRIPTION OF WORK
1	DEMOLISH ROOF & MASONRY WALLS
3	REMOVE BATHROOM WALL,S DOOR, AND PLUMBING FIXTURES
5	REPLACE WITH NEW WINDOW.
6	REPLACE ROLL UP DOOR.



1 FLOOR PLAN - LEVEL 1 AS-BUILT/DEMO
1/4" = 1'-0"

CONSTRUCTION NOTES

DATE
2/23/2026 10:52:12 AM

epic ENGINEERING

REVISIONS		
MARK	DATE	DESCRIPTION

DRAWN: RED
DESIGNER: EPIC
REVIEWED: AJ

PROJECT #
25SM5601.01

SCALES
As indicated
0 1"
WHEN SCALE MEASURES 1" ON A FULL SIZE SHEET ADJUST PRINT ACCORDINGLY

PROJECT NAME:
STATE AUTOMOTIVE

PROJECT LOCATION:
HEBER CITY, UT

SHEET TITLE:
DEMOLITION PLAN - LEVEL 1

PLAN SET: PERMIT
SHEET A1.1

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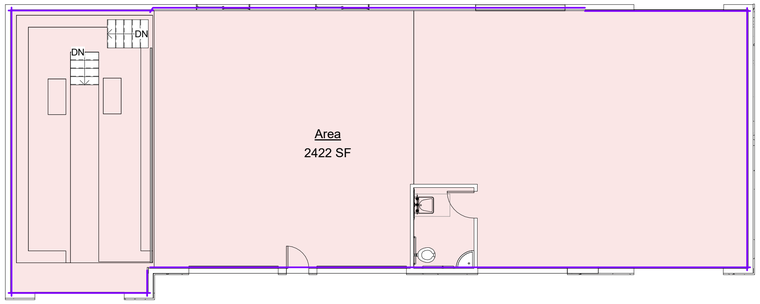
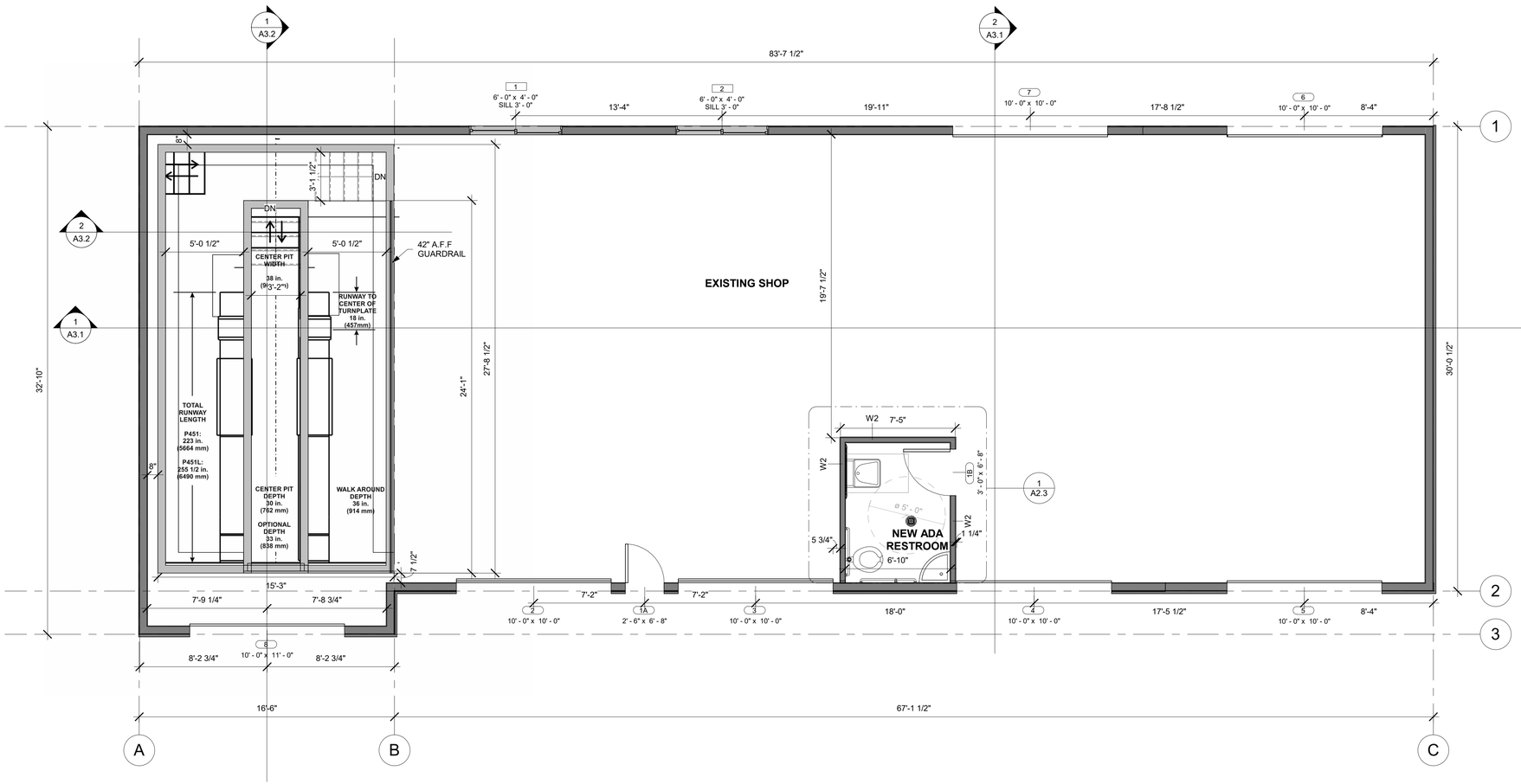


2 LEVEL 1 AREA PLAN
1/8" = 1'-0"

LEVEL 1 ROOM SCHEDULE	
NAME	AREA
EXISTING SHOP	2351 SF
NEW ADA RESTROOM	60 SF



1 FLOOR PLAN - LEVEL 1 NEW
1/4" = 1'-0"

CONSTRUCTION NOTES

DATE
2/23/2026 10:52:13 AM

epic ENGINEERING

REVISIONS

MARK	DATE	DESCRIPTION

DRAWN: RED
DESIGNER: EPIC
REVIEWED: AJ
PROJECT #
25SM5601.01

SCALES
As indicated
0 1"
WHEN SCALE MEASURES 1" ON A FULL SIZE SHEET ADJUST ACCORDINGLY

PROJECT NAME:
STATE AUTOMOTIVE

PROJECT LOCATION:
HEBER CITY, UT

SHEET TITLE:
FLOOR PLAN - LEVEL 1 NEW

PLAN SET: PERMIT
SHEET A1.2

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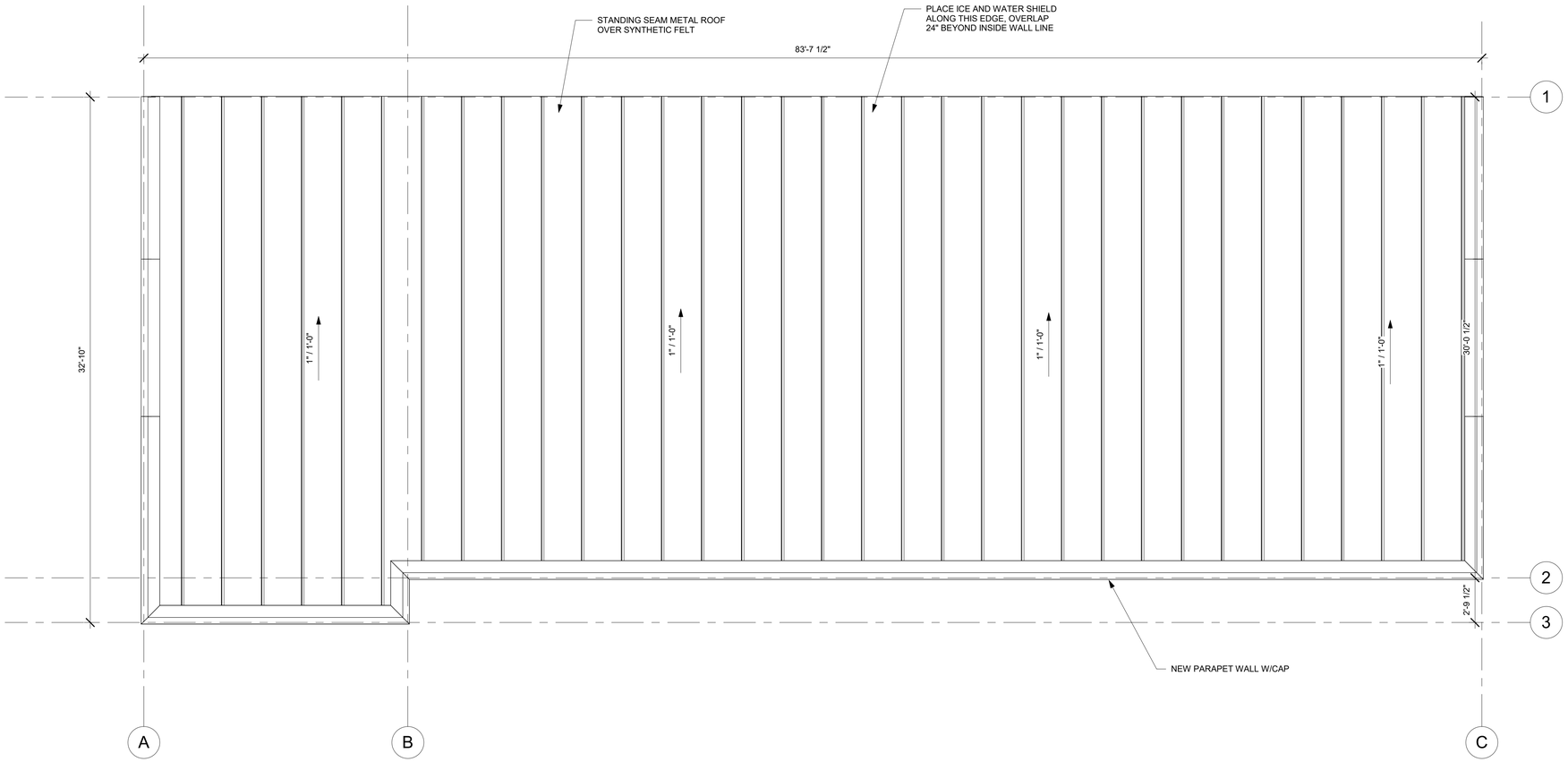

1 ROOF PLAN NEW
1/4" = 1'-0"

CONSTRUCTION NOTES

DATE

2/23/2026 10:52:14 AM

epic ENGINEERING

REVISIONS

MARK	DATE	DESCRIPTION

DRAWN: RED
DESIGNER: EPIC
REVIEWED: AJ

PROJECT #
25SM5601.01

SCALES

As indicated

0 1"
BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST ACCORDINGLY FOR HALF SIZE SHEETS

PROJECT NAME:
STATE AUTOMOTIVE

PROJECT LOCATION:
HEBER CITY, UT

SHEET TITLE:
NEW ROOF PLAN

PLAN SET: PERMIT

SHEET A1.3

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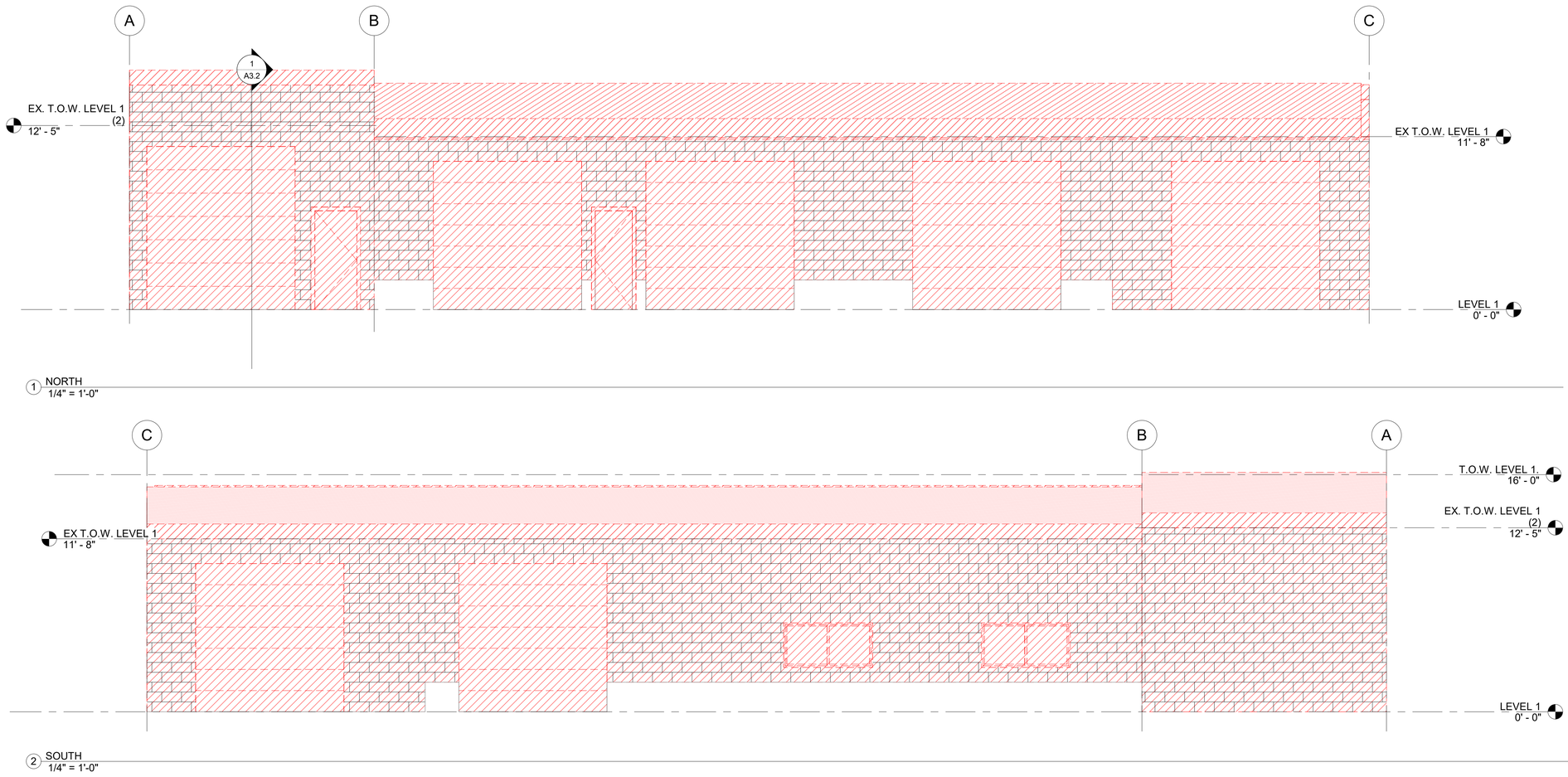
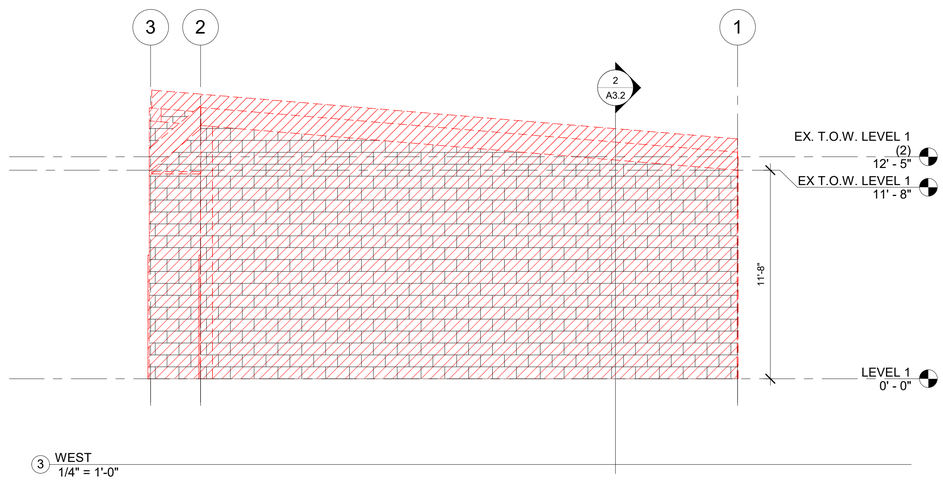
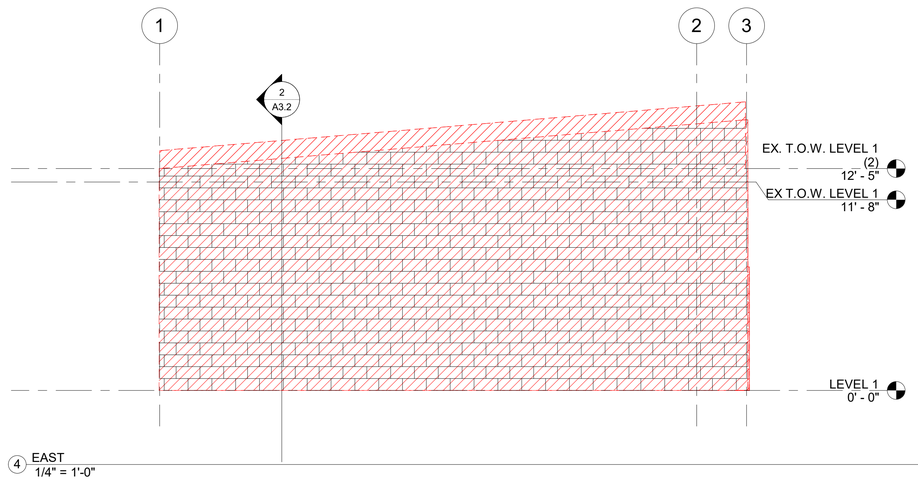


1 NORTH
1/4" = 1'-0"

2 SOUTH
1/4" = 1'-0"



3 WEST
1/4" = 1'-0"



4 EAST
1/4" = 1'-0"

CONSTRUCTION NOTES

DATE
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REVISIONS

MARK	DATE	DESCRIPTION

DRAWN: RED
DESIGNER: EPIC
REVIEWED: AJ

PROJECT #
25SM5601.01

SCALES
1/4" = 1'-0"
0 1"
BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. IF NOT, ADJUST SCALE.

PROJECT NAME:
STATE AUTOMOTIVE

PROJECT LOCATION:
HEBER CITY, UT

SHEET TITLE:
AS-BUILT ELEVATIONS

PLAN SET: PERMIT
SHEET A2.1

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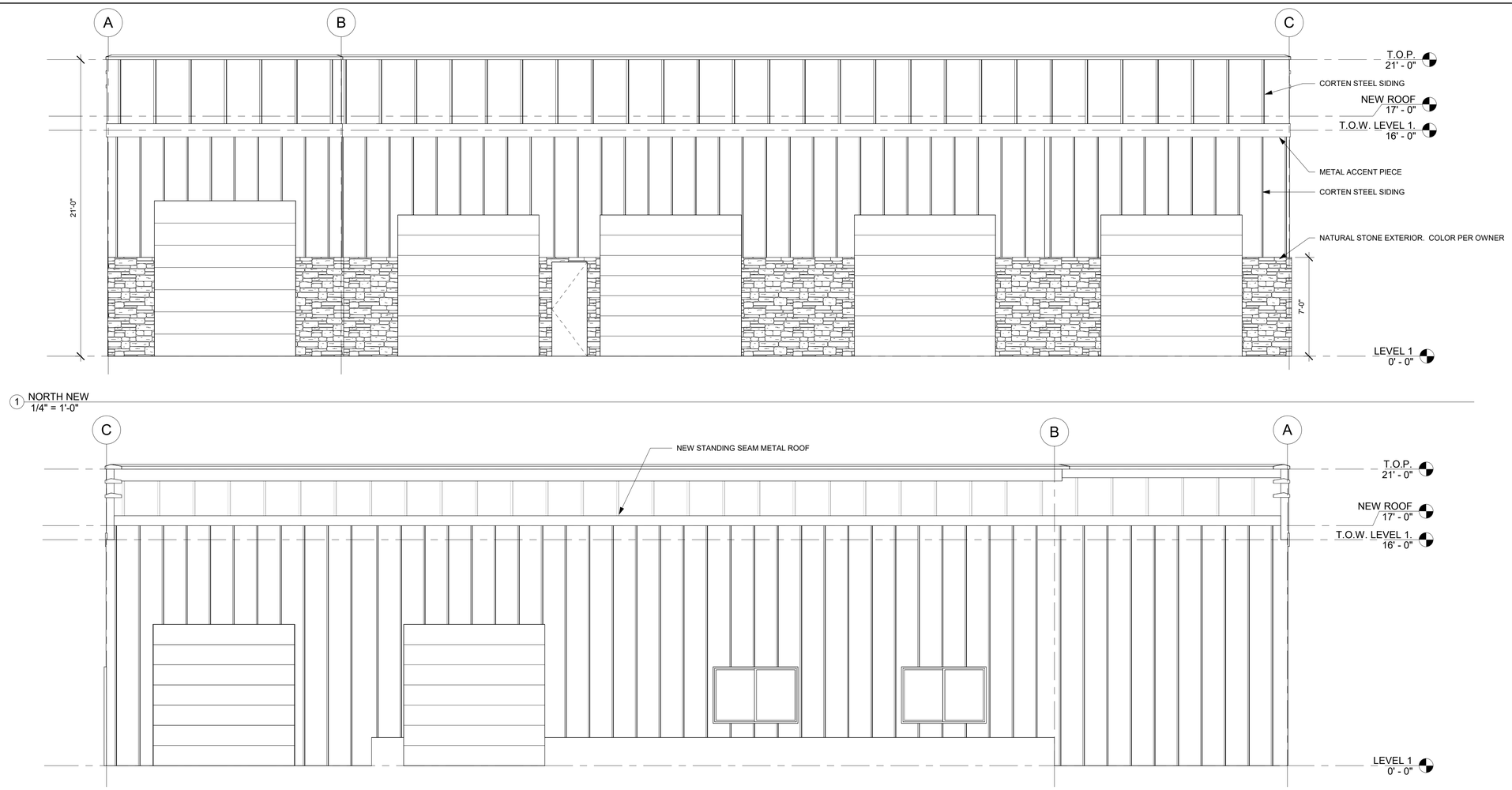
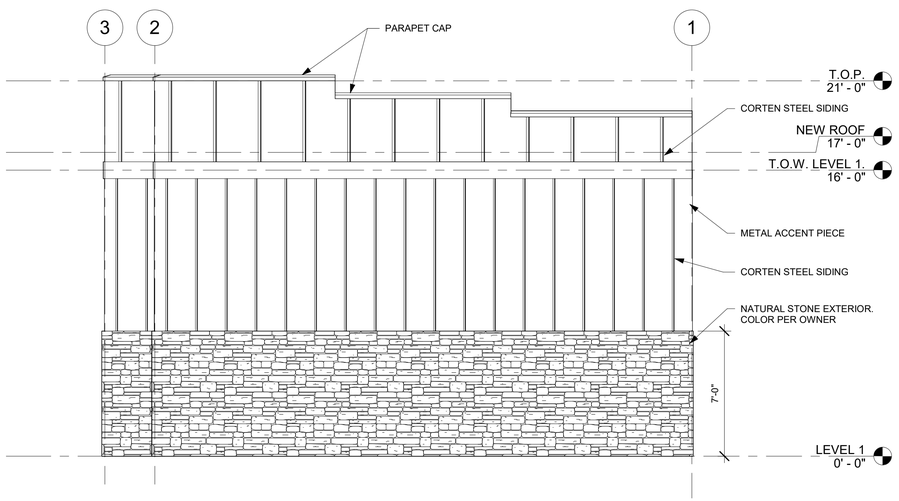
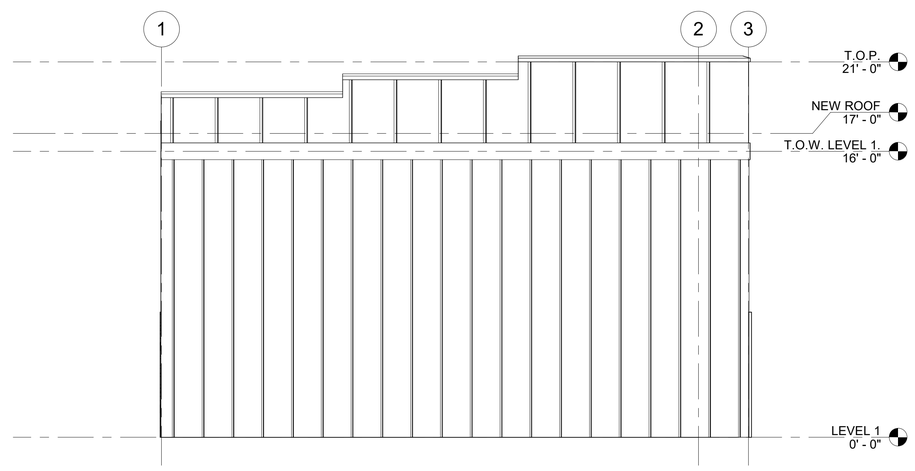


1 NORTH NEW
1/4" = 1'-0"

2 SOUTH NEW
1/4" = 1'-0"



3 WEST NEW
1/4" = 1'-0"



4 EAST NEW
1/4" = 1'-0"

CONSTRUCTION NOTES

DATE
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REVISIONS		
MARK	DATE	DESCRIPTION

DRAWN:	RED
DESIGNER:	EPIC
REVIEWED:	AJ
PROJECT #	25SM5601.01

SCALES
1/4" = 1'-0"
0 1"
BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST FOR REDUCED SHEETS

PROJECT NAME:
STATE AUTOMOTIVE

PROJECT LOCATION:
HEBER CITY, UT

SHEET TITLE:
ELEVATIONS NEW

PLAN SET: PERMIT
SHEET A2.2

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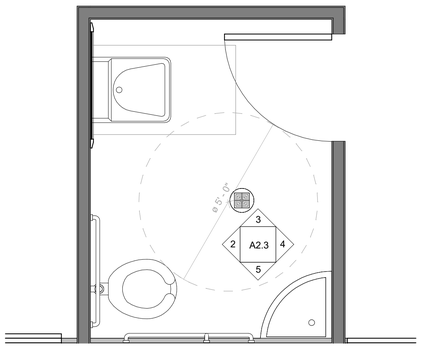
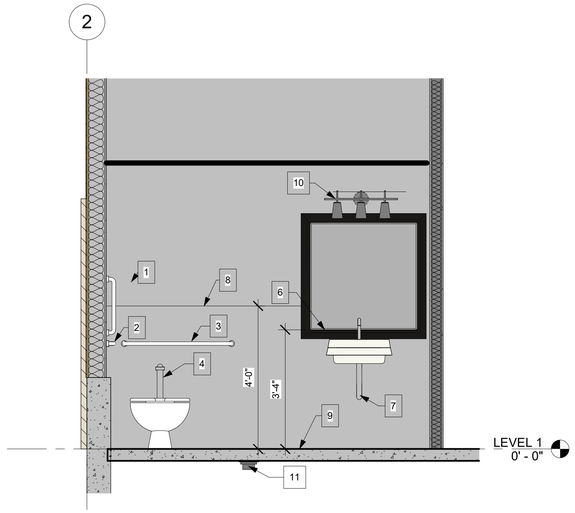
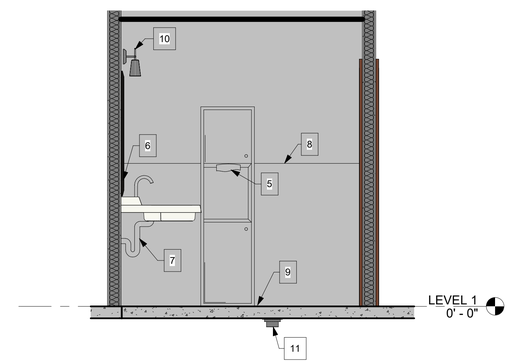


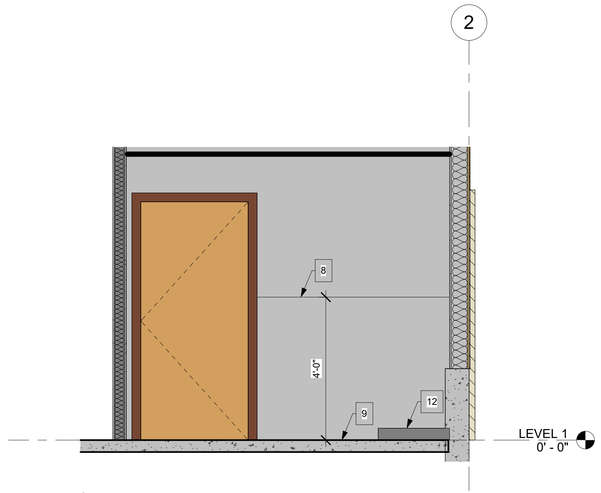
1 ENLARGED ADA BATHROOM
1/2" = 1'-0"



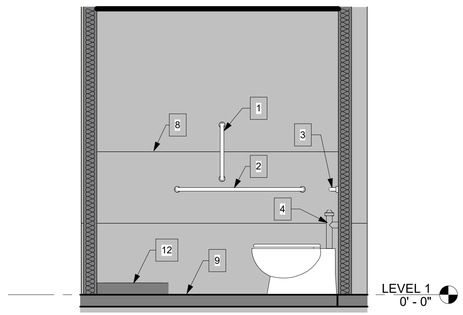
2 A
1/2" = 1'-0"



3 B
1/2" = 1'-0"



4 C
1/2" = 1'-0"



5 D
1/2" = 1'-0"

CONSTRUCTION NOTES

ADA BATHROOM KEYNOTES :

1. 18" MIN. STAINLESS STEEL GRAB BAR 39" - 41" FROM FINISHED FLOOR AND FROM REAR WALL, WITH 1 ½" GAP FROM WALL . (ANSI 117.1)
2. 42" MIN. STAINLESS STEEL GRAB BAR MOUNTED HORIZONTAL 33"-36" FROM FINISHED FLOOR WITH 1 ½" GAP FROM WALL.(ANSI 117.1)
3. 36" MIN. STAINLESS STEEL GRAB BAR MOUNTED HORIZONTAL 33"-36" FROM FINISHED FLOOR WITH 1 ½" GAP FROM WALL.(ANSI 117.1)
4. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH SECTION 309. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET PER ICC A117.1 SECTION 604.6
5. PAPER TOWEL DISPENSER 48" MAX FROM FINISHED FLOOR
6. MIRROR TO BE 40" MAX FROM FINISHED FLOOR TO THE BOTTOM OF THE REFLECTIVE SURFACE PER ICC A117.1 SECTION 603.3
7. DRAIN PIPES BELOW ALL EXPOSED LAVATORIES TO BE INSULATED TO PROTECT AGAINST CONTACT
8. WALLS AND PARTITIONS WITHIN 2' OF SERVICE SINKS, URINALS, & WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE PER IBC 1210.2.2.
9. IN TOILET, BATHING AND SHOWER ROOMS THE FLOOR FINISH MATERIALS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. THE INTERSECTIONS OF SUCH FLOORS WITH WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT VERTICAL BASE THAT EXTENDS UPWARD ONTO THE WALLS NOT LESS THAN 4 INCHES PER IBC 1210.2.1.
10. LIGHT FIXTURE, STYLE PER OWNER.
11. 4" DRAIN.
12. MOP SINK.

DATE

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REVISIONS

MARK	DATE	DESCRIPTION

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DESIGNER: EPIC
REVIEWED: AJ

PROJECT #
25SM5601.01

SCALES

1/2" = 1'-0"

0 1"
BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST SCALE ACCORDINGLY

PROJECT NAME:
STATE AUTOMOTIVE

PROJECT LOCATION:
HEBER CITY, UT

SHEET TITLE:
ADA BATHROOM ELEVATIONS

PLAN SET: PERMIT

SHEET A2.3

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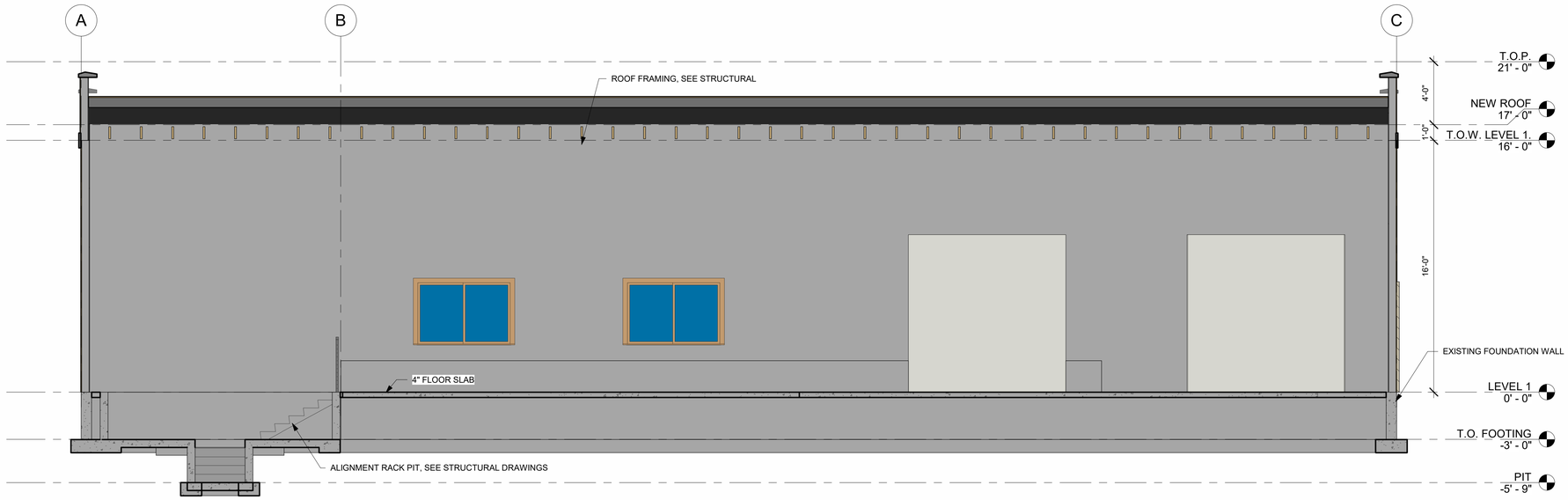
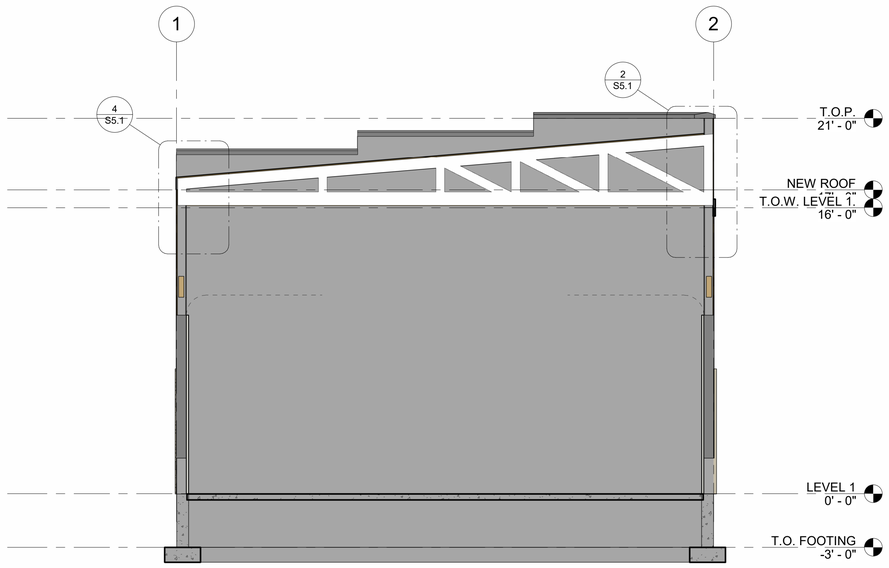


1 Section 1
1/4" = 1'-0"



2 Section 2
1/4" = 1'-0"

CONSTRUCTION NOTES

DATE

2/23/2026 10:52:18 AM

epic ENGINEERING

REVISIONS

MARK	DATE	DESCRIPTION

DRAWN: RED
DESIGNER: EPIC
REVIEWED: AJ

PROJECT #
25SM5601.01

SCALES

1/4" = 1'-0"

0 1"
BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST FOR REDUCED SHEETS

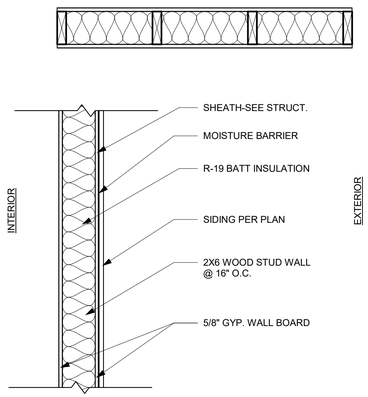
PROJECT NAME:
STATE AUTOMOTIVE

PROJECT LOCATION:
HEBER CITY, UT

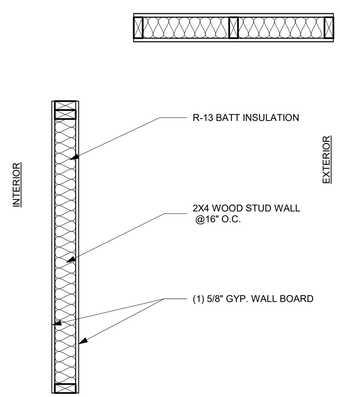
SHEET TITLE:
BUILDING SECTION

PLAN SET: PERMIT

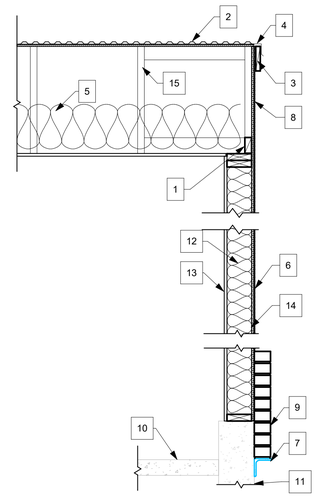
SHEET A3.1



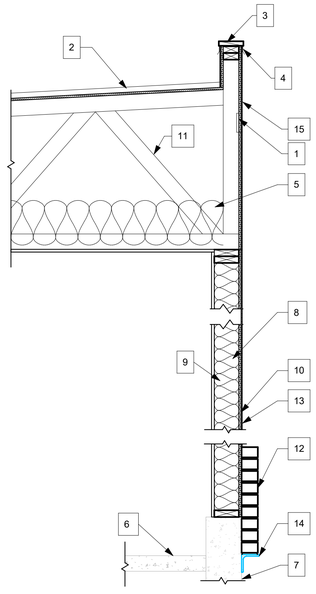
1 2X6 EXTERIOR WALL W/ SIDING
N.T.S.



6 2X4 INTERIOR WALL
N.T.S.



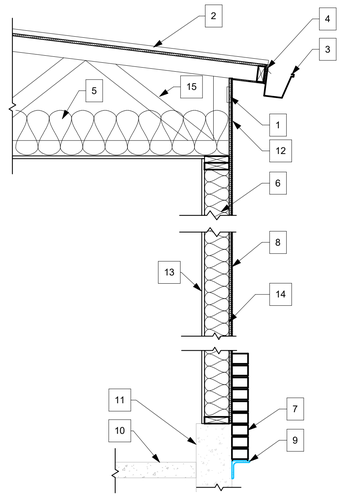
3 WOOD WALL ON CONCRETE WALL WITH STEEL LEDGER FOR BRICK VENEER
N.T.S.



WALL TYPE 3

1 VENT STRIP, MIN 4" TALL X 12" WIDE, INSTALL EVERY 6 FEET ALONG TRUSS BAYS, CENTERED BETWEEN TRUSSES
2 STANDING SEAM METAL ROOF WITH SYNTHETIC FELT UNDERLAYMENT
3 PARAPET CAP, USE HARDIPLANK CEMENT BOARD CAP OR APPROVED EQUAL. USE ICE AND WATER SHIELD UNDERLAYMENT, WRAP PARAPET CAP
4 ALUMINUM DRIP EDGE
5 R-49 BLOWN IN INSULATION
6 EXISTING FLOOR SLAB
7 EXISTING FOUNDATION WALL
8 R-21 INSULATION WITH STUD FRAMING PER STRUCTURAL DRAWINGS
9 5/8" DRYWALL, PAINTED
10 7/16" OSB SHEATHING, SEE STRUCTURAL DRAWINGS FOR FASTENING REQUIREMENTS
11 PRE-FABRICATED WOOD TRUSSES
12 BRICK OR STONE WITH INDIGENOUS LOOK TO THE AREA PER OWNER
13 BOARD AND BATTEN SIDING COLOR PER OWNER OVER VAPOR BARRIER
14 L 3 X 3 X 1/4 W/ 1/2" X 3" EXPANSION ANCHORS @ 36" O.C.
15 METAL SIDING PER OWNER OVER VAPOR BARRIER

2 METAL STUD WALL
N.T.S.



1 VENT STRIP, MIN 4" TALL X 12" WIDE, INSTALL EVERY 6 FEET ALONG TRUSS BAYS, CENTERED BETWEEN TRUSSES
2 STANDING SEAM METAL ROOF WITH SYNTHETIC FELT UNDERLAYMENT
3 RAINGUTTER, CONTINUOUS WITH DOWNSPOUT
4 ALUMINUM DRIP EDGE
5 R-49 BLOWN IN INSULATION
6 R-21 INSULATION WITH STUD FRAMING PER STRUCTURAL DRAWINGS
7 BRICK OR STONE WITH INDIGENOUS LOOK TO THE AREA PER OWNER. USE GALVANIZED MESH WITH MORTAR. FASTEN TO STUDS @ 16" O.C. PER IBC 1404.7
8 BOARD AND BATTEN SIDING COLOR PER OWNER OVER VAPOR BARRIER
9 L 3 X 3 X 1/4 W/ 1/2" X 3" EXPANSION ANCHORS @ 36" O.C.
10 EXISTING FLOOR SLAB
11 EXISTING FOUNDATION WALL
12 METAL SIDING PER OWNER OVER VAPOR BARRIER
13 5/8" DRYWALL, PAINTED
14 7/16" OSB SHEATHING, SEE STRUCTURAL DRAWINGS FOR FASTENING REQUIREMENTS
15 PRE-FABRICATED WOOD TRUSSES

4 WOOD WALL ON CONCRETE WALL WITH STEEL LEDGER FOR BRICK VENEER
N.T.S.

CONSTRUCTION NOTES

DATE
2/23/2026 10:52:18 AM

epic ENGINEERING

REVISIONS

MARK	DATE	DESCRIPTION

DRAWN: RED
DESIGNER: EPIC
REVIEWED: AJ
PROJECT # 25SM5601.01

SCALES
As indicated
0 1"
BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST PROPORTIONALLY.

PROJECT NAME:
STATE AUTOMOTIVE

PROJECT LOCATION:
HEBER CITY, UT

SHEET TITLE:
ARCHITECTURAL DETAILS

PLAN SET: PERMIT
SHEET A5.1

S:\Projects\25SM5601 01 State Automotive - Heber\Drawings\Revit\StateMechanic Shop-Heber.rvt

2/23/2026 10:52:19 AM

STRUCTURAL DESIGN CRITERIA

GOVERNING CODE:	2021 IBC
RISK CATEGORY:	II
SOIL PROPERTIES	
ALLOWABLE SOIL BEARING PRESSURE:	1500 PSF
FROST DEPTH:	36"
DEAD LOADS	
ROOF (INCLUDES 5 PSF FOR TRUSSES):	15 PSF
TOP CHORD DEAD LOAD:	5 PSF
BOTTOM CHORD DEAD LOAD:	5 PSF
LIVE ROOF LOADS	
TRUSS TOP CHORD:	20 PSF
BOTTOM CHORD (42" CLEAR OR MORE):	20 PSF
BOTTOM CHORD (LESS THAN 42" CLEAR):	10 PSF
NOTE: BOTTOM CHORD LIVE LOAD NEED NOT ACT CONCURRENTLY WITH TOP CHORD LIVE LOAD	
SNOW LOADS	
EXPOSURE FACTOR, Ce:	1.0
SNOW IMPORTANCE FACTOR, Is:	1.0
GROUND SNOW LOAD, Pg:	60 PSF
FLAT ROOF SNOW LOAD, pf:	46.2 PSF
ROOF SNOW LOAD (UNHEATED):	50.4 PSF
WIND LOADS	
BASIC WIND SPEED	115 MPH
EXPOSURE	C
WIND IMPORTANCE FACTOR, Iw:	1.0
SEISMIC LOADS	
METHOD: EQUIVALENT LATERAL FORCE	
SEISMIC IMPORTANCE FACTOR, Ie:	1.0
SITE CLASS:	D
SS:	0.556
S1:	0.197
SDS:	0.503
SD1:	0.290
SEISMIC DESIGN CATEGORY:	D
OUT-OF-PLANE FORCE, Fp:	0.370 Wp
LATERAL FORCE RESISTING SYSTEM	
WOOD-FRAMED SHEAR WALLS	
SEISMIC RESPONSE COEFFICIENT, Cs:	0.088
RESPONSE MODIFICATION FACTOR, R:	6.5
OVERSTRENGTH FACTOR, Ω:	3
ROOF DEFLECTION CRITERIA:	
LIVE LOAD:	L/240
TOTAL LOAD:	L/180

GENERAL NOTES

1. DRAWINGS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS STRUCTURAL ENGINEER'S WET STAMP IS AFFIXED TO DRAWINGS.
2. NOTES AND TYPICAL DETAILS SHALL APPLY UNLESS OTHERWISE SHOWN OR NOTED ON PLANS.
3. DETAILS OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME NATURE AS SHOWN FOR SIMILAR CONDITION.
4. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS.
5. ANY DISCREPANCIES IN THE DRAWINGS, NOTES AND SPECIFICATIONS, SHALL BE REPORTED TO ENGINEER/ARCHITECT FOR CLARIFICATION. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS, ELEVATIONS, AND TOP OF CONC. PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION.
6. CONTRACTOR IS RESPONSIBLE FOR ALL BRACING AND SHORING DURING CONSTRUCTION.
7. CONTRACTOR SHALL SUBMIT A REQUEST TO ENGINEER & ARCHITECT FOR ANY SUBSTITUTION OF MATERIALS OR PRODUCTS SPECIFIED ON THE DRAWINGS.
8. THESE DRAWINGS HAVE BEEN PREPARED SOLELY FOR THE USE IN THE CONSTRUCTION OF A PROPOSED BUILDING TO WHICH THESE NOTES ARE ATTACHED. THE DRAWINGS SHALL NOT BE USED IN WHOLE OR IN PART, FOR FABRICATION OR CONSTRUCTION AT ANY OTHER LOCATION WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.
9. IF CONTRACTOR'S WORK IS NOT CONSTRUCTED ACCORDING TO APPROVED CONSTRUCTION DOCUMENTS (INCLUDING STAMPED WRITTEN COMMUNICATIONS), CONTRACTOR SHALL EITHER:
   A. REMOVE THE NON-CONFORMING WORK AND RECONSTRUCT THE WORK ACCORDING TO DRAWINGS, AT CONTRACTOR'S OWN EXPENSE.
   B. PAY FOR AND PROVIDE AN EVALUATION AND LETTER FROM THE ENGINEER STATING THAT THE NON-CONFORMING WORK MEETS APPLICABLE BUILDING CODES.
   C. PAY FOR AND PROVIDE AN EVALUATION AND LETTER FROM THE ENGINEER STATING THAT THE NON-CONFORMING WORK DOES NOT MEET APPLICABLE BUILDING CODES AND DETAILING THE UPGRADES THAT ARE REQUIRED TO BRING THE NON-COMPLIANT WORK INTO COMPLIANCE.
10. VERBAL COMMUNICATIONS SHALL NOT BE CONSIDERED PART OF THE APPROVED CONSTRUCTION DOCUMENTS.
11. THE OWNER SHALL NOTIFY ENGINEER IF ANY UNIQUE SOILS CONDITIONS EXIST ON SITE WHICH MAY BE DETECTED DURING CONSTRUCTION. THESE INCLUDE BUT SHALL NOT BE LIMITED TO:
    A. SATURATED SOIL AT FOOTING SUBGRADE
    B. GROUNDWATER
    C. UNDOCUMENTED FILL
    D. CLAY SOIL WITH SWELL OR COLLAPSE POTENTIAL
    E. FILL BEING PLACED BELOW FOOTINGS
    F. EPIC ENGINEERING CANNOT BE HELD RESPONSIBLE FOR SOIL CONDITIONS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO WORK PROCEEDING. IT IS THE RESPONSIBILITY OF THE OWNER TO HIRE A GEO-TECHNICAL ENGINEER IF NEEDED. THE CONTRACTOR SHALL VISUALLY INSPECT THE SITE PRIOR TO WORK PROCEEDING AND SHALL NOTIFY ENGINEER IF ANY UNIQUE SOIL CONDITIONS EXIST THAT COULD AFFECT THE PERFORMANCE OF THE FOUNDATION SYSTEM PRIOR TO ANY WORK PROCEEDING.

CONCRETE

1. MIX DESIGN
   A. STRUCTURAL CONCRETE
      a. MINIMUM COMPRESSIVE STRENGTH: 4,500 PSI.
      b. CEMENT: ASTM C-150, TYPE II.
      c. MAXIMUM WATER-CEMENT RATIO: 0.45.
   B. SLABS ON GRADE
      a. MINIMUM COMPRESSIVE STRENGTH: 4,000 PSI
      b. CEMENT: ASTM C-150, TYPE II.
      c. MAXIMUM WATER/CEMENT RATIO: 0.5
      d. MAXIMUM AGGREGATE: 3/4".
   C. CONCRETE ON STEEL DECK (NORMAL WEIGHT)
      a. MINIMUM COMPRESSIVE STRENGTH: 1,500 PSI.
      b. CEMENT: ASTM C-150, TYPE II.
      c. MAXIMUM WATER-CEMENT RATIO: 0.55.
      d. UNIT WEIGHT: 145 PCF
   D. CONCRETE ON STEEL DECK (LIGHT WEIGHT)
      a. MINIMUM COMPRESSIVE STRENGTH: 1,500 PSI.
      b. CEMENT: ASTM C-150, TYPE II.
      c. MAXIMUM WATER-CEMENT RATIO: 0.55.
      d. UNIT WEIGHT: 110 PCF.
2. CONCRETE EXPOSED TO EXTERIOR CONDITIONS: AIR ENTRAINED TO 5%-7% AIR CONTENT.
3. CONCRETE AGGREGATES: NATURAL SAND AND ROCK AGGREGATES CONFORMING TO ASTM C-33 (3/4" MAX).
4. FORM WORK: OF ADEQUATE SIZE AND STRENGTH, PROPERLY BRACED TO PREVENT SAGGING OR BULGING. REMOVE ALL DEBRIS FROM FORMS BEFORE PLACING ANY CONCRETE.
5. FOOTINGS: NO FOOTING SHALL BE PLACED ON DISTURBED (OR FROZEN) SOIL. IF DISTURBED, COMPACT SOIL IN 6" LIFTS TO 95% OF MAXIMUM DRY DENSITY PER ASTM D1557. FOOTINGS SHALL BE STEPPED DOWN ONE (1) VERTICALLY TO ONE AND ONE HALF (1 1/2) HORIZONTALLY, UNLESS BULK HEADED & STOPPED VERTICALLY.
6. FOUNDATION WALLS: DO NOT BACKFILL WALLS UNTIL MAIN FLOOR IS FRAMED, THE SUBFLOOR IS INSTALLED AND SHEATHED, AND CONCRETE HAS CURED A MINIMUM OF 7 DAYS. USE HAND OPERATED COMPACTION EQUIPMENT ADJACENT TO NEWLY PLACED CONCRETE BASEMENT WALLS.
7. SECURELY POSITION REINFORCING DOWELS, BOLTS, ANCHORS, SLEEVES, ETC. TO BE EMBEDDED IN CONCRETE BEFORE PLACING CONCRETE. WET SETTING IS PROHIBITED.
8. REINFORCING BARS:
   A. GRADE: ASTM A615, GRADE 60 U.N.O.
   B. LAP LENGTHS: CLASS B LAP SPLICE U.N.O. PER TABLE.
   C. CONCRETE CLEAR COVERAGE, UNO:
      a. CONCRETE PLACED AGAINST FORMS (INCLUDING CONCRETE TO BE BACKFILLED): 2"
      b. CONCRETE PLACED AGAINST GROUND: 3"
      c. SLABS (ON GROUND): CENTER BAR IN SLAB.
   D. PROVIDE CORNER BARS TO MATCH SIZE AND SPACING OF SPLICED BARS, U.N.O.
9. REINFORCING FIBERS:
   A. NOT REQUIRED UNLESS INDICATED ON DRAWINGS.
   B. MACRO-SYNTHETIC FIBERS CONFORMING TO ASTM C1116.
   C. DOSAGE RATE: 4 POUNDS PER CUBIC YARD.
10. COLD-WEATHER CONCRETING: PROTECT ALL CONCRETE FROM FREEZING TEMPERATURES. CONTRACTOR SHALL SUBMIT TO ENGINEER FOR REVIEW THE PROPOSED MEASURES TO SATISFY PLACEMENT & CURING OF CONCRETE DURING COLD WEATHER. FOR OPTIMUM STRENGTH GAIN, IT IS RECOMMENDED TO CONSIDER A BLEND OF TYPE I AND TYPE II CEMENT WITH A 6 BAG MIX, LOW SAND TO AGGREGATE RATIO, BATCHED TO A 1" SLUMP WITH SUPER PLASTICIZER ADDED FOR 4"-5" SLUMP WORKABILITY, 1%-2% NON-CHLORINE ACCELERATOR & CONCRETE MAINTAINED AT 50° MINIMUM FOR 7 DAYS. AVOID MORE THAN 25° TEMPERATURE CHANGE PER DAY WHEN HEATING IS TERMINATED.
11. ANCHOR BOLTS AND HOLDOWN: ANCHOR BOLTS TO BE ASTM F1554 GR. 36, 5/8"Ø x10" EMBEDDED IN FOUNDATION WALLS PER SHEAR WALL SCHEDULE (SEE FOUNDATION PLAN FOR REQUIREMENTS AT SHEAR WALLS). BOLTS TO BE WITHIN 1'-0" OF SILL PLATES ENDS (COORDINATE WITH GENERAL CONTRACTOR). MINIMUM OF TWO ANCHOR BOLTS PER SILL PLATE.
    A. ALL POSTS SUPPORTED BY ISOLATED FOOTINGS TO HAVE POST ANCHORS UNLESS SPACED IN STUD WALLS.
    B. REFER TO DRAWINGS FOR HOLDOWN REQUIREMENTS. INSTALL REQUIRED EMBEDDED ITEMS PER MANUFACTURER'S CATALOG TO ENGAGE HOLDOWN.
12. CONSTRUCTION AND CRACK CONTROL JOINTS: ALL SURFACES OF CONSTRUCTION JOINTS SHALL BE CLEANED TO REMOVE DUST, CHIPS AND OTHER FOREIGN MATERIAL PRIOR TO PLACING ADJACENT CONCRETE. CRACK CONTROL JOINTS IN SLABS SHALL HAVE A MAXIMUM SPACING OF 15'-0" IN BOTH DIRECTIONS. THE CONTRACTOR SHALL SUBMIT THE DETAILS AND PROPOSED LOCATIONS OF CONSTRUCTION JOINTS AND CRACK CONTROL JOINTS FOR REVIEW BEFORE STARTING CONSTRUCTION.
13. VAPOR BARRIER: VAPOR BARRIER TO BE 10 MIL POLYETHYLENE SHEET PLACED ON UNDISTURBED SOIL. VAPOR BARRIER UNDER SLAB ON GRADE: PLACED ON COMPACTED GRAVEL WITH 3/4" TO 1-1/2" OF DAMP SAND BETWEEN POLYETHYLENE VAPOR BARRIER AND CONCRETE.
14. EMBEDDED HOLDOWNS: EMBEDDED ITEMS FOR HD TYPE HOLDOWN TO BE ASTM A307 HEX HEADED BOLT IN THE DIAMETER AS SPECIFIED BY THE MANUFACTURER FOR THE HD. ALL BOLTS TO HAVE 3" MIN. CONCRETE SIDE COVER. EMBEDMENT DEPTHS ARE 15" FOR BOLTS UP TO AND INCLUDING 3/4" DIA., 24" DEPTH FOR BOLTS OVER 3/4" U.N.O. TYPICAL REINFORCEMENT TO PASS UNINTERUPTED ALONGSIDE HOLD DOWN AS APPLICABLE. COUPLER NUTS MAY BE USED TO EXTEND THE HOLD DOWN ANCHOR THROUGH THE FLOOR PLATE TO THE SHEAR WALL CHORD.
15. EPOXY ANCHORS: ANCHORING ADHESIVE SHALL BE A TWO-COMPONENT HIGH-SOLIDS, EPOXY SYSTEM SUPPLIED IN MANUFACTURER'S STANDARD CARTRIDGE AND DISPENSED THROUGH A STATIC-MIXING NOZZLE SUPPLIED BY THE MANUFACTURER. THE ADHESIVE ANCHOR SHALL HAVE BEEN TESTED AND QUALIFIED FOR PERFORMANCE IN CRACKED CONCRETE PER ICC-ES AC308. ADHESIVE SHALL BE SET-3G EPOXY-TIE ADHESIVE FROM SIMPSON STRONG-TIE, PLEASANTON, CA. ANCHORS SHALL BE INSTALLED PER SIMPSON STRONG-TIE INSTRUCTIONS FOR SET-3G EPOXY-TIE ADHESIVE.
    NOTE: THE USE OF EPOXY ANCHORS REQUIRES SPECIAL INSPECTION OF INSTALLATION PER CURRENT ICO REPORT. CONTRACTOR TO PROVIDE SPECIAL INSPECTION REPORTS TO ENGINEER, BUILDING OFFICIAL, & ARCHITECT.
16. CONCRETE LINTELS AND BEAM: ALL CONCRETE LINTELS AND/OR BEAMS SHALL HAVE #3 STIRRUPS AT A MINIMUM SPACING OF THE HEIGHT OF THE LINTEL OR BEAM MINUS 2" DIVIDED BY 2, (H-2")/2, NOT GREATER THAN 12" O.C., TYP., UNLESS NOTED OTHERWISE ON PLANS.

CONCRETE SLAB-ON-GRADE JOINTS

1. PROVIDE CONTROL JOINTS IN ALL REINFORCED AND UNREINFORCED SLABS-ON-GRADE ACCORDING TO TYPICAL CONCRETE JOINTS DETAIL.
2. WHERE TWO REINFORCED SLABS ABUT, OR WHERE ONE REINFORCED SLAB IS DIVIDED INTO MULTIPLE PLACEMENTS, PROVIDE PLATE DOWELS AT COLD JOINT PER TYPICAL CONCRETE JOINTS DETAIL.
3. PROVIDE EXPANSION JOINTS BETWEEN REINFORCED SLABS AND UNREINFORCED SLABS (E.G. BETWEEN REINFORCED DRIVEWAY AND UNREINFORCED SIDEWALK).
4. PROVIDE EXPANSION JOINTS EVERY 25' IN UNREINFORCED SLABS (E.G. SIDEWALKS).
5. PROVIDE EXPANSION JOINTS AT BUILDING CORNERS IN BOTH DIRECTIONS IN SLABS TOUCHING BUILDING.
6. TOOL CONTROL JOINTS INTO FRESH CONCRETE OR SAW CUT CONTROL JOINTS INTO HARDENED CONCRETE.
7. SAW-CUT JOINTS AS SOON AS POSSIBLE AFTER PLACEMENT, BEFORE SHRINKAGE CRACKS CAN DEVELOP.
8. CONTROL JOINT MINIMUM DEPTH: ¼ OF SLAB THICKNESS.
9. CONTROL JOINT LAYOUT:
   A. PLACE CONTROL JOINTS TO PRODUCE PANELS THAT ARE AS SQUARE AS POSSIBLE AND NOT EXCEEDING A LENGTH-TO-WIDTH RATIO OF 1.5 TO 1.
   B. PLACE CONTROL JOINTS AT ALL ABRUPT CHANGES IN GEOMETRY
   C. AVOID WEDGE-SHAPED PANELS WITH INTERIOR ANGLES LESS THAN 45 DEGREES.
   D. AVOID "T" SHAPED JOINTS.
   E. AVOID "L" SHAPED PANELS.
   F. IF CONTROL JOINT LAYOUT VIOLATES THESE REQUIREMENTS, EVEN IF NO CRACKING IS VISIBLE, OWNER MAY REJECT WORK.

MAXIMUM CONTROL JOINT SPACING

SLAB THICKNESS, IN.	MAXIMUM JOINT SPACING, FT.	
	UNREINFORCED	REINFORCED
4	8	10
5	10	12
6	12	15
8	16	20

CONCRETE REINFORCEMENT LAP SPLICES

f'c = 3,000 PSI

LOCATION	REINFORCEMENT SIZE								
	#3	#4	#5	#6	#7	#8	#9	#10	#11
TOP	28	37	47	56	81	93	105	118	131
OTHER	23	29	37	43	63	72	81	91	102

f'c = 4,000 PSI

LOCATION	REINFORCEMENT SIZE								
	#3	#4	#5	#6	#7	#8	#9	#10	#11
TOP	24	32	40	48	70	80	91	102	113
OTHER	20	25	31	38	55	62	70	79	87

f'c = 4,500 PSI

LOCATION	REINFORCEMENT SIZE								
	#3	#4	#5	#6	#7	#8	#9	#10	#11
TOP	23	30	38	45	66	76	85	96	107
OTHER	18	23	30	35	52	59	66	74	83

1. TENSION DEVELOPMENT LENGTHS AND TENSION LAP SPLICE LENGTHS ARE BASED ON ACI 318-11, SECTIONS 12.2.2 AND 12.15 RESPECTIVELY. TABULATED VALUES FOR BEAMS OR COLUMNS ARE BASED ON TRANSVERSE REINFORCEMENT AND CONCRETE COVER MEETING MINIMUM CODE REQUIREMENTS.
2. LAP SPLICE LENGTHS SHOWN ARE FOR CLASS B AND CASE 1.
3. TOP REINFORCEMENT IS HORIZONTAL REINFORCEMENT THAT HAS MORE THAN TWELVE INCHES OF FRESH CONCRETE CAST BELOW IT. THIS INCLUDES HORIZONTAL REINFORCEMENT IN WALLS. ALL VERTICAL BARS ARE CONSIDERED AS "OTHER".
4. FOR LIGHTWEIGHT CONCRETE AGGREGATE CONCRETE, MULTIPLY TABULATED VALUES BY 1.3.
5. FOR EPOXY-COATED BARS, MULTIPLY TABULATED VALUES BY:
   A. TOP BARS: 1.31.
   B. OTHER BARS: 1.5.
6. FOR BARS WITH COVER OF LESS THAN 1 BAR DIAMETER OR WITH CLEAR SPACING OF LESS THAN 2 BAR DIAMETERS, MULTIPLY TABULATED VALUES BY 2.0.

EARTHWORK

1. ENGINEER SHALL VERIFY CONDITION AND/OR ADEQUACY OF ALL SUBGRADES, FILLS, AND BACK FILLS, ETC.
2. SHORE AND BRACE AS REQUIRED.
3. DE-WATER AS REQUIRED TO REMOVE STANDING WATER FROM EXCAVATIONS.
4. FOUNDATIONS ARE SHOWN AND DIMENSIONED AS BEING FORMED. INCREASE FOOTING WIDTHS BY 2" FOR FOOTINGS PLACED IN NEAT EXCAVATIONS.
5. CLEAN ALL DEBRIS FROM EXCAVATIONS.
6. PROVIDE 30" MINIMUM FOOTING EMBEDMENT FROM FINISH GRADE FOR FROST PROTECTION AT EXTERIOR FOOTINGS.
7. PROVIDE 12" OF STRUCTURAL FILL BENEATH ALL FOOTINGS.
8. EXTEND STRUCTURAL FILL LATERALLY A DISTANCE EQUAL TO 1/2 THE STRUCTURAL FILL DEPTH BEYOND EDGE OF FOOTING ON EACH SIDE.
9. COMPACT STRUCTURAL FILL BENEATH FOOTINGS TO 95% OF MAXIMUM DRY DENSITY DETERMINED BY ASTM D1557.

FRAMING LUMBER

1. SAWN STRUCTURAL LUMBER
   A. SAWN LUMBER SHALL BE DOUGLAS FIR-LARCH (DF-L) NO.2 OR BETTER FOR ALL 2 INCH AND 4 INCH NOMINAL LUMBER AND DF-L NO.2 OR BETTER FOR 6 INCH NOMINAL AND LARGER STRUCTURAL MEMBERS (U.N.O.).
   B. WOOD BEARING ON OR INSTALLED WITHIN 1" OF MASONRY OR CONCRETE SHALL BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE. PROVIDE MILD STEEL PLATE WASHERS AT ALL BOLT HEADS AND NUTS BEARING ON WOOD.
   C. ALL FRAMING DETAILS SHALL BE IN ACCORDANCE WITH CHAPTER 23 OF THE 2021 IBC, UNLESS OTHERWISE NOTED ON THE DRAWINGS. ALL FRAMING NAILING SHALL CONFORM TO TABLE 2304.10.1 OF THE IBC UNLESS OTHERWISE SHOWN. PROVIDE STEEL STRAPS AT PIPES IN STUD WALLS AS REQUIRED BY IBC CHAPTER 23. PLUMBING AND ELECTRICAL RUNS IN STUD WALLS SHALL CONFORM TO CHAPTER 23. BOLTS SHALL BE STANDARD MACHINE BOLTS (A307). ALL NAILS SHALL BE COMMON WIRE OR GALVANIZED BOX NAILS. IF PNEUMATIC NAILERS ARE TO BE USED, CONTRACTOR MUST SUBMIT A SCHEDULE OF NAILS DESIRED AS SUBSTITUTION TO THE ARCHITECT OR ENGINEER FOR REVIEW. A CHANGE IN THE NUMBER OF NAILS OR A CLOSER NAIL SPACING MAY BE REQUIRED.
   D. METAL HANGERS AND CONNECTORS SHALL BE FULLY NAILED OR BOLTED UNLESS OTHERWISE NOTED ON THE DRAWINGS. METAL HANGERS OR CONNECTORS SHOWN ON THE DRAWINGS SHALL BE MANUFACTURED BY SIMPSON COMPANY. METAL HANGERS OR CONNECTORS BY OTHER MANUFACTURERS MAY BE CONSIDERED WHERE LOAD CAPACITY AND DIMENSIONS ARE EQUAL OR BETTER. ALL SUBSTITUTIONS MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW.
   E. PROVIDE SOLID BLOCKING BELOW ALL BEARING WALLS. PROVIDE SOLID VERTICAL BLOCKING IN FLOOR SPACE TO MATCH STUD BUNDLE OR SOLID COLUMN ABOVE AND BELOW VERTICAL BLOCKING AT WOOD I-JOISTS SHALL BE 1/16" LONGER THAN JOIST IS DEEP. MINIMUM POST TO BE TWO 2x STUDS BEARING AT EACH END OF HEADER U.N.O. FOR BEAMS FRAMING PERPENDICULAR TO BEARING WALLS PROVIDE FULL WIDTH BEAM POCKET WITH FILLER AS REQUIRED AND KING STUD BOTH SIDES. STITCH STUD BUNDLES TOGETHER WITH 16d COMMON @ 18" O.C. MAXIMUM (U.N.O.) WHERE FLOOR BEAMS ARE FRAMED FLUSH WITHIN FLOOR AND TOP FLANGE HANGERS ARE SPECIFIED, BEAMS ARE TO BE BLOCKED UP TO JOIST HEIGHT WITH FULL WIDTH DF-L SPACER AS REQUIRED.
   F. FIRE BLOCK STUD SPACED AT SOFFITS, FLOOR AND CEILING JOIST LINES, AT 10' VERTICALLY AND HORIZONTALLY, AND AT OPENINGS BETWEEN ATTIC SPACES FOR FACTORY BUILT CHIMNEYS, AND AT OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES.
   G. BELOW ALL HEARTHS AND FIREPLACES, FRAME FLOOR WITH DOUBLE JOISTS, TYP., U.N.O.
2. STRUCTURAL GLUED-LAMINATED TIMBER
   A. ALL GLUED-LAMINATED TIMBER SHALL BE COMBINATION 24F-V4 FOR SIMPLY SUPPORTED BEAMS, COMBINATION 24F-V8 FOR BEAMS CONTINUOUS OVER SUPPORTS, AND COMBINATION L2 FOR COLUMNS (U.N.O.) FABRICATION TO BE IN ACCORDANCE WITH AITC 117. PROVIDE WET-USE ADHESIVES. MAXIMUM MOISTURE CONTENT SHALL BE 15% PROVIDE MILD STEEL PLATE WASHERS AT ALL BOLT HEADS AND NUTS BEARING ON WOOD. WOOD BEARING ON OR WITHIN 1" OF MASONRY OR CONCRETE SHALL BE TREATED WITH AN APPROVED PRESERVATIVE. SEAL END GRAIN OF ALL EXTERIOR EXPOSED BEAMS, INCLUDING NON-LOAD BEARING ARCHITECTURAL BEAMS.
3. MANUFACTURED JOIST
   A. MANUFACTURED JOISTS SIZE AND SPACING HAVE BEEN DETERMINED PER THE MANUFACTURERS STANDARDS. SUBSTITUTION OF PRODUCTS BY OTHER MANUFACTURER REQUIRES APPROVAL OF ENGINEER OF RECORD. JOIST SHALL BE ERECTED, INSTALLED, AND BRACED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
4. LAMINATED VENEER LUMBER (LVL)
   A. PRODUCTS SPECIFIED HEREIN AS LVL AND PSL SHALL CONFORM TO THE PERFORMANCE CRITERIA OF LVL AND PSL PRODUCTS AS MANUFACTURED BY TRUS JOIST AS MICRO-LAM AND PARALLAM. SUBSTITUTIONS ARE ACCEPTABLE PROVIDED THEY HAVE THE SAME STRUCTURAL VALUES. ANY SUBSTITUTIONS MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW.
5. WOOD SHEATHING
   A. ALL WOOD SHEATHING SHALL BE APA RATED EXPOSURE 1 PLYWOOD OR OSB WITH THICKNESS, VENEER GRADES AND SPAN RATING AS NOTED HEREIN OR ON DRAWINGS
      a. ROOF SHEATHING: 5/8" WITH MINIMUM (40/20) SPAN RATING.
      b. FLOOR SHEATHING: 3/4" OSB GLUED AND NAILED
      c. EXTERIOR WALL AND SHEAR WALL SHEATHING: 7/16" WITH MINIMUM (24") SPAN RATING.
   B. ROOF AND FLOOR SHEATHING TO BE LAID UP WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND END JOINTS STAGGERED 4'-0" O.C. INSTALL ROOF SHEATHING WITH 1/8" SPACE AT ALL PANEL EDGES. NAIL ROOF SHEATHING WITH 10d @ 6" O.C. AT SUPPORTED PANEL AND 12" O.C. AT INTERMEDIATE FRAMING, FLOOR SHEATHING WITH 10d @ 6" O.C. AT SUPPORTED PANEL EDGES AND 10" O.C. FIELD, U.N.O. HOLES ARE NOT PERMITTED IN DIAPHRAGMS UNLESS REVIEWED BY ENGINEER. NAIL EXTERIOR WALL SHEATHING WITH 8d @ 6" O.C. EDGES AND 12" O.C. FIELD U.N.O. IN SHEAR WALL SCHEDULE. OFFSET VERTICAL JOINTS 4'-0" O.C. INSTALL WITH 1/8" GAP AT BUTT ENDS.

FRAMING LUMBER

6. WALL FRAMING
   A. WOOD WALLS SHALL BE CONSTRUCTED OF 2x MEMBERS @ 16" O.C., U.N.O.
7. WOOD SHEAR WALLS
   A. NO.14 GAGE STAPLES WITH MINIMUM 7/16 OD CROWN AND 1-3/8" LENGTH MAY BE USED ONE FOR ONE IN LIEU OF 8d NAILS. WHERE SUBSTITUTING FOR 10d NAILS USE 3 STAPLES FOR EACH 2 NAILS
   B. WHERE PLYWOOD PANELS ARE APPLIED TO BOTH SIDES OF SHEAR WALL, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, OR FRAMING MEMBERS SHALL BE 3" (NOMINAL) WIDE AND NAILS ON EACH SIDE SHALL BE STAGGERED
   C. ALLOWABLE SHEAR VALUES IN SHEAR WALL TABLE ARE FOR DOUGLAS FIR FRAMING MEMBERS (GROUP II). NO SUBSTITUTION OF LESSER GROUPS WILL BE ALLOWED. FASTENERS EXPOSED TO WEATHER SHALL BE ZINC COATED BY HOT DIP GALVANIZING, MECHANICALLY DEPOSITED, OR ELECTRO-DEPOSITED.
8. STRUCTURAL WOOD COLUMNS
   A. PROVIDE SOLID BLOCKING AT THE VOID WITHIN THE FLOOR SPACE BETWEEN WOOD COLUMNS.
   B. INSTALL WOOD COLUMNS REFERENCED ON THE PLANS ALL THE WAY DOWN TO THE FOUNDATION LEVEL, TYP., UNLESS NOTED OTHERWISE ON THE PLANS.
9. PRE-MANUFACTURED TRUSS
   A. CONTRACTOR RESPONSIBLE FOR INTERIOR WALL TO TRUSS CONNECTIONS TO ALLOW FOR TRUSS BOTTOM CHORD MOVEMENT DUE TO ARCHING AND/OR THERMAL EFFECTS. REFER TO SIMPSON STC ROOF TRUSS CLIPS, PAGE 269 OF 2017-18 CATALOG FOR OPTION TO NEGATE THE EFFECTS OF TRUSS BOTTOM CHORD ARCHING. TRUSS DIMENSIONS AND QUANTITIES ARE NOT THE RESPONSIBILITY OF ENGINEER.

JOB SAFETY

THE ENGINEER HAS NOT BEEN RETAINED NOR COMPENSATED TO PROVIDE DESIGN AND/OR CONSTRUCTION REVIEW SERVICES RELATED TO THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR THE CONTRACTOR TO PERFORM HIS WORK. THE UNDERTAKING OF PERIODIC SITE VISITS BY THE ENGINEER SHALL NOT BE CONSTRUED AS SUPERVISION OF ACTUAL CONSTRUCTION NOR MAKE HIM RESPONSIBLE FOR PROVIDING A SAFE PLACE FOR THE PERFORMANCE OF WORK BY THE CONTRACTOR, SUBCONTRACTORS, SUPPLIERS OR THEIR EMPLOYEES, OR FOR ACCESS, VISIT, USE WORK, OR OCCUPANCY BY ANY PERSON.

MISCELLANEOUS

1. PROPRIETARY PRODUCTS SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.

SHOP DRAWINGS

1. CONCRETE AND STEEL REINFORCING CONTRACTOR, TRUSS SUPPLIER, AND STEEL FABRICATOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.

SUBSTITUTIONS

1. SUBSTITUTION FOR ANY SPECIFIED STRUCTURAL COMPONENT MUST BE REQUESTED IN WRITING BY THE CONTRACTOR. THE ENGINEER WILL REVIEW THE REQUESTED ALTERNATIVE & RESPOND IN WRITING. ADDITIONAL SUPERVISION OR SPECIAL INSPECTION MAY BE REQUIRED FOR THE REQUESTED SUBSTITUTION.

DEFERRED SUBMITTALS

1. PRE-MANUFACTURED WOOD ROOF TRUSSES
2. PRE-MANUFACTURED WOOD FLOOR TRUSSES
3. STRUCTURAL INSULATED PANELS
4. PRE-CAST CONCRETE HOLLOWCORE PANELS

CONCRETE CONSTRUCTION (IBC 1705.3 & 1705.12.1)

ITEM			DETAILED INSTRUCTIONS AND FREQUENCIES
Cast-in bolts & embeds	☐ Continuous	☒ Periodic	Inspection of anchors or embeds cast in concrete is required when allowable loads have been...

WOOD CONSTRUCTION (IBC 1705.5, 1705.10 & 1705.11.2)

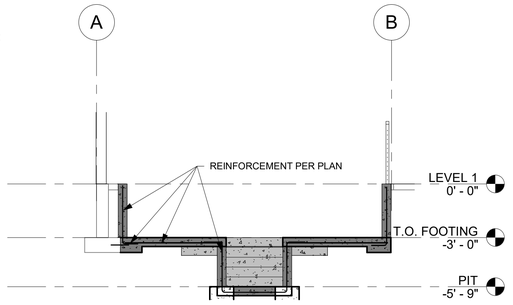
ITEM			DETAILED INSTRUCTIONS AND FREQUENCIES
Wood trusses spanning > 60-feet	☐ Continuous	☒ Periodic	Verify that temporary and permanent truss bracing is installed in accordance with approved truss package. Performed by code inspection firm.
Structural wood	☐ Continuous	☒ Periodic	If fastener spacing is < 4"o.c.: Verify that proper nailing, bolting, anchoring and other fastening of shear walls, diaphragms, drag struts, braces, and holdowns. Performed by code inspection firm.

STRUCTURAL TAGS LEGEND

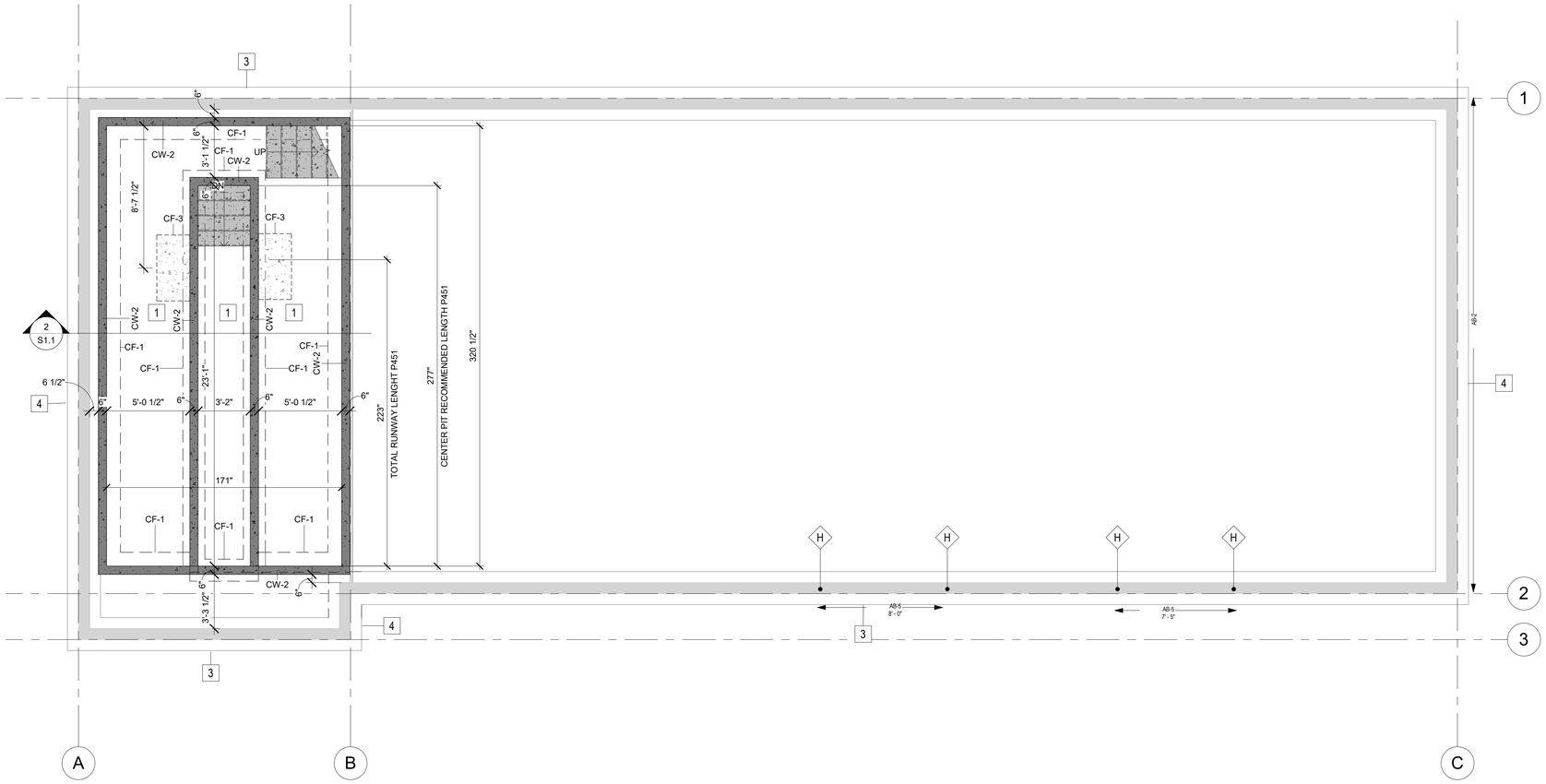
TAG	DESCRIPTION
AB-1	ANCHOR BOLT, SEE ANCHOR BOLT SCHEDULE
CB-1	CONCRETE BEAM, SEE CONCRETE BEAM SCHEDULE
CC-1	CONCRETE COLUMN, SEE CONCRETE COLUMN SCHEDULE
CF-1	CONCRETE FOOTING, SEE CONCRETE FOOTING SCHEDULE
CS-1	CONCRETE SLAB, SEE CONCRETE SLAB SCHEDULE
CW-1	CONCRETE WALL, SEE CONCRETE WALL SCHEDULE
DB-1	COLD-FORMED STEEL BEAM, SEE COLD-FORMED STEEL BEAM SCHEDULE
DJ-1	COLD-FORMED STEEL JOIST, SEE COLD-FORMED STEEL JOIST SCHEDULE
DW-1	COLD-FORMED STEEL WALL, SEE COLD-FORMED STEEL WALL SCHEDULE
MC-1	MASONRY COLUMN, SEE MASONRY COLUMN SCHEDULE
ML-1	MASONRY LINTEL, SEE MASONRY LINTEL SCHEDULE
MW-1	MASONRY WALL, SEE MASONRY WALL SCHEDULE
SB-1	STEEL BEAM, SEE STEEL BEAM SCHEDULE
SC-1	STEEL COLUMN, SEE STEEL COLUMN SCHEDULE
SD-1	STEEL DECK, SEE STEEL DECK SCHEDULE
SJ-1	STEEL JOIST, SEE STEEL JOIST SCHEDULE
WB-1	WOOD BEAM, SEE WOOD BEAM SCHEDULE
WC-1	WOOD COLUMN, SEE WOOD COLUMN SCHEDULE
WJ-1	WOOD JOIST, SEE WOOD JOIST SCHEDULE

STRUCTURAL PLAN LEGEND

- JOIST OR TRUSS
- BEAM OR GIRDER
- PURLIN
- STEEL COLUMN
- MASONRY COLUMN
- CONCRETE COLUMN
- CONCRETE FOOTING
- RECESSED FOUNDATION WALL
- NON-B



2 PIT SECTON STRUCTURAL
1/4" = 1'-0"



1 FOUNDATION PLAN
1/4" = 1'-0"

CONCRETE WALL SCHEDULE

MARK	THICKNESS	HORIZ REINF	VERT REINF	REMARKS
CW-2	0' - 6"	#4@12" O.C.	#4 @ 16" O.C.	

CONCRETE FOOTING SCHEDULE

MARK	WIDTH	LENGTH	THICK	LONG REINF	PERP REINF	REMARKS
CF-1	1' - 4"	<varies>	0' - 10"	(2) #4	NA	
CF-3	2' - 0"	4' - 0"	1' - 0"	(6)#4	(3)#4	

ANCHOR BOLT SCHEDULE

MARK	DIAMETER	BOLT TYPE	SPACING	EMBED DEPTH	REMARKS
AB-1	5/8"	TITEN BOLT	32"	8"	3" x 3" PLATE WASHERS
AB-2	5/8"	J-BOLT	24"	8"	3" x 3" PLATE WASHERS
AB-3	5/8"	J-BOLT	16"	8"	3" x 3" PLATE WASHERS
AB-4	5/8"	J-BOLT	12"	8"	3" x 3" PLATE WASHERS
AB-5	5/8"	TITEN BOLT	8"	8"	3" x 3" PLATE WASHERS
AB-6	1"	PAB8	N/A	9"	14" THICK FOOTING REQUIRED.INSTALLED PER SIMPSON SPECIFICATIONS
AB-7	1"	PAB8H	N/A	8"	24" THICK FOOTING REQUIRED.INSTALLED PER SIMPSON SPECIFICATIONS
AB-8	5/8"	F1554 GR 36 Heavy Hex Bolt	N/A	14"	INSTALLED PER SIMPSON SPECIFICATIONS
AB-9	5/8"	F1554 GR 36 THREADED ROD W/ SIMPSON AT-XP EPOXY	N/A	10"	INSTALLED PER SIMPSON SPECIFICATIONS

NOTE: ALL WOOD STUD WALL ANCHORS TO BE TYPE AB-1, TYP, U.N.O.

HOLD DOWN SCHEDULE

MARK	COUNT	TYPE	ANCHOR BOLT	MIN POST THICKNESS	FASTENERS	REMARKS
12	4	SIMPSON MST48	N/A	0' - 3"	SEE RETROFIT HOLD DOWN DETAIL	
H	4	HOLD DOWN, SEE SHEAR WALL PLAN		0' - 0"		

STRUCTURAL KEYNOTES

MARK	REMARKS
1	6" CONCRETE SLAB WITH OPTIONAL 6x6xW1.4 WIRE MESH OVER 4" FREE DRAINING GRAVEL OVER PREPARED SUB GRADE. PROVIDE CONTROL JOINTS AT 10' MAX
3	EXISTING FOOTING. CONTRACTOR TO VERIFY FOOTING IS MIN 20" WIDE x10" THICK
4	EXISTING FOOTING. CONTRACTOR TO VERIFY FOOTING IS MIN 16" WIDE x10" THICK
5	PROVIDE SIMPSON CS14 NAILED INTO BLOCKING
6	2X6 1.3E TIMBERSTRAND LSL STUD WALL; STUDS @ 8" O.C.

CONSTRUCTION NOTES

1) THIS IS ONE PAGE OF A SET OF PROJECT DOCUMENTS AND MAY NOT BE USED ALONE. THE CONTRACTOR, SUBCONTRACTORS AND OWNER SHALL REVIEW AND BE RESPONSIBLE FOR ALL INFORMATION CONTAINED IN ALL PROJECT DOCUMENTS PRIOR TO INITIATION OF ANY WORK ON THE PROJECT.
2) ALL FOUNDATION WALLS SHALL BE BRACED BY FLOOR DIAPHRAGM OR BY OTHER MEANS BEFORE BACK FILLING.
3) CONTRACTOR TO VERIFY DIMENSIONS W/ ARCHITECTURAL PLANS

DATE
2/23/2026 10:52:19 AM

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REVISIONS

MARK	DATE	DESCRIPTION

DRAWN: EPIC
DESIGNER: SP
REVIEWED: AJ
PROJECT # 25SM5601.01

SCALES
As indicated
0 1"
BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. IF NOT, SCALE ACCORDINGLY

PROJECT NAME:
STATE AUTOMOTIVE

PROJECT LOCATION:
HEBER CITY, UT

SHEET TITLE:
FOUNDATION PLAN

PLAN SET: PERMIT
SHEET S1.1

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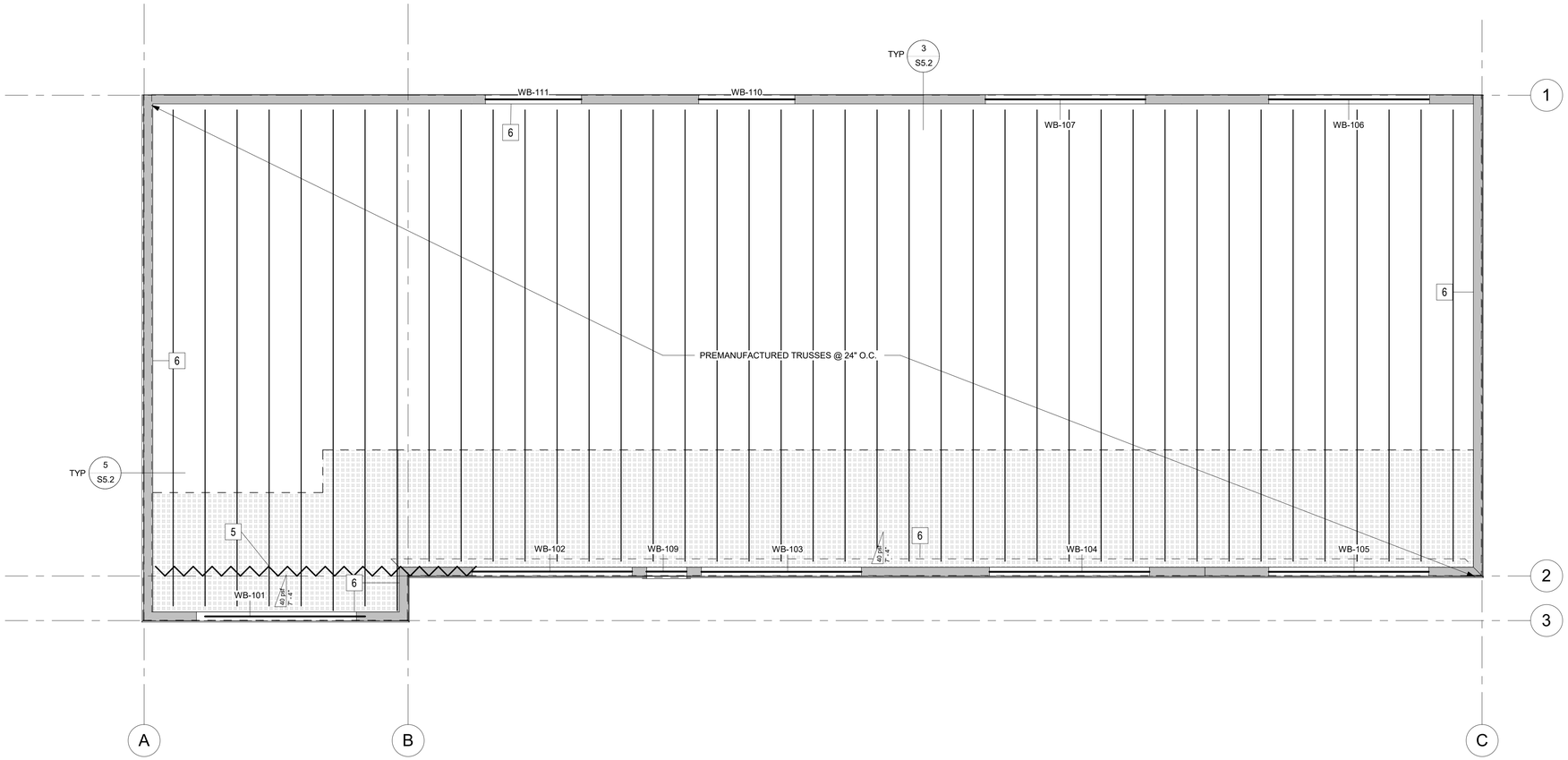
WOOD BEAM SCHEDULE					
MARK	SIZE	WOOD SPECIES	END SUPPORT(S)		REMARKS
			END 1	END 2	
WB-101	(2)1 3/4x14	LVL 2.0E	(2) TRIMMERS (3) KING STUDS	(2) TRIMMERS (3) KING STUDS	
WB-102	(2)1 3/4x14	LVL 2.0E	(2) TRIMMERS (3) KING STUDS	(2) TRIMMERS (3) KING STUDS	
WB-103	(2)1 3/4x14	LVL 2.0E	(2) TRIMMERS (3) KING STUDS	(2) TRIMMERS (3) KING STUDS	
WB-104	(2)1 3/4x14	LVL 2.0E	(2) TRIMMERS (3) KING STUDS	(2) TRIMMERS (3) KING STUDS	
WB-105	(2)1 3/4x14	LVL 2.0E	(2) TRIMMERS (3) KING STUDS	(2) TRIMMERS (3) KING STUDS	
WB-106	(2)1 3/4x14	LVL 2.0E	(2) TRIMMERS (3) KING STUDS	(2) TRIMMERS (3) KING STUDS	
WB-107	(2)1 3/4x14	LVL 2.0E	(2) TRIMMERS (3) KING STUDS	(2) TRIMMERS (3) KING STUDS	
WB-109	(2) 2x8	DF-L #2	(2) TRIMMERS (1) KING STUD	(2) TRIMMERS (1) KING STUD	
WB-110	(2)1 3/4x14	LVL 2.0E	(2) TRIMMERS (3) KING STUDS	(2) TRIMMERS (3) KING STUDS	
WB-111	(2)1 3/4x14	LVL 2.0E	(2) TRIMMERS (3) KING STUDS	(2) TRIMMERS (3) KING STUDS	

STRUCTURAL KEYNOTES	
MARK	REMARKS
1	6" CONCRETE SLAB WITH OPTIONAL 6x6xW1.4 WIRE MESH OVER 4" FREE DRAINING GRAVEL OVER PREPARED SUB GRADE. PROVIDE CONTROL JOINTS AT 10' MAX
3	EXISTING FOOTING. CONTRACTOR TO VERIFY FOOTING IS MIN 20" WIDE x10" THICK
4	EXISTING FOOTING. CONTRACTOR TO VERIFY FOOTING IS MIN 16" WIDE x10" THICK
5	PROVIDE SIMPSON CS14 NAILED INTO BLOCKING
6	2X6 1.3E TIMBERSTRAND LSL STUD WALL; STUDS @ 8" O.C.



1 FRAMING PLAN - ROOF
1/4" = 1'-0"

CONSTRUCTION NOTES

DATE

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epic ENGINEERING

REVISIONS

MARK	DATE	DESCRIPTION

DRAWN: EPIC
DESIGNER: SP
REVIEWED: AJ

PROJECT #
25SM5601.01

SCALES

As indicated

0 1"
BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST ACCORDINGLY FOR A HALF SIZE SHEET

PROJECT NAME:
STATE AUTOMOTIVE

PROJECT LOCATION:
HEBER CITY, UT

SHEET TITLE:
FRAMING PLAN - ROOF

PLAN SET: PERMIT

SHEET S1.2

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SHEAR WALL SCHEDULE								
	SHEATHING					SILL PLATE		
MARK	SIZE	BOTH SIDES?	EDGE NAILING	FIELD NAILING	NOTES	TO WOOD BELOW	TO CONCRETE BELOW	STUDS
1	7/16"	NO	8d @ 6" OC	8d @ 12" OC	2,3	16d NAILS @ 6" O.C.	AB-1	2x
2	7/16"	NO	8d @ 4" OC	8d @ 12" OC	2,3	16d NAILS @ 4" O.C.	AB-1	2x
3	7/16"	NO	8d @ 3" OC	8d @ 12" OC	2,3	1/4"x6" SDS SCREWS @ 5.5" O.C.	AB-2	2x
7	7/16"	YES	8d @ 2" OC	8d @ 12" OC	1,2,3	1/4"x6" SDS SCREWS @ 2" O.C.	AB-5	3x

NOTES:
1. WHERE 3X STUDS ARE INDICATED, PROVIDE 3X STUDS AT ALL PANEL EDGES. IN LIEU OF A SINGLE 3X STUD, (2) 2X STUDS ARE PERMITTED. PROVIDE STAGGERED NAILING EVERY 2".
2. BLOCK ALL EDGES
3. ALL ANCHOR BOLTS TO HAVE 3" X 3" X 1/4" PLATE WASHERS, TYP., U.N.O.
4. ALL EXTERIOR WALLS TO BE SHEATHED AS TYPE "1", TYP., U.N.O.

ANCHOR BOLT SCHEDULE					
MARK	DIAMETER	BOLT TYPE	SPACING	EMBED DEPTH	REMARKS
AB-1	5/8"	TITEN BOLT	32"	8"	3" x 3" PLATE WASHERS
AB-2	5/8"	J-BOLT	24"	8"	3" x 3" PLATE WASHERS
AB-3	5/8"	J-BOLT	16"	8"	3" x 3" PLATE WASHERS
AB-4	5/8"	J-BOLT	12"	8"	3" x 3" PLATE WASHERS
AB-5	5/8"	TITEN BOLT	8"	8"	3" x 3" PLATE WASHERS
AB-6	1"	PAB8	N/A	9"	14" THICK FOOTING REQUIRED.INSTALLED PER SIMPSON SPECIFICATIONS
AB-7	1"	PAB8H	N/A	8"	24" THICK FOOTING REQUIRED.INSTALLED PER SIMPSON SPECIFICATIONS
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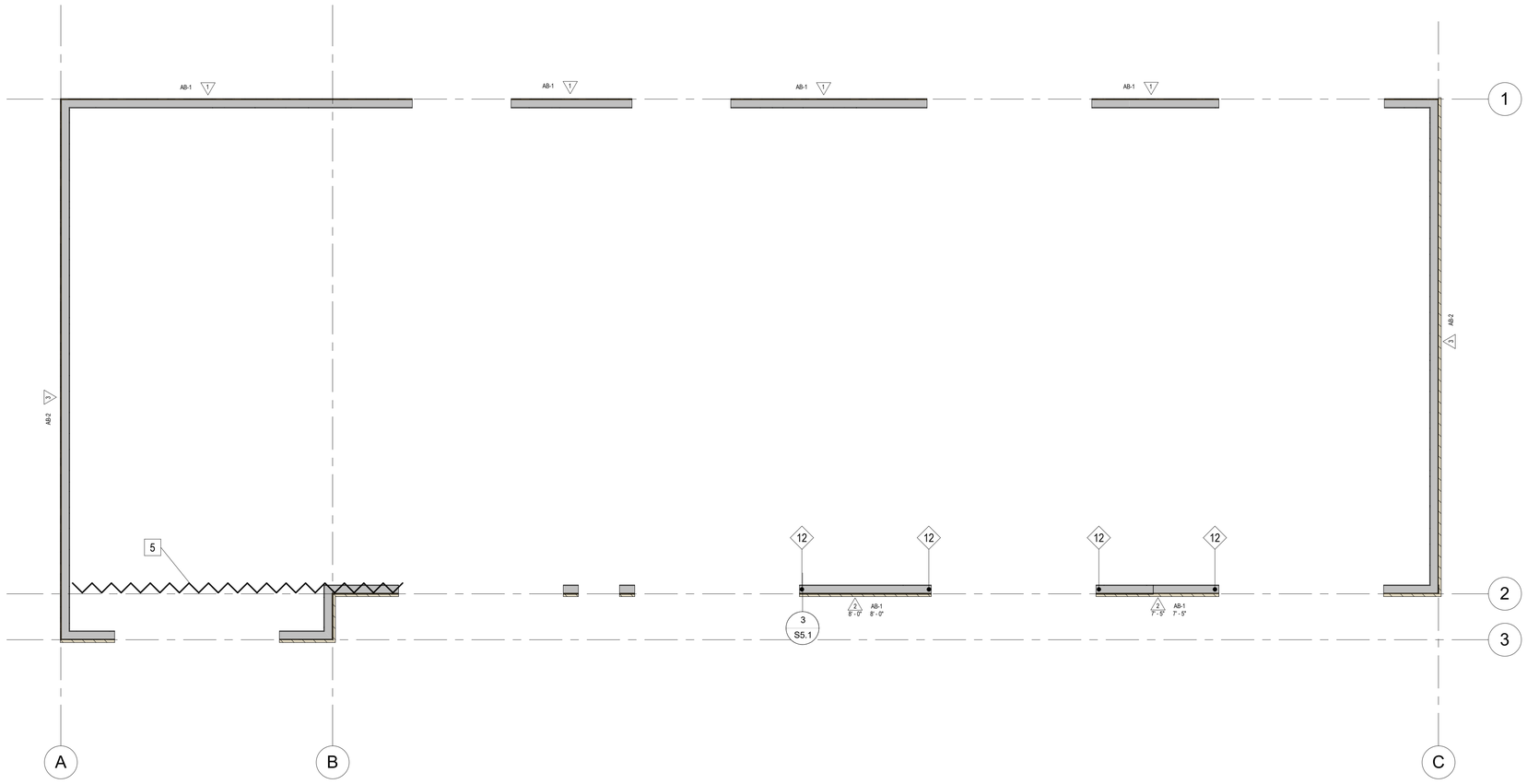
AB-9	5/8"	F1554 GR 36 THREADED ROD W/ SIMPSON AT-XP EPOXY	N/A	10"	INSTALLED PER SIMPSON SPECIFICATIONS

HOLD DOWN SCHEDULE						
MARK	COUNT	TYPE	ANCHOR BOLT	MIN POST THICKNESS	FASTENERS	REMARKS
12	4	SIMPSON MST48	N/A	0' - 3"	SEE RETROFIT HOLD DOWN DETAIL	
H	4	HOLD DOWN, SEE SHEAR WALL PLAN		0' - 0"		



1 SHEAR WALL PLAN - LEVEL 1
1/4" = 1'-0"

STRUCTURAL KEYNOTES	
MARK	REMARKS
1	6" CONCRETE SLAB WITH OPTIONAL 6x6xW1.4 WIRE MESH OVER 4" FREE DRAINING GRAVEL OVER PREPARED SUB GRADE. PROVIDE CONTROL JOINTS AT 10' MAX
3	EXISTING FOOTING. CONTRACTOR TO VERIFY FOOTING IS MIN 20" WIDE x10" THICK
4	EXISTING FOOTING. CONTRACTOR TO VERIFY FOOTING IS MIN 16" WIDE x10" THICK
5	PROVIDE SIMPSON CS14 NAILED INTO BLOCKING
6	2X6 1.3E TIMBERSTRAND LSL STUD WALL; STUDS @ 8" O.C.

CONSTRUCTION NOTES

DATE
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REVISIONS		
MARK	DATE	DESCRIPTION

DRAWN: EPIC
DESIGNER: SP
REVIEWED: AJ
PROJECT # 25SM5601.01

SCALES
As indicated
0 1"
BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST SCALE ACCORDINGLY

PROJECT NAME:
STATE AUTOMOTIVE

PROJECT LOCATION:
HEBER CITY, UT

SHEET TITLE:
SHEAR WALL PLAN - LEVEL 1

PLAN SET: PERMIT
SHEET S1.3

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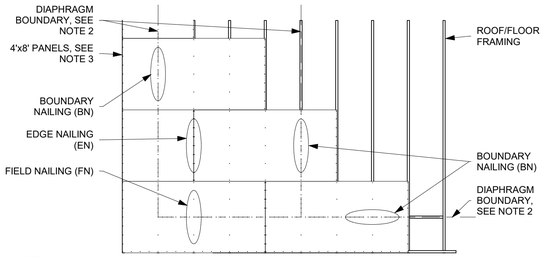
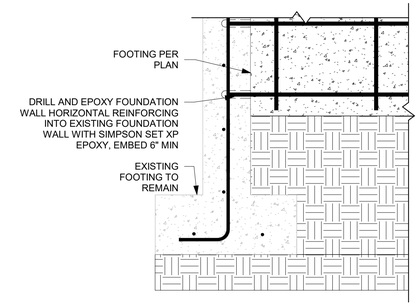
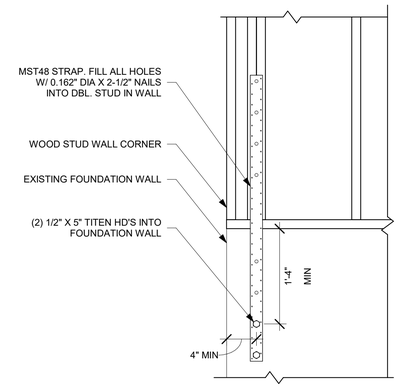


NOTE:
1. SEE STRUCTURAL FRAMING PLANS FOR SHEATHING TYPE AND THICKNESS, BOUNDARY NAILING, EDGE NAILING, AND FIELD NAILING.
2. BOUNDARIES EXIST ALONG ALL SHEAR WALLS AND ALONG ALL DRAG ELEMENTS.
3. SHEATHING ORIENTATION: LONG DIRECTION (STRONG AXIS) PERPENDICULAR TO FRAMING & SHORT DIRECTION (WEAK AXIS) PARALLEL TO FRAMING.

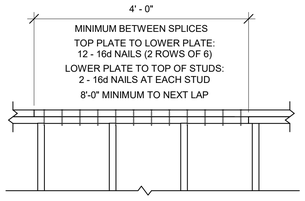
1 DIAPHRAGM NAILING - UNBLOCKED
N.T.S.



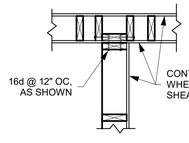
2 NEW FOUNDATION WALL TO EXISTING FOUNDATION WALL
N.T.S.



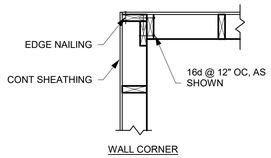
3 RETROFIT HOLD DOWN DETAIL
N.T.S.



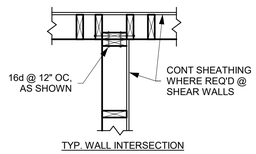
4 DOUBLE TOP PLATE SPLICE
N.T.S.



WALL INTERSECTION @ DBL (OR INSIDE) SHEATHED SHEAR WALL

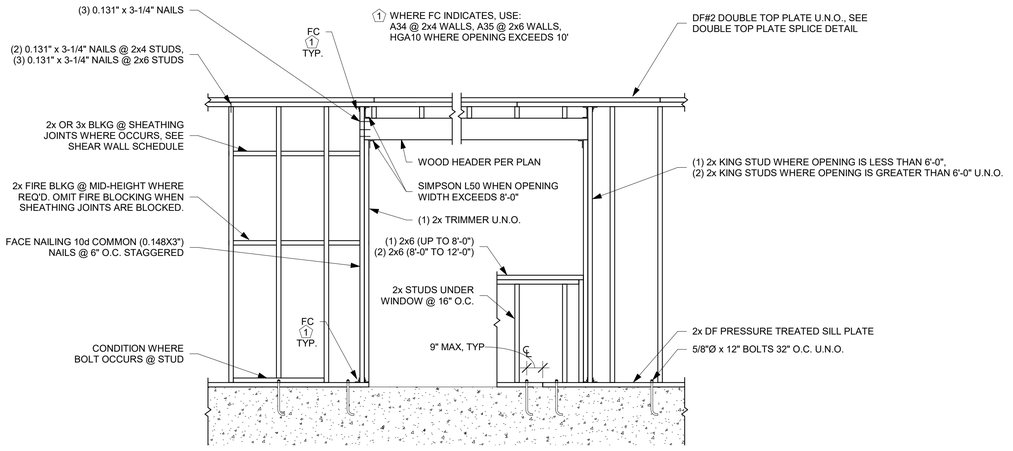


WALL CORNER

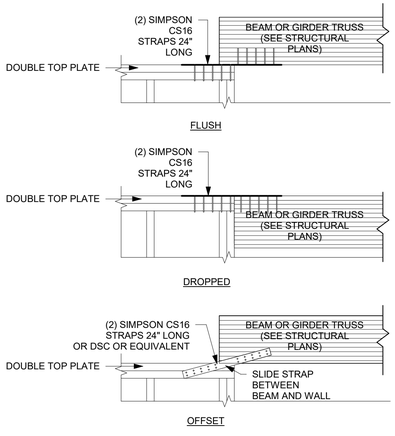


TYP. WALL INTERSECTION

5 FRAMING @ CORNERS AND INTERSECTIONS
N.T.S.



6 WALL FRAMING
N.T.S.



7 CHORD/COLLECTOR STRAP
N.T.S.

PENNY WEIGHT DESIGNATION	EQUIVALENT SPACING (INCHES)		
	COMMON NAIL	BOX NAIL	16 GAGE STAPLE
6d	4	4	3 1/2
	6	6	5
	8	8	6 1/2
	10	10	8 1/2
	12	12	10
8d	3	3	2
	4	4	2 1/2
	6	6	4
	8	8	5 1/2
	10	10	6 1/2
	12	12	8
10d	4	4	2
	6	6	3 1/2
	8	8	4 1/2
	10	10	5 1/2
	12	12	6 1/2

NOTES:
1. SPACING VALID FOR LATERAL LOAD ONLY, 7/16 STRUCTURAL II PLYWOOD OR OSB SHEATHING.
2. STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16 INCH.
3. INTERNATIONAL BUILDING CODE (IBC) TABLE 2306.4.1.
4. ICC EVALUATION SERVICE REPORT NO. 1539, TABLE 14.
5. LOS ANGLES DEPARTMENT OF BUILDING AND SAFETY RESEARCH REPORT NO. 23633, TABLE 1.
6. FASTENERS IN PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, SILICON BRONZE OR COPPER (2015 IBC 2304.9.5).

8 EQUIVALENT SHEATHING FASTENERS
N.T.S.

CONSTRUCTION NOTES

DATE
2/23/2026 10:52:20 AM

epic ENGINEERING

REVISIONS

MARK	DATE	DESCRIPTION

DRAWN: EPIC
DESIGNER: SP
REVIEWED: AJ
PROJECT # 25SM5601.01

SCALES
As indicated
0 1"
BAR SCALE MEASURES ONE INCH ON FULL SIZE SHEETS. ADJUST SCALES ACCORDINGLY FOR REDUCED SHEETS

PROJECT NAME:
STATE AUTOMOTIVE

PROJECT LOCATION:
HEBER CITY, UT

SHEET TITLE:
STRUCTURAL DETAILS

PLAN SET: PERMIT
SHEET S5.1

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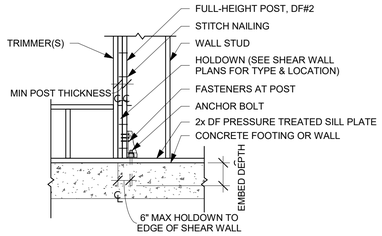
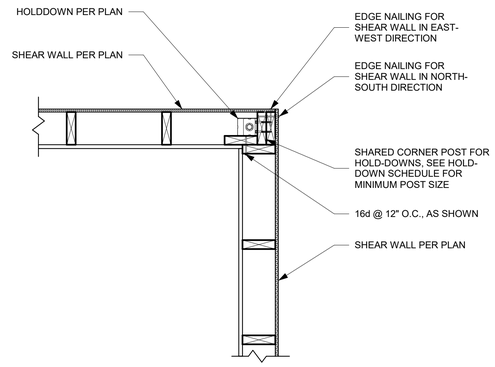
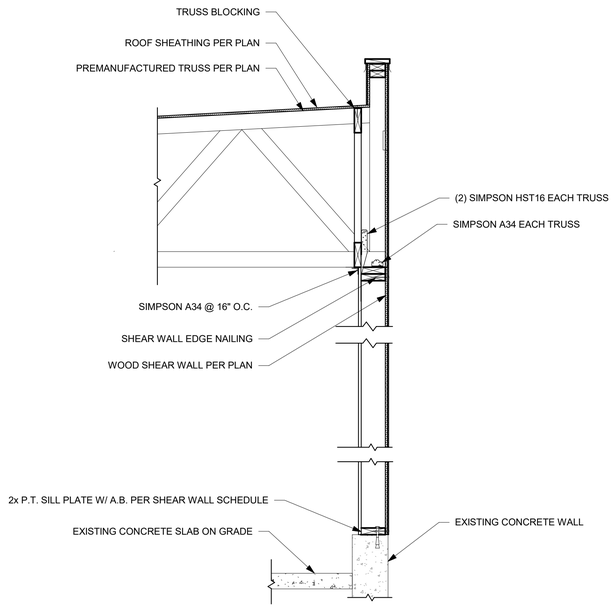


NOTES:
1. WALL SHEATHING NOT SHOWN FOR CLARITY.
2. HOLDOWNS SHALL BE INSTALLED WITHIN 6" OF EDGE OF SHEAR WALL OR EDGE OF OPENING.
3. PROVIDE SHEAR WALL EDGE NAILING TO FULL-HEIGHT POST.
4. HOLDOWNS AND STRAPS ON MULTI-STORY BUILDINGS SHALL BE ALIGNED TO PROVIDE A CONTINUOUS VERTICAL LOAD PATH TO THE FOUNDATION.
5. FASTENERS IN PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, SILICON BRONZE OR COPPER

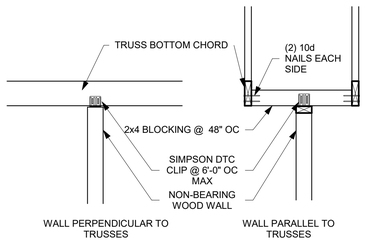
1 HOLD DOWN AT FOUNDATION, PREDEFLECTED
N.T.S.



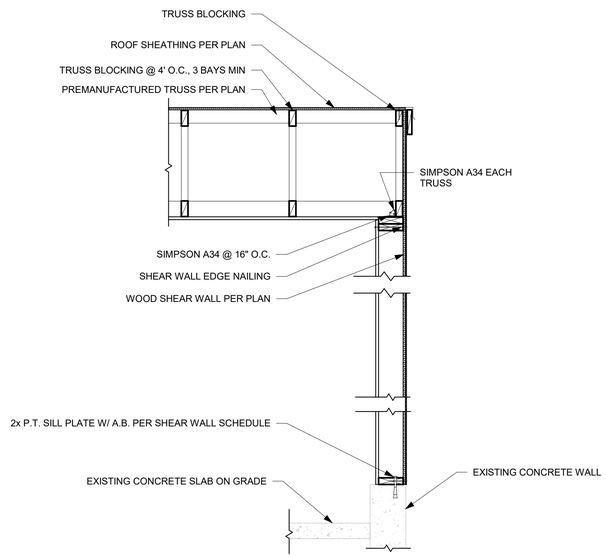
2 HOLD DOWN AT CORNER OF TWO SHEAR WALLS
N.T.S.



3 NEW ROOF TRUSS
N.T.S.



4 NON-BEARING PARTITION SUPPORT AT TRUSS
N.T.S.



5 NEW ROOF TRUSS PARALLEL
N.T.S.

CONSTRUCTION NOTES

DATE
2/23/2026 10:52:21 AM

epic ENGINEERING

REVISIONS

MARK	DATE	DESCRIPTION

DRAWN: EPIC
DESIGNER: SP
REVIEWED: AJ
PROJECT # 25SM5601.01

SCALES
As indicated
0 1"
BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST PROPORTIONALLY.

PROJECT NAME:
STATE AUTOMOTIVE

PROJECT LOCATION:
HEBER CITY, UT

SHEET TITLE:
STRUCTURAL DETAILS

PLAN SET: PERMIT
SHEET S5.2

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ENVIRO ASSESSMENT, PC
Environmental • Hydro • Geology

PHASE I ENVIRONMENTAL SITE ASSESSMENT

SUBJECT PROPERTY:
WEST 100 SOUTH PROPERTY
415 & 435 WEST 100 SOUTH AND 108 S 400 W
HEBER CITY, UT 84032
APNs: 00-0004-7006 & 00-0004-6982

PREPARED FOR:
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Heber, UT 84032
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Scottl.norwood@gmail.com

Report Dated: March 31, 2026
Project Number 2026-03-004

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PHASE I ENVIRONMENTAL SITE ASSESSMENT
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1. EXECUTIVE SUMMARY

A Phase I Environmental Site Assessment has been conducted for the Subject Property. The objective of this Phase I ESA is to identify, to the extent feasible pursuant to the process described in ASTM International Standard E1527-21, recognized environmental conditions (RECs). A summary of the Findings, Opinion, Conclusions and Recommendations are provided below:

FINDINGS:	COMMENTS
Site Description	The Subject Property consists of two parcels located at 415 & 435 West 100 South and 108 S 400 W, Heber City, UT 84032. The Subject Property is identified as APNs 00-0004-7006 & 00-0004-6982.
Subject Property History	The Subject Property has been used as a residential and commercial facility since the existing buildings were constructed circa 1969. Prior to 1962, the Subject Property appears to have been residential land.
Site Observations	The Subject Property is currently used as an auto repair facility. Only minor staining was observed throughout the garage portion of the Subject Property. The residential structure is in poor shape. The surrounding grounds of the Subject Property are in need of a full cleanup from debris left on site.
Database Findings for the Subject Property	The Subject Property was not listed in Environmental Records Sources searched.
Database Findings for Adjoining Properties	No Adjoining Properties were listed in the Environmental Records Sources searched.
Database Findings for Surrounding Properties	No Surrounding and Unplottable Sites were identified as a potential concern in the Environmental Records Sources searched.
Local Records	Records found for the Subject Property are discussed in Section 6.2.

OPINIONS:	IDENTIFIED?		COMMENTS
	Yes	**No**	
Significant Data Gaps		**X**	A significant data gap was not identified for the Subject Property.
Business Environmental Risk (BER)	**X**		In-ground lifts were formerly used onsite. This represents a Business Environmental Risk due to the possibility of a release if one of the lifts was damaged.

Recognized Environmental Condition (REC)		**X**	No RECs were identified.
Historical Recognized Environmental Condition (HREC)		**X**	No HRECs were identified.
Controlled Recognized Environmental Condition (CREC)		**X**	No CRECs were identified.
Vapor Intrusion Risk		**X**	A vapor intrusion risk was not identified for the Subject Property.
De Minimis Condition		**X**	No de minimis conditions were identified.

1.1. CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Intranational Standard Practice E1527-21 of the Subject Property at 415 & 435 West 100 South and 108 S 400 W, Heber City, UT 84032. The Subject Property is identified by its APNs as 00-0004-7006 & 00-0004-6982. Any exceptions to, or deletions from, this practice are described in the Limitations Section of this report. This assessment has revealed no recognized environmental conditions, historical recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps in connection with the Subject Property. A Business Environmental Risk (BER) was identified:

- A Business Environmental Risk (BER) was identified as the in-ground automotive lifts are old and typically contain hydraulic oils. These oils are known to leak, especially at the surface collar. Therefore, if the lifts are to be used in the future, the hydraulic oils need to be removed and replaced with environmentally friendly vegetable-based oils or, if the lifts are not to be used, they should be removed and properly disposed of and any impacted soils removed.

1.2. RECOMMENDATIONS

ASTM International Standard E1527-21 and AAI represent the minimum level of inquiry necessary to support the LLPs. It is important, however, to understand that additional inquiry ultimately may be necessary or desirable for legal—as well as business—reasons, depending upon the outcome of this Phase I assessment and the particular risk tolerances of a user. For example, such additional inquiry may assist the user in determining whether he would have continuing obligations in the event he acquires the Property and may also assist the user in defining the scope of future steps to be taken to satisfy the obligation to take reasonable steps. Additionally, a user may be concerned about Business Environmental Risks that do not fall within the definition of a REC. If a Phase I assessment performed to the requirements of the ASTM International Standard E1527-21 identifies the presence of RECs, the user may desire to conduct additional subsurface investigation (commonly referred to as a "Phase II" environmental investigation).

Based on this Phase I Environmental Site Assessment, no further environmental investigation is recommended for the Subject Property at this time. The in-ground automotive lifts are old and typically contain hydraulic oils. These oils are known to leak especially at the surface collar. Therefore, if the lifts are to be used in the future, the hydraulic oils need to be removed and replaced with environmentally friendly vegetable-based oils or, if the lifts are not to be used, they should be removed and properly disposed of and any impacted soils removed.

The statements and recommendations in this report are based upon the findings, opinions, conclusions, and site reconnaissance performed in accordance with ASTM International Standard E1527-21. This recommendation is a non-scope consideration which Enviro Assessment has performed as a courtesy to the client. Enviro Assessment's work and recommendation have been performed using a degree of skill consistent with that of competent environmental consulting firms performing similar work. Enviro Assessment has considered all reasonably ascertainable data obtained during the Phase I ESA process in the production of this recommendation. Additional research or receipt of information regarding the Subject Property that was not disclosed or available to Enviro Assessment during the assessment may result in revision of the recommendation.

The recommendation in this report should be re-evaluated if site conditions change. This recommendation is not intended to assess the suitability of the Subject Property for any purpose. This recommendation does not preclude the possibility that materials currently, or in the future, defined as hazardous substances are present on the Subject Property. This recommendation is applicable only to the Subject Property investigated during the Phase I Environmental Site Assessment and should not be used for any other property. No expressed or implied warranties are given hereunder with regard to any non-scope considerations Enviro Assessment has provided.

2. INTRODUCTION

2.1. LOCATION AND LEGAL DESCRIPTION

Subject Property Address:	415 & 435 West 100 South and 108 S 400 W, Heber City, UT 84032
Assessor Parcel Number(s):	00-0004-7006 & 00-0004-6982

A Vicinity Map and a Topographic Map are located in the Appendix.

2.2. SITE AND VICINITY GENERAL CHARACTERISTICS

The Subject Property is located on the southwest corner of the intersection of W100S and S400W, approximately one mile northwest of Heber City, UT. The surrounding area consists of a mix of commercial and residential properties. Heber City is located within the area known as the Wasatch Back and is located east of the Wasatch Front Range within the Greater Rocky Mountain region.

2.3. DESCRIPTION OF IMPROVEMENTS

Property Type	Commercial
Land Area (Acres)/Source	0.46 acre / Google Parcel Estimate
Number Of Units	2
Number Of Buildings	Two
Year Constructed	1969
Building Area (SF)/Source	Western Garage: 3,000 sq-ft / Google Parcel Estimate Eastern Residencial: 1,600 sq-ft / Google Parcel Estimate
Potable Water Supply	City water/Well
Domestic Sewage	City sewer/Septic tank

2.4. CURRENT USES OF ADJOINING PROPERTIES

DIRECTION	ADDRESS	TYPE OF USE
North	430 W 100 S 82 S 400 W	Commercial Residential
South	446 W 200 S	Residential
East	122 S 400 W 142 S 400 W 164 S 400 W	Residential Residential Residential
West	447 W 100 S Parcel: 00-0011-8286	Residential Vacant

2.5. PURPOSE

The purpose of this Phase I Environmental Site Assessment is to identify, to the extent feasible, Recognized Environmental Conditions (REC) in connection with the Subject Property. The report follows the processes prescribed by the AAI rule and in ASTM International Standard E1527-21, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

As defined by ASTM International E1527-21, §1.1.1, the term "Recognized Environmental Conditions" refers to:

> *The presence of hazardous substances or petroleum products in, on, or at the Subject Property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the Subject Property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the Subject Property under conditions that pose a material threat of a future release to the environment. A de minimis condition is not a recognized environmental condition.*

As defined by ASTM International E1527-21, §3.2.17, the term "Controlled Recognized Environmental Condition" refers to:

> *"Recognized environmental condition affecting the Subject Property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations).”*

As defined by ASTM International E1527-21, §3.2.39, the term "Historical Recognized Environmental Condition" refers to:

> *"A previous release of hazardous substances or petroleum products affecting the Subject Property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established*

by the applicable regulatory authority or authorities without subjecting the Subject Property to any controls (for example, activity and use limitations or other property use limitations).

2.6. Detailed Scope-of-Service

The scope of work performed for this Phase I Environmental Site Assessment report includes:

- Collecting and reviewing available environmental related information concerning the Property and other data pertinent to the specific site per the ASTM International Standard E1527-21;
- Conducting a site reconnaissance to observe current Subject Property uses, observe adjacent land use, and gather data on possible spills, or misuse of chemicals that could be considered a REC;
- Contacting appropriate regulatory personnel and reviewing regulatory files regarding the Subject Property in question.

Any additional non-scope considerations per Section 13 of the ASTM International Standard E1527-21 that may be included in this Phase I Environmental Assessment report per the contract would be presented in Section 12 of this report.

2.7. Significant Assumptions

No significant assumptions were made in this assessment.

2.8. Limitations and Exceptions

2.8.1. Limitations

This report is applicable only for the Subject Property and site studied. Report findings and statements of professional opinion do not constitute a guarantee or warranty, expressed or implied. This report contains information and data provided by others; Enviro Assessment in no way warrants the accuracy or completeness of the information provided by those sources. Enviro Assessment's services are performed in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. This report is prepared using the ASTM International Standard E1527-21 and includes several inherent limitations, including but not limited to: Section 4.5.1 - Uncertainty Not

Eliminated, Section 4.5.2 - Not Exhaustive, Section 7.4 - No Sampling, and Section 7.5.2.1 - Reliance. This report was requested to be produced within a specific time frame. Any information received after the completion of the report will not be included in this report. An addendum or update to this report maybe required based on the type and quality of the information received. This could include RECs that were not previously defined.

2.8.2. Exceptions

No exceptions to or deviations from the ASTM International Standard E1527-21 was made during the course of work, with the exception of the following:

- No interviews were conducted with local agencies as part of this assessment. Relevant local agencies for the area have policies of referring requests for interviews to their file review departments.
- A complete list of previous occupants of the Subject Property was not located; therefore, no determination can be made based on every previous use of the Subject Property.
- A complete history in five-year intervals was not reasonably ascertainable.
- Certain portions of the Subject Property, particularly the interior of the structures, were inaccessible at the time of the site reconnaissance; therefore, inspection of these areas was not possible.
- All obvious uses of the Subject Property dating back to the first developed use, or back to 1940, were not obtainable for this report using the standard historical sources cited in the ASTM International Standard 1527-21 in Sections 8.3.4.1 through 8.3.4.8.

These limitations are not anticipated to represent a significant data gap for the investigation.

2.9. Special Terms and Conditions

Enviro Assessment has been authorized by Scot Long to perform a Phase I Environmental Site Assessment of the Subject Property. It is Enviro Assessment's understanding that Mr. Long will use the information contained in this report for undisclosed purposes. Without prior written consent

of the client, Enviro Assessment will keep confidential, and not disclose to any person or entity, any data or information provided by the client or generated in conjunction with the performance of this study, except when required by law. Provisions of confidentiality shall not apply to data or information obtained from the public domain or acquired from third parties not under obligation to the client to maintain confidentiality.

2.10. User Reliance

This report was prepared for the exclusive use of Mr. Long. No other person or entity is entitled to rely upon this report without the specific written authorization of Enviro Assessment. Such reliance is subject to the same limitations, terms, and conditions as the original contract with the client. Enviro Assessment specifically disclaims any responsibility for any unauthorized use of this report. Based on the ASTM International Standard, this Phase I report expires 180 days from the date the work was conducted.

3. USER PROVIDED INFORMATION

The "All Appropriate Inquiries" Final Rule (40 C.F.R. Part 312) requires that certain tasks be performed by or on behalf of a party seeking to qualify for an LLP to CERCLA liability. The following items were requested of the client in our provided questionnaire and discussed below:

3.1. Title Records

Neither chain of title reports, a Preliminary Title Report, nor a Commitment for Title Insurance were reviewed for pertinent title records and/or judicial records, as no such records were made available for review.

3.2. Environmental Liens or Activity and Use Limitations

No Environmental Liens or Activity and No Limitation search results were received from the user during this Assessment in regard to the Subject Property. No environmental liens placed by the federal environmental agency under CERCLA regulations for the Subject Property was/were found during a record search on available government records.

3.3. Specialized Knowledge

No information was provided identifying specialized knowledge or experience that is material to Recognized Environmental Conditions in connection with the Subject Property.

3.4. Commonly Known or Reasonably Ascertainable Information

No information was provided identifying knowledge of commonly known or reasonably ascertainable information related to the Subject Property.

3.5. Valuation Reduction for Environmental Issues

No information was provided identifying knowledge of valuation reduction of the Subject Property.

3.6. Owner, Property Manager, and Occupant Information

Information provided by the owner of the Subject Property is discussed in Section 6 of this report.

3.7. Reason for Performing Phase I

The Phase I ESA has been requested by Mr. Long for undisclosed purposes.

3.8. OTHER

No other information related to the Subject Property was provided for review.

4. SITE RECONNAISSANCE

A site reconnaissance of the Subject Property was conducted on March 30, 2026 by Ms. Bethune, under the supervision of Mr. Robinson. A site map and photographs of the Subject Property are attached to this report in the Appendix.

4.1. Methodology and Limiting Conditions

The periphery of the Subject Property was inspected. A detailed inspection was conducted of all major site features visible from the public portions of the Subject Property.

LIMITING CONDITION	REASON
Interior of the Subject Property structures could not be inspected	The residential structure is in poor condition and the garage structure was locked.

4.2. Exterior and Interior Observations

Observations made during the site visit are summarized in the following table:

SITE VISIT OBSERVATIONS	
Current use(s)/tenants	Vacant home and vacant former shop-415 & 435 West 100 South and 108 S 400 W
Past use(s)	Home and shop for over 100 years (well the home anyway) shop is at least 50 year old
Current use of adjoining properties	North: 100 South followed by: Residence (82 South 400 West); Atlas Title (490 West 100 South) South: Residence (142 South 400 West); 147 South 400 West East: Interstate 4th Street followed by: Residences (387 West 100 South) West: Residence (447 West 100 South)
Evidence of past use of adjoining properties	Single family homes
Topography	To the southwest
Number of structures (include approximate size and # of stories)	Two (shop-1 story); Home (2-story with a half basement under the main home)
Roads/driveways/parking	Interstate 215 to the east and 2400 West to the east
Potable water supply	Yes-Heber City Water Department
Solid waste disposal	City of Heber
Sewer discharge and disposal	City of Heber

Surface water drainage	Drains to the city
Source of heating and cooling	Natural gas and central air

OBSERVATION CHECKLIST

	Observed?		
Type	**Yes**	**No**	**Notes**
Hazardous materials and petroleum products	X		1-gallon milk jugs of an unknown lubricant
Storage tanks		X	None observed
Strong, pungent or noxious odors		X	None observed
Standing surface water and pools, or sumps containing liquids likely to be hazardous substances or petroleum products		X	None observed
Drums, totes, and intermediate bulk containers	X		Several 55-gallon drums are stored near the wood debris. These drums should be removed with the wood debris from the Subject Property.
Hazardous substance and petroleum product containers not in connection with identified uses	X		1-gallon milk jugs of an unknown lubricant
Unidentified substance containers		X	None observed
Polychlorinated biphenyls (PCBs) (i.e., industrial lighting units, lifts, box crushers, heavy equip….)	X		An in-ground lift was observed in the eastern garage area.
Pole- or pad-mounted transformers	X		Pad-mounted transformer on the northeast corner
Stains or corrosion on floors, walls, or ceilings (not from water)	X		Staining beneath the underground lift in the eastern bay (known small leak)
Area drains, floor drains	X		A drain is located near the below grade lift, discharge point unknown.
Sumps, drywells, catch basins, clarifiers		X	None observed
Pits, ponds, lagoons		X	None observed
Stained soil or pavement	X		Minor staining could be seen in the interior work area.
Stressed vegetation		X	None observed
Water/wastewater or other liquid discharged from or to the Subject		X	None observed

Property			
Wells (irrigation wells, injection wells, monitoring wells, abandoned wells, or other wells)		X	None observed
Septic system or cesspools		X	None observed

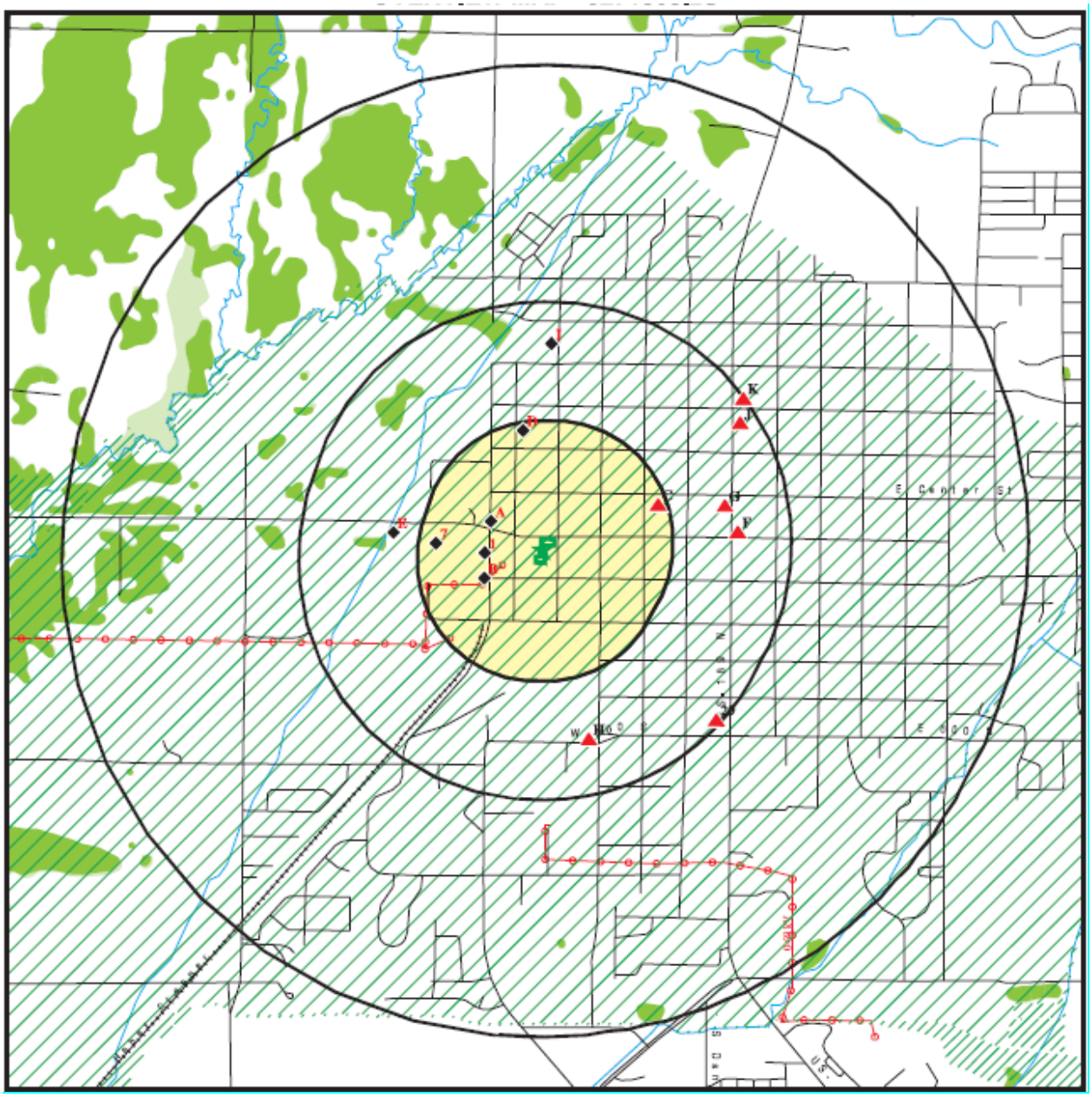
5. RECORDS REVIEW

5.1. STANDARD AND ADDITIONAL ENVIRONMENTAL RECORDS

The Environmental Records used for this Phase I ESA were obtained through Environmental Data Resources, LLC (EDR®) of Shelton, CT. The search radius used for each of the records is listed below and is based on the ASTM International Standard E1527-21, Sections 8.2.2 and Table 2 and Table 3. The date of each of the government records searched and the date EDR® obtained the records are listed in the EDR® Report (attached). In addition to the search results, lists of sites which may be located within the search area but, due to lack of information, cannot be accurately located are provided (Unplottable Sites). This Unplottable Report list was reviewed and all sites which may be included within the search radius have been included in this report.

5.2. ENVIRONMENTAL RECORDS DATABASE RESULTS

For the full name, description, and the date each of the databases were last updated, please refer to the Government Records section of the EDR® Report.



Database	Dist (MI)	TP	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total
STANDARD ENVIRONMENTAL RECORDS								
Lists of Federal NPL (Superfund) sites								
NPL	1.000	0	0	0	0	0	NR	0
Proposed NPL	1.000	0	0	0	0	0	NR	0
NPL LIENS	1.000	0	0	0	0	0	NR	0
Lists of Federal Delisted NPL sites								
Delisted NPL	1.000	0	0	0	0	0	NR	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders								
FEDERAL FACILITY	0.500	0	0	0	0	NR	NR	0
SEMS	0.500	0	1	0	0	NR	NR	1
Lists of Federal CERCLA sites with NFRAP								
SEMS-ARCHIVE	0.500	0	0	0	0	NR	NR	0
Lists of Federal RCRA facilities undergoing Corrective Action								
CORRACTS	1.000	0	0	0	0	0	NR	0
Lists of Federal RCRA TSD facilities								
RCRA-TSDF	0.500	0	0	0	0	NR	NR	0
Lists of Federal RCRA generators								
RCRA-LQG	0.250	0	0	0	NR	NR	NR	0
RCRA-SQG	0.250	0	0	0	NR	NR	NR	0
RCRA-VSQG	0.250	0	0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500	0	0	0	0	NR	NR	0
US ENG CONTROLS	0.500	0	0	0	0	NR	NR	0
US INST CONTROLS	0.500	0	0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP	0	NR	NR	NR	NR	NR	0
Lists of state- and tribal hazardous waste facilities								
SHWS	N/A	N/A	NR	NR	NR	NR	NR	0
Lists of state and tribal landfills and solid waste disposal facilities								
SWF/LF	0.500	0	0	1	0	NR	NR	1
Lists of state and tribal leaking storage tanks								
LAST	0.500	0	0	0	0	NR	NR	0
LUST	0.500	0	1	0	10	NR	NR	11
INDIAN LUST	0.500	0	0	0	0	NR	NR	0
Lists of state and tribal registered storage tanks								
FEMA UST	0.250	0	0	0	NR	NR	NR	0
UST	0.250	0	1	2	NR	NR	NR	3
AST	0.250	0	2	0	NR	NR	NR	2
INDIAN UST	0.250	0	0	0	NR	NR	NR	0

Database	Dist (MI)	TP	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total
State and tribal institutional control / engineering control registries								
INST CONTROL	0.500	0	0	0	0	NR	NR	0
Lists of state and tribal voluntary cleanup sites								
VCP	0.500	0	0	0	0	NR	NR	0
INDIAN VCP	0.500	0	0	0	0	NR	NR	0
Lists of state and tribal brownfield sites								
BROWNFIELDS	0.500	0	0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500	0	0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
INDIAN ODI	0.500	0	0	0	0	NR	NR	0
DEBRIS REGION 9	0.500	0	0	0	0	NR	NR	0
ODI	0.500	0	0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500	0	0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP	0	NR	NR	NR	NR	NR	0
CDL	TP	0	NR	NR	NR	NR	NR	0
US CDL	TP	0	NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP	0	NR	NR	NR	NR	NR	0
SPILLS	TP	0	NR	NR	NR	NR	NR	0
SPILLS 90	TP	0	NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250	0	0	0	NR	NR	NR	0
FUDS	1.000	0	0	0	0	0	NR	0
DOD	1.000	0	0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500	0	0	0	0	NR	NR	0
US FIN ASSUR	TP	0	NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP	0	NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250	0	0	0	NR	NR	NR	0
TSCA	TP	0	NR	NR	NR	NR	NR	0
TRIS	TP	0	NR	NR	NR	NR	NR	0
SSTS	TP	0	NR	NR	NR	NR	NR	0
ROD	1.000	0	0	0	0	0	NR	0
RMP	TP	0	NR	NR	NR	NR	NR	0
RAATS	TP	0	NR	NR	NR	NR	NR	0
PRP	TP	0	NR	NR	NR	NR	NR	0
PADS	TP	0	NR	NR	NR	NR	NR	0

Database	Dist (MI)	TP	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total
ICIS	TP	0	NR	NR	NR	NR	NR	0
FTTS	TP	0	NR	NR	NR	NR	NR	0
MLTS	TP	0	NR	NR	NR	NR	NR	0
COAL ASH DOE	TP	0	NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500	0	0	0	0	NR	NR	0
PCB TRANSFORMER	TP	0	NR	NR	NR	NR	NR	0
RADINFO	TP	0	NR	NR	NR	NR	NR	0
HIST FTTS	TP	0	NR	NR	NR	NR	NR	0
DOT OPS	TP	0	NR	NR	NR	NR	NR	0
CONSENT	1.000	0	0	0	0	0	NR	0
INDIAN RESERV	1.000	0	0	0	0	0	NR	0
FUSRAP	1.000	0	0	0	0	0	NR	0
UMTRA	0.500	0	0	0	0	NR	NR	0
LEAD SMELTERS	TP	0	NR	NR	NR	NR	NR	0
US AIRS	TP	0	NR	NR	NR	NR	NR	0
US MINES	0.250	0	0	0	NR	NR	NR	0
ABANDONED MINES	0.250	0	0	0	NR	NR	NR	0
MINES MRDS	0.250	0	0	0	NR	NR	NR	0
FINDS	TP	0	NR	NR	NR	NR	NR	0
DOCKET HWC	TP	0	NR	NR	NR	NR	NR	0
UXO	1.000	0	0	0	0	0	NR	0
ECHO	TP	0	NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250	0	0	0	NR	NR	NR	0
PFAS NPL	0.250	0	0	0	NR	NR	NR	0
PFAS FEDERAL SITES	0.250	0	0	0	NR	NR	NR	0
PFAS TRIS	0.250	0	0	0	NR	NR	NR	0
PFAS TSCA	0.250	0	0	0	NR	NR	NR	0
PFAS RCRA MANIFEST	0.250	0	0	0	NR	NR	NR	0
PFAS ATSDR	0.250	0	0	0	NR	NR	NR	0
PFAS WQP	0.250	0	0	0	NR	NR	NR	0
PFAS PROJECT	0.250	0	0	0	NR	NR	NR	0
PFAS NPDES	0.250	0	0	0	NR	NR	NR	0
PFAS ECHO	0.250	0	0	0	NR	NR	NR	0
PFAS ECHO FIRE TRAIN	0.250	0	0	0	NR	NR	NR	0
PFAS PT 139 AIRPORT	0.250	0	0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250	0	0	0	NR	NR	NR	0
BIOSOLIDS	TP	0	NR	NR	NR	NR	NR	0
UST FINDER	0.250	0	1	2	NR	NR	NR	3
UST FINDER RELEASE	0.500	0	1	0	10	NR	NR	11

Database	Dist (MI)	TP	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total
E MANIFEST	0.250	0	0	0	NR	NR	NR	0
PFAS	0.250	0	0	0	NR	NR	NR	0
EMI	TP	0	NR	NR	NR	NR	NR	0
DRYCLEANERS	0.250	0	0	0	NR	NR	NR	0
EWA	TP	0	NR	NR	NR	NR	NR	0
Financial Assurance	TP	0	NR	NR	NR	NR	NR	0
FUDS	TP	0	NR	NR	NR	NR	NR	0
MMRP	TP	0	NR	NR	NR	NR	NR	0
NPDES	TP	0	NR	NR	NR	NR	NR	0
TIER 2	TP	0	NR	NR	NR	NR	NR	0
UIC	TP	0	NR	NR	NR	NR	NR	0
UOPF	TP	0	NR	NR	NR	NR	NR	0
TANK LAPSE	0.250	0	0	0	NR	NR	NR	0
Local Land Records								
LIENS 2	TP	0	NR	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000	0	0	0	0	0	NR	0
EDR Hist Auto	0.125	0	0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125	0	0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	TP	0	NR	NR	NR	NR	NR	0
RGA LUST	TP	0	NR	NR	NR	NR	NR	0
Total		**0**	**7**	**5**	**20**	**0**	**0**	**32**

From the EDR Radius Report

5.3. Methodology of Records Review

Enviro Assessment conducts *Regulatory Agency File and Records Reviews* in accordance with ASTM International Standard E1527-21, Sections 8.2.3. *The purpose of the regulatory file review is to obtain sufficient information to assist the environmental professional in determining if a recognized environmental condition, historical recognized environmental condition, controlled recognized environmental condition, or a de minimis condition exists at the Subject Property.*

Standard Historical Information Sources (8.3.3) that are *practically reviewable* (3.2.65) and *publicly available* (3.2.69) have been examined by Enviro Assessment, PC personnel. Records that are not *practically reviewable* were not used to determine any professional opinion regarding potential impacts to the Subject Property. This review of the *Standard Historical Information Sources* includes case files that meet the definition requirements of a *recognized environmental condition, historical recognized environmental condition, controlled recognized environmental condition, or a de minimis condition.* Please refer to the EDR Report and appendices attached to this report for further details (Terms and definitions in italics denote direct references from ASTM International Standard E1527-21).

5.4. Subject Property

The Subject Property was not listed in the EDR regulatory agency file and records reviews searched.

5.5. Adjoining Properties

The EDR regulatory agency file and records reviews report was reviewed for any adjoining sites which may pose a risk of significant environmental concern to the Subject Property. The map below indicates the adjoining properties; the map is a guide to identifying the adjoining properties and may not be exact in all situations.

No adjoining properties were listed within the EDR records searched.

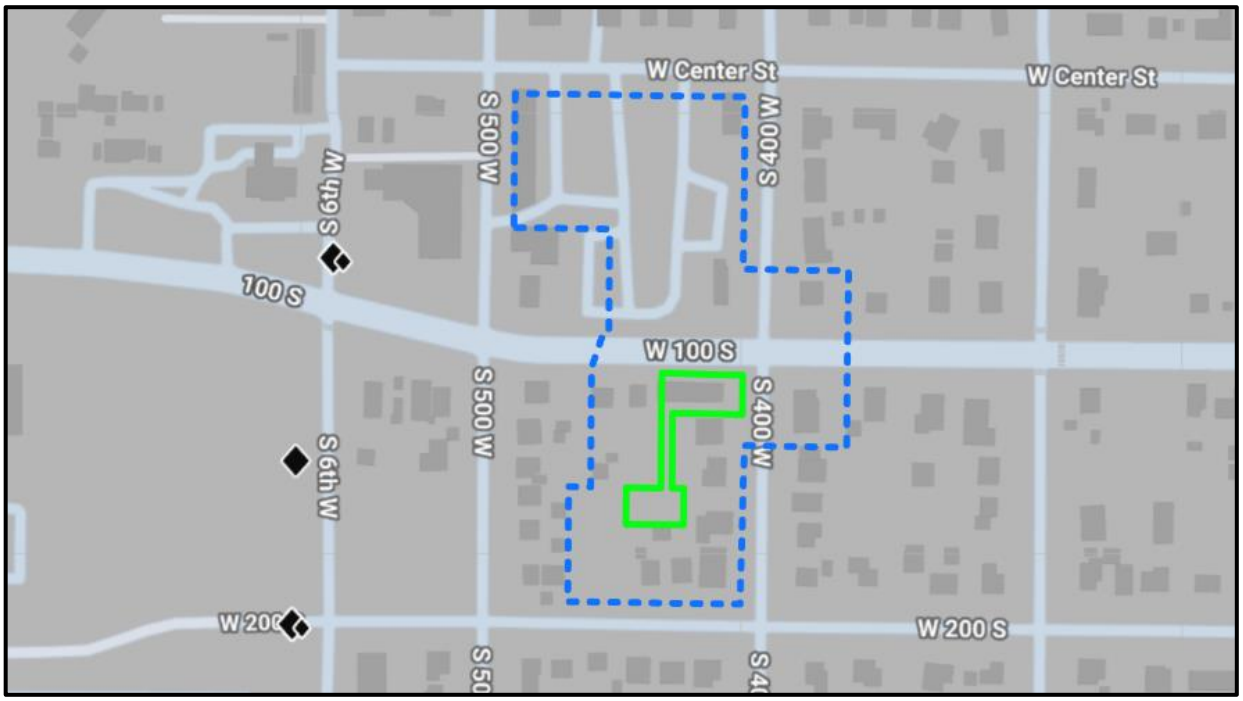


Illustration of the Subject Property and adjoining properties based on Parcel Data (EDR).

5.6. Surrounding Properties

The EDR regulatory agency file and records reviews Report was reviewed for any surrounding sites which may pose a risk of significant environmental concern to the Subject Property. Surrounding properties are properties beyond the adjacent properties and up to the limit of the search radius as defined by the ASTM Standard. No sites of potential environmental concern were listed within the EDR records searched.

The remaining cases listed in the EDR regulatory agency file and records reviews report were for regulatory database listings, permitted facilities listings, closed/remediated cases, and historical database listings; including sites which, based on their distances, are not anticipated to impact the Subject Property. Please refer to the Appendix for further details on these sites.

5.7. Unplottable Sites

The Unplottable Report was reviewed. No sites are listed that are within the search radius of the Subject Property.

5.8. Physical Setting Sources

According to the most recent USGS Topographic maps covering the Subject Property and vicinity, the Subject Property is relatively flat and lies at approximately 5582 feet above mean sea-level.

According to EDR Report, the Subject Property is mapped as RASBAND loam soil with a Hydrologic Group Classification of Class B. Class B is defined as soils with moderate infiltration rates with deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

5.9. Historical Use Information on the Subject Property and Adjoining Properties

5.9.1. Historical Topographic Maps

Topographic maps of the Subject Property were reviewed as part of this investigation. The results are discussed below in the timeline section:

5.9.2. Aerial Photographs

Aerial photographs of the Subject Property were reviewed as part of this investigation. The results are discussed below in the timeline section:

5.9.3. Fire Insurance Maps

An attempt was made by EDR to obtain Fire Insurance Maps (FIM) for the period covering the years 1866 through the present in order to determine what types of activities were conducted on the Subject Property and on adjoining properties. FIM coverage was not available for the Subject Property or surrounding area.

5.9.4. Historical Records Timeline

DATE	RECORD	DESCRIPTION
1900	Topo Map	15 Minute USGS Topo Map. The Subject Property local streets are laid out and a residential size structure is located near the northeast corner of the Subject Property.
1903	Topo Map	15 Minute USGS Topo Map. Relatively unchanged.
1907	Topo Map	15 Minute USGS Topo Map. The Subject Property is north of the mapped

DATE	RECORD	DESCRIPTION
		area.
1909	Topo Map	15 Minute USGS Topo Map. The Subject Property is north of the mapped area.
1953	Aerial Photo	A residential structure is located on the northern portion of the Subject Property.
1955	Topo Map	7.5 Minute USGS Topo Map. The area is inside the city limits and no structures are shown.
1962	Aerial Photo	A residential structure is located on the northern portion of the Subject Property.
1966	Topo Map	7.5 Minute USGS Topo Map. The Subject Property is north of the mapped area.
1969	Aerial Photo	The northern portion of the Subject Property has a residence; a commercial building has been developed alongside the residence. The southern portion of the Subject Property is cluttered with stored vehicles.
1976	Aerial Photo	Blurry photo with no recognizable changes.
1978	Aerial Photo	Relatively unchanged.
1981	Aerial Photo	Relatively unchanged.
1983	Aerial Photo	Relatively unchanged.
1993	Topo Map	7.5 Minute USGS Topo Map. The Subject Property is north of the mapped area.
1993	Aerial Photo	Relatively unchanged.
1997	Aerial Photo	Relatively unchanged.
1998	Topo Map	7.5 Minute USGS Topo Map. The Subject Property is north of the mapped area.
1999	Topo Map	7.5 Minute USGS Topo Map. The area is inside the city limits and no structures are shown.
2006	Aerial Photo	The southern portion of the property has many stored vehicles.
2011	Aerial Photo	Relatively unchanged.
2014	Topo Map	7.5 Minute USGS Topo Map. The area is inside the city limits and no structures are shown.

DATE	RECORD	DESCRIPTION
2014	Aerial Photo	Relatively unchanged.
2017	Topo Map	7.5 Minute USGS Topo Map. The area is inside the city limits and no structures are shown.
2018	Aerial Photo	Relatively unchanged, there is an abundance of vehicles stored on the rear of the Subject Property.
2020	Topo Map	7.5 Minute USGS Topo Map. The area is inside the city limits and no structures are shown.
2021	Aerial Photo	Relatively unchanged.
2023	Topo Map	7.5 Minute USGS Topo Map. The area is inside the city limits and no structures are shown.
2024	Aerial Photo	Relatively unchanged.

These historical records are included in the Appendix.

5.9.5. City Directories

A search of local historical city directories was conducted by EDR for the Subject Property. The review included directories in five-year intervals from 1992 to 2005 (as available). The results are discussed below:

425 W 100 S (SUBJECT PROPERTY)	
DATE	**LISTING DESCRIPTION**
2005	Auto Mechanic El Chapin
2000	Occupant Unknown
1995	Arts Foreign Auto Repair
1992	Arts Auto Repr

No other listings were found for the Subject Property.

5.9.6. Google Street View

Historical Google Street Views were reviewed within the Google Earth mapping system. Enviro Assessment, PC reviews Street Views from each adjacent street to the Subject Property. Street

Views may not be available for all properties; however, Enviro Assessment, PC reviews this tool for additional information related to the Subject Property. After a review of Google Street Views, the following years were available for the Subject Property:

425 W 100 S (SUBJECT PROPERTY)	
DATE	**STREET VIEW DESCRIPTION**
2007	The Subject Property has a residential home alongside a five-garage bay auto repair facility. What appears to be an in-ground lift is in use in the eastern most garage.
2012	Relatively unchanged.
2016	Relatively unchanged, the residential front lawn is used as a vehicle parking area.
2018	Relatively unchanged.
2019	Relatively unchanged.
2021	Relatively unchanged.
2024	Relatively unchanged. One of the vehicles has been stored on the lawn for at least five years.

View from 465 W 200 S (SUBJECT PROPERTY)	
DATE	**STREET VIEW DESCRIPTION**
2024	The Subject Property rear area is partially visible and is in use as a vehicle parking area.

5.10. Additional Records Review

EDR Records includes a search of additional records related to the subject and surrounding properties. These records include (as available), local building permits, fire and emergency reports, and assessor records.

5.10.1. Fire And Emergency Reports

The table below includes the fire and emergency records that EDR provided for the Subject Property and any adjoining properties of note.

EDR FIRE AND EMERGENCY RECORDS			
Site Address	**Date of Record**	**Record Type**	**Description**
100 S 400 W	2012	Gas Leak	Construction site that had a gas leak
416 W 200 S	2013	Gas Leak	Family dwelling with a natural gas leak.

5.10.2. Assessor Records

The table below includes the assessor records that EDR provided for the Subject Property and any adjoining properties of note.

EDR ASSESSOR RECORDS					
Site Address	**Parcel Number**	**Sq Ft**	**Property size**	**Land Use**	**Yr Built**
108 S 400 W (Subject Property)	00-0004-6982	4,356	0.1 acres	Single Family residential	1876
435 W 100 S	00-0004-7006	13,939.119	0.32 acres	Zoned Residential	1970

5.11. Historical Review Summary

Based on the aerial photos, topographic maps, Fire Insurance Maps, and City Directory listings of the Subject Property, in addition to information obtained while conducting interviews, the Subject Property was developed with a residential structure in 1900. By 1970, the commercial structure currently occupying the Subject Property was developed. The first located aerial photograph was from 1953. Historical use of the Subject Property includes, but is not limited to, residential and an auto repair facility.

6. INTERVIEWS

An attempt has been made to obtain historical as well as current information relative to the Subject Property from several individuals and local agencies. The objective of the interview process is to obtain any information indicating recognized environmental conditions in connection with the Subject Property.

6.1. INTERVIEW WITH OWNER OR SITE MANAGER

An Environmental Questionnaire and Subject Property Boundary Verification Form were sent to Mr. Long, via e-mail.

FORM TITLE	DATE SENT	DATE RECEIVED	COMMENTS
Environmental Questionnaire - Part 1	3/4/2026		
Environmental Questionnaire - Part 2	3/4/2026		
Property Boundary Verification Form	3/4/2026	3/4/2026	boundaries corrected via email

6.2. INTERVIEW WITH LOCAL GOVERNMENT OFFICIALS

Utah Department of Environmental Quality

The Utah Department of Environmental Quality online map database was searched on March 9, 2026 as part of the records review of the Subject Property. The same day we contacted the Waste Management Division and we requested any records for waste oil disposal from the automotive property. As of the date of this report, we have not received any further records.

Wasatch County Assessor

The Wasatch County Assessor Parcel Viewer was reviewed March 9, 2026, as part of the records review of the Subject Property. We searched for a list of building permits and the dates issued. We found the Subject Property was listed as a Mercedes Benz Repair LLC.

Heber City Building Department

The Heber City Building Department was contacted via email on March 9, 2026 as part of the records review of the Subject Property. We requested the proper records request method for building permits for the automotive business that is located at the Subject Property. As of the date of this report, we have not received any further records.

Wasatch Fire Department

The Wasatch Fire Department was contacted via online contact form on March 9, 2026 as part of the records review of the Subject Property. We requested direction to the proper fire records request method for the commercial business at the Subject Property. As of the date of this report, we have not received any further records.

6.3. INTERVIEW WITH OTHERS

No additional interviews were conducted in this assessment.

7. NON-SCOPE SERVICES

No additional services as listed in the ASTM Standard 1527-21 have been requested in writing and placed under contract in regard to this assessment, including, but not limited to, asbestos testing of material at the Subject Property and drug lab uses of the Subject Property.

8. FINDINGS AND OPINION

8.1. FINDINGS

Site Description

The Subject Property is located at 415 & 435 West 100 South and 108 S 400 W, Heber City, UT 84032. The Subject Property is identified by its APNs as 00-0004-7006 & 00-0004-6982.

Historical Review Summary

Based on the aerial photos, topographic maps, Fire Insurance Maps, and City Directory listings of the Subject Property, in addition to information obtained while conducting interviews, the Subject Property was developed with a residential structure in 1900. By 1970, the commercial structure currently occupying the Subject Property was developed. The first located aerial photograph was from 1953. Historical use of the Subject Property includes, but is not limited to, residential and an auto repair facility.

Site Observations

Enviro Assessment personnel identified no significant observable contaminated areas on the Subject Property during the site reconnaissance, with the exception of the presence of several 55-gallon drums are stored near the wood debris. The eastern garage unit has a in ground lift. Additionally, one-gallon milk jugs of an unknown lubricant are stored onsite.

EDR Report Findings for the Subject Property

The Subject Property was not listed in the EDR Report.

Additional EDR Report Findings

The EDR Report was reviewed for any adjoining and/or surrounding sites which may pose a risk of significant environmental concern to the Subject Property. No sites of potential concern were identified in the surrounding area. Please refer to Sections 5.5 and 5.6 of this report for additional details on these sites.

Local Records Review

Interviews were conducted with individuals and local government agencies in an attempt to obtain any information indicating recognized environmental conditions in connection with the Subject Property. Please refer to Section 6 of this report for additional details on these interviews.

8.2. OPINION

Historical Records

All available standard historical sources have been reviewed in an attempt to identify the likelihood of past uses of the Subject Property and surrounding area, having led to recognized environmental conditions (RECs) in connection with the site. No significant environmental concerns have been identified based on the historical use of the Subject Property or surrounding area, with the exception of several 55-gallon drums, stored near the wood debris, and one-gallon milk jugs of an unknown lubricant, stored onsite. These drums and jugs should be removed from the Subject Property along with the wood debris. The past use on the Subject Property includes the presence of in-ground lifts. The lifts represent a Business Environmental Risk due to the possibility of a release if one of the lifts is damaged.

Site Observations

Enviro Assessment personnel did not observe any visible RECs related to the Subject Property, with the exception of the 55-gallon drums and the in-ground lift in the eastern garage. The drums should be removed. The in-ground lift should be inspected to verify it has not leaked.

EDR Report Opinion for the Subject Property

The Subject Property was not listed in the EDR Report; therefore, no RECs were identified within any database listings for the site.

Additional EDR Report Opinion

The EDR Report was reviewed for any adjoining, surrounding, or unplottable sites which may pose a risk of significant environmental concern to the Subject Property. Based on the description of the cases, the type of database listings, the amount of past regulatory oversight, and the relative distances to the Subject Property, the sites listed are not anticipated to impact the Subject Property

at this time.

Local Records

No significant environmental concerns were identified during the interviews conducted for the Subject Property.

9. CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of the Subject Property at 415 & 435 West 100 South and 108 S 400 W, Heber City, UT 84032. The Subject Property is identified by its APNs as 00-0004-7006 & 00-0004-6982. Any exceptions to, or deletions from, this practice are described in the Limitations Section of this report. This assessment has revealed no recognized environmental conditions, historical recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps in connection with the Subject Property. A Business Environmental Risk (BER) was identified:

- A Business Environmental Risk (BER) was identified as the in-ground automotive lifts are old and typically contain hydraulic oils. These oils are known to leak, especially at the surface collar. Therefore, if the lifts are to be used in the future, the hydraulic oils need to be removed and replaced with environmentally friendly vegetable-based oils or, if the lifts are not to be used, they should be removed and properly disposed of and any impacted soils removed.

10. PROFESSIONAL SIGNATURE

According to Code of Federal Regulations C.F.R. - Title 40 §312.10, Environmental Professional is defined as:

"(1) a person who possess sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases (see §312.1(c)) on, at, in, or to a property, sufficient to meet the objectives and performance factors in §312.20(e) and (f).

(2) Such a person must:

- *(i) hold a current professional engineer's or Professional Geologist's license or registration from a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) and have the equivalent of three (3) years of full-time relevant experience; or*
- *(ii) Be licensed or certified by the federal government, a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) to perform environmental inquiries as defined in §312.21 and have the equivalent of three (3) years of full-time relevant experience; or*
- *(iii) Have a Baccalaureate or higher degree from an accredited institution of higher education in a discipline of engineering or science and the equivalent of five (5) years of full-time relevant experience; or*
- *(iv) Have the equivalent of ten (10) years of full-time relevant experience".*

We declare to the best of our professional knowledge and belief, we have met the definition of Environmental Professional as defined in §312.10 of 40 C.F.R. 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Subject Property. We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 C.F.R. 312.

It has been a pleasure to be of service. If any questions arise, please contact our office.

Sincerely,

ENVIRO ASSESSMENT, PC

James D. Robinson
Environmental Professional

11. PROFESSIONAL RESUME

JAMES DANIEL ROBINSON, PE, CEG, PG, CEM

Professional Licenses

Active Licenses	Number
REGISTERED GEOLOGIST (Oregon)	No. G1982
PROFESSIONAL GEOLOGIST (Idaho)	No. PGL-1334
PROFESSIONAL GEOLOGIST (Washington)	No. 2779
PROFESSIONAL GEOLOGIST (Utah)	No. 7973891-2250
PROFESSIONAL GEOLOGIST (Wyoming)	No. PG-3783
PROFESSIONAL GEOLOGIST (Arizona)	No. 52563
PROFESSIONAL GEOLOGIST (California)	No. 7834
PROFESSIONAL GEOLOGIST (Texas)	No. 11129
PROFESSIONAL GEOLOGIST (Florida)	No. 2874
PROFESSIONAL GEOLOGIST (Alaska)	No. 102934
CERTIFIED PROFESSIONAL GEOLOGIST (AIPG)	No. CPG-11772
CERTIFIED ENGINEERING GEOLOGIST (California)	No. 2441
PROFESSIONAL CIVIL ENGINEER (California)	No. C69045
PROFESSIONAL CIVIL ENGINEER (Montana)	No. 19561
PROFESSIONAL CIVIL ENGINEER (Washington)	No. 50809
CERTIFIED ENVIRONMENTAL MANAGER (Nevada)	No. 2168
Inactive Licenses	
PROFESSIONAL GEOLOGIST (Alabama)	No. 1388
PROFESSIONAL GEOLOGIST (Louisiana)	No. 909
PROFESSIONAL CIVIL ENGINEER (Maryland)	No. 40932
PROFESSIONAL GEOLOGIST (Alberta)	No. M77269
PROFESSIONAL GEOLOGIST (Nebraska)	No. G-0400
PROFESSIONAL GEOLOGIST (Mississippi)	No. 893
PROFESSIONAL GEOLOGIST (Georgia)	No. PG002177

Academic Education

Bachelor of Science, 1997, Geology, California State University, Northridge, California.

Professional History

James Robinson has grown up surrounded by geotechnical engineering, engineering geology, and environmental sciences. He has followed his father (Brian) along with six of his siblings into the field of environmental sciences, engineering and geology. James Robinson has been practicing both engineering geology and environmental since 1992 and has been involved in development of residential, commercial, and industrial properties and helped several school districts through the environmental process. He has investigated many types of chemical contamination, including hydrocarbons, PCEs, DDT, PCBs, and arsenic. James started his own firm in 2008 and currently is Owner and President of Enviro Assessment, PC. Enviro Assessment, PC offers environmental site assessments, soils and groundwater investigations, industrial wastewater systems, vapor mitigation foundation designs, and manger over publication of NEPA and CEQA Initial Studies.

Professional History

Brian Robinson and Associates (1997-2000) -Staff Geologist
Applied Engineering and Geology (2000-2002) – Project Geologist
Wiebe Environmental (2003-2004) – Canadian Firm – Professional Geologist
Neil Anderson and Associates, Inc (2005-2008) – Environmental Division Manager
JR Squared Consulting (2008-2010) – Principal Geologist

ENVIRO ASSESSMENT, PC (2010-PRESENT)

James currently is the principal Geologist and Civil Engineer at Enviro Assessment, PC. James oversees the production of the Phase I ESAs, Phase II ESAs, NEPA/CEQA, and Soils and Geology Reports. James is licensed in multiple states allowing him to provide this service for larger national clients which need services in multiple states.

12. REFERENCES

ASTM International Standard E1527-21 – Phase I Standard

Environmental Data Resources, LLC (EDR®) of Shelton, CT. – Database Report

Environmental Data Resources, LLC (EDR®) of Shelton, CT. – City Directory Abstract

Environmental Data Resources, LLC (EDR®) of Shelton, CT. – Fire Insurance Map Report

Environmental Data Resources, LLC (EDR®) of Shelton, CT. – Aerial Photographs

Environmental Data Resources, LLC (EDR®) of Shelton, CT.- Topographic maps

U.S. Geological Survey – Topographic Maps

Google Earth Pro – Aerial Images

USGS EarthExplorer – Aerial Images

Wikipedia (https://www.wikipedia.org/) – Geographical Reference

13. DEFINITIONS

Significant Data Gaps

Data gaps are a lack of—or inability to—obtain information required by this practice, despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to, site reconnaissance. Data gaps are only significant if other information and/or professional experience raises reasonable concerns involving the data gaps. Significant data gaps may not include the exceptions identified in Section 2.4 of this report (Limitations and Exceptions).

Business Environmental Risks

A business environmental risk (BER) is a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of commercial real estate and is not an issue required to be investigated based on the ASTM International E1527-21 Standard.

Recognized Environmental Conditions

A recognized environmental condition (REC) is (1) The presence of hazardous substances or petroleum products in, on, or at the Subject Property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the Subject Property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the Subject Property under conditions that pose a material threat of a future release to the environment. A de minimis condition is not a recognized environmental condition.

Historical Recognized Environmental Conditions

An historical recognized environmental condition (HREC) is a past release of any hazardous substances or petroleum products that has occurred in connection with the Subject Property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the Subject Property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

Controlled Recognized Environmental Conditions

A controlled recognized environmental condition (CREC) is a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action (NFA) letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place, subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

Vapor Intrusion

For the purposes of this Phase 1 ESA, hazardous substances, or petroleum products in several forms, including solid and liquid at the surface or subsurface, and vapor in the subsurface were evaluated for possible impacts to the Subject Property. Any likely impacts to the Subject Property in these forms (for example soil vapor intrusion) are identified in this report.

This report was produced in accordance with the American Society for Testing and Materials (ASTM) International Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM International E1527-21) and is compliant with the All Appropriate Inquiries (AAI) rule.

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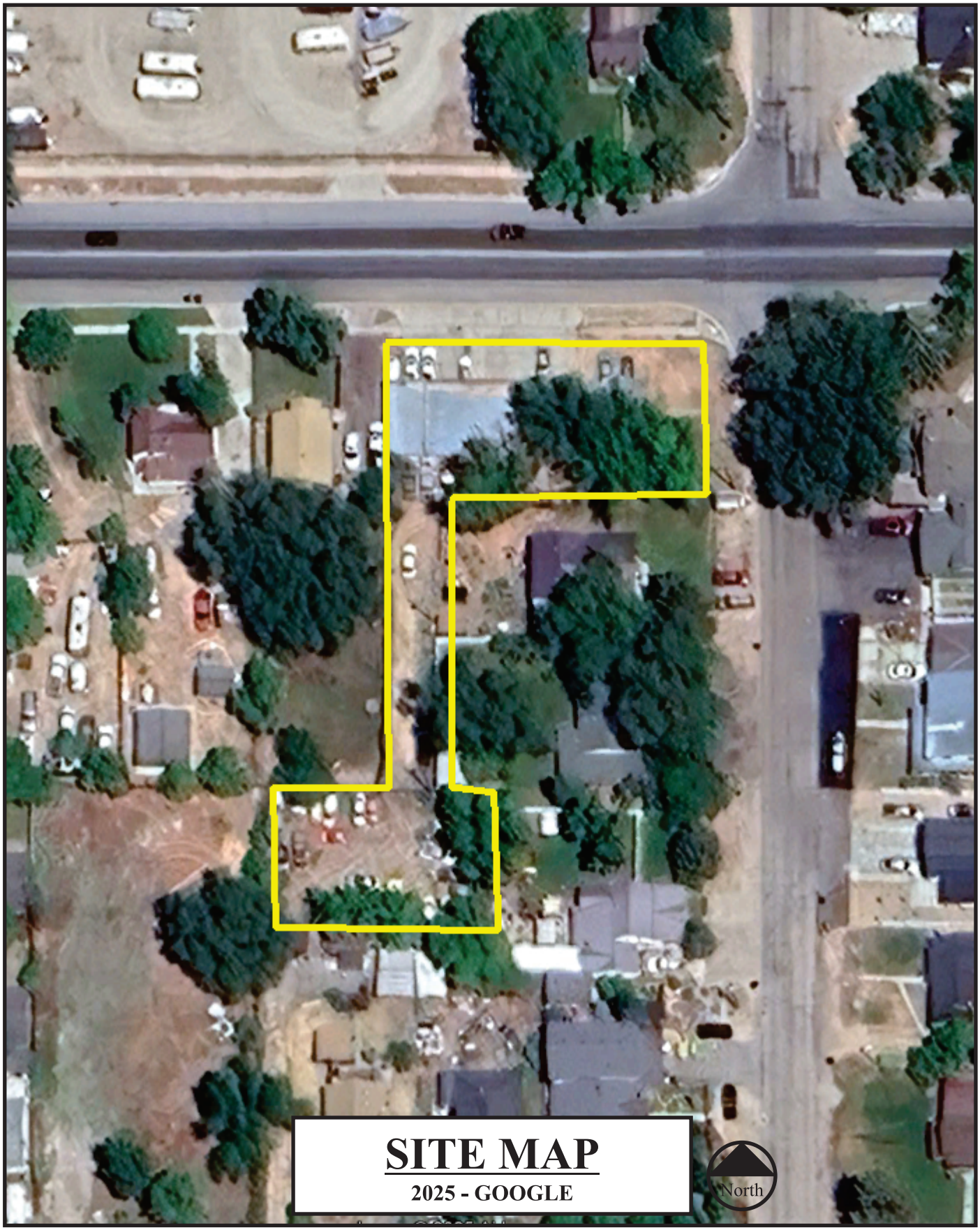
APPENDIX

SITE VICINITY

2023 - GOOGLE

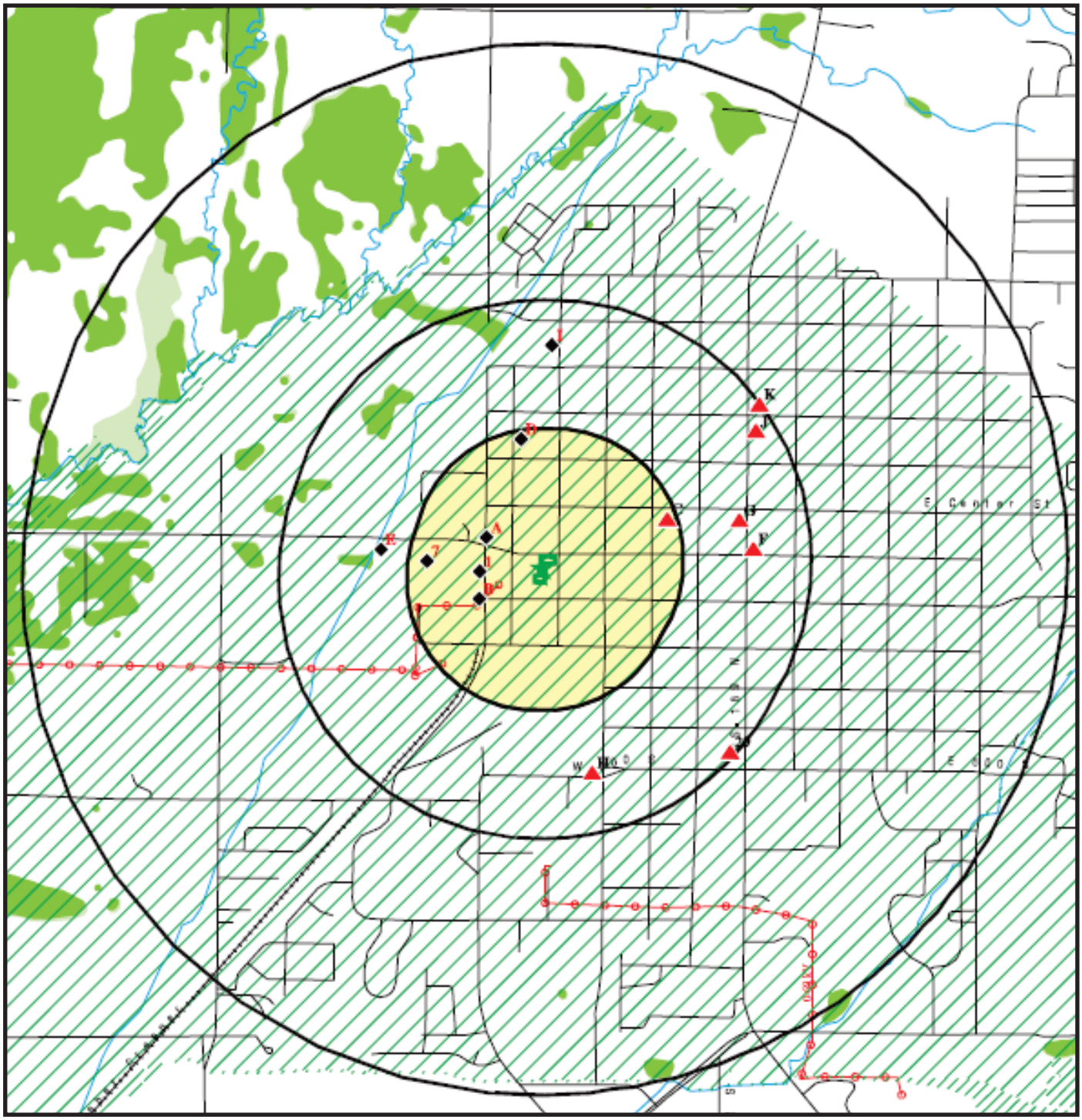
2026-03-004 March 9, 2026 PLATE: B1	PHASE I ENVIRONMENTAL SITE ASSESSMENT WEST 100 SOUTH PROPERTY 415 & 435 West 100 South and 108 S 400 W, Heber City, UT 84032	ENVIRO ASSESSMENT, PC Environmental • Hydro • Geology



SITE MAP

2025 - GOOGLE

2026-03-004 **March 9, 2026** PLATE: B2	**PHASE I ENVIRONMENTAL SITE ASSESSMENT** **WEST 100 SOUTH PROPERTY** **415 & 435 West 100 South and 108 S 400 W,** **Heber City, UT 84032**	ENVIRO ASSESSMENT, PC Environmental • Hydro • Geology



Radius Map

North

2026-03-004 March 9, 2026	PHASE I ENVIRONMENTAL SITE ASSESSMENT WEST 100 SOUTH PROPERTY 415 & 435 West 100 South and 108 S 400 W, Heber City, UT 84032	ENVIRO ASSESSMENT, PC Environmental • Hydro • Geology

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WEST 100 SOUTH PROPERTY
415 & 435 WEST 100 SOUTH AND 108 S 400 W,
HEBER CITY, UT 84032

PROJECT NUMBER: 2026-03-004
March 30, 2026

PHOTO 1

View of the front of the automotive shop.

PHOTO 2

View of the exterior of the garage area.

PHOTO 3

View of the rear of the unit debris pile and 55 gallon drums stored against the side of the structure.

PHOTO 4

View of the rear of the structure debris pile.

PHOTO 5

View of in ground lift in the eastern garage unit.

PHOTO 6

View of garage area, note the roof mounted heating unit.

PHOTO 7

View of garage storage area.

PHOTO 8

View of air compressor area with minor staining.

PHOTO 9

View of the western garage unit.

PHOTO 10

View of the residential structure.

West 100 South Property
415 & 435 West 100 South and 108 S 400 W
Heber City, UT 84032

Inquiry Number: 8271909.2s
March 05, 2026

The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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LIGHTBOX LIVE

Open LightBox Live to access data, tools, and advanced analytics in one online platform.

http://www.web.edrnet.com/ordering/switchboard/login.aspx?s=goto_lightbox&pguid=C2F23470-CC77-493D-9057-0F213FC60966

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527 - 21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E2247 - 23), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E1528 - 22) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

415 & 435 WEST 100 SOUTH AND 108 S 400 W
HEBER CITY, UT 84032

COORDINATES

Latitude (North):	40.5059200 - 40° 30' 21.31''
Longitude (West):	111.4210600 - 111° 25' 15.81''
Universal Tranverse Mercator:	Zone 12
UTM X (Meters):	464324.1
UTM Y (Meters):	4483786.0
Elevation:	5575 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	50034031 HEBER CITY, UT
Version Date:	2023
South Map:	50033821 CHARLESTON, UT
Version Date:	2023

AERIAL PHOTOGRAPHY IN THIS REPORT

Photo Year:	2024
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
415 & 435 WEST 100 SOUTH AND 108 S 400 W
HEBER CITY, UT 84032

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	STAKER PARSON HEBER	150 S 600 W	AST	Lower	572, 0.108, West
A2	HISTORIC HEBER CREEP	600 WEST 100 SOUTH	SHWS	Lower	596, 0.113, WNW
A3	HISTORIC HEBER CREEP	600 WEST 100 SOUTH	SEMS	Lower	596, 0.113, WNW
B4	UDOT STA # 3431	200 S 600 W	AST	Lower	597, 0.113, WSW
B5	UDOT STA # 3431	200 S 600 W	UST FINDER, UST FINDER RELEASE	Lower	597, 0.113, WSW
B6	UDOT STA # 3431	200 S 600 W	LUST, UST	Lower	597, 0.113, WSW
7	RECYCLOPS	665 W 100 S	SWF/LF	Lower	1123, 0.213, West
C8	MOUNTAIN FUEL SUPPLY	167 W CENTER STREET	UST FINDER	Higher	1217, 0.230, ENE
C9	MOUNTAIN FUEL SUPPLY	167 W CENTER STREET	UST	Higher	1217, 0.230, ENE
D10	BARNES EXCAVATING	150 N 500 W	UST	Lower	1225, 0.232, North
D11	BARNES EXCAVATING	150 N 500 W	UST FINDER	Lower	1225, 0.232, North
E12	PUBLIC WORKS DEPARTM	805 W 100 S ;; PO BO	LUST, UST	Lower	1609, 0.305, West
E13	PUBLIC WORKS DEPARTM	805 W 100 S ;; PO BO	UST FINDER, UST FINDER RELEASE	Lower	1609, 0.305, West
F14	DAVID EARLY TIRES	110 S MAIN	LUST, UST	Higher	1904, 0.361, East
F15	DAVID EARLY TIRES	110 S MAIN	UST FINDER, UST FINDER RELEASE	Higher	1904, 0.361, East
G16	HEBER MERCANTILE BLD	2 SOUTH MAIN	UST FINDER RELEASE	Higher	1936, 0.367, ENE
H17	CLOYES GEAR COMPANY	300 W 600 S	UST FINDER, UST FINDER RELEASE	Higher	2019, 0.382, SSE
H18	CLOYES GEAR COMPANY	300 W 600 S	LUST, UST	Higher	2019, 0.382, SSE
F19	SUNMART #901 PHILLIP	95 S MAIN	UST FINDER, UST FINDER RELEASE	Higher	2045, 0.387, East
F20	SUNMART #901 PHILLIP	95 S MAIN	LUST, UST	Higher	2045, 0.387, East
G21	FOUNDERS TITLE COMPA	45 S MAIN	LUST, UST	Higher	2115, 0.401, East
G22	FOUNDERS TITLE COMPA	45 S MAIN	UST FINDER, UST FINDER RELEASE	Higher	2115, 0.401, East
I23	HEBER CITY CORP.	345 N 400 W	LUST, UST	Lower	2177, 0.412, North
I24	HEBER CITY CORP.	345 N 400 W	UST FINDER, UST FINDER RELEASE	Lower	2177, 0.412, North
J25	HILTON SERVICE	106 N MAIN ST	LUST, UST, AST	Higher	2330, 0.441, ENE
J26	HILTON SERVICE	106 N MAIN ST	UST FINDER, UST FINDER RELEASE	Higher	2330, 0.441, ENE
J27	TIMPANOGOS POTTERY C	150 N MAIN	UST FINDER, UST FINDER RELEASE	Higher	2443, 0.463, ENE
J28	TIMPANOGOS POTTERY C	150 N MAIN	LUST, UST	Higher	2443, 0.463, ENE
29	FORMER RESIDENCE	560 S MAIN	LUST, UST	Higher	2588, 0.490, SE
K30	JITTERBUG GAS AND VA	210 N MAIN	LUST, UST	Higher	2626, 0.497, NE
K31	JITTERBUG GAS & VARI	210 N MAIN	UST FINDER, UST FINDER RELEASE	Higher	2626, 0.497, NE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Lists of Federal Delisted NPL sites

Delisted NPL ---------- National Priority List Deletions

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY ---------- Federal Facility Site Information listing

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE ---------- Superfund Enterprise Management System Archive

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS ---------- Corrective Action Report

Lists of Federal RCRA TSD facilities

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Lists of Federal RCRA generators

RCRA-LQG ---------- RCRA - Large Quantity Generators
RCRA-SQG ---------- RCRA - Small Quantity Generators
RCRA-VSQG ---------- RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS ---------- Land Use Control Information System
US ENG CONTROLS ---------- Engineering Controls Sites List

US INST CONTROLS Institutional Controls Sites List

Federal ERNS list

ERNS Emergency Response Notification System

Lists of state and tribal leaking storage tanks

LAST Leaking Aboveground Storage Tank Sites
INDIAN LUST Leaking Underground Storage Tanks on Indian Land

Lists of state and tribal registered storage tanks

FEMA UST Underground Storage Tank Listing
INDIAN UST Underground Storage Tanks on Indian Land

State and tribal institutional control / engineering control registries

INST CONTROL Sites with Institutional Controls

Lists of state and tribal voluntary cleanup sites

VCP Voluntary Cleanup Sites List
INDIAN VCP Voluntary Cleanup Priority Listing

Lists of state and tribal brownfield sites

BROWNFIELDS Brownfields Assessment Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

INDIAN ODI Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9 Torres Martinez Reservation Illegal Dump Site Locations
ODI Open Dump Inventory
IHS OPEN DUMPS Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL Delisted National Clandestine Laboratory Register
CDL Methamphetamine Contaminated Properties Listing
US CDL National Clandestine Laboratory Register

Local Land Records

LIENS 2 CERCLA Lien Information

Records of Emergency Release Reports

HMIRS Hazardous Materials Information Reporting System

SPILLS	Spills Data
SPILLS 90	SPILLS 90 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated
FUDS	Formerly Used Defense Sites
DOD	Department of Defense Sites
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR	Financial Assurance Information
EPA WATCH LIST	EPA WATCH LIST
2020 COR ACTION	2020 Corrective Action Program List
TSCA	Toxic Substances Control Act
TRIS	Toxic Chemical Release Inventory System
SSTS	Section 7 Tracking Systems
ROD	Records Of Decision
RMP	Risk Management Plans
RAATS	RCRA Administrative Action Tracking System
PRP	Potentially Responsible Parties
PADS	PCB Activity Database System
ICIS	Integrated Compliance Information System
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS	Material Licensing Tracking System
COAL ASH DOE	Steam-Electric Plant Operation Data
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER	PCB Transformer Registration Database
RADINFO	Radiation Information Database
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
CONSENT	Superfund (CERCLA) Consent Decrees
INDIAN RESERV	Indian Reservations
FUSRAP	Formerly Utilized Sites Remedial Action Program
UMTRA	Uranium Mill Tailings Sites
LEAD SMELTERS	Lead Smelter Sites
US AIRS	Aerometric Information Retrieval System Facility Subsystem
US MINES	Mines Master Index File
ABANDONED MINES	Abandoned Mines
MINES MRDS	Mineral Resources Data System
FINDS	Facility Index System/Facility Registry System
DOCKET HWC	Hazardous Waste Compliance Docket Listing
UXO	Unexploded Ordnance Sites
ECHO	Enforcement & Compliance History Information
FUELS PROGRAM	EPA Fuels Program Registered Listing
PFAS NPL	Superfund Sites with PFAS Detections Information
PFAS FEDERAL SITES	Federal Sites PFAS Information
PFAS TRIS	List of PFAS Added to the TRI
PFAS TSCA	PFAS Manufacture and Imports Information
PFAS RCRA MANIFEST	PFAS Transfers Identified In the RCRA Database Listing
PFAS ATSDR	PFAS Contamination Site Location Listing
PFAS WQP	Ambient Environmental Sampling for PFAS
PFAS PROJECT	NORTHEASTERN UNIVERSITY PFAS PROJECT
PFAS NPDES	Clean Water Act Discharge Monitoring Information
PFAS ECHO	Facilities in Industries that May Be Handling PFAS Listing
PFAS ECHO FIRE TRAIN	Facilities in Industries that May Be Handling PFAS Listing

PFAS PT 139 AIRPORT All Certified Part 139 Airports PFAS Information Listing
AQUEOUS FOAM NRC Aqueous Foam Related Incidents Listing
BIOSOLIDS ICIS-NPDES Biosolids Facility Data
E MANIFEST Hazardous Waste Electronic Manifest System
PFAS PFAS Site Information Listing
EMI Division of Air Quality
DRYCLEANERS Registered Drycleaners
EWA Enforceable Written Assurances
Financial Assurance Financial Assurance Information Listing
FUDS Formerly Used Defense Sites
MMRP Military Munitions Response Program
NPDES Permitted Facilities Listing
TIER 2 Tier 2 Facility Listing
UIC UIC Site Location Listing
UOPF Used Oil Permitted Facilities
TANK LAPSE Facilities with Lapsed Certificates of Compliance Listing

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP EDR Proprietary Manufactured Gas Plants
EDR Hist Auto EDR Exclusive Historical Auto Stations
EDR Hist Cleaner EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF Recovered Government Archive Solid Waste Facilities List
RGA LUST Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal sites subject to CERCLA removals and CERCLA orders

SEMS: SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially

hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

A review of the SEMS list, as provided by EDR, and dated 12/26/2025 has revealed that there is 1 SEMS site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
HISTORIC HEBER CREEP Site ID: 0801696 EPA Id: UTSFN7577542	600 WEST 100 SOUTH	WNW 0 - 1/8 (0.113 mi.)	A3	9

Lists of state- and tribal hazardous waste facilities

SHWS: Utah uses the federal CERCLIS list in place of a state hazardous waste site list. The Comprehensive Environmental Response, Compensation and Liability Information System contains information on sites identified by the Untied States Environmental Protection Agency as abandoned, inactive or uncontrolled hazardous waste sites that may require cleanup.The data come from the Environmental Protection Agency's CERCLIS database.

A review of the SHWS list, as provided by EDR, and dated 10/13/2025 has revealed that there is 1 SHWS site within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
HISTORIC HEBER CREEP	600 WEST 100 SOUTH	WNW 0 - 1/8 (0.113 mi.)	A2	8

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the Department of Environmental Quality's Landfill Inventory/Closed Solid Waste Land Disposal Sites.

A review of the SWF/LF list, as provided by EDR, and dated 10/01/2025 has revealed that there is 1 SWF/LF site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
RECYCLOPS Facility Status: Open	665 W 100 S	W 1/8 - 1/4 (0.213 mi.)	7	16

Lists of state and tribal leaking storage tanks

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Environmental Quality's Potential Leaking UST Sites.

A review of the LUST list, as provided by EDR, and dated 07/07/2025 has revealed that there are 11 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
DAVID EARLY TIRES Facility ID: 1100052 Date Closed: 01/11/2001 Date Closed: 03/03/1997	***110 S MAIN***	***E 1/4 - 1/2 (0.361 mi.)***	***F14***	***28***
CLOYES GEAR COMPANY Facility ID: 1100059 Date Closed: 10/27/1994	***300 W 600 S***	***SSE 1/4 - 1/2 (0.382 mi.)***	***H18***	***37***
SUNMART #901 PHILLIP Facility ID: 1100020 Date Closed: 03/05/1998 Date Closed: 03/22/2017	***95 S MAIN***	***E 1/4 - 1/2 (0.387 mi.)***	***F20***	***42***
FOUNDERS TITLE COMPA Facility ID: 1100068 Date Closed: 06/15/1998	***45 S MAIN***	***E 1/4 - 1/2 (0.401 mi.)***	***G21***	***45***
HILTON SERVICE Facility ID: 1100010 Date Closed: 04/15/1999	***106 N MAIN ST***	***ENE 1/4 - 1/2 (0.441 mi.)***	***J25***	***54***
TIMPANOGOS POTTERY C Facility ID: 1100015 Date Closed: 04/20/1998	***150 N MAIN***	***ENE 1/4 - 1/2 (0.463 mi.)***	***J28***	***59***
FORMER RESIDENCE Facility ID: 1100083 Date Closed: 12/09/2008	***560 S MAIN***	***SE 1/4 - 1/2 (0.490 mi.)***	***29***	***62***
JITTERBUG GAS AND VA Facility ID: 1100054 Date Closed: 07/02/2012	***210 N MAIN***	***NE 1/4 - 1/2 (0.497 mi.)***	***K30***	***63***

Lower Elevation	Address	Direction / Distance	Map ID	Page
UDOT STA # 3431 Facility ID: 1100027 Date Closed: 03/31/1992 Date Closed: 06/04/2008	***200 S 600 W***	***WSW 0 - 1/8 (0.113 mi.)***	***B6***	***13***
PUBLIC WORKS DEPARTM Facility ID: 1100047 Date Closed: 05/01/1998	***805 W 100 S ;; PO BO***	***W 1/4 - 1/2 (0.305 mi.)***	***E12***	***24***
HEBER CITY CORP. Facility ID: 1100046 Date Closed: 04/07/1995	***345 N 400 W***	***N 1/4 - 1/2 (0.412 mi.)***	***I23***	***49***

Lists of state and tribal registered storage tanks

UST: The Underground Storage Tank database contains a listing of Facility, Owner, Location & Tanks not Closed or Removed. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Quality's Facilities with at Least One Non-exempt Tank.

A review of the UST list, as provided by EDR, and dated 07/07/2025 has revealed that there are 3 UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MOUNTAIN FUEL SUPPLY Facility ID: 1265	167 W CENTER STREET	ENE 1/8 - 1/4 (0.230 mi.)	C9	20

Lower Elevation	Address	Direction / Distance	Map ID	Page
UDOT STA # 3431 Facility ID: 1276	***200 S 600 W***	***WSW 0 - 1/8 (0.113 mi.)***	***B6***	***13***
BARNES EXCAVATING Facility ID: 1254	150 N 500 W	N 1/8 - 1/4 (0.232 mi.)	D10	20

AST: The Aboveground Storage Tank database contains registered ASTs. The data come from the Department of Environmental Quality's Facilities with at Least One Non-exempt Tank.

A review of the AST list, as provided by EDR, and dated 08/20/2025 has revealed that there are 2 AST sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
STAKER PARSON HEBER Facility Id: 1100085 Tank Status: Currently In Use	150 S 600 W	W 0 - 1/8 (0.108 mi.)	1	8
UDOT STA # 3431 Facility Id: 1100027 Tank Status: Currently In Use	200 S 600 W	WSW 0 - 1/8 (0.113 mi.)	B4	10

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

UST FINDER: EPA developed UST Finder, a web map application containing a comprehensive, state-sourced national map of underground storage tank (UST) and leaking UST (LUST) data. It provides the attributes and locations of active and closed USTs, UST facilities, and LUST sites from states and from Tribal lands and US territories . UST Finder contains information about proximity of UST facilities and LUST sites to: surface and groundwater public drinking water protection areas; estimated number of private domestic wells and number of people living nearby; and flooding and wildfires.

A review of the UST FINDER list, as provided by EDR, and dated 06/08/2023 has revealed that there are

EXECUTIVE SUMMARY

3 UST FINDER sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MOUNTAIN FUEL SUPPLY	167 W CENTER STREET	ENE 1/8 - 1/4 (0.230 mi.)	C8	19

Lower Elevation	Address	Direction / Distance	Map ID	Page
UDOT STA # 3431	***200 S 600 W***	***WSW 0 - 1/8 (0.113 mi.)***	***B5***	***11***
BARNES EXCAVATING	150 N 500 W	N 1/8 - 1/4 (0.232 mi.)	D11	23

UST FINDER RELEASE: US EPA's UST Finder data is a national composite of leaking underground storage tanks. This data contains information about, and locations of, leaking underground storage tanks. Data was collected from state sources and standardized into a national profile by EPA's Office of Underground Storage Tanks, Office of Research and Development, and the Association of State and Territorial Solid Waste Management Officials.

A review of the UST FINDER RELEASE list, as provided by EDR, and dated 06/08/2023 has revealed that there are 11 UST FINDER RELEASE sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
DAVID EARLY TIRES	***110 S MAIN***	***E 1/4 - 1/2 (0.361 mi.)***	***F15***	***31***
HEBER MERCANTILE BLD	2 SOUTH MAIN	ENE 1/4 - 1/2 (0.367 mi.)	G16	34
CLOYES GEAR COMPANY	***300 W 600 S***	***SSE 1/4 - 1/2 (0.382 mi.)***	***H17***	***35***
SUNMART #901 PHILLIP	***95 S MAIN***	***E 1/4 - 1/2 (0.387 mi.)***	***F19***	***39***
FOUNDERS TITLE COMPA	***45 S MAIN***	***E 1/4 - 1/2 (0.401 mi.)***	***G22***	***47***
HILTON SERVICE	***106 N MAIN ST***	***ENE 1/4 - 1/2 (0.441 mi.)***	***J26***	***56***
TIMPANOGOS POTTERY C	***150 N MAIN***	***ENE 1/4 - 1/2 (0.463 mi.)***	***J27***	***57***
JITTERBUG GAS & VARI	***210 N MAIN***	***NE 1/4 - 1/2 (0.497 mi.)***	***K31***	***65***

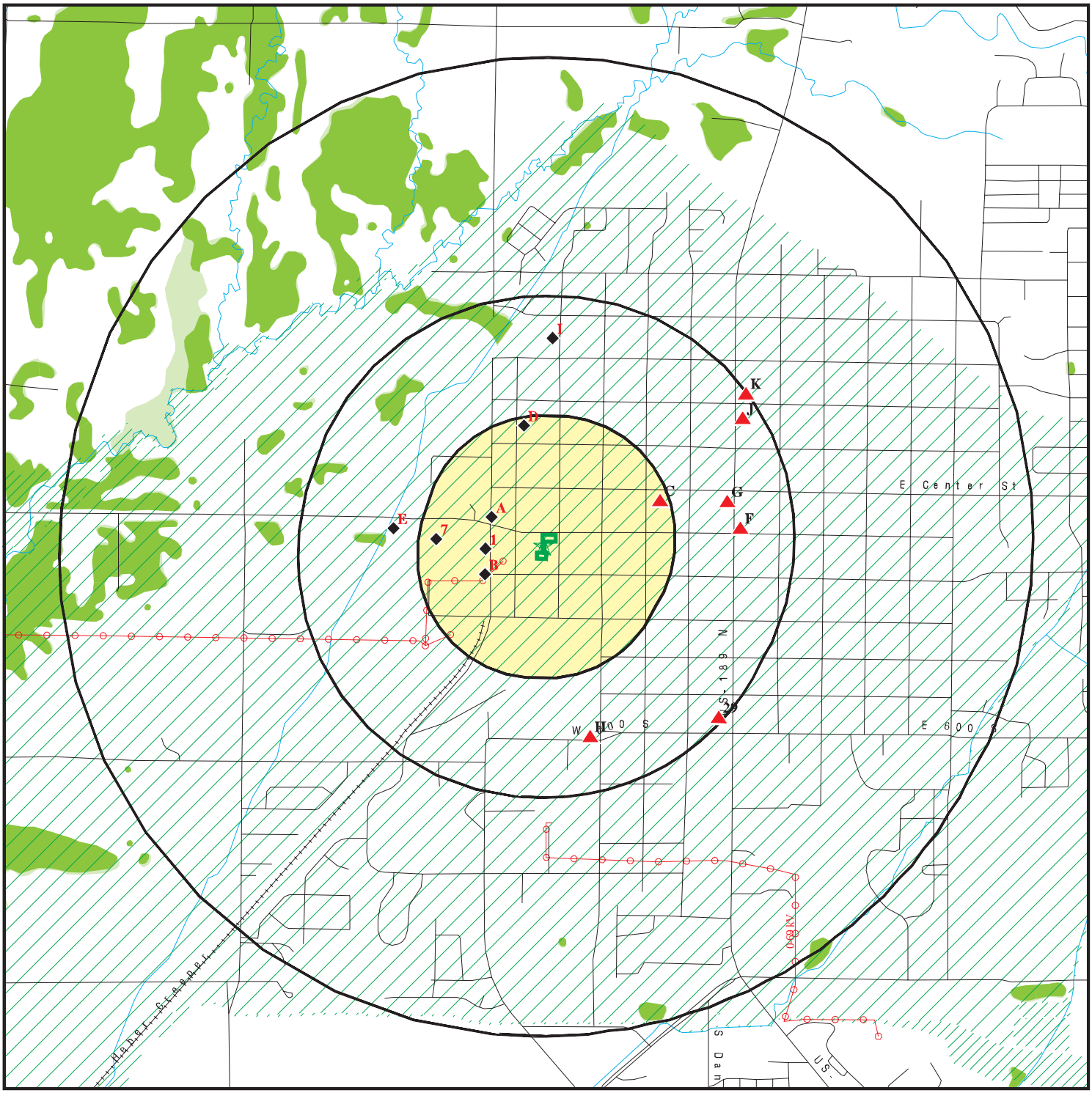
Lower Elevation	Address	Direction / Distance	Map ID	Page
UDOT STA # 3431	***200 S 600 W***	***WSW 0 - 1/8 (0.113 mi.)***	***B5***	***11***
PUBLIC WORKS DEPARTM	***805 W 100 S ;; PO BO***	***W 1/4 - 1/2 (0.305 mi.)***	***E13***	***26***
HEBER CITY CORP.	***345 N 400 W***	***N 1/4 - 1/2 (0.412 mi.)***	***I24***	***52***

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 1 records.

Site Name	Database(s)
ABANDONED SITE	LUST, UST

OVERVIEW MAP - 8271909.2S



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	West 100 South Property	CLIENT:	Enviro Assessment, PC
ADDRESS:	415 & 435 West 100 South and 108 S 400 W Heber City UT 84032	CONTACT:	Steven Robinson
		INQUIRY #:	8271909.2s
LAT/LONG:	40.50592 / 111.42106	DATE:	March 05, 2026 11:46 am

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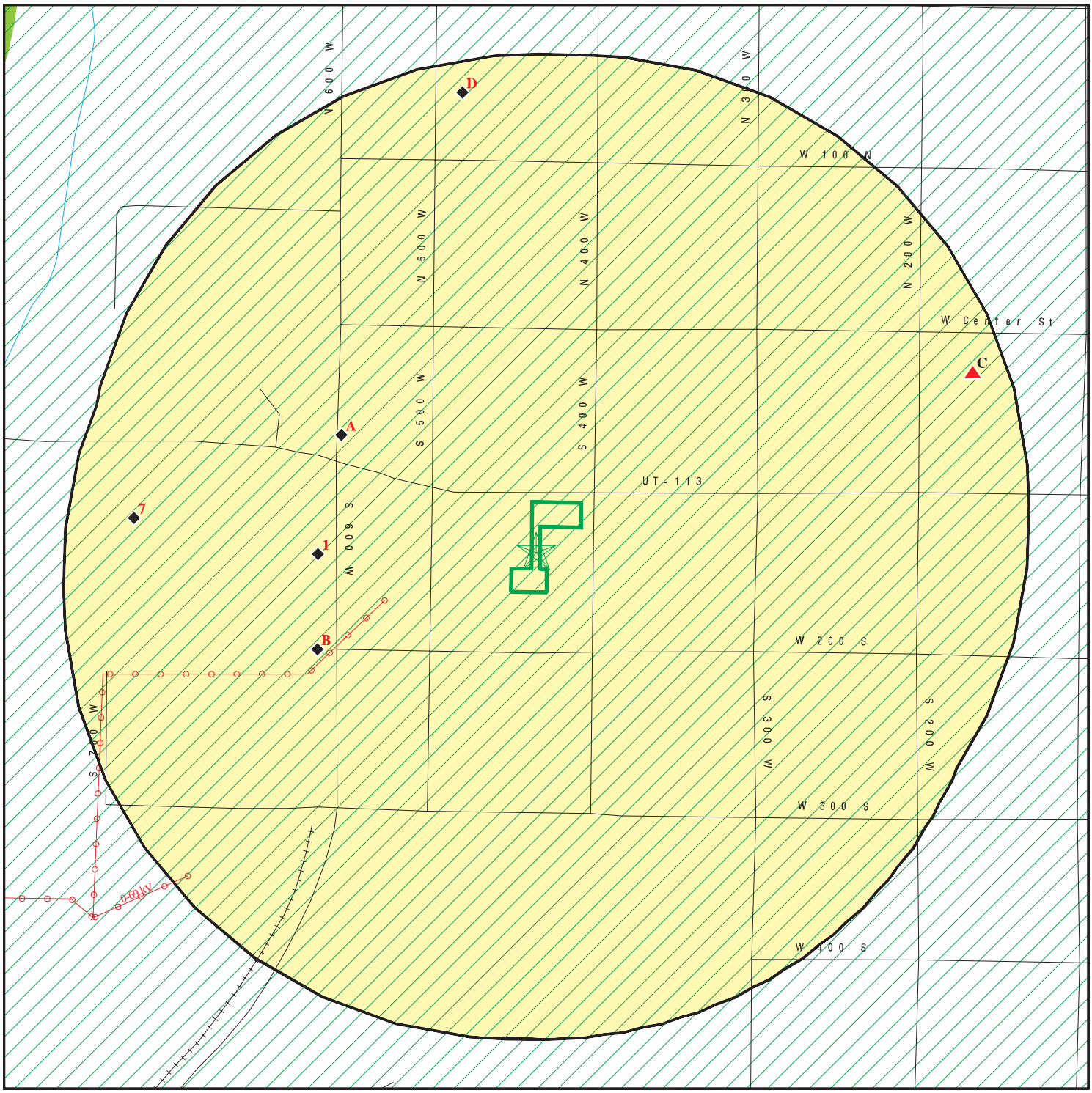
DETAIL MAP - 8271909.2S



0 1/16 1/8 1/4 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	West 100 South Property	CLIENT:	Enviro Assessment, PC
ADDRESS:	415 & 435 West 100 South and 108 S 400 W Heber City UT 84032	CONTACT:	Steven Robinson
LAT/LONG:	40.50592 / 111.42106	INQUIRY #:	8271909.2s
		DATE:	March 05, 2026 11:46 am

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Lists of Federal NPL (Superfund) sites								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Lists of Federal Delisted NPL sites								
Delisted NPL	1.000		0	0	0	0	NR	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		1	0	0	NR	NR	1
Lists of Federal CERCLA sites with NFRAP								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA facilities undergoing Corrective Action								
CORRACTS	1.000		0	0	0	0	NR	0
Lists of Federal RCRA TSD facilities								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA generators								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
Lists of state- and tribal hazardous waste facilities								
SHWS	N/A		N/A	N/A	N/A	N/A	N/A	N/A
Lists of state and tribal landfills and solid waste disposal facilities								
SWF/LF	0.500		0	1	0	NR	NR	1
Lists of state and tribal leaking storage tanks								
LAST	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LUST	0.500		1	0	10	NR	NR	11
INDIAN LUST	0.500		0	0	0	NR	NR	0
Lists of state and tribal registered storage tanks								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		1	2	NR	NR	NR	3
AST	0.250		2	0	NR	NR	NR	2
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
INST CONTROL	0.500		0	0	0	NR	NR	0
Lists of state and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
Lists of state and tribal brownfield sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
SPILLS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
MINES MRDS	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
PFAS NPL	0.250		0	0	NR	NR	NR	0
PFAS FEDERAL SITES	0.250		0	0	NR	NR	NR	0
PFAS TRIS	0.250		0	0	NR	NR	NR	0
PFAS TSCA	0.250		0	0	NR	NR	NR	0
PFAS RCRA MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS ATSDR	0.250		0	0	NR	NR	NR	0
PFAS WQP	0.250		0	0	NR	NR	NR	0
PFAS PROJECT	0.250		0	0	NR	NR	NR	0
PFAS NPDES	0.250		0	0	NR	NR	NR	0
PFAS ECHO	0.250		0	0	NR	NR	NR	0
PFAS ECHO FIRE TRAIN	0.250		0	0	NR	NR	NR	0
PFAS PT 139 AIRPORT	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250		0	0	NR	NR	NR	0
BIOSOLIDS	TP		NR	NR	NR	NR	NR	0
UST FINDER	0.250		1	2	NR	NR	NR	3
UST FINDER RELEASE	0.500		1	0	10	NR	NR	11

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
E MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS	0.250		0	0	NR	NR	NR	0
EMI	TP		NR	NR	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EWA	TP		NR	NR	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
FUDS	TP		NR	NR	NR	NR	NR	0
MMRP	TP		NR	NR	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
TIER 2	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
UOPF	TP		NR	NR	NR	NR	NR	0
TANK LAPSE	0.250		0	0	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		0	7	5	20	0	0	32

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

N/A = This State does not maintain a SHWS list. See the Federal CERCLIS list.

1
West
< 1/8
0.108 mi.
572 ft.

STAKER PARSON HEBER CITY # F405047 — **AST** — **A100350218** / **N/A**
150 S 600 W
HEBER CITY, UT

Relative:
Lower

Actual:
5566 ft.

AST:

Name:	STAKER PARSON HEBER CITY # F405047
Address:	150 S 600 W
City:	HEBER CITY
Facility Id:	1100085
Owner Name:	STAKER PARSON MATERIALS AND CONSTRUCTION
Tank Id:	1
Tank Status:	Currently In Use
Tank Capacity:	2000
Substance Stored:	Diesel

A2
WNW
< 1/8
0.113 mi.
596 ft.

HISTORIC HEBER CREEPER RAIL YARD — **SHWS** — **S132259556** / **N/A**
600 WEST 100 SOUTH
HEBER CITY, UT 84032
Site 1 of 2 in cluster A

Relative:
Lower

Actual:
5566 ft.

SHWS:

Name:	HISTORIC HEBER CREEPER RAIL YARD
Address:	600 WEST 100 SOUTH
City,State,Zip:	HEBER CITY, UT 84032
DERR ID:	UTSFN7577542
CIM ID:	490000015517
Object ID:	321
St Key:	346
Map Label:	CERCLA Site Assessment - UTSFN7577542
Site Description:	CERCLA Site Assessment
Project Description:	<u>Original: </u> A resident reported and claims that up to 12 drums of waste were buried on-site under direction of the site owner in 1996. There is also a potential that contaminants are on-site as a result of the historic maintenance activities that took place at the site, while it was a railyard facility for almost 100 years. The site is located in an area of concern due to its close proximity to residents, surface water, and to an unconfined aquifer that is used as a drinking water source. There are approximately 80 homes and mobile homes located within 1/4 mile of the roundhouse.
ERB:	No
NPL:	No
Proposed NPL:	No
Archived:	No
Current Project Manager:	[Jason Murdock]
Contact Phone:	8015364100
Northing:	4484199.8668
Easting:	463976.59432

A3
WNW
< 1/8
0.113 mi.
596 ft.

HISTORIC HEBER CREEPER RAIL YARD
600 WEST 100 SOUTH
HEBER CITY, UT 84032

Site 2 of 2 in cluster A

SEMS **1001475666** **UTSFN7577542**

Relative:
Lower

Actual:
5566 ft.

SEMS:

Site ID:	0801696
EPA ID:	UTSFN7577542
Name:	HISTORIC HEBER CREEPER RAIL YARD
Address:	600 WEST 100 SOUTH
Address 2:	Not reported
City,State,Zip:	HEBER CITY, UT 84032
Cong District:	03
FIPS Code:	49051
Latitude:	+40.507732
Longitude:	-111.425184
FF:	N
NPL:	Not on the NPL
Non NPL Status:	ESI Ongoing

SEMS Detail:

Region:	08
Site ID:	0801696
EPA ID:	UTSFN7577542
Site Name:	Historic Heber Creeper Rail Yard
NPL:	N
FF:	N
OU:	00
Action Code:	ES
Action Name:	ESI
SEQ:	1
Start Date:	2006-03-30 05:00:00
Finish Date:	Not reported
Qual:	Not reported
Current Action Lead:	St Perf

Region:	08
Site ID:	0801696
EPA ID:	UTSFN7577542
Site Name:	Historic Heber Creeper Rail Yard
NPL:	N
FF:	N
OU:	00
Action Code:	PA
Action Name:	PA
SEQ:	1
Start Date:	1999-11-29 05:00:00
Finish Date:	1999-11-29 05:00:00
Qual:	H
Current Action Lead:	St Perf

Region:	08
Site ID:	0801696
EPA ID:	UTSFN7577542
Site Name:	Historic Heber Creeper Rail Yard
NPL:	N
FF:	N
OU:	00
Action Code:	DS

HISTORIC HEBER CREEPER RAIL YARD (Continued) **1001475666**

Action Name:	DISCVRY
SEQ:	1
Start Date:	1998-09-17 04:00:00
Finish Date:	1998-09-17 04:00:00
Qual:	Not reported
Current Action Lead:	EPA Perf
Region:	08
Site ID:	0801696
EPA ID:	UTSFN7577542
Site Name:	Historic Heber Creeper Rail Yard
NPL:	N
FF:	N
OU:	00
Action Code:	SI
Action Name:	SI
SEQ:	1
Start Date:	2001-07-17 04:00:00
Finish Date:	2006-03-30 05:00:00
Qual:	L
Current Action Lead:	St Perf

B4 **UDOT STA # 3431** **AST** **A100529729**
WSW **200 S 600 W** **N/A**
< 1/8 **HEBER CITY, UT**
0.113 mi.
597 ft. **Site 1 of 3 in cluster B**

Relative: **Lower**
Actual: **5566 ft.**

AST:

Name:	UDOT STA # 3431
Address:	200 S 600 W
City:	HEBER CITY
Facility Id:	1100027
Owner Name:	UTAH STATE FUEL NETWORK
Tank Id:	5
Tank Status:	Currently In Use
Tank Capacity:	10000
Substance Stored:	Diesel
Tank Id:	6
Tank Status:	Currently In Use
Tank Capacity:	5000
Substance Stored:	Gasoline

B5
WSW
< 1/8
0.113 mi.
597 ft.

UDOT STA # 3431
200 S 600 W
HEBER CITY, UT 84032

Site 2 of 3 in cluster B

UST FINDER **1028787261**
UST FINDER RELEASE **N/A**

Relative:
Lower

Actual:
5566 ft.

UST FINDER:

Object ID:	491320
Facility ID:	UT1100027
Name:	Udot Sta # 3431
Address:	200 S 600 W
City,State,Zip:	HEBER CITY, UT 84032
Address Match Type:	Not reported
Open USTs:	0
Closed USTs:	4
TOS USTs:	0
Population 1500ft:	231
Private Wells 1500ft:	7
Within 100yr Floodplain:	No
Land Use:	Developed, Medium Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	UTAH26059_4939
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	160202030306
Facility Status:	Closed UST(s)
Date of Last Inspection:	Not reported
EPA Region:	8
Tribe:	Not reported
Coordinate Source:	State
X Coord:	-111.412604
Y Coord:	40.493857
Latitude:	40.493857
Longitude:	-111.412604

UST FINDER:

Object ID:	1918843
Facility ID:	UT1100027
Tank ID:	UT1100027-1
Tank Status:	Closed
Installation Date:	1990/12/01 15:59:59+00
Removal Date:	Not reported
Tank Capacity:	8000
Substances:	Diesel
Tank Wall Type:	Double

Object ID:	1918844
Facility ID:	UT1100027
Tank ID:	UT1100027-2
Tank Status:	Closed
Installation Date:	1990/12/01 15:59:59+00
Removal Date:	Not reported
Tank Capacity:	6000
Substances:	Gasoline
Tank Wall Type:	Double

UDOT STA # 3431 (Continued) **1028787261**

Object ID:	1918845
Facility ID:	UT1100027
Tank ID:	UT1100027-3
Tank Status:	Closed
Installation Date:	1961/04/03 16:00:01+00
Removal Date:	Not reported
Tank Capacity:	700
Substances:	Gasoline
Tank Wall Type:	Single

Object ID:	1918846
Facility ID:	UT1100027
Tank ID:	UT1100027-4
Tank Status:	Closed
Installation Date:	1961/04/03 16:00:01+00
Removal Date:	Not reported
Tank Capacity:	2000
Substances:	Diesel
Tank Wall Type:	Single

UST FINDER RELEASE:

Object ID:	409500
Facility ID:	UT1100027
Lust ID:	UTGHG
Name:	UDOT STA # 3431
Address:	200 S 600 W
City,State,Zip:	HEBER CITY, UT 84032
Address Match Type:	Not reported
Reported Date:	1990/11/06 15:59:59+00
Status:	No Further Action
Substance:	Not reported
Population within 1500ft:	232
Domestic Wells within 1500ft:	7
Land Use:	Developed, Medium Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	UTAH26059_4939
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	160202030306
Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	8
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	State
X Coord:	-111.4126
Y Coord:	40.49386
Latitude:	40.4938599999999

UDOT STA # 3431 (Continued) **1028787261**

Longitude:	-111.412599999999
Object ID:	409501
Facility ID:	UT1100027
Lust ID:	UTMJV
Name:	UDOT STA # 3431
Address:	200 S 600 W
City,State,Zip:	HEBER CITY, UT 84032
Address Match Type:	Not reported
Reported Date:	2008/05/14 15:59:59+00
Status:	No Further Action
Substance:	Not reported
Population within 1500ft:	232
Domestic Wells within 1500ft:	7
Land Use:	Developed, Medium Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	UTAH26059_4939
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	160202030306
Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	8
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	State
X Coord:	-111.4126
Y Coord:	40.49386
Latitude:	40.4938599999999
Longitude:	-111.412599999999

B6 **UDOT STA # 3431** **LUST U004154129**
WSW **200 S 600 W** **UST N/A**
< 1/8 **HEBER CITY, UT 84032**
0.113 mi.
597 ft. **Site 3 of 3 in cluster B**

Relative: LUST:
Lower

Name:	UDOT STA # 3431
Address:	200 S 600 W
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1100027
Release Id:	GHG
Closed Date:	**03/31/1992**
Notification Date:	11/06/1990
Owner Name:	UTAH STATE FUEL NETWORK
Owner Address:	4315 S 2700 W
Owner City:	SALT LAKE CITY
Owner State:	UT
Owner Zip:	84129

Actual:
5566 ft.

UDOT STA # 3431 (Continued) **U004154129**

Owner City,St,Zip: SALT LAKE CITY, UT 84129
Project Manager: [Robin Jenkins]

Name: UDOT STA # 3431
Address: 200 S 600 W
City,State,Zip: HEBER CITY, UT 84032
Facility ID: 1100027
Release Id: MJV
Closed Date: **06/04/2008**
Notification Date: 05/14/2008
Owner Name: UTAH STATE FUEL NETWORK
Owner Address: 4315 S 2700 W
Owner City: SALT LAKE CITY
Owner State: UT
Owner Zip: 84129
Owner City,St,Zip: SALT LAKE CITY, UT 84129
Project Manager: UST

UST:
Facility ID: 1276
Tank ID: 1
Above Tank: No
Alternate Tank ID: 1
Federal Regulated: Yes
Owner Name: UTAH STATE FUEL NETWORK
Owner Address: 4315 S 2700 W
Owner City,State,Zip: SALT LAKE CITY, UT 84129
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 8000
Substance Detected: Diesel
Substance Tested: Not reported
Tank Material: Fiberglass Reinforced Plastic
Tank Mod: Double-Walled
Pipe Material: Fiberglass Reinforced Plastic
Pipe Mod: Double-Walled
Install Date: 1990-12-01 00:00:00
Closed Date: 2008-04-29 00:00:00
Closure Status: Tank removed from ground
In Compliance: Yes
PST Fund: Yes
Other Type: Not reported

Facility:
Name: UDOT STA # 3431
Address: 200 S 600 W
City,State,Zip: HEBER CITY, UT 84032
Facility ID: 1276
Northing: 4483940
Easting: 464105

Facility ID: 1276
Tank ID: 2
Above Tank: No
Alternate Tank ID: 2

UDOT STA # 3431 (Continued) **U004154129**

Federal Regulated:	Yes
Owner Name:	UTAH STATE FUEL NETWORK
Owner Address:	4315 S 2700 W
Owner City,State,Zip:	SALT LAKE CITY, UT 84129
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	6000
Substance Detected:	Gasoline
Substance Tested:	Not reported
Tank Material:	Fiberglass Reinforced Plastic
Tank Mod:	Double-Walled
Pipe Material:	Fiberglass Reinforced Plastic
Pipe Mod:	Double-Walled
Install Date:	1990-12-01 00:00:00
Closed Date:	2008-04-29 00:00:00
Closure Status:	Tank removed from ground
In Compliance:	Yes
PST Fund:	Yes
Other Type:	Not reported

Facility:

Name:	UDOT STA # 3431
Address:	200 S 600 W
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1276
Northing:	4483940
Easting:	464105

Facility ID:	1276
Tank ID:	3
Above Tank:	No
Alternate Tank ID:	3
Federal Regulated:	Yes
Owner Name:	UTAH STATE FUEL NETWORK
Owner Address:	4315 S 2700 W
Owner City,State,Zip:	SALT LAKE CITY, UT 84129
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	700
Substance Detected:	Gasoline
Substance Tested:	Not reported
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	Lined Interior
Pipe Material:	Bare Steel
Pipe Mod:	None
Install Date:	1961-04-03 00:00:00
Closed Date:	1990-11-06 00:00:00
Closure Status:	Tank Removed from Ground
In Compliance:	No
PST Fund:	No
Other Type:	Not reported

Facility:

Name:	UDOT STA # 3431
Address:	200 S 600 W

UDOT STA # 3431 (Continued) **U004154129**

City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1276
Northing:	4483940
Easting:	464105

Facility ID:	1276
Tank ID:	4
Above Tank:	No
Alternate Tank ID:	4
Federal Regulated:	Yes
Owner Name:	UTAH STATE FUEL NETWORK
Owner Address:	4315 S 2700 W
Owner City,State,Zip:	SALT LAKE CITY, UT 84129
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	2000
Substance Detected:	Diesel
Substance Tested:	Not reported
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	Lined Interior
Pipe Material:	Bare Steel
Pipe Mod:	None
Install Date:	1961-04-03 00:00:00
Closed Date:	1990-11-06 00:00:00
Closure Status:	Tank Removed from Ground
In Compliance:	No
PST Fund:	No
Other Type:	Not reported

Facility:

Name:	UDOT STA # 3431
Address:	200 S 600 W
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1276
Northing:	4483940
Easting:	464105

7
West
1/8-1/4
0.213 mi.
1123 ft.

RECYCLOPS **SWF/LF** **S128811210**
665 W 100 S **N/A**
HEBER CITY, UT 84032

Relative:
Lower

Actual:
5557 ft.

SWF/LF:

General ID:	296
Facility ID:	285
Name:	RECYCLOPS
Address:	665 W 100 S
City,State,Zip:	HEBER CITY, UT 84032
Facility Phone:	Not reported
Municipal Cubic Yards:	Not reported
Ownership public:	Not reported
Ownership private:	Not reported
Ownership other:	Not reported
Owner Type:	Private

RECYCLOPS (Continued) **S128811210**

Owner Name:	Recyclops Heber
Owner Contact Name:	Christi Tanner
Owner Address:	Not reported
Owner Address 2:	Not reported
Owner City/State/Zip:	Heber, UT 84032-0
Owner Phone:	801-787-2897
Owner Title:	Operations Manager
Contact Name:	Ryan Smith
Contact Title:	Owner
Contact Address:	Not reported
Contact City,St,Zip:	Salt Lake City, UT 84111-0
Contact Phone Number:	Not reported
Contact email:	Not reported
Operator name:	Ryan Smith
Operator Title:	Owner
Operator Address:	Not reported
Operator Address 2:	Not reported
Operator City/State/Zip:	Salt Lake City, UT 84111-0
Operator Phone Number:	801-787-2897
Operator Email:	Not reported
Permit number:	Not reported
Permit date:	05/12/2006
Perm size < 20 tons/day:	Not reported
Perm size > 20 tons/day:	Not reported
Liner type:	Not reported
Monitoring SW:	Not reported
Monitoring leachate:	Not reported
Leachate collection:	Not reported
Leachate recirculation:	Not reported
Gas Collection:	Not reported
Assigned To:	Bryan Woolf
Facility Type:	Recycler
Landfill Class:	NA
Facility Status:	Open
Lat/Long (dms):	Not reported
Facility Capacity Other:	Not reported
Facility Area(acres):	Not reported
Gw Monitoring Required:	Not reported
Gw Variance Comments:	Not reported
Liner Variance Comments:	Not reported
Gas Mon. variance Comments:	Not reported
Tons:	Not reported
Open Date:	Not reported
Range 1:	5 E
QQ Section:	Select...
Q Section:	Select...
Baseline:	SLBM
Will Close:	Not reported
Permit Type:	Operations Plan
Remaining Tons:	Not reported
Remaining Acres:	Not reported
Remaining Cubic Yrds:	Not reported
Remaining Other:	Not reported
Remaining Other Desc:	Not reported
Cubic Yards:	Not reported
Tons Per Day:	Not reported
Years:	Not reported

RECYCLOPS (Continued) **S128811210**

Accepting Waste:	Not reported
Alternatives Approved:	Not reported
Township:	4 S
Section:	6
Alternative Liner Description:	Not reported
Alternative Final Cover Desc:	Not reported
Gasoline Collection Type:	Not reported
Report Period:	2021
Ground Water Report Received:	Not reported
Gas Monitoring Report Received:	Not reported
Gas Report Received:	Not reported
Training Report Received:	Not reported
Municipal Tons Received:	Not reported
C/D Tons Received:	Not reported
Industrial Tons Received:	Not reported
Other Tons Received:	Not reported
Compost Tons Received:	Not reported
Recycling Tons Received:	No
Health Dept:	Not reported
Latitide:	40.50649
Longitude:	-111.425455
FG First Receipt of Waste:	Not reported
FG Dshw Staff Person:	Not reported
Account: Account Name	Not reported
Mailing Address Street1:	Not reported
Mailing Address City:	Not reported
Mailing Address State:	Not reported
Mailing Address Zipcode:	Not reported
Mailing Address Latitude:	Not reported
Mailing Address Longitude:	Not reported
LPR Number:	Not reported
Application Name:	Not reported
PPA Effective Date:	Not reported
Effective Date:	Not reported
Disposable Area (in acres):	Not reported
PGGM Comments:	Not reported
PPA Liner Required:	Not reported
PPA Liner Variance:	Not reported
PPA Liner Variance Comments:	Not reported
PPA Alt Liner:	Not reported
PPA Alt Liner Comment:	Not reported
PGGM Gas Monitoring Required:	Not reported
PCD Gas Collection System:	Not reported
PGGM Exemption Comment:	Not reported
PPA Alt Daily Cover:	Not reported
PPA Alt Daily Cover Comment:	Not reported
PPA Alt Final Cover:	Not reported
PPA Alt Final Cover Comment:	Not reported

C8
ENE
1/8-1/4
0.230 mi.
1217 ft.

MOUNTAIN FUEL SUPPLY CO.
167 W CENTER STREET
HEBER CITY, UT 84032

Site 1 of 2 in cluster C

UST FINDER | **1028787251** / **N/A**

Relative:
Higher

Actual:
5589 ft.

UST FINDER:

Object ID:	491352
Facility ID:	UT1100014
Name:	Mountain Fuel Supply Co.
Address:	167 W CENTER STREET
City,State,Zip:	HEBER CITY, UT 84032
Address Match Type:	Not reported
Open USTs:	0
Closed USTs:	1
TOS USTs:	0
Population 1500ft:	860
Private Wells 1500ft:	3
Within 100yr Floodplain:	No
Land Use:	Developed, Low Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	UTAH26006_4913
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	160202030302
Facility Status:	Closed UST(s)
Date of Last Inspection:	Not reported
EPA Region:	8
Tribe:	Not reported
Coordinate Source:	State
X Coord:	-111.416159
Y Coord:	40.507235
Latitude:	40.507235
Longitude:	-111.416159

UST FINDER:

Object ID:	1918819
Facility ID:	UT1100014
Tank ID:	UT1100014-1
Tank Status:	Closed
Installation Date:	1982/05/01 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	12000
Substances:	Gasoline
Tank Wall Type:	Single

C9 **MOUNTAIN FUEL SUPPLY CO.** **UST** **U003151873**
ENE **167 W CENTER STREET** **N/A**
1/8-1/4 **HEBER CITY, UT 84032**
0.230 mi.
1217 ft. **Site 2 of 2 in cluster C**

Relative: **Higher**
Actual: **5589 ft.**

UST:

Facility ID:	1265
Tank ID:	1
Above Tank:	No
Alternate Tank ID:	1
Federal Regulated:	Yes
Owner Name:	DOMINION ENERGY QUESTAR PIPELINE, L.L.C.
Owner Address:	P O BOX 45360
Owner City,State,Zip:	SALT LAKE CITY, UT 84145
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	12000
Substance Detected:	Gasoline
Substance Tested:	Not reported
Tank Material:	Galvanic Cathodic Protection (STIP3)
Tank Mod:	None
Pipe Material:	Bare Steel
Pipe Mod:	Cathodically Protected
Install Date:	1982-05-01 00:00:00
Closed Date:	1993-08-17 00:00:00
Closure Status:	Tank Removed from Ground
In Compliance:	Yes
PST Fund:	No
Other Type:	Not reported

Facility:

Name:	MOUNTAIN FUEL SUPPLY CO.
Address:	167 W CENTER STREET
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1265
Northing:	4484141
Easting:	464741

D10 **BARNES EXCAVATING** **UST** **U003151730**
North **150 N 500 W** **N/A**
1/8-1/4 **HEBER CITY, UT 84032**
0.232 mi.
1225 ft. **Site 1 of 2 in cluster D**

Relative: **Lower**
Actual: **5566 ft.**

UST:

Facility ID:	1254
Tank ID:	1
Above Tank:	No
Alternate Tank ID:	1
Federal Regulated:	Yes
Owner Name:	BARNES EXCAVATING
Owner Address:	150 N 500 W
Owner City,State,Zip:	HEBER CITY, UT 84032
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	1000

BARNES EXCAVATING (Continued) **U003151730**

Substance Detected:	Gasoline
Substance Tested:	Not reported
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None
Pipe Material:	Galvanized Steel
Pipe Mod:	None
Install Date:	1966-04-03 00:00:00
Closed Date:	1989-10-28 00:00:00
Closure Status:	Tank Removed from Ground
In Compliance:	No
PST Fund:	No
Other Type:	Not reported

Facility:

Name:	BARNES EXCAVATING
Address:	150 N 500 W
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1254
Northing:	4484396
Easting:	464260

Facility ID:	1254
Tank ID:	2
Above Tank:	No
Alternate Tank ID:	2
Federal Regulated:	Yes
Owner Name:	BARNES EXCAVATING
Owner Address:	150 N 500 W
Owner City,State,Zip:	HEBER CITY, UT 84032
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	500
Substance Detected:	Diesel
Substance Tested:	Not reported
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None
Pipe Material:	Galvanized Steel
Pipe Mod:	None
Install Date:	1971-04-04 00:00:00
Closed Date:	1989-10-28 00:00:00
Closure Status:	Tank Removed from Ground
In Compliance:	No
PST Fund:	No
Other Type:	Not reported

Facility:

Name:	BARNES EXCAVATING
Address:	150 N 500 W
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1254
Northing:	4484396
Easting:	464260

Facility ID:	1254
Tank ID:	3

BARNES EXCAVATING (Continued) **U003151730**

Above Tank:	No
Alternate Tank ID:	3
Federal Regulated:	Yes
Owner Name:	BARNES EXCAVATING
Owner Address:	150 N 500 W
Owner City,State,Zip:	HEBER CITY, UT 84032
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	2000
Substance Detected:	Gasoline
Substance Tested:	Not reported
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None
Pipe Material:	Galvanized Steel
Pipe Mod:	None
Install Date:	1974-04-03 00:00:00
Closed Date:	1990-06-18 00:00:00
Closure Status:	Tank Removed from Ground
In Compliance:	No
PST Fund:	No
Other Type:	Not reported

Facility:

Name:	BARNES EXCAVATING
Address:	150 N 500 W
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1254
Northing:	4484396
Easting:	464260

Facility ID:	1254
Tank ID:	4
Above Tank:	No
Alternate Tank ID:	4
Federal Regulated:	Yes
Owner Name:	BARNES EXCAVATING
Owner Address:	150 N 500 W
Owner City,State,Zip:	HEBER CITY, UT 84032
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	1000
Substance Detected:	Diesel
Substance Tested:	Not reported
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None
Pipe Material:	Galvanized Steel
Pipe Mod:	None
Install Date:	1976-04-03 00:00:00
Closed Date:	1990-06-18 00:00:00
Closure Status:	Tank Removed from Ground
In Compliance:	No
PST Fund:	No
Other Type:	Not reported

Facility:

BARNES EXCAVATING (Continued) **U003151730**

Name:	BARNES EXCAVATING
Address:	150 N 500 W
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1254
Northing:	4484396
Easting:	464260

D11 **BARNES EXCAVATING** **UST FINDER** **1028787241**
North **150 N 500 W** **N/A**
1/8-1/4 **HEBER CITY, UT 84032**
0.232 mi.
1225 ft. **Site 2 of 2 in cluster D**

Relative: **Lower**
Actual: **5566 ft.**

UST FINDER:

Object ID:	491363
Facility ID:	UT1100003
Name:	Barnes Excavating
Address:	150 N 500 W
City,State,Zip:	HEBER CITY, UT 84032
Address Match Type:	Not reported
Open USTs:	0
Closed USTs:	4
TOS USTs:	0
Population 1500ft:	716
Private Wells 1500ft:	0
Within 100yr Floodplain:	No
Land Use:	Developed, Low Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	UTAH26006_4913
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	160202030302
Facility Status:	Closed UST(s)
Date of Last Inspection:	Not reported
EPA Region:	8
Tribe:	Not reported
Coordinate Source:	State
X Coord:	-111.42185
Y Coord:	40.509512
Latitude:	40.509512
Longitude:	-111.42185

UST FINDER:

Object ID:	1918782
Facility ID:	UT1100003
Tank ID:	UT1100003-1
Tank Status:	Closed
Installation Date:	1966/04/03 16:00:01+00
Removal Date:	Not reported
Tank Capacity:	1000
Substances:	Gasoline
Tank Wall Type:	Single

BARNES EXCAVATING (Continued) **1028787241**

Object ID:	1918783
Facility ID:	UT1100003
Tank ID:	UT1100003-2
Tank Status:	Closed
Installation Date:	1971/04/04 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	500
Substances:	Diesel
Tank Wall Type:	Single

Object ID:	1918784
Facility ID:	UT1100003
Tank ID:	UT1100003-3
Tank Status:	Closed
Installation Date:	1974/04/03 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	2000
Substances:	Gasoline
Tank Wall Type:	Single

Object ID:	1918785
Facility ID:	UT1100003
Tank ID:	UT1100003-4
Tank Status:	Closed
Installation Date:	1976/04/03 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	1000
Substances:	Diesel
Tank Wall Type:	Single

E12
West
1/4-1/2
0.305 mi.
1609 ft.

PUBLIC WORKS DEPARTMENT **LUST U003544915**
805 W 100 S ;; PO BOX 69 **UST N/A**
HEBER CITY, UT 84032

Site 1 of 2 in cluster E

Relative:
Lower

Actual:
5550 ft.

LUST:

Name:	PUBLIC WORKS DEPARTMENT
Address:	805 W 100 S ;; PO BOX 69
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1100047
Release Id:	KGU
Closed Date:	**05/01/1998**
Notification Date:	11/06/1997
Owner Name:	WASATCH COUNTY
Owner Address:	25 N MAIN
Owner City:	HEBER CITY
Owner State:	UT
Owner Zip:	84032
Owner City,St,Zip:	HEBER CITY, UT 84032
Project Manager:	[Bruce Hagans]

UST:

Facility ID:	1293
Tank ID:	1
Above Tank:	No

PUBLIC WORKS DEPARTMENT (Continued) **U003544915**

Alternate Tank ID:	1
Federal Regulated:	Yes
Owner Name:	WASATCH COUNTY
Owner Address:	25 N MAIN
Owner City,State,Zip:	HEBER CITY, UT 84032
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	8000
Substance Detected:	Gasoline
Substance Tested:	Not reported
Tank Material:	Unknown
Tank Mod:	None
Pipe Material:	Galvanized Steel
Pipe Mod:	None
Install Date:	1910-01-01 00:00:00
Closed Date:	1997-09-25 00:00:00
Closure Status:	Tank Removed from Ground
In Compliance:	Yes
PST Fund:	Yes
Other Type:	Not reported

Facility:

Name:	PUBLIC WORKS DEPARTMENT
Address:	805 W 100 S ;; PO BOX 69
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1293
Northing:	4484076.8774
Easting:	463905.39083

Facility ID:	1293
Tank ID:	2
Above Tank:	No
Alternate Tank ID:	2
Federal Regulated:	Yes
Owner Name:	WASATCH COUNTY
Owner Address:	25 N MAIN
Owner City,State,Zip:	HEBER CITY, UT 84032
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	6000
Substance Detected:	Diesel
Substance Tested:	Not reported
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None
Pipe Material:	Galvanized Steel
Pipe Mod:	None
Install Date:	1984-11-28 00:00:00
Closed Date:	1997-09-25 00:00:00
Closure Status:	Tank Removed from Ground
In Compliance:	Yes
PST Fund:	Yes
Other Type:	Not reported

Facility:

Name:	PUBLIC WORKS DEPARTMENT

PUBLIC WORKS DEPARTMENT (Continued) **U003544915**

Address: 805 W 100 S ;; PO BOX 69
City,State,Zip: HEBER CITY, UT 84032
Facility ID: 1293
Northing: 4484076.8774
Easting: 463905.39083

Facility ID: 1293
Tank ID: 3
Above Tank: No
Alternate Tank ID: 3
Federal Regulated: Yes
Owner Name: WASATCH COUNTY
Owner Address: 25 N MAIN
Owner City,State,Zip: HEBER CITY, UT 84032
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 3000
Substance Detected: Gasoline
Substance Tested: Not reported
Tank Material: Asphalt Coated or Bare Steel
Tank Mod: None
Pipe Material: Galvanized Steel
Pipe Mod: None
Install Date: 1984-11-28 00:00:00
Closed Date: 1997-09-25 00:00:00
Closure Status: Tank Removed from Ground
In Compliance: Yes
PST Fund: Yes
Other Type: Not reported

Facility:
Name: PUBLIC WORKS DEPARTMENT
Address: 805 W 100 S ;; PO BOX 69
City,State,Zip: HEBER CITY, UT 84032
Facility ID: 1293
Northing: 4484076.8774
Easting: 463905.39083

E13
West
1/4-1/2
0.305 mi.
1609 ft.

PUBLIC WORKS DEPARTMENT
805 W 100 S ;; PO BOX 69
HEBER CITY, UT 84032

Site 2 of 2 in cluster E

UST FINDER **1028787278**
UST FINDER RELEASE **N/A**

Relative:
Lower

Actual:
5550 ft.

UST FINDER:
Object ID: 491346
Facility ID: UT1100047
Name: Public Works Department
Address: 805 W 100 S ;; PO BOX 69
City,State,Zip: HEBER CITY, UT 84032
Address Match Type: Not reported
Open USTs: 0
Closed USTs: 3
TOS USTs: 0
Population 1500ft: 170

PUBLIC WORKS DEPARTMENT (Continued) **1028787278**

Private Wells 1500ft:	0
Within 100yr Floodplain:	No
Land Use:	Developed, Medium Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	No
WHPA PWS Facility ID:	Not reported
WHPA Water Type:	Not reported
WHPA Facility Type:	Not reported
WHPA HUC12:	Not reported
Facility Status:	Closed UST(s)
Date of Last Inspection:	Not reported
EPA Region:	8
Tribe:	Not reported
Coordinate Source:	State
X Coord:	-111.426018
Y Coord:	40.5066210000001
Latitude:	40.506621
Longitude:	-111.426018

UST FINDER:

Object ID:	1918881
Facility ID:	UT1100047
Tank ID:	UT1100047-1
Tank Status:	Closed
Installation Date:	Not reported
Removal Date:	Not reported
Tank Capacity:	8000
Substances:	Gasoline
Tank Wall Type:	Single

Object ID:	1918882
Facility ID:	UT1100047
Tank ID:	UT1100047-2
Tank Status:	Closed
Installation Date:	1984/11/28 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	6000
Substances:	Diesel
Tank Wall Type:	Single

Object ID:	1918883
Facility ID:	UT1100047
Tank ID:	UT1100047-3
Tank Status:	Closed
Installation Date:	1984/11/28 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	3000
Substances:	Gasoline
Tank Wall Type:	Single

UST FINDER RELEASE:

Object ID:	409474

PUBLIC WORKS DEPARTMENT (Continued) **1028787278**

Facility ID:	UT1100047
Lust ID:	UTKGU
Name:	PUBLIC WORKS DEPARTMENT
Address:	805 W 100 S ;; PO BOX 69
City,State,Zip:	HEBER CITY, UT 84032
Address Match Type:	Not reported
Reported Date:	1997/11/06 15:59:59+00
Status:	No Further Action
Substance:	Not reported
Population within 1500ft:	169
Domestic Wells within 1500ft:	0
Land Use:	Developed, Medium Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	No
WHPA PWS Facility ID:	Not reported
WHPA Water Type:	Not reported
WHPA Facility Type:	Not reported
WHPA HUC12:	Not reported
Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	8
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	State
X Coord:	-111.42602
Y Coord:	40.5066200000001
Latitude:	40.5066199999999
Longitude:	-111.426019999999

F14 **DAVID EARLY TIRES** **LUST U003151735**
East **110 S MAIN** **UST N/A**
1/4-1/2 **HEBER CITY, UT 84032**
0.361 mi.
1904 ft. **Site 1 of 4 in cluster F**

Relative: LUST:
Higher

Name:	DAVID EARLY TIRES
Address:	110 S MAIN
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1100052
Release Id:	LIK
Closed Date:	**01/11/2001**
Notification Date:	12/28/2000
Owner Name:	DAVID EARLY TIRE INC
Owner Address:	1612 E 3300 S
Owner City:	SALT LAKE CITY
Owner State:	UT
Owner Zip:	84106
Owner City,St,Zip:	SALT LAKE CITY, UT 84106
Project Manager:	Morgan Atkinson

Actual:
5601 ft.

DAVID EARLY TIRES (Continued) **U003151735**

Name:	DAVID EARLY TIRES
Address:	110 S MAIN
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1100052
Release Id:	JNL
Closed Date:	**03/03/1997**
Notification Date:	05/23/1996
Owner Name:	DAVID EARLY TIRE INC
Owner Address:	1612 E 3300 S
Owner City:	SALT LAKE CITY
Owner State:	UT
Owner Zip:	84106
Owner City,St,Zip:	SALT LAKE CITY, UT 84106
Project Manager:	Mark Crim

UST:

Facility ID:	1298
Tank ID:	1
Above Tank:	No
Alternate Tank ID:	1
Federal Regulated:	Yes
Owner Name:	DAVID EARLY TIRE INC
Owner Address:	1612 E 3300 S
Owner City,State,Zip:	SALT LAKE CITY, UT 84106
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	3000
Substance Detected:	Gasoline
Substance Tested:	Not reported
Tank Material:	Not Listed
Tank Mod:	None
Pipe Material:	Not Listed
Pipe Mod:	None
Install Date:	1910-01-01 00:00:00
Closed Date:	1996-04-23 00:00:00
Closure Status:	Tank Closed in Place
In Compliance:	No
PST Fund:	No
Other Type:	Not reported

Facility:

Name:	DAVID EARLY TIRES
Address:	110 S MAIN
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1298
Northing:	4484008.2756
Easting:	464914.3073

Facility ID:	1298
Tank ID:	2
Above Tank:	No
Alternate Tank ID:	2
Federal Regulated:	Yes
Owner Name:	DAVID EARLY TIRE INC
Owner Address:	1612 E 3300 S

DAVID EARLY TIRES (Continued) **U003151735**

Owner City,State,Zip:	SALT LAKE CITY, UT 84106
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	5000
Substance Detected:	Gasoline
Substance Tested:	Not reported
Tank Material:	Not Listed
Tank Mod:	None
Pipe Material:	Not Listed
Pipe Mod:	None
Install Date:	1910-01-01 00:00:00
Closed Date:	1996-04-23 00:00:00
Closure Status:	Tank Closed in Place
In Compliance:	No
PST Fund:	No
Other Type:	Not reported

Facility:

Name:	DAVID EARLY TIRES
Address:	110 S MAIN
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1298
Northing:	4484008.2756
Easting:	464914.3073

Facility ID:	1298
Tank ID:	3
Above Tank:	No
Alternate Tank ID:	3
Federal Regulated:	Yes
Owner Name:	DAVID EARLY TIRE INC
Owner Address:	1612 E 3300 S
Owner City,State,Zip:	SALT LAKE CITY, UT 84106
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	5000
Substance Detected:	Gasoline
Substance Tested:	Not reported
Tank Material:	Not Listed
Tank Mod:	None
Pipe Material:	Not Listed
Pipe Mod:	None
Install Date:	1910-01-01 00:00:00
Closed Date:	1996-04-23 00:00:00
Closure Status:	Tank Closed in Place
In Compliance:	No
PST Fund:	No
Other Type:	Not reported

Facility:

Name:	DAVID EARLY TIRES
Address:	110 S MAIN
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1298
Northing:	4484008.2756

DAVID EARLY TIRES (Continued) **U003151735**

Easting: 464914.3073

Facility ID: 1298
Tank ID: 4
Above Tank: No
Alternate Tank ID: 4
Federal Regulated: Yes
Owner Name: DAVID EARLY TIRE INC
Owner Address: 1612 E 3300 S
Owner City,State,Zip: SALT LAKE CITY, UT 84106
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 500
Substance Detected: Used Oil
Substance Tested: Not reported
Tank Material: Asphalt Coated or Bare Steel
Tank Mod: None
Pipe Material: Not Listed
Pipe Mod: None
Install Date: 1910-01-01 00:00:00
Closed Date: 2000-11-30 00:00:00
Closure Status: Tank removed from ground
In Compliance: No
PST Fund: No
Other Type: Not reported

Facility:
Name: DAVID EARLY TIRES
Address: 110 S MAIN
City,State,Zip: HEBER CITY, UT 84032
Facility ID: 1298
Northing: 4484008.2756
Easting: 464914.3073

F15 **DAVID EARLY TIRES** **UST FINDER** **1028787281**
East **110 S MAIN** **UST FINDER RELEASE** **N/A**
1/4-1/2 **HEBER CITY, UT 84032**
0.361 mi.
1904 ft. **Site 2 of 4 in cluster F**

Relative: **Higher**
Actual: **5601 ft.**

UST FINDER:
Object ID: 491344
Facility ID: UT1100052
Name: David Early Tires
Address: 110 S MAIN
City,State,Zip: HEBER CITY, UT 84032
Address Match Type: Not reported
Open USTs: 0
Closed USTs: 4
TOS USTs: 0
Population 1500ft: 865
Private Wells 1500ft: 9
Within 100yr Floodplain: No
Land Use: Developed, Medium Intensity
Within SPA: No

DAVID EARLY TIRES (Continued) **1028787281**

SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	No
WHPA PWS Facility ID:	Not reported
WHPA Water Type:	Not reported
WHPA Facility Type:	Not reported
WHPA HUC12:	Not reported
Facility Status:	Closed UST(s)
Date of Last Inspection:	Not reported
EPA Region:	8
Tribe:	Not reported
Coordinate Source:	State
X Coord:	-111.414106
Y Coord:	40.5060470000001
Latitude:	40.506047
Longitude:	-111.414106

UST FINDER:

Object ID:	1918891
Facility ID:	UT1100052
Tank ID:	UT1100052-1
Tank Status:	Closed
Installation Date:	Not reported
Removal Date:	Not reported
Tank Capacity:	3000
Substances:	Gasoline
Tank Wall Type:	Single

Object ID:	1918892
Facility ID:	UT1100052
Tank ID:	UT1100052-2
Tank Status:	Closed
Installation Date:	Not reported
Removal Date:	Not reported
Tank Capacity:	5000
Substances:	Gasoline
Tank Wall Type:	Single

Object ID:	1918893
Facility ID:	UT1100052
Tank ID:	UT1100052-3
Tank Status:	Closed
Installation Date:	Not reported
Removal Date:	Not reported
Tank Capacity:	5000
Substances:	Gasoline
Tank Wall Type:	Single

Object ID:	1918894
Facility ID:	UT1100052
Tank ID:	UT1100052-4
Tank Status:	Closed
Installation Date:	Not reported
Removal Date:	Not reported
Tank Capacity:	500
Substances:	Used Oil

DAVID EARLY TIRES (Continued) **1028787281**

Tank Wall Type: Single

UST FINDER RELEASE:

Object ID:	409484
Facility ID:	UT1100052
Lust ID:	UTJNL
Name:	DAVID EARLY TIRES
Address:	110 S MAIN
City,State,Zip:	HEBER CITY, UT 84032
Address Match Type:	Not reported
Reported Date:	1996/05/23 15:59:59+00
Status:	No Further Action
Substance:	Not reported
Population within 1500ft:	865
Domestic Wells within 1500ft:	9
Land Use:	Developed, Medium Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	No
WHPA PWS Facility ID:	Not reported
WHPA Water Type:	Not reported
WHPA Facility Type:	Not reported
WHPA HUC12:	Not reported
Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	8
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	State
X Coord:	-111.41411
Y Coord:	40.5060500000001
Latitude:	40.50605
Longitude:	-111.414109999999

Object ID:	409485
Facility ID:	UT1100052
Lust ID:	UTLIK
Name:	DAVID EARLY TIRES
Address:	110 S MAIN
City,State,Zip:	HEBER CITY, UT 84032
Address Match Type:	Not reported
Reported Date:	2000/12/28 15:59:59+00
Status:	No Further Action
Substance:	Not reported
Population within 1500ft:	865
Domestic Wells within 1500ft:	9
Land Use:	Developed, Medium Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported

DAVID EARLY TIRES (Continued) **1028787281**

SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	No
WHPA PWS Facility ID:	Not reported
WHPA Water Type:	Not reported
WHPA Facility Type:	Not reported
WHPA HUC12:	Not reported
Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	8
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	State
X Coord:	-111.41411
Y Coord:	40.5060500000001
Latitude:	40.50605
Longitude:	-111.414109999999

G16 **HEBER MERCANTILE BLDG.** **UST FINDER RELEASE** **1029125614**
ENE **2 SOUTH MAIN** **N/A**
1/4-1/2 **HEBER CITY, UT 84032**
0.367 mi.
1936 ft. **Site 1 of 3 in cluster G**

Relative:
Higher

Actual:
5598 ft.

UST FINDER RELEASE:

Object ID:	409491
Facility ID:	UT1100075
Lust ID:	UTLHS
Name:	HEBER MERCANTILE BLDG.
Address:	2 SOUTH MAIN
City,State,Zip:	HEBER CITY, UT 84032
Address Match Type:	PointAddress
Reported Date:	2000/09/22 15:59:59+00
Status:	No Further Action
Substance:	Not reported
Population within 1500ft:	832
Domestic Wells within 1500ft:	11
Land Use:	Developed, Medium Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	UTAH26006_4913
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	160202030302
Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	8
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported

HEBER MERCANTILE BLDG. (Continued) **1029125614**

Closed With Residual Contaminate:	Not reported
Coordinate Source:	Geocode
X Coord:	-111.41351
Y Coord:	40.5074300000001
Latitude:	40.5074299999999
Longitude:	-111.41351

H17 **CLOYES GEAR COMPANY** **UST FINDER** **1028787285**
SSE **300 W 600 S** **UST FINDER RELEASE** **N/A**
1/4-1/2 **HEBER CITY, UT 84032**
0.382 mi.
2019 ft. **Site 1 of 2 in cluster H**

Relative:
Higher

Actual:
5588 ft.

UST FINDER:

Object ID:	491334
Facility ID:	UT1100059
Name:	Cloyes Gear Company
Address:	300 W 600 S
City,State,Zip:	HEBER CITY, UT 84032
Address Match Type:	Not reported
Open USTs:	0
Closed USTs:	3
TOS USTs:	0
Population 1500ft:	763
Private Wells 1500ft:	2
Within 100yr Floodplain:	No
Land Use:	Developed, Low Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	No
WHPA PWS Facility ID:	Not reported
WHPA Water Type:	Not reported
WHPA Facility Type:	Not reported
WHPA HUC12:	Not reported
Facility Status:	Closed UST(s)
Date of Last Inspection:	Not reported
EPA Region:	8
Tribe:	Not reported
Coordinate Source:	State
X Coord:	-111.41849
Y Coord:	40.5006230000001
Latitude:	40.500623
Longitude:	-111.41849

UST FINDER:

Object ID:	1918900
Facility ID:	UT1100059
Tank ID:	UT1100059-1
Tank Status:	Closed
Installation Date:	1980/01/01 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	12000
Substances:	Gasoline
Tank Wall Type:	Single

CLOYES GEAR COMPANY (Continued) **1028787285**

Object ID:	1918901
Facility ID:	UT1100059
Tank ID:	UT1100059-2
Tank Status:	Closed
Installation Date:	1980/01/01 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	12000
Substances:	Gasoline
Tank Wall Type:	Single

Object ID:	1918902
Facility ID:	UT1100059
Tank ID:	UT1100059-3
Tank Status:	Closed
Installation Date:	1980/01/01 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	10000
Substances:	Diesel
Tank Wall Type:	Single

UST FINDER RELEASE:

Object ID:	409481
Facility ID:	UT1100059
Lust ID:	UTIAX
Name:	CLOYES GEAR COMPANY
Address:	300 W 600 S
City,State,Zip:	HEBER CITY, UT 84032
Address Match Type:	Not reported
Reported Date:	1993/03/24 15:59:59+00
Status:	No Further Action
Substance:	Not reported
Population within 1500ft:	762
Domestic Wells within 1500ft:	2
Land Use:	Developed, Low Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	No
WHPA PWS Facility ID:	Not reported
WHPA Water Type:	Not reported
WHPA Facility Type:	Not reported
WHPA HUC12:	Not reported
Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	8
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	State
X Coord:	-111.41849
Y Coord:	40.50062
Latitude:	40.5006199999999

CLOYES GEAR COMPANY (Continued) **1028787285**

Longitude: -111.41849

H18 **CLOYES GEAR COMPANY** **LUST U001150359**
SSE **300 W 600 S** **UST N/A**
1/4-1/2 **HEBER CITY, UT 84032**
0.382 mi.
2019 ft. **Site 2 of 2 in cluster H**

Relative:
Higher

Actual:
5588 ft.

LUST:

Name:	CLOYES GEAR COMPANY
Address:	300 W 600 S
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1100059
Release Id:	IAX
Closed Date:	**10/27/1994**
Notification Date:	03/24/1993
Owner Name:	CLOYES GEAR AND PRODUCTS INC
Owner Address:	P O BOX 49
Owner City:	WILLOUGHBY
Owner State:	OH
Owner Zip:	44094
Owner City,St,Zip:	WILLOUGHBY, OH 44094
Project Manager:	[Dale Urban]

UST:

Facility ID:	1305
Tank ID:	1
Above Tank:	No
Alternate Tank ID:	1
Federal Regulated:	Yes
Owner Name:	CLOYES GEAR AND PRODUCTS INC
Owner Address:	P O BOX 49
Owner City,State,Zip:	WILLOUGHBY, OH 44094
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	12000
Substance Detected:	Gasoline
Substance Tested:	Not reported
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None
Pipe Material:	Not Listed
Pipe Mod:	None
Install Date:	1980-01-01 00:00:00
Closed Date:	1993-03-02 00:00:00
Closure Status:	Tank Removed from Ground
In Compliance:	No
PST Fund:	No
Other Type:	Not reported

Facility:

Name:	CLOYES GEAR COMPANY
Address:	300 W 600 S
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1305
Northing:	4483408
Easting:	464540

CLOYES GEAR COMPANY (Continued) **U001150359**

Facility ID:	1305
Tank ID:	2
Above Tank:	No
Alternate Tank ID:	2
Federal Regulated:	Yes
Owner Name:	CLOYES GEAR AND PRODUCTS INC
Owner Address:	P O BOX 49
Owner City,State,Zip:	WILLOUGHBY, OH 44094
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	12000
Substance Detected:	Gasoline
Substance Tested:	Not reported
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None
Pipe Material:	Not Listed
Pipe Mod:	None
Install Date:	1980-01-01 00:00:00
Closed Date:	1993-03-02 00:00:00
Closure Status:	Tank Removed from Ground
In Compliance:	No
PST Fund:	No
Other Type:	Not reported

Facility:

Name:	CLOYES GEAR COMPANY
Address:	300 W 600 S
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1305
Northing:	4483408
Easting:	464540

Facility ID:	1305
Tank ID:	3
Above Tank:	No
Alternate Tank ID:	3
Federal Regulated:	Yes
Owner Name:	CLOYES GEAR AND PRODUCTS INC
Owner Address:	P O BOX 49
Owner City,State,Zip:	WILLOUGHBY, OH 44094
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	10000
Substance Detected:	Diesel
Substance Tested:	Not reported
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None
Pipe Material:	Not Listed
Pipe Mod:	None
Install Date:	1980-01-01 00:00:00
Closed Date:	1993-03-02 00:00:00
Closure Status:	Tank Removed from Ground
In Compliance:	No
PST Fund:	No
Other Type:	Not reported

CLOYES GEAR COMPANY (Continued) **U001150359**

Facility:
- Name: CLOYES GEAR COMPANY
- Address: 300 W 600 S
- City,State,Zip: HEBER CITY, UT 84032
- Facility ID: 1305
- Northing: 4483408
- Easting: 464540

F19 **SUNMART #901 PHILLIPS 66** **UST FINDER** **1028787256**
East **95 S MAIN** **UST FINDER RELEASE** **N/A**
1/4-1/2 **HEBER CITY, UT 84032**
0.387 mi.
2045 ft. **Site 3 of 4 in cluster F**

Relative: **Higher**
Actual: **5602 ft.**

UST FINDER:
- Object ID: 491345
- Facility ID: UT1100020
- Name: Sunmart #901 Phillips 66
- Address: 95 S MAIN
- City,State,Zip: HEBER CITY, UT 84032
- Address Match Type: Not reported
- Open USTs: 0
- Closed USTs: 4
- TOS USTs: 0
- Population 1500ft: 866
- Private Wells 1500ft: 13
- Within 100yr Floodplain: No
- Land Use: Developed, Medium Intensity
- Within SPA: No
- SPA PWS Facility ID: Not reported
- SPA Water Type: Not reported
- SPA Facility Type: Not reported
- SPA HUC12: Not reported
- Within WHPA: Yes
- WHPA PWS Facility ID: UTAH26006_4913
- WHPA Water Type: GW - Ground water
- WHPA Facility Type: WL - Well
- WHPA HUC12: 160202030302
- Facility Status: Closed UST(s)
- Date of Last Inspection: Not reported
- EPA Region: 8
- Tribe: Not reported
- Coordinate Source: State
- X Coord: -111.412998
- Y Coord: 40.506496
- Latitude: 40.506496
- Longitude: -111.412998

UST FINDER:
- Object ID: 1918833
- Facility ID: UT1100020
- Tank ID: UT1100020-1
- Tank Status: Closed
- Installation Date: 1973/04/09 16:00:00+00
- Removal Date: Not reported
- Tank Capacity: 8000
- Substances: Gasoline

SUNMART #901 PHILLIPS 66 (Continued) **1028787256**

Tank Wall Type: Single

Object ID: 1918834
Facility ID: UT1100020
Tank ID: UT1100020-2
Tank Status: Closed
Installation Date: 1973/04/10 16:00:00+00
Removal Date: Not reported
Tank Capacity: 6000
Substances: Diesel
Tank Wall Type: Single

Object ID: 1918835
Facility ID: UT1100020
Tank ID: UT1100020-3
Tank Status: Closed
Installation Date: 1986/04/09 16:00:00+00
Removal Date: Not reported
Tank Capacity: 6000
Substances: Diesel
Tank Wall Type: Single

Object ID: 1918836
Facility ID: UT1100020
Tank ID: UT1100020-4
Tank Status: Closed
Installation Date: 1971/04/10 16:00:00+00
Removal Date: Not reported
Tank Capacity: 1000
Substances: Gasoline
Tank Wall Type: Single

UST FINDER RELEASE:
Object ID: 409495
Facility ID: UT1100020
Lust ID: UTKIX
Name: SUNMART #901 PHILLIPS 66
Address: 95 S MAIN
City,State,Zip: HEBER CITY, UT 84032
Address Match Type: Not reported
Reported Date: 1998/02/04 15:59:59+00
Status: No Further Action
Substance: Not reported
Population within 1500ft: 865
Domestic Wells within 1500ft: 13
Land Use: Developed, Medium Intensity
Within SPA: No
SPA PWS Facility ID: Not reported
SPA Water Type: Not reported
SPA Facility Type: Not reported
SPA HUC12: Not reported
Within WHPA: Yes
WHPA PWS Facility ID: UTAH26006_4913
WHPA Water Type: GW - Ground water
WHPA Facility Type: WL - Well
WHPA HUC12: 160202030302

SUNMART #901 PHILLIPS 66 (Continued) **1028787256**

Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	8
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	State
X Coord:	-111.413
Y Coord:	40.5065000000001
Latitude:	40.5065
Longitude:	-111.412999999999

Object ID:	409496
Facility ID:	UT1100020
Lust ID:	UTLYT
Name:	SUNMART #901 PHILLIPS 66
Address:	95 S MAIN
City,State,Zip:	HEBER CITY, UT 84032
Address Match Type:	Not reported
Reported Date:	2005/05/18 15:59:59+00
Status:	No Further Action
Substance:	Not reported
Population within 1500ft:	865
Domestic Wells within 1500ft:	13
Land Use:	Developed, Medium Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	UTAH26006_4913
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	160202030302
Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	8
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	State
X Coord:	-111.413
Y Coord:	40.5065000000001
Latitude:	40.5065
Longitude:	-111.412999999999

F20 **SUNMART #901 PHILLIPS 66** **LUST U003151745**
East **95 S MAIN** **UST N/A**
1/4-1/2 **HEBER CITY, UT 84032**
0.387 mi.
2045 ft. **Site 4 of 4 in cluster F**

Relative:
Higher

Actual:
5602 ft.

LUST:

Name:	SUNMART #901 PHILLIPS 66
Address:	95 S MAIN
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1100020
Release Id:	KIX
Closed Date:	**03/05/1998**
Notification Date:	02/04/1998
Owner Name:	PETROLEUM WHOLESALE
Owner Address:	PO BOX 4456
Owner City:	HOUSTON
Owner State:	TX
Owner Zip:	77210
Owner City,St,Zip:	HOUSTON, TX 77210
Project Manager:	[Bruce Hagans]

Name:	SUNMART #901 PHILLIPS 66
Address:	95 S MAIN
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1100020
Release Id:	LYT
Closed Date:	**03/22/2017**
Notification Date:	05/18/2005
Owner Name:	PETROLEUM WHOLESALE
Owner Address:	PO BOX 4456
Owner City:	HOUSTON
Owner State:	TX
Owner Zip:	77210
Owner City,St,Zip:	HOUSTON, TX 77210
Project Manager:	Kevin Beery

UST:

Facility ID:	1270
Tank ID:	1
Above Tank:	No
Alternate Tank ID:	1
Federal Regulated:	Yes
Owner Name:	PETROLEUM WHOLESALE
Owner Address:	PO BOX 4456
Owner City,State,Zip:	HOUSTON, TX 77210
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	8000
Substance Detected:	Gasoline
Substance Tested:	Not reported
Tank Material:	Impressed Current Cathodic Protection
Tank Mod:	None
Pipe Material:	Fiberglass Reinforced Plastic
Pipe Mod:	None
Install Date:	1973-04-09 00:00:00
Closed Date:	2009-11-02 00:00:00
Closure Status:	Tank removed from ground

SUNMART #901 PHILLIPS 66 (Continued) **U003151745**

In Compliance: Yes
PST Fund: Yes
Other Type: Not reported

Facility:
Name: SUNMART #901 PHILLIPS 66
Address: 95 S MAIN
City,State,Zip: HEBER CITY, UT 84032
Facility ID: 1270
Northing: 4484057.7235
Easting: 465008.40396

Facility ID: 1270
Tank ID: 2
Above Tank: No
Alternate Tank ID: 2
Federal Regulated: Yes
Owner Name: PETROLEUM WHOLESALE
Owner Address: PO BOX 4456
Owner City,State,Zip: HOUSTON, TX 77210
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 6000
Substance Detected: Diesel
Substance Tested: Not reported
Tank Material: Impressed Current Cathodic Protection
Tank Mod: None
Pipe Material: Fiberglass Reinforced Plastic
Pipe Mod: None
Install Date: 1973-04-10 00:00:00
Closed Date: 2009-11-02 00:00:00
Closure Status: Tank removed from ground
In Compliance: Yes
PST Fund: Yes
Other Type: Not reported

Facility:
Name: SUNMART #901 PHILLIPS 66
Address: 95 S MAIN
City,State,Zip: HEBER CITY, UT 84032
Facility ID: 1270
Northing: 4484057.7235
Easting: 465008.40396

Facility ID: 1270
Tank ID: 3
Above Tank: No
Alternate Tank ID: 3
Federal Regulated: Yes
Owner Name: PETROLEUM WHOLESALE
Owner Address: PO BOX 4456
Owner City,State,Zip: HOUSTON, TX 77210
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use

SUNMART #901 PHILLIPS 66 (Continued) **U003151745**

Tank Capacity:	6000
Substance Detected:	Diesel
Substance Tested:	Off-road Diesel
Tank Material:	Impressed Current Cathodic Protection
Tank Mod:	None
Pipe Material:	Fiberglass Reinforced Plastic
Pipe Mod:	None
Install Date:	1986-04-09 00:00:00
Closed Date:	2009-11-02 00:00:00
Closure Status:	Tank removed from ground
In Compliance:	Yes
PST Fund:	Yes
Other Type:	Not reported

Facility:

Name:	SUNMART #901 PHILLIPS 66
Address:	95 S MAIN
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1270
Northing:	4484057.7235
Easting:	465008.40396

Facility ID:	1270
Tank ID:	4
Above Tank:	No
Alternate Tank ID:	4
Federal Regulated:	Yes
Owner Name:	PETROLEUM WHOLESALE
Owner Address:	PO BOX 4456
Owner City,State,Zip:	HOUSTON, TX 77210
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	1000
Substance Detected:	Gasoline
Substance Tested:	Not reported
Tank Material:	Galvanic Cathodic Protection (STIP3)
Tank Mod:	None
Pipe Material:	Galvanized Steel
Pipe Mod:	None
Install Date:	1971-04-10 00:00:00
Closed Date:	1986-01-01 00:00:00
Closure Status:	Not reported
In Compliance:	No
PST Fund:	No
Other Type:	Not reported

Facility:

Name:	SUNMART #901 PHILLIPS 66
Address:	95 S MAIN
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1270
Northing:	4484057.7235
Easting:	465008.40396

G21 **FOUNDERS TITLE COMPANY** **LUST U003298152**
East **45 S MAIN** **UST N/A**
1/4-1/2 **HEBER CITY, UT 84032**
0.401 mi.
2115 ft. **Site 2 of 3 in cluster G**

Relative:
Higher

Actual:
5602 ft.

LUST:

Name:	FOUNDERS TITLE COMPANY
Address:	45 S MAIN
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1100068
Release Id:	KMY
Closed Date:	**06/15/1998**
Notification Date:	06/08/1998
Owner Name:	ROBERT RAYMOND GREEN
Owner Address:	375 E 200 N
Owner City:	HEBER CITY
Owner State:	UT
Owner Zip:	84032
Owner City,St,Zip:	HEBER CITY, UT 84032
Project Manager:	UST

UST:

Facility ID:	6589
Tank ID:	1
Above Tank:	No
Alternate Tank ID:	1
Federal Regulated:	Yes
Owner Name:	ROBERT RAYMOND GREEN
Owner Address:	375 E 200 N
Owner City,State,Zip:	HEBER CITY, UT 84032
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	2000
Substance Detected:	Gasoline
Substance Tested:	Not reported
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None
Pipe Material:	Bare Steel
Pipe Mod:	None
Install Date:	1952-01-01 00:00:00
Closed Date:	1998-03-26 00:00:00
Closure Status:	Tank removed from ground
In Compliance:	No
PST Fund:	No
Other Type:	Not reported

Facility:

Name:	FOUNDERS TITLE COMPANY
Address:	45 S MAIN
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	6589
Northing:	4484147.5821
Easting:	464988.73129

Facility ID:	6589
Tank ID:	2

FOUNDERS TITLE COMPANY (Continued) **U003298152**

Above Tank:	No
Alternate Tank ID:	2
Federal Regulated:	Yes
Owner Name:	ROBERT RAYMOND GREEN
Owner Address:	375 E 200 N
Owner City,State,Zip:	HEBER CITY, UT 84032
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	2000
Substance Detected:	Gasoline
Substance Tested:	Not reported
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None
Pipe Material:	Bare Steel
Pipe Mod:	None
Install Date:	1952-01-01 00:00:00
Closed Date:	1998-03-26 00:00:00
Closure Status:	Tank removed from ground
In Compliance:	No
PST Fund:	No
Other Type:	Not reported

Facility:

Name:	FOUNDERS TITLE COMPANY
Address:	45 S MAIN
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	6589
Northing:	4484147.5821
Easting:	464988.73129

Facility ID:	6589
Tank ID:	3
Above Tank:	No
Alternate Tank ID:	3
Federal Regulated:	Yes
Owner Name:	ROBERT RAYMOND GREEN
Owner Address:	375 E 200 N
Owner City,State,Zip:	HEBER CITY, UT 84032
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	2000
Substance Detected:	Gasoline
Substance Tested:	Not reported
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None
Pipe Material:	Bare Steel
Pipe Mod:	None
Install Date:	1952-01-01 00:00:00
Closed Date:	1998-03-26 00:00:00
Closure Status:	Tank removed from ground
In Compliance:	No
PST Fund:	No
Other Type:	Not reported

Facility:

FOUNDERS TITLE COMPANY (Continued) **U003298152**

Name: FOUNDERS TITLE COMPANY
Address: 45 S MAIN
City,State,Zip: HEBER CITY, UT 84032
Facility ID: 6589
Northing: 4484147.5821
Easting: 464988.73129

Facility ID: 6589
Tank ID: 4
Above Tank: No
Alternate Tank ID: 4
Federal Regulated: Yes
Owner Name: ROBERT RAYMOND GREEN
Owner Address: 375 E 200 N
Owner City,State,Zip: HEBER CITY, UT 84032
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 2000
Substance Detected: Gasoline
Substance Tested: Not reported
Tank Material: Asphalt Coated or Bare Steel
Tank Mod: None
Pipe Material: Bare Steel
Pipe Mod: None
Install Date: 1952-01-01 00:00:00
Closed Date: 1998-03-26 00:00:00
Closure Status: Tank removed from ground
In Compliance: No
PST Fund: No
Other Type: Not reported

Facility:
Name: FOUNDERS TITLE COMPANY
Address: 45 S MAIN
City,State,Zip: HEBER CITY, UT 84032
Facility ID: 6589
Northing: 4484147.5821
Easting: 464988.73129

G22 **FOUNDERS TITLE COMPANY** **UST FINDER** **1028787293**
East **45 S MAIN** **UST FINDER RELEASE** **N/A**
1/4-1/2 **HEBER CITY, UT 84032**
0.401 mi.
2115 ft. **Site 3 of 3 in cluster G**

Relative:
Higher

Actual:
5602 ft.

UST FINDER:
Object ID: 491354
Facility ID: UT1100068
Name: Founders Title Company
Address: 45 S MAIN
City,State,Zip: HEBER CITY, UT 84032
Address Match Type: Not reported
Open USTs: 0
Closed USTs: 4
TOS USTs: 0

FOUNDERS TITLE COMPANY (Continued) **1028787293**

Population 1500ft:	834
Private Wells 1500ft:	12
Within 100yr Floodplain:	No
Land Use:	Developed, Medium Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	UTAH26006_4913
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	160202030302
Facility Status:	Closed UST(s)
Date of Last Inspection:	Not reported
EPA Region:	8
Tribe:	Not reported
Coordinate Source:	State
X Coord:	-111.413235
Y Coord:	40.507305
Latitude:	40.507305
Longitude:	-111.413235

UST FINDER:

Object ID:	1918917
Facility ID:	UT1100068
Tank ID:	UT1100068-1
Tank Status:	Closed
Installation Date:	1952/01/01 16:00:01+00
Removal Date:	Not reported
Tank Capacity:	2000
Substances:	Gasoline
Tank Wall Type:	Single

Object ID:	1918918
Facility ID:	UT1100068
Tank ID:	UT1100068-2
Tank Status:	Closed
Installation Date:	1952/01/01 16:00:01+00
Removal Date:	Not reported
Tank Capacity:	2000
Substances:	Gasoline
Tank Wall Type:	Single

Object ID:	1918919
Facility ID:	UT1100068
Tank ID:	UT1100068-3
Tank Status:	Closed
Installation Date:	1952/01/01 16:00:01+00
Removal Date:	Not reported
Tank Capacity:	2000
Substances:	Gasoline
Tank Wall Type:	Single

Object ID:	1918920
Facility ID:	UT1100068
Tank ID:	UT1100068-4

FOUNDERS TITLE COMPANY (Continued) **1028787293**

Tank Status:	Closed
Installation Date:	1952/01/01 16:00:01+00
Removal Date:	Not reported
Tank Capacity:	2000
Substances:	Gasoline
Tank Wall Type:	Single

UST FINDER RELEASE:

Object ID:	409493
Facility ID:	UT1100068
Lust ID:	UTKMY
Name:	FOUNDERS TITLE COMPANY
Address:	45 S MAIN
City,State,Zip:	HEBER CITY, UT 84032
Address Match Type:	Not reported
Reported Date:	1998/06/08 15:59:59+00
Status:	No Further Action
Substance:	Not reported
Population within 1500ft:	834
Domestic Wells within 1500ft:	12
Land Use:	Developed, Medium Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	UTAH26006_4913
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	160202030302
Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	8
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	State
X Coord:	-111.41324
Y Coord:	40.5073
Latitude:	40.5073
Longitude:	-111.41324

I23 **HEBER CITY CORP.** **LUST U003151734**
North **345 N 400 W** **UST N/A**
1/4-1/2 **HEBER CITY, UT 84032**
0.412 mi.
2177 ft. **Site 1 of 2 in cluster I**

Relative:
Lower

Actual:
5562 ft.

LUST:

Name:	HEBER CITY CORP.
Address:	345 N 400 W
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1100046

HEBER CITY CORP. (Continued) **U003151734**

Release Id: HFD
Closed Date: 04/07/1995
Notification Date: 11/21/1991
Owner Name: HEBER CITY CORP
Owner Address: 75 N MAIN
Owner City: HEBER CITY
Owner State: UT
Owner Zip: 84032
Owner City,St,Zip: HEBER CITY, UT 84032
Project Manager: [Dale Urban]

UST:
Facility ID: 1292
Tank ID: 1
Above Tank: No
Alternate Tank ID: 1
Federal Regulated: Yes
Owner Name: HEBER CITY CORP
Owner Address: 75 N MAIN
Owner City,State,Zip: HEBER CITY, UT 84032
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: Not reported
Substance Detected: Gasoline
Substance Tested: Not reported
Tank Material: Asphalt Coated or Bare Steel
Tank Mod: None
Pipe Material: Galvanized Steel
Pipe Mod: None
Install Date: 1910-01-01 00:00:00
Closed Date: 1990-10-14 00:00:00
Closure Status: Tank Removed from Ground
In Compliance: No
PST Fund: No
Other Type: Not reported

Facility:
Name: HEBER CITY CORP.
Address: 345 N 400 W
City,State,Zip: HEBER CITY, UT 84032
Facility ID: 1292
Northing: 4484691.03
Easting: 464372.34

Facility ID: 1292
Tank ID: 2
Above Tank: No
Alternate Tank ID: 2
Federal Regulated: Yes
Owner Name: HEBER CITY CORP
Owner Address: 75 N MAIN
Owner City,State,Zip: HEBER CITY, UT 84032
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use

HEBER CITY CORP. (Continued) **U003151734**

Tank Capacity:	Not reported
Substance Detected:	Gasoline
Substance Tested:	Not reported
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None
Pipe Material:	Galvanized Steel
Pipe Mod:	None
Install Date:	1910-01-01 00:00:00
Closed Date:	1990-10-14 00:00:00
Closure Status:	Tank Removed from Ground
In Compliance:	No
PST Fund:	No
Other Type:	Not reported

Facility:

Name:	HEBER CITY CORP.
Address:	345 N 400 W
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1292
Northing:	4484691.03
Easting:	464372.34

Facility ID:	1292
Tank ID:	3
Above Tank:	No
Alternate Tank ID:	3
Federal Regulated:	Yes
Owner Name:	HEBER CITY CORP
Owner Address:	75 N MAIN
Owner City,State,Zip:	HEBER CITY, UT 84032
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	700
Substance Detected:	Gasoline
Substance Tested:	Not reported
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None
Pipe Material:	Galvanized Steel
Pipe Mod:	None
Install Date:	1978-01-01 00:00:00
Closed Date:	1990-10-14 00:00:00
Closure Status:	Tank Removed from Ground
In Compliance:	No
PST Fund:	No
Other Type:	Not reported

Facility:

Name:	HEBER CITY CORP.
Address:	345 N 400 W
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1292
Northing:	4484691.03
Easting:	464372.34

I24 **HEBER CITY CORP.** **UST FINDER** **1028787277**
North **345 N 400 W** **UST FINDER RELEASE** **N/A**
1/4-1/2 **HEBER CITY, UT 84032**
0.412 mi.
2177 ft. **Site 2 of 2 in cluster I**

Relative:
Lower

Actual:
5562 ft.

UST FINDER:

Object ID:	491371
Facility ID:	UT1100046
Name:	Heber City Corp.
Address:	345 N 400 W
City,State,Zip:	HEBER CITY, UT 84032
Address Match Type:	Not reported
Open USTs:	0
Closed USTs:	3
TOS USTs:	0
Population 1500ft:	1168
Private Wells 1500ft:	0
Within 100yr Floodplain:	No
Land Use:	Developed, Low Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	UTAH26050_9064
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	160202030306
Facility Status:	Closed UST(s)
Date of Last Inspection:	Not reported
EPA Region:	8
Tribe:	Not reported
Coordinate Source:	State
X Coord:	-111.420541
Y Coord:	40.5121740000001
Latitude:	40.512174
Longitude:	-111.420541

UST FINDER:

Object ID:	1918878
Facility ID:	UT1100046
Tank ID:	UT1100046-1
Tank Status:	Closed
Installation Date:	Not reported
Removal Date:	Not reported
Tank Capacity:	Not reported
Substances:	Gasoline
Tank Wall Type:	Single

Object ID:	1918879
Facility ID:	UT1100046
Tank ID:	UT1100046-2
Tank Status:	Closed
Installation Date:	Not reported
Removal Date:	Not reported
Tank Capacity:	Not reported
Substances:	Gasoline
Tank Wall Type:	Single

HEBER CITY CORP. (Continued) **1028787277**

Object ID:	1918880
Facility ID:	UT1100046
Tank ID:	UT1100046-3
Tank Status:	Closed
Installation Date:	1978/01/01 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	700
Substances:	Gasoline
Tank Wall Type:	Single

UST FINDER RELEASE:

Object ID:	409480
Facility ID:	UT1100046
Lust ID:	UTHFD
Name:	HEBER CITY CORP.
Address:	345 N 400 W
City,State,Zip:	HEBER CITY, UT 84032
Address Match Type:	Not reported
Reported Date:	1991/11/21 15:59:59+00
Status:	No Further Action
Substance:	Not reported
Population within 1500ft:	1167
Domestic Wells within 1500ft:	0
Land Use:	Developed, Low Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	UTAH26050_9064
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	160202030306
Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	8
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	State
X Coord:	-111.42054
Y Coord:	40.51217
Latitude:	40.5121699999999
Longitude:	-111.42054

J25 **HILTON SERVICE** **LUST** **U003151748**
ENE **106 N MAIN ST** **UST** **N/A**
1/4-1/2 **HEBER CITY, UT 84032** **AST**
0.441 mi.
2330 ft. **Site 1 of 4 in cluster J**

Relative:
Higher

Actual:
5597 ft.

LUST:

Name:	HILTON SERVICE
Address:	106 N MAIN ST
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1100010
Release Id:	KSY
Closed Date:	**04/15/1999**
Notification Date:	11/17/1998
Owner Name:	RALPH N HILTON
Owner Address:	3400 S BIG HOLLOW RD
Owner City:	HEBER CITY
Owner State:	UT
Owner Zip:	84032
Owner City,St,Zip:	HEBER CITY, UT 84032
Project Manager:	[Bruce Hagans]

UST:

Facility ID:	1261
Tank ID:	1
Above Tank:	No
Alternate Tank ID:	1
Federal Regulated:	Yes
Owner Name:	RALPH N HILTON
Owner Address:	3400 S BIG HOLLOW RD
Owner City,State,Zip:	HEBER CITY, UT 84032
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	10000
Substance Detected:	Gasoline
Substance Tested:	Not reported
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None
Pipe Material:	Fiberglass Reinforced Plastic
Pipe Mod:	None
Install Date:	1966-05-05 00:00:00
Closed Date:	1998-11-16 00:00:00
Closure Status:	Tank removed from ground
In Compliance:	Yes
PST Fund:	Yes
Other Type:	Not reported

Facility:

Name:	HILTON SERVICE
Address:	106 N MAIN ST
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1261
Northing:	4484361.6014
Easting:	464986.08953

Facility ID:	1261
Tank ID:	2

HILTON SERVICE (Continued) **U003151748**

Above Tank:	No
Alternate Tank ID:	2
Federal Regulated:	Yes
Owner Name:	RALPH N HILTON
Owner Address:	3400 S BIG HOLLOW RD
Owner City,State,Zip:	HEBER CITY, UT 84032
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	10000
Substance Detected:	Gasoline
Substance Tested:	Not reported
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None
Pipe Material:	Fiberglass Reinforced Plastic
Pipe Mod:	None
Install Date:	1966-05-05 00:00:00
Closed Date:	1998-11-16 00:00:00
Closure Status:	Tank removed from ground
In Compliance:	Yes
PST Fund:	Yes
Other Type:	Not reported

Facility:

Name:	HILTON SERVICE
Address:	106 N MAIN ST
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1261
Northing:	4484361.6014
Easting:	464986.08953

AST:

Name:	HILTON SERVICE
Address:	106 N MAIN ST
City:	HEBER CITY
Facility Id:	1100010
Owner Name:	RALPH N HILTON
Tank Id:	5
Tank Status:	Currently In Use
Tank Capacity:	250
Substance Stored:	Heating Oil
Tank Id:	6
Tank Status:	Currently In Use
Tank Capacity:	250
Substance Stored:	Heating Oil

J26 **HILTON SERVICE** **UST FINDER** **1028787248**
ENE **106 N MAIN ST** **UST FINDER RELEASE** **N/A**
1/4-1/2 **HEBER CITY, UT 84032**
0.441 mi.
2330 ft. **Site 2 of 4 in cluster J**

Relative:
Higher

Actual:
5597 ft.

UST FINDER:

Object ID:	491362
Facility ID:	UT1100010
Name:	Hilton Service
Address:	106 N MAIN ST
City,State,Zip:	HEBER CITY, UT 84032
Address Match Type:	Not reported
Open USTs:	0
Closed USTs:	2
TOS USTs:	0
Population 1500ft:	847
Private Wells 1500ft:	12
Within 100yr Floodplain:	No
Land Use:	Developed, Medium Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	UTAH26050_9064
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	160202030306
Facility Status:	Closed UST(s)
Date of Last Inspection:	Not reported
EPA Region:	8
Tribe:	Not reported
Coordinate Source:	State
X Coord:	-111.413278
Y Coord:	40.5092330000001
Latitude:	40.509233
Longitude:	-111.413278

UST FINDER:

Object ID:	1918811
Facility ID:	UT1100010
Tank ID:	UT1100010-1
Tank Status:	Closed
Installation Date:	1966/05/05 16:00:01+00
Removal Date:	Not reported
Tank Capacity:	10000
Substances:	Gasoline
Tank Wall Type:	Single

Object ID:	1918812
Facility ID:	UT1100010
Tank ID:	UT1100010-2
Tank Status:	Closed
Installation Date:	1966/05/05 16:00:01+00
Removal Date:	Not reported
Tank Capacity:	10000
Substances:	Gasoline
Tank Wall Type:	Single

HILTON SERVICE (Continued) **1028787248**

UST FINDER RELEASE:

Object ID:	409492
Facility ID:	UT1100010
Lust ID:	UTKSY
Name:	HILTON SERVICE
Address:	106 N MAIN ST
City,State,Zip:	HEBER CITY, UT 84032
Address Match Type:	Not reported
Reported Date:	1998/11/17 15:59:59+00
Status:	No Further Action
Substance:	Not reported
Population within 1500ft:	847
Domestic Wells within 1500ft:	12
Land Use:	Developed, Medium Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	UTAH26050_9064
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	160202030306
Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	8
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	State
X Coord:	-111.41328
Y Coord:	40.5092300000001
Latitude:	40.50923
Longitude:	-111.41328

J27 **TIMPANOGOS POTTERY CO.** **UST FINDER** **1028787252**
ENE **150 N MAIN** **UST FINDER RELEASE** **N/A**
1/4-1/2 **HEBER CITY, UT 84032**
0.463 mi.
2443 ft. **Site 3 of 4 in cluster J**

Relative:
Higher

Actual:
5595 ft.

UST FINDER:

Object ID:	491364
Facility ID:	UT1100015
Name:	Timpanogos Pottery Co.
Address:	150 N MAIN
City,State,Zip:	HEBER CITY, UT 84032
Address Match Type:	Not reported
Open USTs:	0
Closed USTs:	4
TOS USTs:	0
Population 1500ft:	850
Private Wells 1500ft:	13
Within 100yr Floodplain:	No

TIMPANOGOS POTTERY CO. (Continued) **1028787252**

Land Use:	Developed, Medium Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	UTAH26050_9064
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	160202030306
Facility Status:	Closed UST(s)
Date of Last Inspection:	Not reported
EPA Region:	8
Tribe:	Not reported
Coordinate Source:	State
X Coord:	-111.413172
Y Coord:	40.5095820000001
Latitude:	40.509582
Longitude:	-111.413172

UST FINDER:

Object ID:	1918820
Facility ID:	UT1100015
Tank ID:	UT1100015-1
Tank Status:	Closed
Installation Date:	1932/12/31 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	8000
Substances:	Gasoline
Tank Wall Type:	Single

Object ID:	1918821
Facility ID:	UT1100015
Tank ID:	UT1100015-2
Tank Status:	Closed
Installation Date:	1932/12/31 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	8000
Substances:	Gasoline
Tank Wall Type:	Single

Object ID:	1918822
Facility ID:	UT1100015
Tank ID:	UT1100015-4
Tank Status:	Closed
Installation Date:	Not reported
Removal Date:	Not reported
Tank Capacity:	1000
Substances:	Gasoline
Tank Wall Type:	Single

Object ID:	1918823
Facility ID:	UT1100015
Tank ID:	UT1100015-5
Tank Status:	Closed
Installation Date:	Not reported
Removal Date:	Not reported

TIMPANOGOS POTTERY CO. (Continued) **1028787252**

Tank Capacity: 1000
Substances: Not reported
Tank Wall Type: Single

UST FINDER RELEASE:
Object ID: 409494
Facility ID: UT1100015
Lust ID: UTKKU
Name: TIMPANOGOS POTTERY CO.
Address: 150 N MAIN
City,State,Zip: HEBER CITY, UT 84032
Address Match Type: Not reported
Reported Date: 1998/03/26 15:59:59+00
Status: No Further Action
Substance: Not reported
Population within 1500ft: 850
Domestic Wells within 1500ft: 13
Land Use: Developed, Medium Intensity
Within SPA: No
SPA PWS Facility ID: Not reported
SPA Water Type: Not reported
SPA Facility Type: Not reported
SPA HUC12: Not reported
Within WHPA: Yes
WHPA PWS Facility ID: UTAH26050_9064
WHPA Water Type: GW - Ground water
WHPA Facility Type: WL - Well
WHPA HUC12: 160202030306
Within 100yr Floodplain: No
Tribe: Not reported
EPA Region: 8
NFA Letter 1: Not reported
NFA Letter 2: Not reported
NFA Letter 3: Not reported
NFA Letter 4: Not reported
Closed With Residual Contaminate: Not reported
Coordinate Source: State
X Coord: -111.41317
Y Coord: 40.50958
Latitude: 40.50958
Longitude: -111.413169999999

J28 **TIMPANOGOS POTTERY CO.** **LUST U003151732**
ENE **150 N MAIN** **UST N/A**
1/4-1/2 **HEBER CITY, UT 84032**
0.463 mi.
2443 ft. **Site 4 of 4 in cluster J**

Relative:
Higher

Actual:
5595 ft.

LUST:
Name: TIMPANOGOS POTTERY CO.
Address: 150 N MAIN
City,State,Zip: HEBER CITY, UT 84032
Facility ID: 1100015
Release Id: KKU
Closed Date: **04/20/1998**
Notification Date: 03/26/1998

TIMPANOGOS POTTERY CO. (Continued) **U003151732**

Owner Name: PIKES PEAK GARAGE
Owner Address: 120 E 200 N
Owner City: HEBER CITY
Owner State: UT
Owner Zip: 84032
Owner City,St,Zip: HEBER CITY, UT 84032
Project Manager: Mark Crim

UST:
Facility ID: 1266
Tank ID: 1
Above Tank: No
Alternate Tank ID: 1
Federal Regulated: Yes
Owner Name: PIKES PEAK GARAGE
Owner Address: 120 E 200 N
Owner City,State,Zip: HEBER CITY, UT 84032
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 8000
Substance Detected: Gasoline
Substance Tested: Not reported
Tank Material: Asphalt Coated or Bare Steel
Tank Mod: None
Pipe Material: Galvanized Steel
Pipe Mod: None
Install Date: 1932-12-31 00:00:00
Closed Date: 1992-02-08 00:00:00
Closure Status: Tank Removed from Ground
In Compliance: No
PST Fund: No
Other Type: Not reported

Facility:
Name: TIMPANOGOS POTTERY CO.
Address: 150 N MAIN
City,State,Zip: HEBER CITY, UT 84032
Facility ID: 1266
Northing: 4484400.2709
Easting: 464995.29873

Facility ID: 1266
Tank ID: 2
Above Tank: No
Alternate Tank ID: 2
Federal Regulated: Yes
Owner Name: PIKES PEAK GARAGE
Owner Address: 120 E 200 N
Owner City,State,Zip: HEBER CITY, UT 84032
REG AST: No
Tank Emergency: No
Tank Status: Permanently Out of Use
Tank Capacity: 8000
Substance Detected: Gasoline
Substance Tested: Not reported

TIMPANOGOS POTTERY CO. (Continued) **U003151732**

Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None
Pipe Material:	Galvanized Steel
Pipe Mod:	None
Install Date:	1932-12-31 00:00:00
Closed Date:	1992-02-08 00:00:00
Closure Status:	Tank Removed from Ground
In Compliance:	No
PST Fund:	No
Other Type:	Not reported

Facility:

Name:	TIMPANOGOS POTTERY CO.
Address:	150 N MAIN
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1266
Northing:	4484400.2709
Easting:	464995.29873

Facility ID:	1266
Tank ID:	4
Above Tank:	No
Alternate Tank ID:	4
Federal Regulated:	Yes
Owner Name:	PIKES PEAK GARAGE
Owner Address:	120 E 200 N
Owner City,State,Zip:	HEBER CITY, UT 84032
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	1000
Substance Detected:	Gasoline
Substance Tested:	Not reported
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None
Pipe Material:	Bare Steel
Pipe Mod:	None
Install Date:	1910-01-01 00:00:00
Closed Date:	1998-02-10 00:00:00
Closure Status:	Tank removed from ground
In Compliance:	No
PST Fund:	No
Other Type:	Not reported

Facility:

Name:	TIMPANOGOS POTTERY CO.
Address:	150 N MAIN
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1266
Northing:	4484400.2709
Easting:	464995.29873

Facility ID:	1266
Tank ID:	5
Above Tank:	No
Alternate Tank ID:	5

TIMPANOGOS POTTERY CO. (Continued) **U003151732**

Federal Regulated:	Yes
Owner Name:	PIKES PEAK GARAGE
Owner Address:	120 E 200 N
Owner City,State,Zip:	HEBER CITY, UT 84032
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	1000
Substance Detected:	Not Listed
Substance Tested:	Not reported
Tank Material:	Asphalt Coated or Bare Steel
Tank Mod:	None
Pipe Material:	Bare Steel
Pipe Mod:	None
Install Date:	1910-01-01 00:00:00
Closed Date:	1998-02-10 00:00:00
Closure Status:	Tank removed from ground
In Compliance:	No
PST Fund:	No
Other Type:	Not reported

Facility:

Name:	TIMPANOGOS POTTERY CO.
Address:	150 N MAIN
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1266
Northing:	4484400.2709
Easting:	464995.29873

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29 **FORMER RESIDENCE** **LUST U004448706**
SE **560 S MAIN** **UST N/A**
1/4-1/2 **HEBER CITY, UT 84032**
0.490 mi.
2588 ft.

Relative:
Higher

Actual:
5607 ft.

LUST:

Name:	FORMER RESIDENCE
Address:	560 S MAIN
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1100083
Release Id:	MFM
Closed Date:	**12/09/2008**
Notification Date:	04/04/2007
Owner Name:	PHILLIPS EDISON and COMPANY
Owner Address:	175 E 400 S STE 402
Owner City:	SALT LAKE CITY
Owner State:	UT
Owner Zip:	84111
Owner City,St,Zip:	SALT LAKE CITY, UT 84111
Project Manager:	Mark Crim

UST:

No Details:	No Details

K30 **JITTERBUG GAS AND VARIETY** **LUST** **U003151747**
NE **210 N MAIN** **UST** **N/A**
1/4-1/2 **HEBER CITY, UT 84032**
0.497 mi.
2626 ft. **Site 1 of 2 in cluster K**

Relative:
Higher

Actual:
5593 ft.

LUST:

Name:	JITTERBUG GAS AND VARIETY
Address:	210 N MAIN
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1100054
Release Id:	MXU
Closed Date:	**07/02/2012**
Notification Date:	06/05/2012
Owner Name:	JITTERBUG GAS and VARIETY INC
Owner Address:	210 N MAIN ST
Owner City:	HEBER CITY
Owner State:	UT
Owner Zip:	84032
Owner City,St,Zip:	HEBER CITY, UT 84032
Project Manager:	UST

UST:

Facility ID:	1300
Tank ID:	1
Above Tank:	No
Alternate Tank ID:	1
Federal Regulated:	Yes
Owner Name:	JITTERBUG GAS and VARIETY INC
Owner Address:	210 N MAIN ST
Owner City,State,Zip:	HEBER CITY, UT 84032
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	8000
Substance Detected:	Gasoline
Substance Tested:	Regular
Tank Material:	Galvanic Cathodic Protection (STIP3)
Tank Mod:	None
Pipe Material:	Fiberglass Reinforced Plastic
Pipe Mod:	None
Install Date:	1985-08-01 00:00:00
Closed Date:	2012-03-15 00:00:00
Closure Status:	Tank removed from ground
In Compliance:	Yes
PST Fund:	Yes
Other Type:	Not reported

Facility:

Name:	JITTERBUG GAS AND VARIETY
Address:	210 N MAIN
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1300
Northing:	4484508
Easting:	465013

Facility ID:	1300
Tank ID:	2

JITTERBUG GAS AND VARIETY (Continued) **U003151747**

Above Tank:	No
Alternate Tank ID:	3
Federal Regulated:	Yes
Owner Name:	JITTERBUG GAS and VARIETY INC
Owner Address:	210 N MAIN ST
Owner City,State,Zip:	HEBER CITY, UT 84032
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	6000
Substance Detected:	Gasoline
Substance Tested:	Premium
Tank Material:	Galvanic Cathodic Protection (STIP3)
Tank Mod:	None
Pipe Material:	Fiberglass Reinforced Plastic
Pipe Mod:	None
Install Date:	1985-08-01 00:00:00
Closed Date:	2012-03-15 00:00:00
Closure Status:	Tank removed from ground
In Compliance:	Yes
PST Fund:	Yes
Other Type:	Not reported

Facility:

Name:	JITTERBUG GAS AND VARIETY
Address:	210 N MAIN
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1300
Northing:	4484508
Easting:	465013

Facility ID:	1300
Tank ID:	3
Above Tank:	No
Alternate Tank ID:	2
Federal Regulated:	Yes
Owner Name:	JITTERBUG GAS and VARIETY INC
Owner Address:	210 N MAIN ST
Owner City,State,Zip:	HEBER CITY, UT 84032
REG AST:	No
Tank Emergency:	No
Tank Status:	Permanently Out of Use
Tank Capacity:	8000
Substance Detected:	Gasoline
Substance Tested:	Midgrade
Tank Material:	Galvanic Cathodic Protection (STIP3)
Tank Mod:	None
Pipe Material:	Fiberglass Reinforced Plastic
Pipe Mod:	None
Install Date:	1985-08-01 00:00:00
Closed Date:	2012-03-15 00:00:00
Closure Status:	Tank removed from ground
In Compliance:	Yes
PST Fund:	Yes
Other Type:	Not reported

Facility:

JITTERBUG GAS AND VARIETY (Continued) **U003151747**

Name:	JITTERBUG GAS AND VARIETY
Address:	210 N MAIN
City,State,Zip:	HEBER CITY, UT 84032
Facility ID:	1300
Northing:	4484508
Easting:	465013

K31 **JITTERBUG GAS & VARIETY** **UST FINDER** **1028787282**
NE **210 N MAIN** **UST FINDER RELEASE** **N/A**
1/4-1/2 **HEBER CITY, UT 84032**
0.497 mi.
2626 ft. **Site 2 of 2 in cluster K**

Relative:
Higher

Actual:
5593 ft.

UST FINDER:

Object ID:	491365
Facility ID:	UT1100054
Name:	Jitterbug Gas & Variety
Address:	210 N MAIN
City,State,Zip:	HEBER CITY, UT 84032
Address Match Type:	Not reported
Open USTs:	0
Closed USTs:	3
TOS USTs:	0
Population 1500ft:	873
Private Wells 1500ft:	15
Within 100yr Floodplain:	No
Land Use:	Developed, High Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	UTAH26050_9064
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	160202030306
Facility Status:	Closed UST(s)
Date of Last Inspection:	Not reported
EPA Region:	8
Tribe:	Not reported
Coordinate Source:	State
X Coord:	-111.412969
Y Coord:	40.5105530000001
Latitude:	40.510553
Longitude:	-111.412969

UST FINDER:

Object ID:	1918895
Facility ID:	UT1100054
Tank ID:	UT1100054-1
Tank Status:	Closed
Installation Date:	1985/08/01 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	8000
Substances:	Gasoline
Tank Wall Type:	Single

JITTERBUG GAS & VARIETY (Continued) **1028787282**

Object ID:	1918896
Facility ID:	UT1100054
Tank ID:	UT1100054-2
Tank Status:	Closed
Installation Date:	1985/08/01 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	6000
Substances:	Gasoline
Tank Wall Type:	Single

Object ID:	1918897
Facility ID:	UT1100054
Tank ID:	UT1100054-3
Tank Status:	Closed
Installation Date:	1985/08/01 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	8000
Substances:	Gasoline
Tank Wall Type:	Single

UST FINDER RELEASE:

Object ID:	409498
Facility ID:	UT1100054
Lust ID:	UTMXU
Name:	JITTERBUG GAS & VARIETY
Address:	210 N MAIN
City,State,Zip:	HEBER CITY, UT 84032
Address Match Type:	Not reported
Reported Date:	2012/06/05 15:59:59+00
Status:	No Further Action
Substance:	Not reported
Population within 1500ft:	873
Domestic Wells within 1500ft:	15
Land Use:	Developed, High Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	UTAH26050_9064
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	160202030306
Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	8
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	State
X Coord:	-111.41297
Y Coord:	40.5105500000001
Latitude:	40.51055

JITTERBUG GAS & VARIETY (Continued) **1028787282**

Longitude: -111.41297

Count: 1 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
HEBER CITY	U003379149	ABANDONED SITE	APPROX 100 S 700 W	84032	LUST, UST

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 12/26/2025
Date Data Arrived at EDR: 01/05/2026
Date Made Active in Reports: 01/22/2026
Number of Days to Update: 17

Source: EPA
Telephone: N/A
Last EDR Contact: 03/02/2026
Next Scheduled EDR Contact: 04/06/2026
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 3
Telephone 215-814-5418

EPA Region 4
Telephone 404-562-8033

EPA Region 5
Telephone 312-886-6686

EPA Region 10
Telephone 206-553-8665

EPA Region 6
Telephone: 214-655-6659

EPA Region 7
Telephone: 913-551-7247

EPA Region 8
Telephone: 303-312-6774

EPA Region 9
Telephone: 415-947-4246

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 12/26/2025
Date Data Arrived at EDR: 01/05/2026
Date Made Active in Reports: 01/22/2026
Number of Days to Update: 17

Source: EPA
Telephone: N/A
Last EDR Contact: 03/02/2026
Next Scheduled EDR Contact: 04/06/2026
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Lists of Federal Delisted NPL sites

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 12/26/2025
Date Data Arrived at EDR: 01/05/2026
Date Made Active in Reports: 01/22/2026
Number of Days to Update: 17

Source: EPA
Telephone: N/A
Last EDR Contact: 03/02/2026
Next Scheduled EDR Contact: 04/06/2026
Data Release Frequency: Quarterly

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 12/10/2025
Date Data Arrived at EDR: 12/10/2025
Date Made Active in Reports: 02/12/2026
Number of Days to Update: 64

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 12/10/2025
Next Scheduled EDR Contact: 04/06/2026
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 12/26/2025
Date Data Arrived at EDR: 01/05/2026
Date Made Active in Reports: 01/22/2026
Number of Days to Update: 17

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/02/2026
Next Scheduled EDR Contact: 04/20/2026
Data Release Frequency: Quarterly

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 12/26/2025
Date Data Arrived at EDR: 01/05/2026
Date Made Active in Reports: 01/22/2026
Number of Days to Update: 17

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/02/2026
Next Scheduled EDR Contact: 04/20/2026
Data Release Frequency: Quarterly

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 11/30/2025
Date Data Arrived at EDR: 12/03/2025
Date Made Active in Reports: 12/10/2025
Number of Days to Update: 7

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 12/03/2025
Next Scheduled EDR Contact: 03/30/2026
Data Release Frequency: Quarterly

Lists of Federal RCRA TSD facilities

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 11/30/2025
Date Data Arrived at EDR: 12/03/2025
Date Made Active in Reports: 12/10/2025
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 303-312-6149
Last EDR Contact: 12/03/2025
Next Scheduled EDR Contact: 03/30/2026
Data Release Frequency: Quarterly

Lists of Federal RCRA generators

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 11/30/2025
Date Data Arrived at EDR: 12/03/2025
Date Made Active in Reports: 12/10/2025
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 303-312-6149
Last EDR Contact: 12/03/2025
Next Scheduled EDR Contact: 03/30/2026
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 11/30/2025
Date Data Arrived at EDR: 12/03/2025
Date Made Active in Reports: 12/10/2025
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 303-312-6149
Last EDR Contact: 12/03/2025
Next Scheduled EDR Contact: 03/30/2026
Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 11/30/2025
Date Data Arrived at EDR: 12/03/2025
Date Made Active in Reports: 12/10/2025
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 303-312-6149
Last EDR Contact: 12/03/2025
Next Scheduled EDR Contact: 03/30/2026
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 03/11/2025
Date Data Arrived at EDR: 04/02/2025
Date Made Active in Reports: 06/24/2025
Number of Days to Update: 83

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 01/28/2026
Next Scheduled EDR Contact: 05/18/2026
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 10/30/2025
Date Data Arrived at EDR: 11/11/2025
Date Made Active in Reports: 11/12/2025
Number of Days to Update: 1

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/17/2026
Next Scheduled EDR Contact: 06/01/2026
Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 10/30/2025
Date Data Arrived at EDR: 11/11/2025
Date Made Active in Reports: 11/12/2025
Number of Days to Update: 1

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/17/2026
Next Scheduled EDR Contact: 06/01/2026
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/01/2025
Date Data Arrived at EDR: 12/08/2025
Date Made Active in Reports: 02/12/2026
Number of Days to Update: 66

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 12/08/2025
Next Scheduled EDR Contact: 03/30/2026
Data Release Frequency: Quarterly

Lists of state- and tribal hazardous waste facilities

SHWS: This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: Department of Environmental Quality
Telephone: 801-536-4100
Last EDR Contact: 01/13/2026
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: N/A

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF: List of Landfills

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 10/01/2025
Date Data Arrived at EDR: 10/01/2025
Date Made Active in Reports: 12/23/2025
Number of Days to Update: 83

Source: Department of Environmental Quality
Telephone: 801-538-6170
Last EDR Contact: 01/22/2026
Next Scheduled EDR Contact: 04/13/2026
Data Release Frequency: Semi-Annually

Lists of state and tribal leaking storage tanks

LUST: Sites with Leaking Underground Storage Tanks

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 07/07/2025
Date Data Arrived at EDR: 07/08/2025
Date Made Active in Reports: 09/29/2025
Number of Days to Update: 83

Source: Department of Environmental Quality
Telephone: 801-536-4115
Last EDR Contact: 12/30/2025
Next Scheduled EDR Contact: 04/20/2026
Data Release Frequency: Quarterly

LAST: Leaking Aboveground Storage Tank Sites

A listing of leaking aboveground storage tank locations.

Date of Government Version: 08/20/2025
Date Data Arrived at EDR: 08/20/2025
Date Made Active in Reports: 11/10/2025
Number of Days to Update: 82

Source: Department of Environmental Quality
Telephone: 801-536-4141
Last EDR Contact: 02/19/2026
Next Scheduled EDR Contact: 06/08/2026
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70
Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70
Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70
Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70
Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/12/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 69
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 11/21/2025
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: Varies

Lists of state and tribal registered storage tanks

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 06/06/2025
Date Data Arrived at EDR: 08/26/2025
Date Made Active in Reports: 11/12/2025
Number of Days to Update: 78

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 12/23/2025
Next Scheduled EDR Contact: 04/13/2026
Data Release Frequency: Varies

UST: List of Sites with Underground Storage Tanks
Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 07/07/2025
Date Data Arrived at EDR: 07/08/2025
Date Made Active in Reports: 09/29/2025
Number of Days to Update: 83

Source: Department of Environmental Quality
Telephone: 801-536-4115
Last EDR Contact: 12/30/2025
Next Scheduled EDR Contact: 04/20/2026
Data Release Frequency: Quarterly

AST: Listing of Aboveground Storage Tanks
Aboveground storage tank site locations.

Date of Government Version: 08/20/2025
Date Data Arrived at EDR: 08/20/2025
Date Made Active in Reports: 11/10/2025
Number of Days to Update: 82

Source: Department of Environmental Quality
Telephone: 801-536-4100
Last EDR Contact: 02/19/2026
Next Scheduled EDR Contact: 06/08/2026
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

INST CONTROL: Sites with Institutional Controls
Sites included on the Brownfields Sites listing that have institutional controls in place.

Date of Government Version: 10/13/2025
Date Data Arrived at EDR: 10/14/2025
Date Made Active in Reports: 01/06/2026
Number of Days to Update: 84

Source: Department of Environmental Quality
Telephone: 801-536-4100
Last EDR Contact: 01/13/2026
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: Varies

Lists of state and tribal voluntary cleanup sites

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 12/03/2025
Next Scheduled EDR Contact: 03/30/2026
Data Release Frequency: Varies

VCP: Voluntary Cleanup Sites List
The purpose of the program is to encourage the voluntary cleanup of sites where there has been a contaminant release threatening public health and the environment, thereby removing the stigma attached to these sites which blocks economic redevelopment. Voluntary cleanup of these sites will hopefully result in clearing the pathway for returning these properties to beneficial use.

Date of Government Version: 09/29/2025
Date Data Arrived at EDR: 11/05/2025
Date Made Active in Reports: 01/23/2026
Number of Days to Update: 79

Source: Department of Environmental Quality
Telephone: 801-536-4100
Last EDR Contact: 02/02/2026
Next Scheduled EDR Contact: 05/18/2026
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng
A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 07/08/2021
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

Lists of state and tribal brownfield sites

BROWNFIELDS: Brownfields Assessment Sites
A Brownfields site means real property, the expansion, redevelopment or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant, controlled substance or petroleum product.

Date of Government Version: 11/12/2025
Date Data Arrived at EDR: 11/13/2025
Date Made Active in Reports: 01/30/2026
Number of Days to Update: 78

Source: Department of Environmental Quality
Telephone: 801-536-4100
Last EDR Contact: 01/29/2026
Next Scheduled EDR Contact: 05/18/2026
Data Release Frequency: Annually

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 12/02/2025
Date Data Arrived at EDR: 12/03/2025
Date Made Active in Reports: 02/12/2026
Number of Days to Update: 71

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 12/03/2025
Next Scheduled EDR Contact: 03/23/2026
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 01/22/2026
Next Scheduled EDR Contact: 05/04/2026
Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 01/07/2026
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 02/07/2024
Date Data Arrived at EDR: 11/13/2024
Date Made Active in Reports: 11/19/2024
Number of Days to Update: 6

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 01/14/2026
Next Scheduled EDR Contact: 05/04/2026
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 04/04/2025
Date Data Arrived at EDR: 06/02/2025
Date Made Active in Reports: 08/12/2025
Number of Days to Update: 71

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 11/20/2025
Next Scheduled EDR Contact: 03/02/2026
Data Release Frequency: No Update Planned

CDL: Methamphetamine Contaminated Properties Listing

Utah Administrative Rule 19-6-901 Illegal Drug Operations Site Reporting and Decontamination Act requires local health departments to maintain a list of properties believed to be contaminated by the illegal manufacture of drugs. The following properties were reported to the Salt Lake Valley Health Department by a complaint or report from a law enforcement agency and the Department has determined that reasonable evidence exists that the property is contaminated.

Date of Government Version: 11/20/2025
Date Data Arrived at EDR: 11/20/2025
Date Made Active in Reports: 02/05/2026
Number of Days to Update: 77

Source: Salt Lake Valley Health Department
Telephone: 801-468-2750
Last EDR Contact: 02/24/2026
Next Scheduled EDR Contact: 06/08/2026
Data Release Frequency: Varies

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 04/04/2025
Date Data Arrived at EDR: 06/02/2025
Date Made Active in Reports: 08/12/2025
Number of Days to Update: 71

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/19/2026
Next Scheduled EDR Contact: 06/01/2026
Data Release Frequency: Quarterly

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 12/26/2025
Date Data Arrived at EDR: 01/05/2026
Date Made Active in Reports: 01/22/2026
Number of Days to Update: 17

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 03/02/2026
Next Scheduled EDR Contact: 04/06/2026
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/07/2025
Date Data Arrived at EDR: 12/08/2025
Date Made Active in Reports: 02/12/2026
Number of Days to Update: 66

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 12/08/2025
Next Scheduled EDR Contact: 03/30/2026
Data Release Frequency: Quarterly

SPILLS: Spills Data

Incidents reported to the Division of Environmental Response and Remediation

Date of Government Version: 10/06/2025
Date Data Arrived at EDR: 10/08/2025
Date Made Active in Reports: 11/26/2025
Number of Days to Update: 49

Source: Department of Environmental Quality
Telephone: 801-536-4100
Last EDR Contact: 01/06/2026
Next Scheduled EDR Contact: 04/20/2026
Data Release Frequency: Varies

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 07/31/2011
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/11/2013
Number of Days to Update: 39

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 11/30/2025
Date Data Arrived at EDR: 12/03/2025
Date Made Active in Reports: 12/10/2025
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 303-312-6149
Last EDR Contact: 12/03/2025
Next Scheduled EDR Contact: 03/30/2026
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 10/22/2025
Date Data Arrived at EDR: 11/06/2025
Date Made Active in Reports: 01/12/2026
Number of Days to Update: 67

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 02/10/2026
Next Scheduled EDR Contact: 05/25/2026
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 06/07/2021
Date Data Arrived at EDR: 07/13/2021
Date Made Active in Reports: 03/09/2022
Number of Days to Update: 239

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 01/08/2026
Next Scheduled EDR Contact: 04/20/2026
Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 12/23/2025
Next Scheduled EDR Contact: 04/13/2026
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 07/30/2021
Date Data Arrived at EDR: 02/03/2023
Date Made Active in Reports: 02/10/2023
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 01/29/2026
Next Scheduled EDR Contact: 05/18/2026
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 12/07/2025
Date Data Arrived at EDR: 12/08/2025
Date Made Active in Reports: 02/05/2026
Number of Days to Update: 59

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 12/08/2025
Next Scheduled EDR Contact: 03/30/2026
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA Watch List

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 01/28/2026
Next Scheduled EDR Contact: 05/11/2026
Data Release Frequency: No Update Planned

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 01/28/2026
Next Scheduled EDR Contact: 05/11/2026
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 06/14/2022
Date Made Active in Reports: 03/24/2023
Number of Days to Update: 283

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 03/23/2026
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2024
Date Data Arrived at EDR: 11/10/2025
Date Made Active in Reports: 01/29/2026
Number of Days to Update: 80

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 02/12/2026
Next Scheduled EDR Contact: 05/25/2026
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 10/13/2025
Date Data Arrived at EDR: 10/14/2025
Date Made Active in Reports: 01/07/2026
Number of Days to Update: 85

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 01/13/2026
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 01/30/2026
Date Data Arrived at EDR: 02/02/2026
Date Made Active in Reports: 02/12/2026
Number of Days to Update: 10

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 03/02/2026
Next Scheduled EDR Contact: 06/08/2026
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 01/01/2026
Date Data Arrived at EDR: 01/14/2026
Date Made Active in Reports: 01/22/2026
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 01/08/2026
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties
A listing of verified Potentially Responsible Parties

Date of Government Version: 06/26/2025
Date Data Arrived at EDR: 07/01/2025
Date Made Active in Reports: 07/29/2025
Number of Days to Update: 28
Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 03/02/2026
Next Scheduled EDR Contact: 05/11/2026
Data Release Frequency: Quarterly

PADS: PCB Activity Database System
PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 08/12/2025
Date Data Arrived at EDR: 09/30/2025
Date Made Active in Reports: 11/24/2025
Number of Days to Update: 55
Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 12/23/2025
Next Scheduled EDR Contact: 04/13/2026
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System
The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 09/23/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 01/26/2026
Date Data Arrived at EDR: 01/27/2026
Date Made Active in Reports: 02/25/2026
Number of Days to Update: 29
Source: Nuclear Regulatory Commission
Telephone: 301-415-0717
Last EDR Contact: 01/08/2026
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2024
Date Data Arrived at EDR: 11/19/2025
Date Made Active in Reports: 01/29/2026
Number of Days to Update: 71
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 02/20/2026
Next Scheduled EDR Contact: 06/08/2026
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 02/20/2026
Next Scheduled EDR Contact: 06/08/2026
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 01/29/2026
Next Scheduled EDR Contact: 05/11/2026
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84
Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 12/09/2025
Next Scheduled EDR Contact: 04/06/2026
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 10/07/2025
Date Data Arrived at EDR: 10/20/2025
Date Made Active in Reports: 01/12/2026
Number of Days to Update: 84

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 01/20/2026
Next Scheduled EDR Contact: 05/04/2026
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 09/30/2025
Date Data Arrived at EDR: 12/12/2025
Date Made Active in Reports: 02/25/2026
Number of Days to Update: 75

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 01/15/2026
Next Scheduled EDR Contact: 04/13/2026
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 02/19/2025
Date Made Active in Reports: 03/07/2025
Number of Days to Update: 16

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 12/08/2025
Next Scheduled EDR Contact: 03/30/2026
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 12/17/2025
Next Scheduled EDR Contact: 04/13/2026
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 03/03/2023
Date Data Arrived at EDR: 03/03/2023
Date Made Active in Reports: 06/09/2023
Number of Days to Update: 98

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 01/21/2026
Next Scheduled EDR Contact: 05/11/2026
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 05/15/2025
Date Data Arrived at EDR: 05/15/2025
Date Made Active in Reports: 07/29/2025
Number of Days to Update: 75

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 02/12/2026
Next Scheduled EDR Contact: 05/25/2026
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 12/26/2025
Date Data Arrived at EDR: 01/05/2026
Date Made Active in Reports: 01/22/2026
Number of Days to Update: 17

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 03/02/2026
Next Scheduled EDR Contact: 04/06/2026
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 01/01/2026
Date Data Arrived at EDR: 01/06/2026
Date Made Active in Reports: 01/07/2026
Number of Days to Update: 1

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 01/06/2026
Next Scheduled EDR Contact: 06/01/2026
Data Release Frequency: Quarterly

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 08/08/2025
Date Data Arrived at EDR: 08/18/2025
Date Made Active in Reports: 11/12/2025
Number of Days to Update: 86

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 02/13/2026
Next Scheduled EDR Contact: 06/01/2026
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 04/08/2025
Date Data Arrived at EDR: 05/20/2025
Date Made Active in Reports: 08/12/2025
Number of Days to Update: 84

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 03/03/2026
Next Scheduled EDR Contact: 06/01/2026
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 02/19/2026
Next Scheduled EDR Contact: 06/01/2026
Data Release Frequency: Varies

MINES MRDS: Mineral Resources Data System

Mineral Resources Data System

Date of Government Version: 06/04/2024
Date Data Arrived at EDR: 11/22/2024
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 88

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 03/03/2026
Next Scheduled EDR Contact: 06/01/2026
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 12/04/2025
Date Data Arrived at EDR: 12/05/2025
Date Made Active in Reports: 02/12/2026
Number of Days to Update: 69

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 02/25/2026
Next Scheduled EDR Contact: 06/15/2026
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 11/07/2025
Date Data Arrived at EDR: 11/19/2025
Date Made Active in Reports: 02/05/2026
Number of Days to Update: 78

Source: EPA
Telephone: (303) 312-6312
Last EDR Contact: 02/20/2026
Next Scheduled EDR Contact: 06/08/2026
Data Release Frequency: Quarterly

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 12/13/2025
Date Data Arrived at EDR: 12/17/2025
Date Made Active in Reports: 02/25/2026
Number of Days to Update: 70

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 12/17/2025
Next Scheduled EDR Contact: 04/13/2026
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 07/31/2025
Date Data Arrived at EDR: 08/14/2025
Date Made Active in Reports: 11/04/2025
Number of Days to Update: 82

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 01/05/2026
Next Scheduled EDR Contact: 04/20/2026
Data Release Frequency: Varies

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/06/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 02/11/2026
Next Scheduled EDR Contact: 06/01/2026
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 11/06/2025
Date Data Arrived at EDR: 11/06/2025
Date Made Active in Reports: 01/12/2026
Number of Days to Update: 67

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 02/10/2026
Next Scheduled EDR Contact: 05/25/2026
Data Release Frequency: Quarterly

PFAS NPL: Superfund Sites with PFAS Detections Information

EPA's Office of Land and Emergency Management and EPA Regional Offices maintain data describing what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment.

Date of Government Version: 12/17/2025
Date Data Arrived at EDR: 12/18/2025
Date Made Active in Reports: 12/23/2025
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: 703-603-8895
Last EDR Contact: 12/18/2025
Next Scheduled EDR Contact: 04/13/2026
Data Release Frequency: Varies

PFAS FEDERAL SITES: Federal Sites PFAS Information

Several federal entities, such as the federal Superfund program, Department of Defense, National Aeronautics and Space Administration, Department of Transportation, and Department of Energy provided information for sites with known or suspected detections at federal facilities.

Date of Government Version: 12/17/2025
Date Data Arrived at EDR: 12/18/2025
Date Made Active in Reports: 12/23/2025
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 12/18/2025
Next Scheduled EDR Contact: 04/13/2026
Data Release Frequency: Varies

PFAS TRIS: List of PFAS Added to the TRI

Section 7321 of the National Defense Authorization Act for Fiscal Year 2020 (NDAA) immediately added certain per- and polyfluoroalkyl substances (PFAS) to the list of chemicals covered by the Toxics Release Inventory (TRI) under Section 313 of the Emergency Planning and Community Right-to-Know Act (EPCRA) and provided a framework for additional PFAS to be added to TRI on an annual basis.

Date of Government Version: 12/17/2025
Date Data Arrived at EDR: 12/18/2025
Date Made Active in Reports: 12/23/2025
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: 202-566-0250
Last EDR Contact: 12/18/2025
Next Scheduled EDR Contact: 04/13/2026
Data Release Frequency: Varies

PFAS TSCA: PFAS Manufacture and Imports Information

EPA issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. EPA publishes non-confidential business information (non-CBI) and includes descriptive information about each site, corporate parent, production volume, other manufacturing information, and processing and use information.

Date of Government Version: 12/17/2025
Date Data Arrived at EDR: 12/18/2025
Date Made Active in Reports: 12/23/2025
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 12/18/2025
Next Scheduled EDR Contact: 04/13/2026
Data Release Frequency: Varies

PFAS RCRA MANIFEST: PFAS Transfers Identified In the RCRA Database Listing

To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: PFAS, PFOA, PFOS, PERFL, AFFF, GENX, GEN-X (plus the VT waste codes). These keywords were searched for in the following text fields: Manifest handling instructions (MANIFEST_HANDLING_INSTR), Non-hazardous waste description (NON_HAZ_WASTE_DESCRIPTION), DOT printed information (DOT_PRINTED_INFORMATION), Waste line handling instructions (WASTE_LINE_HANDLING_INSTR), Waste residue comments (WASTE_RESIDUE_COMMENTS).

Date of Government Version: 12/17/2025
Date Data Arrived at EDR: 12/18/2025
Date Made Active in Reports: 12/23/2025
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 12/18/2025
Next Scheduled EDR Contact: 04/13/2026
Data Release Frequency: Varies

PFAS ATSDR: PFAS Contamination Site Location Listing

PFAS contamination site locations from the Department of Health & Human Services, Center for Disease Control & Prevention. ATSDR is involved at a number of PFAS-related sites, either directly or through assisting state and federal partners. As of now, most sites are related to drinking water contamination connected with PFAS production facilities or fire training areas where aqueous film-forming firefighting foam (AFFF) was regularly used.

Date of Government Version: 11/12/2024
Date Data Arrived at EDR: 07/21/2025
Date Made Active in Reports: 10/13/2025
Number of Days to Update: 84

Source: Department of Health & Human Services
Telephone: 202-741-5770
Last EDR Contact: 01/14/2026
Next Scheduled EDR Contact: 05/04/2026
Data Release Frequency: Varies

PFAS WQP: Ambient Environmental Sampling for PFAS

The Water Quality Portal (WQP) is a part of a modernized repository storing ambient sampling data for all environmental media and tissue samples. A wide range of federal, state, tribal and local governments, academic and non-governmental organizations and individuals submit project details and sampling results to this public repository. The information is commonly used for research and assessments of environmental quality.

Date of Government Version: 12/17/2025
Date Data Arrived at EDR: 12/18/2025
Date Made Active in Reports: 01/07/2026
Number of Days to Update: 20

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 12/18/2025
Next Scheduled EDR Contact: 04/13/2026
Data Release Frequency: Varies

PFAS PROJECT: NORTHEASTERN UNIVERSITY PFAS PROJECT

The PFAS Contamination Site Tracker records qualitative and quantitative data from each site in a chart, specifically examining discovery, contamination levels, government response, litigation, health impacts, media coverage, and community characteristics. All data presented in the chart were extracted from government websites, such as state health departments or the Environmental Protection Agency, and news articles.

Date of Government Version: 08/21/2025
Date Data Arrived at EDR: 12/04/2025
Date Made Active in Reports: 02/12/2026
Number of Days to Update: 70

Source: Social Science Environmental Health Research Institute
Telephone: N/A
Last EDR Contact: 11/25/2025
Next Scheduled EDR Contact: 03/16/2026
Data Release Frequency: Varies

PFAS NPDES: Clean Water Act Discharge Monitoring Information

Any discharger of pollutants to waters of the United States from a point source must have a National Pollutant Discharge Elimination System (NPDES) permit. The process for obtaining limits involves the regulated entity (permittee) disclosing releases in a NPDES permit application and the permitting authority (typically the state but sometimes EPA) deciding whether to require monitoring or monitoring with limits. Caveats and Limitations: Less than half of states have required PFAS monitoring for at least one of their permittees and fewer states have established PFAS effluent limits for permittees. New rulemakings have been initiated that may increase the number of facilities monitoring for PFAS in the future.

Date of Government Version: 12/17/2025
Date Data Arrived at EDR: 12/19/2025
Date Made Active in Reports: 12/23/2025
Number of Days to Update: 4

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 12/19/2025
Next Scheduled EDR Contact: 04/13/2026
Data Release Frequency: Varies

PFAS ECHO: Facilities in Industries that May Be Handling PFAS Listing

Regulators and the public have expressed interest in knowing which regulated entities may be using PFAS. EPA has developed a dataset from various sources that show which industries may be handling PFAS. Approximately 120,000 facilities subject to federal environmental programs have operated or currently operate in industry sectors with processes that may involve handling and/or release of PFAS.

Date of Government Version: 12/17/2025
Date Data Arrived at EDR: 12/18/2025
Date Made Active in Reports: 12/23/2025
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 12/18/2025
Next Scheduled EDR Contact: 04/13/2026
Data Release Frequency: Varies

PFAS ECHO FIRE TRAIN: Facilities in Industries that May Be Handling PFAS Listing

A list of fire training sites was added to the Industry Sectors dataset using a keyword search on the permitted facilitys name to identify sites where fire-fighting foam may have been used in training exercises. Additionally, you may view an example spreadsheet of the subset of fire training facility data, as well as the keywords used in selecting or deselecting a facility for the subset. as well as the keywords used in selecting or deselecting a facility for the subset. These keywords were tested to maximize accuracy in selecting facilities that may use fire-fighting foam in training exercises, however, due to the lack of a required reporting field in the data systems for designating fire training sites, this methodology may not identify all fire training sites or may potentially misidentify them.

Date of Government Version: 12/17/2025
Date Data Arrived at EDR: 12/18/2025
Date Made Active in Reports: 12/23/2025
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 12/18/2025
Next Scheduled EDR Contact: 04/13/2026
Data Release Frequency: Varies

PFAS PT 139 AIRPORT: All Certified Part 139 Airports PFAS Information Listing

Since July 1, 2006, all certified part 139 airports are required to have fire-fighting foam onsite that meet military specifications (MIL-F-24385) (14 CFR 139.317). To date, these military specification fire-fighting foams are fluorinated and have been historically used for training and extinguishing. The 2018 FAA Reauthorization Act has a provision stating that no later than October 2021, FAA shall not require the use of fluorinated AFFF. This provision does not prohibit the use of fluorinated AFFF at Part 139 civilian airports; it only prohibits FAA from mandating its use. The Federal Aviation Administration?s document AC 150/5210-6D - Aircraft Fire Extinguishing Agents provides guidance on Aircraft Fire Extinguishing Agents, which includes Aqueous Film Forming Foam (AFFF).

Date of Government Version: 12/17/2025
Date Data Arrived at EDR: 12/18/2025
Date Made Active in Reports: 12/23/2025
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 12/18/2025
Next Scheduled EDR Contact: 04/13/2026
Data Release Frequency: Varies

AQUEOUS FOAM NRC: Aqueous Foam Related Incidents Listing

The National Response Center (NRC) serves as an emergency call center that fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. The spreadsheets posted to the NRC website contain initial incident data that has not been validated or investigated by a federal/state response agency. Response center calls from 1990 to the most recent complete calendar year where there was indication of Aqueous Film Forming Foam (AFFF) usage are included in this dataset. NRC calls may reference AFFF usage in the ?Material Involved? or ?Incident Description? fields.

Date of Government Version: 09/25/2025
Date Data Arrived at EDR: 09/26/2025
Date Made Active in Reports: 11/24/2025
Number of Days to Update: 59

Source: Environmental Protection Agency
Telephone: 202-267-2675
Last EDR Contact: 12/18/2025
Next Scheduled EDR Contact: 04/13/2026
Data Release Frequency: Varies

PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 09/24/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Varies

PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 12/16/2016
Date Data Arrived at EDR: 01/06/2017
Date Made Active in Reports: 03/10/2017
Number of Days to Update: 63

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 09/24/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: No Update Planned

BIOSOLIDS: ICIS-NPDES Biosolids Facility Data

The data reflects compliance information about facilities in the biosolids program.

Date of Government Version: 09/27/2025
Date Data Arrived at EDR: 10/11/2025
Date Made Active in Reports: 01/07/2026
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 202-564-4700
Last EDR Contact: 01/15/2026
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: Varies

UST FINDER RELEASE: UST Finder Releases Database

US EPA's UST Finder data is a national composite of leaking underground storage tanks. This data contains information about, and locations of, leaking underground storage tanks. Data was collected from state sources and standardized into a national profile by EPA's Office of Underground Storage Tanks, Office of Research and Development, and the Association of State and Territorial Solid Waste Management Officials.

Date of Government Version: 06/08/2023
Date Data Arrived at EDR: 10/31/2023
Date Made Active in Reports: 01/18/2024
Number of Days to Update: 79

Source: Environmental Protecton Agency
Telephone: 202-564-0394
Last EDR Contact: 02/05/2026
Next Scheduled EDR Contact: 05/18/2026
Data Release Frequency: Semi-Annually

UST FINDER: UST Finder Database

EPA developed UST Finder, a web map application containing a comprehensive, state-sourced national map of underground storage tank (UST) and leaking UST (LUST) data. It provides the attributes and locations of active and closed USTs, UST facilities, and LUST sites from states and from Tribal lands and US territories . UST Finder contains information about proximity of UST facilities and LUST sites to: surface and groundwater public drinking water protection areas; estimated number of private domestic wells and number of people living nearby; and flooding and wildfires.

Date of Government Version: 06/08/2023
Date Data Arrived at EDR: 10/04/2023
Date Made Active in Reports: 01/18/2024
Number of Days to Update: 106

Source: Environmental Protection Agency
Telephone: 202-564-0394
Last EDR Contact: 02/05/2026
Next Scheduled EDR Contact: 05/18/2026
Data Release Frequency: Varies

E MANIFEST: Hazardous Waste Electronic Manifest System

EPA established a national system for tracking hazardous waste shipments electronically. This system, known as ?e-Manifest,? will modernize the nation?s cradle-to-grave hazardous waste tracking process while saving valuable time, resources, and dollars for industry and states.

Date of Government Version: 11/30/2025
Date Data Arrived at EDR: 12/05/2025
Date Made Active in Reports: 12/19/2025
Number of Days to Update: 14

Source: Environmental Protection Agency
Telephone: 833-501-6826
Last EDR Contact: 12/05/2025
Next Scheduled EDR Contact: 04/30/2026
Data Release Frequency: Varies

PFAS: PFAS Site Information Listing

PFAS site information

Date of Government Version: 10/06/2025
Date Data Arrived at EDR: 10/08/2025
Date Made Active in Reports: 01/05/2026
Number of Days to Update: 89

Source: Department of Environmental Quality
Telephone: 801-536-4100
Last EDR Contact: 01/06/2026
Next Scheduled EDR Contact: 04/20/2026
Data Release Frequency: Varies

AIRS: Division of Air Quality

Emissions inventory

Date of Government Version: 10/20/2025
Date Data Arrived at EDR: 10/21/2025
Date Made Active in Reports: 01/12/2026
Number of Days to Update: 83

Source: Department of Environmental Quality
Telephone: 801-536-4183
Last EDR Contact: 01/20/2026
Next Scheduled EDR Contact: 05/04/2026
Data Release Frequency: Varies

DRYCLEANERS: Registered Drycleaners

A listing of registered drycleaners.

Date of Government Version: 10/15/2025
Date Data Arrived at EDR: 10/22/2025
Date Made Active in Reports: 01/12/2026
Number of Days to Update: 82

Source: Department of Environmental Quality
Telephone: 801-536-4437
Last EDR Contact: 01/14/2026
Next Scheduled EDR Contact: 04/20/2026
Data Release Frequency: Varies

EWA: Enforceable Written Assurances

EWA contains locations of potential Enforceable Written Assurance sites. EWAs will generally ensure to property owners or prospective property owners that there is no unacceptable risk to human health or the environment. EWA locations are based on coordinates derived from maps and GPS data. These locations represent sites, not contaminated areas.

Date of Government Version: 12/02/2025
Date Data Arrived at EDR: 12/03/2025
Date Made Active in Reports: 02/18/2026
Number of Days to Update: 77

Source: Department of Environmental Quality
Telephone: 801-536-4167
Last EDR Contact: 12/03/2025
Next Scheduled EDR Contact: 03/23/2026
Data Release Frequency: Varies

FIN ASSURANCE 1: Financial Assurance Information Listing

Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 01/03/2025
Date Data Arrived at EDR: 01/03/2025
Date Made Active in Reports: 03/20/2025
Number of Days to Update: 76

Source: Department of Environmental Quality
Telephone: 801-538-6794
Last EDR Contact: 12/23/2025
Next Scheduled EDR Contact: 04/13/2026
Data Release Frequency: Varies

FIN ASSURANCE 2: Financial Assurance Information Listing

Financial assurance information for underground storage tank facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay

Date of Government Version: 08/20/2025
Date Data Arrived at EDR: 08/20/2025
Date Made Active in Reports: 11/12/2025
Number of Days to Update: 84

Source: Department of Environmental Quality
Telephone: 801-536-4141
Last EDR Contact: 02/19/2026
Next Scheduled EDR Contact: 06/08/2026
Data Release Frequency: Varies

FUDS: Formerly Used Defense Sites

Formerly used defense sites.

Date of Government Version: 10/13/2025
Date Data Arrived at EDR: 10/14/2025
Date Made Active in Reports: 01/06/2026
Number of Days to Update: 84

Source: Utah AGRC
Telephone: 801-538-3665
Last EDR Contact: 01/13/2026
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: Varies

MMRP: Military Munitions Response Program

Environment.MMRP contains locations of Military Munitions Response Program sites. MMRP manages the environmental, health and safety issues presented by unexploded ordnances (UXO), discarded military munitions (DMM) and munitions constituents (MC). Locations are based on coordinates derived from maps and GPS data. These locations represent sites, not contaminated areas.

Date of Government Version: 12/02/2025
Date Data Arrived at EDR: 12/03/2025
Date Made Active in Reports: 02/18/2026
Number of Days to Update: 77

Source: Department of Environmental Quality
Telephone: 801-539-4164
Last EDR Contact: 12/03/2025
Next Scheduled EDR Contact: 03/23/2026
Data Release Frequency: Varies

NPDES: Permitted Facilities Listing

A listing of Division of Water Quality permits.

Date of Government Version: 11/25/2025
Date Data Arrived at EDR: 11/25/2025
Date Made Active in Reports: 02/05/2026
Number of Days to Update: 72

Source: Department of Environmental Quality
Telephone: 801-538-6146
Last EDR Contact: 03/03/2026
Next Scheduled EDR Contact: 06/15/2026
Data Release Frequency: Varies

TIER 2: Tier 2 Facility Listing

TIER 2 contains locations of Tier II facilities under the Emergency Planning and Community Right-to-Know Act (EPCRA). Qualifying facilities report on hazardous and toxic chemicals and are labeled either tier I or tier II. Locations are based on coordinates derived from maps and GPS data. These locations represent sites, not contaminated areas.

Date of Government Version: 12/31/2024
Date Data Arrived at EDR: 03/13/2025
Date Made Active in Reports: 05/29/2025
Number of Days to Update: 77

Source: Department of Environmental Quality
Telephone: 801-536-4152
Last EDR Contact: 12/03/2025
Next Scheduled EDR Contact: 03/23/2026
Data Release Frequency: Varies

UIC: UIC Site Location Listing
A listing of underground injection control wells.

Date of Government Version: 10/06/2025
Date Data Arrived at EDR: 10/08/2025
Date Made Active in Reports: 12/02/2025
Number of Days to Update: 55

Source: Department of Natural Resources
Telephone: 801-538-5329
Last EDR Contact: 01/13/2026
Next Scheduled EDR Contact: 04/27/2026
Data Release Frequency: Quarterly

UOPF: Used Oil Permitted Facilities
DSHW Permitted Used Oil Facilities contains locations in Utah of all Used Oil Facilities: Marketers, Porcessoors, Transfer, Transport and Off-specification Permitted by UDEQ Division of Hazardous Waste (DSHW) ? Used Oil Section.

Date of Government Version: 12/11/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 03/03/2026
Number of Days to Update: 82

Source: Department of Environmental Quality
Telephone: 801-538-9408
Last EDR Contact: 12/11/2025
Next Scheduled EDR Contact: 03/23/2026
Data Release Frequency: Varies

TANK LAPSE: Facilities with Lapsed Certificates of Compliance Listing
list of facilities that do not have an active Certificate of Compliance due to lapsing, revocation, or installation in process. The listed USTs at these facilities are ineligible to receive deliveries of fuel.

Date of Government Version: 10/06/2025
Date Data Arrived at EDR: 10/07/2025
Date Made Active in Reports: 12/30/2025
Number of Days to Update: 84

Source: Department of Environmental Quality
Telephone: 801-536-4000
Last EDR Contact: 01/07/2026
Next Scheduled EDR Contact: 04/20/2026
Data Release Frequency: Quarterly

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations
EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Quality in Utah.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/16/2014
Number of Days to Update: 199

Source: Department of Environmental Quality
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Quality in Utah.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/03/2014
Number of Days to Update: 186

Source: Department of Environmental Quality
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 11/30/2023
Date Made Active in Reports: 12/01/2023
Number of Days to Update: 1

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 01/22/2026
Next Scheduled EDR Contact: 05/04/2026
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 12/29/2025
Next Scheduled EDR Contact: 04/20/2026
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 02/25/2026
Next Scheduled EDR Contact: 06/15/2026
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: Endeavor Business Media
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data
Source: Endeavor Business Media
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Child Care Provider List
Source: Department of Health
Telephone: 801-538-9299

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Utah Geological Survey
Telephone: 801-537-3300

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

WEST 100 SOUTH PROPERTY
415 & 435 WEST 100 SOUTH AND 108 S 400 W
HEBER CITY, UT 84032

TARGET PROPERTY COORDINATES

Latitude (North):	40.50592 - 40° 30' 21.31''
Longitude (West):	111.42106 - 111° 25' 15.82''
Universal Tranverse Mercator:	Zone 12
UTM X (Meters):	464324.1
UTM Y (Meters):	4483786.0
Elevation:	5575 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	50034031 HEBER CITY, UT
Version Date:	2023
South Map:	50033821 CHARLESTON, UT
Version Date:	2023

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

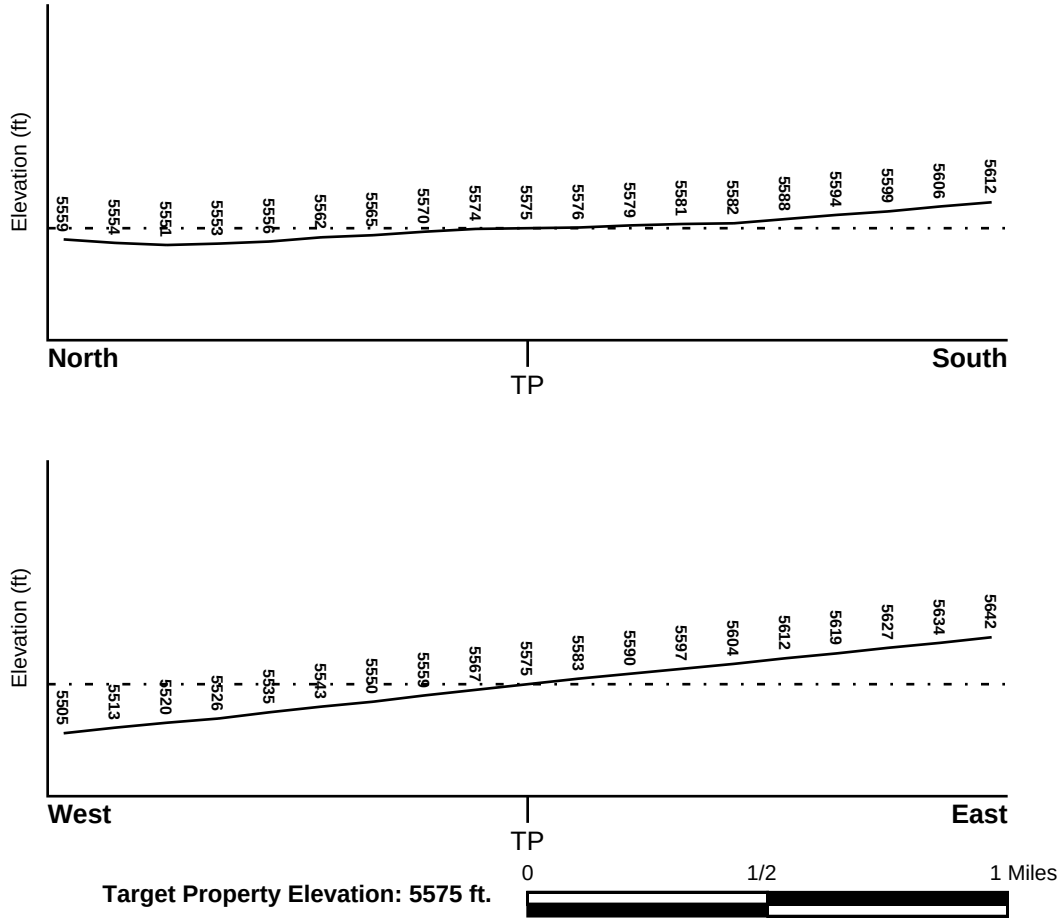
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General WNW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
49051C0118E	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
49051C0115E	FEMA FIRM Flood data
49051C0119E	FEMA FIRM Flood data
49051C0252E	FEMA FIRM Flood data
49051C0256E	FEMA FIRM Flood data
49051C0257E	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
NOT AVAILABLE	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

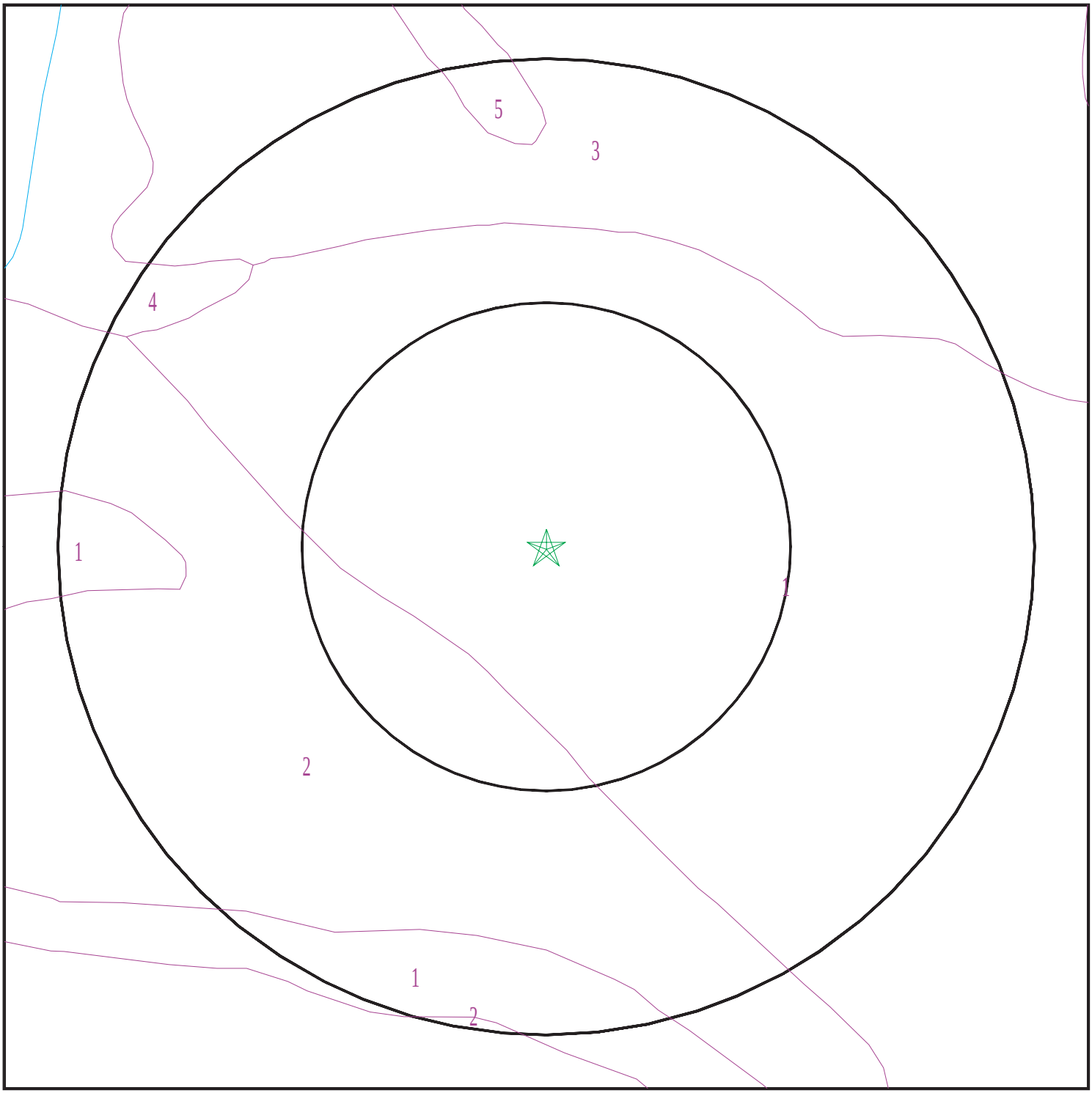
Era:	Mesozoic
System:	Jurassic
Series:	Jurassic
Code:	J *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 8271909.2s



Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

N

SITE NAME:	West 100 South Property	CLIENT:	Enviro Assessment, PC
ADDRESS:	415 & 435 West 100 South and 108 S 400 W Heber City UT 84032	CONTACT:	Steven Robinson
LAT/LONG:	40.50592 / 111.42106	INQUIRY #:	8271909.2s
		DATE:	March 05, 2026 11:47 am

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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: RASBAND

Soil Surface Texture: loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	5 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel. COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel.	Max: 141.14 Min: 42.34	Max: 7.3 Min: 6.6
2	5 inches	11 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel. COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel.	Max: 141.14 Min: 42.34	Max: 7.3 Min: 6.6

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
3	11 inches	29 inches	gravelly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel. COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel.	Max: 141.14 Min: 42.34	Max: 7.3 Min: 6.6
4	29 inches	35 inches	very gravelly sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel. COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel.	Max: 141.14 Min: 42.34	Max: 7.3 Min: 6.6
5	35 inches	59 inches	extremely gravelly loamy coarse sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel. COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel.	Max: 141.14 Min: 42.34	Max: 7.3 Min: 6.6

Soil Map ID: 2

Soil Component Name: HOLMES

Soil Surface Texture: gravelly loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	11 inches	gravelly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel. COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel.	Max: 141.14 Min: 42.34	Max: 7.3 Min: 6.1
2	11 inches	20 inches	very gravelly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel. COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel.	Max: 141.14 Min: 42.34	Max: 7.3 Min: 6.1
3	20 inches	27 inches	extremely gravelly coarse sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel. COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel.	Max: 141.14 Min: 42.34	Max: 7.3 Min: 6.1
4	27 inches	59 inches	extremely gravelly loamy coarse sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel. COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel.	Max: 141.14 Min: 42.34	Max: 7.3 Min: 6.1

Soil Map ID: 3

Soil Component Name: CENTER CREEK

Soil Surface Texture: loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Somewhat poorly drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 122 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	5 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel. COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel.	Max: 42.34 Min: 14.11	Max: 7.8 Min: 7.4
2	5 inches	11 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel. COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel.	Max: 42.34 Min: 14.11	Max: 7.8 Min: 7.4
3	11 inches	20 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel. COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel.	Max: 42.34 Min: 14.11	Max: 7.8 Min: 7.4
4	20 inches	33 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel. COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel.	Max: 42.34 Min: 14.11	Max: 7.8 Min: 7.4

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
5	40 inches	50 inches	very gravelly sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel. COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel.	Max: 42.34 Min: 14.11	Max: 7.8 Min: 7.4
6	50 inches	59 inches	extremely gravelly coarse sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel. COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel.	Max: 42.34 Min: 14.11	Max: 7.8 Min: 7.4
7	33 inches	40 inches	very gravelly coarse sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel. COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel.	Max: 42.34 Min: 14.11	Max: 7.8 Min: 7.4

Soil Map ID: 4

Soil Component Name: CROOKED CREEK

Soil Surface Texture: clay loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Poorly drained

Hydric Status: All hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 46 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	11 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4.23 Min: 1.41	Max: 7.8 Min: 6.6
2	11 inches	22 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4.23 Min: 1.41	Max: 7.8 Min: 6.6
3	22 inches	33 inches	silty clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4.23 Min: 1.41	Max: 7.8 Min: 6.6
4	33 inches	42 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4.23 Min: 1.41	Max: 7.8 Min: 6.6
5	42 inches	50 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4.23 Min: 1.41	Max: 7.8 Min: 6.6
6	50 inches	70 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4.23 Min: 1.41	Max: 7.8 Min: 6.6

Soil Map ID: 5

Soil Component Name: KOVICH

Soil Surface Texture: loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Poorly drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 46 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	11 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel.	Max: 141.14 Min: 141.14	Max: 7.3 Min: 6.6
2	11 inches	29 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel.	Max: 141.14 Min: 141.14	Max: 7.3 Min: 6.6
3	29 inches	40 inches	extremely cobbly sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel.	Max: 141.14 Min: 141.14	Max: 7.3 Min: 6.6
4	40 inches	59 inches	extremely gravelly sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel.	Max: 141.14 Min: 141.14	Max: 7.3 Min: 6.6

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
6	USGS40001188882	1/4 - 1/2 Mile NNW
B7	USGS40001188833	1/4 - 1/2 Mile West
34	USGS40001188839	1/4 - 1/2 Mile West
G36	USGS40001188875	1/2 - 1 Mile ENE
J43	USGS40001188812	1/2 - 1 Mile WSW
I49	USGS40001188800	1/2 - 1 Mile WSW
I50	USGS40001188795	1/2 - 1 Mile WSW
K54	USGS40001188738	1/2 - 1 Mile SSE
P77	USGS40001188724	1/2 - 1 Mile SSE
V88	USGS40001188835	1/2 - 1 Mile East
101	USGS40001188728	1/2 - 1 Mile SW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
D19	UT4901141	1/4 - 1/2 Mile East

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	UTDNR2000165853	1/8 - 1/4 Mile SW
2	UTDNR2000168766	1/8 - 1/4 Mile NNE
3	UTDNR2000004129	1/4 - 1/2 Mile NW
A4	UTDNR2000002975	1/4 - 1/2 Mile ENE
A5	UTDNR2000003394	1/4 - 1/2 Mile ENE
A8	UTDNR2000004888	1/4 - 1/2 Mile East
B9	UTDNR2000167631	1/4 - 1/2 Mile West
C10	UTDNR2000004130	1/4 - 1/2 Mile ENE
D11	UTDNR2000004889	1/4 - 1/2 Mile East
D12	UTDNR2000004890	1/4 - 1/2 Mile East
13	UTDNR2000167655	1/4 - 1/2 Mile ESE
C14	UTDNR2000004131	1/4 - 1/2 Mile ENE
C15	UTDNR2000004133	1/4 - 1/2 Mile ENE
C16	UTDNR2000004132	1/4 - 1/2 Mile ENE
C17	UTDNR2000004135	1/4 - 1/2 Mile ENE
C18	UTDNR2000004136	1/4 - 1/2 Mile ENE
20	UTDNR2000166900	1/4 - 1/2 Mile SSE
D21	UTDNR2000004891	1/4 - 1/2 Mile East
C22	UTDNR2000004134	1/4 - 1/2 Mile ENE
E23	UTDNR2000169182	1/4 - 1/2 Mile NW
F24	UTDNR2000162448	1/4 - 1/2 Mile NNE
F25	UTDNR2000163160	1/4 - 1/2 Mile NNE
F26	UTDNR2000166811	1/4 - 1/2 Mile NNE
C27	UTDNR2000004137	1/4 - 1/2 Mile ENE
E28	UTDNR2000169181	1/4 - 1/2 Mile NW
E29	UTDNR2000169183	1/4 - 1/2 Mile NW

STATE DATABASE WELL INFORMATION

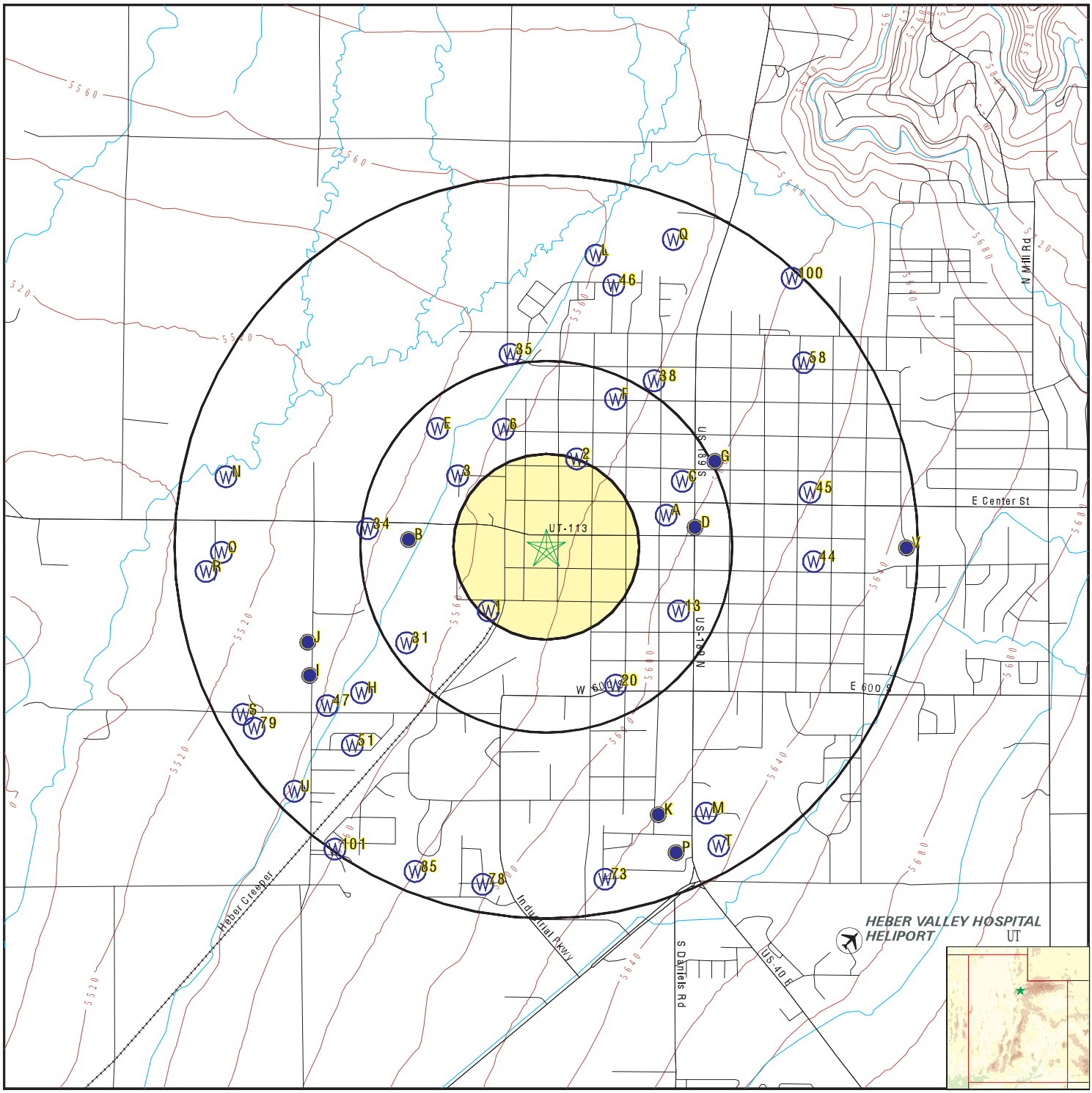
MAP ID	WELL ID	LOCATION FROM TP
E30	UTDNR2000169180	1/4 - 1/2 Mile NW
31	UTDNR2000168097	1/4 - 1/2 Mile SW
G32	UTDNR2000172804	1/4 - 1/2 Mile ENE
F33	UTDNR2000166913	1/4 - 1/2 Mile NNE
35	UTDNR2000170084	1/2 - 1 Mile North
G37	UTDNR2000172761	1/2 - 1 Mile ENE
38	UTDNR2000168517	1/2 - 1 Mile NNE
H39	UTDNR2000168284	1/2 - 1 Mile SW
H40	UTDNR2000169361	1/2 - 1 Mile SW
I41	UTDNR2000171664	1/2 - 1 Mile WSW
J42	UTDNR2000167325	1/2 - 1 Mile WSW
44	UTDEQ2000000238	1/2 - 1 Mile East
45	UTDNR2000169083	1/2 - 1 Mile ENE
46	UTDNR2000161435	1/2 - 1 Mile NNE
47	UTDNR2000171496	1/2 - 1 Mile SW
I48	UTDNR2000170261	1/2 - 1 Mile WSW
51	UTDNR2000171511	1/2 - 1 Mile SW
K52	UTDNR2000319877	1/2 - 1 Mile SSE
L53	UTDNR2000165854	1/2 - 1 Mile North
L55	UTDNR2000171822	1/2 - 1 Mile North
M56	UTDNR2000172625	1/2 - 1 Mile SSE
M57	UTDNR2000167116	1/2 - 1 Mile SSE
58	UTDNR2000169998	1/2 - 1 Mile NE
N59	UTDNR2000285112	1/2 - 1 Mile WNW
O60	UTDNR2000163034	1/2 - 1 Mile West
O61	UTDNR2000163036	1/2 - 1 Mile West
O62	UTDNR2000170612	1/2 - 1 Mile West
O63	UTDNR2000163033	1/2 - 1 Mile West
O64	UTDNR2000163035	1/2 - 1 Mile West
O65	UTDNR2000170611	1/2 - 1 Mile West
P66	UTDNR2000314790	1/2 - 1 Mile SSE
P67	UTDNR2000321797	1/2 - 1 Mile SSE
Q68	UTDNR2000280995	1/2 - 1 Mile NNE
Q69	UTDNR2000281085	1/2 - 1 Mile NNE
Q70	UTDNR2000167791	1/2 - 1 Mile NNE
R71	UTDNR2000172405	1/2 - 1 Mile West
Q72	UTDNR2000168731	1/2 - 1 Mile NNE
73	UTDNR2000004887	1/2 - 1 Mile South
P74	UTDNR2000169130	1/2 - 1 Mile SSE
N75	UTDNR2000166737	1/2 - 1 Mile WNW
S76	UTDNR2000171240	1/2 - 1 Mile WSW
78	UTDNR2000171806	1/2 - 1 Mile South
79	UTDNR2000167516	1/2 - 1 Mile WSW
T80	UTDNR2000172408	1/2 - 1 Mile SSE
T81	UTDNR2000311112	1/2 - 1 Mile SSE
R82	UTDNR2000285111	1/2 - 1 Mile West
S83	UTDNR2000001758	1/2 - 1 Mile WSW
S84	UTDNR2000271644	1/2 - 1 Mile WSW
85	UTDNR2000168845	1/2 - 1 Mile SSW
U86	UTDNR2000168230	1/2 - 1 Mile SW
U87	UTDNR2000171870	1/2 - 1 Mile SW
V89	UTDNR2000279091	1/2 - 1 Mile East

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
V90	UTDNR2000278897	1/2 - 1 Mile East
V91	UTDNR2000281163	1/2 - 1 Mile East
V92	UTDNR2000286671	1/2 - 1 Mile East
V93	UTDNR2000286600	1/2 - 1 Mile East
V94	UTDNR2000278584	1/2 - 1 Mile East
V95	UTDNR2000166110	1/2 - 1 Mile East
V96	UTDNR2000163493	1/2 - 1 Mile East
V97	UTDNR2000167315	1/2 - 1 Mile East
V98	UTDNR2000278581	1/2 - 1 Mile East
V99	UTDNR2000261583	1/2 - 1 Mile East
100	UTDNR2000315536	1/2 - 1 Mile NE

PHYSICAL SETTING SOURCE MAP - 8271909.2s



- County Boundary
- Major Roads
- Contour Lines
- Airports
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- GI Indeterminate Groundwater Flow at Location
- GV Groundwater Flow Varies at Location
- Oil, gas or related wells

SITE NAME:	West 100 South Property	CLIENT:	Enviro Assessment, PC
ADDRESS:	415 & 435 West 100 South and 108 S 400 W Heber City UT 84032	CONTACT:	Steven Robinson
LAT/LONG:	40.50592 / 111.42106	INQUIRY #:	8271909.2s
		DATE:	March 05, 2026 11:46 am

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

	Database	EDR ID Number
1 **SW** **1/8 - 1/4 Mile** **Lower**	**UT WELLS**	**UTDNR2000165853**

Database:	Water Rights Database	Water Right #:	55-3128
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Underground Water Claim	Priority Date:	1924
Uses:	Other,	Cubic ft/sec:	1.114
Well ID:	0	Owner:	Woods Cross Canning Co.
Water Right Type:	WR	Supply Source:	Underground Water Well

	Database	EDR ID Number
2 **NNE** **1/8 - 1/4 Mile** **Lower**	**UT WELLS**	**UTDNR2000168766**

Database:	Water Rights Database	Water Right #:	55-6004
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Rejected	Priority Date:	19770618
Uses:	Irrigation,Stockwatering,	Cubic ft/sec:	.015
Well ID:	0	Owner:	Jay C. And Ruth Sulser
Water Right Type:	WR	Supply Source:	Underground Water Well

	Database	EDR ID Number
3 **NW** **1/4 - 1/2 Mile** **Lower**	**UT WELLS**	**UTDNR2000004129**

Database:	Water Rights Database	Water Right #:	0755004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	429537
Owner:	Secor International Incorporated	Water Right Type:	NP
Supply Source:	Non-Production Well: Monitor		

	Database	EDR ID Number
A4 **ENE** **1/4 - 1/2 Mile** **Higher**	**UT WELLS**	**UTDNR2000002975**

Database:	Water Rights Database	Water Right #:	0555009M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	35014
Owner:	Joe Landgraf/Bertram Drilling	Water Right Type:	NP
Supply Source:	Non-Production Well: Closed Loop Heat Exchange		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

A5
ENE
1/4 - 1/2 Mile
Higher

UT WELLS **UTDNR2000003394**

Database:	Water Rights Database	Water Right #:	0655002M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	0
Owner:	Joe Landgraf/ Bertram Drilling	Water Right Type:	NP
Supply Source:	Non-Production Well: Closed Loop Heat Exchange		

6
NNW
1/4 - 1/2 Mile
Lower

FED USGS **USGS40001188882**

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 3- 5)31dcd- 1	Type:	Well
Description:	PRC 39	HUC:	16020203
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Valley Fill
Aquifer Type:	Unconfined single aquifer	Construction Date:	Not Reported
Well Depth:	Not Reported	Well Depth Units:	Not Reported
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

Ground water levels,Number of Measurements:	13	Level reading date:	1950-10-02
Feet below surface:	5.70	Feet to sea level:	Not Reported
Note:	Not Reported		

Level reading date:	1950-09-06	Feet below surface:	5.14
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1950-08-03	Feet below surface:	4.92
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1950-07-03	Feet below surface:	5.10
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1950-06-02	Feet below surface:	6.10
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1950-05-03	Feet below surface:	8.15
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1950-04-03	Feet below surface:	8.10
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1950-03-04	Feet below surface:	8.86
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1950-01-28	Feet below surface:	9.80
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1949-12-01	Feet below surface:	9.96

Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1949-11-01	Feet below surface:	8.30
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1949-10-01	Feet below surface:	6.26
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1949-09-03	Feet below surface:	5.30
Feet to sea level:	Not Reported	Note:	Not Reported

B7
West
1/4 - 1/2 Mile
Lower

FED USGS **USGS40001188833**

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 4- 5) 6bab- 1	Type:	Well
Description:	Not Reported	HUC:	16020203
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	19720101
Well Depth:	175	Well Depth Units:	ft
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

Ground water levels,Number of Measurements:	1	Level reading date:	1972-07-01
Feet below surface:	-6.00	Feet to sea level:	Not Reported
Note:	Not Reported		

A8
East
1/4 - 1/2 Mile
Higher

UT WELLS **UTDNR2000004888**

Database:	Water Rights Database	Water Right #:	0855003M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	431771
Owner:	Secor International Incorporated	Water Right Type:	NP
Supply Source:	Non-Production Well: Monitor		

B9
West
1/4 - 1/2 Mile
Lower

UT WELLS **UTDNR2000167631**

Database:	Water Rights Database	Water Right #:	55-4596
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Appeal to Appropriate Certificated	Priority Date:	19720328
Uses:	Domestic,Irrigation,Stockwatering,	Cubic ft/sec:	.015
Well ID:	4177	Owner:	Harry L. & Nancy E. Baynes
Water Right Type:	WR	Supply Source:	Underground Water Well

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

C10
ENE
1/4 - 1/2 Mile
Higher

UT WELLS **UTDNR2000004130**

Database:	Water Rights Database	Water Right #:	0755004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	429548
Owner:	Secor International Incorporated	Water Right Type:	NP
Supply Source:	Non-Production Well: Monitor		

D11
East
1/4 - 1/2 Mile
Higher

UT WELLS **UTDNR2000004889**

Database:	Water Rights Database	Water Right #:	0855003M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	431773
Owner:	Secor International Incorporated	Water Right Type:	NP
Supply Source:	Non-Production Well: Monitor		

D12
East
1/4 - 1/2 Mile
Higher

UT WELLS **UTDNR2000004890**

Database:	Water Rights Database	Water Right #:	0855003M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	431772
Owner:	Secor International Incorporated	Water Right Type:	NP
Supply Source:	Non-Production Well: Monitor		

13
ESE
1/4 - 1/2 Mile
Higher

UT WELLS **UTDNR2000167655**

Database:	Water Rights Database	Water Right #:	55-4618
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Appeal to Appropriate Certificated	Priority Date:	19720525
Uses:	Domestic,Irrigation,	Cubic ft/sec:	.015
Well ID:	33101	Owner:	Sydona B. Anderson
Water Right Type:	WR	Supply Source:	Underground Water Well

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

C14
ENE
1/4 - 1/2 Mile
Higher

UT WELLS **UTDNR2000004131**

Database:	Water Rights Database	Water Right #:	0755004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	429549
Owner:	Secor International Incorporated	Water Right Type:	NP
Supply Source:	Non-Production Well: Monitor		

C15
ENE
1/4 - 1/2 Mile
Higher

UT WELLS **UTDNR2000004133**

Database:	Water Rights Database	Water Right #:	0755004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	429552
Owner:	Secor International Incorporated	Water Right Type:	NP
Supply Source:	Non-Production Well: Monitor		

C16
ENE
1/4 - 1/2 Mile
Higher

UT WELLS **UTDNR2000004132**

Database:	Water Rights Database	Water Right #:	0755004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	429550
Owner:	Secor International Incorporated	Water Right Type:	NP
Supply Source:	Non-Production Well: Monitor		

C17
ENE
1/4 - 1/2 Mile
Higher

UT WELLS **UTDNR2000004135**

Database:	Water Rights Database	Water Right #:	0755004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	429545
Owner:	Secor International Incorporated	Water Right Type:	NP
Supply Source:	Non-Production Well: Monitor		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

C18
ENE
1/4 - 1/2 Mile
Higher

UT WELLS **UTDNR2000004136**

Database:	Water Rights Database	Water Right #:	0755004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	429546
Owner:	Secor International Incorporated	Water Right Type:	NP
Supply Source:	Non-Production Well: Monitor		

D19
East
1/4 - 1/2 Mile
Higher

FRDS PWS **UT4901141**

Epa region:	08	State:	UT
Pwsid:	UT4901141	Pwsname:	U. S. FOREST SERVICE
Cityserved:	Not Reported	Stateserved:	UT
Zipserved:	Not Reported	Fipscounty:	49051
Status:	Closed	Retpopsrvd:	310
Pwssvcconn:	9	Psource longname:	Groundwater
Pwstype:	TNCWS	Owner:	Fed_Govt
Contact:	U. S. FOREST SERVICE	Contactorgname:	Not Reported
Contactphone:	801-654-0470	Contactaddress1:	Not Reported
Contactaddress2:	BOX 190, 125 E 100 N	Contactcity:	HEBER CITY, UT
Contactstate:	UT	Contactzip:	84032
Pwsactivitycode:	I		

PWS ID:	UT4901141	PWS type:	Mailing
PWS name:	BRYANTS FORK CAMPGROUND	PWS address:	Not Reported
PWS city:	HEBER CITY, UT	PWS state:	UT
PWS zip:	84032	PWS ID:	UT4901141
Activity status:	Active	Date system activated:	7706
Date system deactivated:	Not Reported	Retail population:	00000310
System name:	U. S. FOREST SERVICE	System address:	Not Reported
System address:	BOX 190, 125 E 100 N	System city:	HEBER CITY, UT
System state:	UT	System zip:	84032
County FIPS:	051	City served:	UINTA N.F.
Population served:	101 - 500 Persons	Treatment:	Untreated
Latitude:	403024	Longitude:	1112445

20
SSE
1/4 - 1/2 Mile
Higher

UT WELLS **UTDNR2000166900**

Database:	Water Rights Database	Water Right #:	55-4023
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Underground Water Claim	Priority Date:	1890
Uses:	Domestic,Irrigation,Stockwatering,	Cubic ft/sec:	.49

Well ID:	0	Owner:	Aven W. Mcdonald
Water Right Type:	WR	Supply Source:	Underground Water Well

D21
East
1/4 - 1/2 Mile
Higher

UT WELLS **UTDNR2000004891**

Database:	Water Rights Database	Water Right #:	0855003M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	431770
Owner:	Secor International Incorporated	Water Right Type:	NP
Supply Source:	Non-Production Well: Monitor		

C22
ENE
1/4 - 1/2 Mile
Higher

UT WELLS **UTDNR2000004134**

Database:	Water Rights Database	Water Right #:	0755004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	429551
Owner:	Secor International Incorporated	Water Right Type:	NP
Supply Source:	Non-Production Well: Monitor		

E23
NW
1/4 - 1/2 Mile
Lower

UT WELLS **UTDNR2000169182**

Database:	Water Rights Database	Water Right #:	55-6447
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Underground Water Claim	Priority Date:	1920
Uses:	Irrigation,Stockwatering,	Cubic ft/sec:	.46
Well ID:	0	Owner:	Charles A. Boynton
Water Right Type:	WR	Supply Source:	Underground Water Drain

F24
NNE
1/4 - 1/2 Mile
Lower

UT WELLS **UTDNR2000162448**

Database:	Water Rights Database	Water Right #:	55-12327
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Underground Water Claim	Priority Date:	1880
Uses:	Irrigation,	Cubic ft/sec:	0
Well ID:	0	Owner:	Heber City Corporation
Water Right Type:	WR	Supply Source:	Underground Drain

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

F25
NNE
1/4 - 1/2 Mile
Lower

UT WELLS **UTDNR2000163160**

Database:	Water Rights Database	Water Right #:	55-12708
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Underground Water Claim	Priority Date:	1880
Uses:	Irrigation,	Cubic ft/sec:	.155
Well ID:	0	Owner:	Heber City Corporation
Water Right Type:	WR	Supply Source:	Underground Drain

F26
NNE
1/4 - 1/2 Mile
Lower

UT WELLS **UTDNR2000166811**

Database:	Water Rights Database	Water Right #:	55-3955
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Underground Water Claim	Priority Date:	1880
Uses:	Irrigation,Stockwatering,	Cubic ft/sec:	2.117
Well ID:	0	Owner:	Gary B. And Kathleen O. Conrad
Water Right Type:	WR	Supply Source:	Underground Drain

C27
ENE
1/4 - 1/2 Mile
Higher

UT WELLS **UTDNR2000004137**

Database:	Water Rights Database	Water Right #:	0755004M00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	429547
Owner:	Secor International Incorporated	Water Right Type:	NP
Supply Source:	Non-Production Well: Monitor		

E28
NW
1/4 - 1/2 Mile
Lower

UT WELLS **UTDNR2000169181**

Database:	Water Rights Database	Water Right #:	55-6447
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Underground Water Claim	Priority Date:	1920
Uses:	Irrigation,Stockwatering,	Cubic ft/sec:	.46
Well ID:	0	Owner:	Bob Probst
Water Right Type:	WR	Supply Source:	Underground Water Drain

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

E29
NW
1/4 - 1/2 Mile
Lower

UT WELLS **UTDNR2000169183**

Database:	Water Rights Database	Water Right #:	55-6447
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Underground Water Claim	Priority Date:	1920
Uses:	Irrigation,Stockwatering,	Cubic ft/sec:	.46
Well ID:	0	Owner:	Bob Probst
Water Right Type:	WR	Supply Source:	Underground Water Drain

E30
NW
1/4 - 1/2 Mile
Lower

UT WELLS **UTDNR2000169180**

Database:	Water Rights Database	Water Right #:	55-6447
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Underground Water Claim	Priority Date:	1920
Uses:	Irrigation,Stockwatering,	Cubic ft/sec:	.46
Well ID:	0	Owner:	Charles A. Boynton
Water Right Type:	WR	Supply Source:	Underground Water Drain

31
SW
1/4 - 1/2 Mile
Lower

UT WELLS **UTDNR2000168097**

Database:	Water Rights Database	Water Right #:	55-5434
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	19740507	Uses:	Not Reported
Cubic ft/sec:	.015	Well ID:	0
Owner:	Brent L. And Gayle M. Smart	Water Right Type:	WR
Supply Source:	Underground Water Well		

G32
ENE
1/4 - 1/2 Mile
Higher

UT WELLS **UTDNR2000172804**

Database:	Water Rights Database	Water Right #:	55-940
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Appeal to Appropriate Certificated	Priority Date:	19590512
Uses:	Domestic,Irrigation,Other,	Cubic ft/sec:	.12
Well ID:	3946	Owner:	Alyce Ashton
Water Right Type:	WR	Supply Source:	Underground Water Well

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

F33
NNE
1/4 - 1/2 Mile
Higher | **UT WELLS** | **UTDNR2000166913**

Database:	Water Rights Database	Water Right #:	55-4035
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Underground Water Claim	Priority Date:	1900
Uses:	Domestic,Irrigation,Stockwatering,	Cubic ft/sec:	.1
Well ID:	0	Owner:	Archibald T. Lyon
Water Right Type:	WR	Supply Source:	Underground Water Well

34
West
1/4 - 1/2 Mile
Lower | **FED USGS** | **USGS40001188839**

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 4- 5) 6bba- 1	Type:	Well
Description:	THIS WELL WAS SEMI-ANNUAL OB WELL NOW MONTHLY		
HUC:	16020203	Drainage Area:	Not Reported
Drainage Area Units:	Not Reported	Contrib Drainage Area:	Not Reported
Contrib Drainage Area Unts:	Not Reported	Aquifer:	Not Reported
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19610101	Well Depth:	11
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	66	Level reading date:	1998-03-26
Feet below surface:	6.94	Feet to sea level:	Not Reported
Note:	Not Reported		

Level reading date:	1997-03-25	Feet below surface:	5.85
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1996-03-26	Feet below surface:	0.92
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-03-28	Feet below surface:	6.69
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-04-01	Feet below surface:	0.56
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1993-03-29	Feet below surface:	6.36
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1992-09-08	Feet below surface:	6.04
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1992-03-31	Feet below surface:	6.89
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1991-09-14	Feet below surface:	3.88
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1991-04-01	Feet below surface:	4.14
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1990-09-19	Feet below surface:	2.94
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1990-03-26	Feet below surface:	2.70
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-09-15	Feet below surface:	1.86
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-08-02	Feet below surface:	2.12
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-07-06	Feet below surface:	2.11
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-06-01	Feet below surface:	2.08
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-05-02	Feet below surface:	2.07
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-04-14	Feet below surface:	2.04
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-03-07	Feet below surface:	1.92
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-02-07	Feet below surface:	1.82
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1989-01-04	Feet below surface:	1.70
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-12-01	Feet below surface:	1.59
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-11-03	Feet below surface:	1.53
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-10-06	Feet below surface:	1.46
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-09-23	Feet below surface:	1.50
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-09-08	Feet below surface:	1.44
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-08-23	Feet below surface:	1.17
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1988-03-31	Feet below surface:	0.87
Feet to sea level:	Not Reported		
Note:	A nearby site that taps the same aquifer was being pumped.		
Level reading date:	1987-09-18	Feet below surface:	0.26
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1987-03-23	Feet below surface:	0.80

Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1986-03-20	Feet below surface:	0.17
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1985-09-20	Feet below surface:	0.32
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1985-03-29	Feet below surface:	0.49
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1984-09-21	Feet below surface:	0.11
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1984-03-29	Feet below surface:	0.82
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1983-09-28	Feet below surface:	0.42
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1983-03-31	Feet below surface:	0.15
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1982-09-30	Feet below surface:	1.53
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1982-03-25	Feet below surface:	1.90
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-09-28	Feet below surface:	1.38
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1981-03-30	Feet below surface:	1.06
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-09-05	Feet below surface:	0.28
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1980-03-19	Feet below surface:	6.36
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-09-25	Feet below surface:	6.20
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-03-29	Feet below surface:	6.32
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1978-09-11	Feet below surface:	5.97
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1978-03-13	Feet below surface:	6.09
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1977-09-08	Feet below surface:	5.91
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1977-03-07	Feet below surface:	5.89
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1976-09-07	Feet below surface:	5.69
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1976-03-04	Feet below surface:	5.51
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1975-09-09	Feet below surface:	6.15
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1975-03-19	Feet below surface:	6.18
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1974-09-13	Feet below surface:	6.11
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1974-03-21	Feet below surface:	6.25
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1973-09-11	Feet below surface:	6.13
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1973-03-19	Feet below surface:	6.12
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1972-09-29	Feet below surface:	6.11
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1972-03-24	Feet below surface:	6.28
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1971-09-10	Feet below surface:	6.01
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1971-03-25	Feet below surface:	6.38
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1970-08-21	Feet below surface:	3.03
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1970-03-12	Feet below surface:	6.30
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1969-09-18	Feet below surface:	1.60
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1969-03-24	Feet below surface:	6.54
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1966-07-01	Feet below surface:	3.00
Feet to sea level:	Not Reported	Note:	Not Reported

35
North
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000170084**

Database:	Water Rights Database	Water Right #:	55-7041
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Rejected	Priority Date:	19841017
Uses:	Not Reported	Cubic ft/sec:	13.11
Well ID:	0	Owner:	Heber City Corporation
Water Right Type:	WR	Supply Source:	Heber City municipal drain

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

G36
ENE
1/2 - 1 Mile
Higher

FED USGS **USGS40001188875**

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 3- 5)32cca- 1	Type:	Well
Description:	Not Reported	HUC:	16020203
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	19600101
Well Depth:	72	Well Depth Units:	ft
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

Ground water levels,Number of Measurements:	1	Level reading date:	1960-09-01
Feet below surface:	12.00	Feet to sea level:	Not Reported
Note:	Not Reported		

G37
ENE
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000172761**

Database:	Water Rights Database	Water Right #:	55-939
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Appeal to Appropriate No Proof Required		
Priority Date:	19590511	Uses:	Domestic,Irrigation,
Cubic ft/sec:	.015	Well ID:	3947
Owner:	Carl D. Greer	Water Right Type:	WR
Supply Source:	Underground Water Well		

38
NNE
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000168517**

Database:	Water Rights Database	Water Right #:	55-5784
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Appeal to Appropriate Certificated	Priority Date:	19760806
Uses:	Irrigation,	Cubic ft/sec:	.015
Well ID:	3586	Owner:	Ivan R. Draper
Water Right Type:	WR	Supply Source:	Underground Water Well

H39
SW
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000168284**

Database:	Water Rights Database	Water Right #:	55-5599
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		

Status:	Appeal to Appropriate Certificated	Priority Date:	19750522
Uses:	Domestic,Irrigation,Stockwatering,	Cubic ft/sec:	.015
Well ID:	4235	Owner:	John F. Cowley
Water Right Type:	WR	Supply Source:	Underground Water Well

H40
SW
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000169361**

Database:	Water Rights Database	Water Right #:	55-6584
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	19870212	Uses:	Domestic,Irrigation,
Cubic ft/sec:	.015	Well ID:	7233
Owner:	Ross M. & Faye Giles	Water Right Type:	WR
Supply Source:	Underground Water Well		

I41
WSW
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000171664**

Database:	Water Rights Database	Water Right #:	55-8324
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	19920722	Uses:	Domestic,Irrigation,Stockwatering,
Cubic ft/sec:	.015	Well ID:	0
Owner:	Marc D. Coulam	Water Right Type:	WR
Supply Source:	Underground Water Well		

J42
WSW
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000167325**

Database:	Water Rights Database	Water Right #:	55-437
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Appeal to Appropriate Certificated	Priority Date:	19480915
Uses:	Other,Stockwatering,	Cubic ft/sec:	.019
Well ID:	0	Owner:	Kenneth And Dori O'Dell
Water Right Type:	WR	Supply Source:	Underground Water Well

J43
WSW
1/2 - 1 Mile
Lower

FED USGS **USGS40001188812**

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 4- 5) 6bcb- 1	Type:	Well
Description:	Not Reported	HUC:	16020203

Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	19480101
Well Depth:	85	Well Depth Units:	ft
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

Ground water levels,Number of Measurements:	1	Level reading date:	1948-10-01
Feet below surface:	24.00	Feet to sea level:	Not Reported
Note:	Not Reported		

44
East
1/2 - 1 Mile
Higher

UT WELLS **UTDEQ2000000238**

Database:	Division of Drinking Water Well Data		
System Name:	HEBER CITY WATER SYSTEM	Well Name:	HOSPITAL WELL
Type Code:	WL	Drilling Method:	DR
Well Cap:	Not Reported	Well Cap Above Ground:	0

45
ENE
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000169083**

Database:	Water Rights Database	Water Right #:	55-6277
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Underground Water Claim	Priority Date:	1900
Uses:	Irrigation,	Cubic ft/sec:	.446
Well ID:	0	Owner:	David Todd
Water Right Type:	WR	Supply Source:	Underground Water Well

46
NNE
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000161435**

Database:	Water Rights Database	Water Right #:	55-1199
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Appeal to Appropriate Certificated	Priority Date:	19630617
Uses:	Irrigation,Stockwatering,	Cubic ft/sec:	.83
Well ID:	0	Owner:	Lester M. Jones
Water Right Type:	WR	Supply Source:	Underground Water Drain

47
SW
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000171496**

Database:	Water Rights Database	Water Right #:	55-8195
Exchange #:	Not Reported	Type of Diversion:	Underground

Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	19951018	Uses:	Domestic,Irrigation,Stockwatering,
Cubic ft/sec:	.015	Well ID:	4123
Owner:	Gifford Hickey	Water Right Type:	WR
Supply Source:	Underground Water Well		

I48
WSW **UT WELLS** **UTDNR2000170261**
1/2 - 1 Mile
Lower

Database:	Water Rights Database	Water Right #:	55-7141
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	19850726	Uses:	Domestic,Irrigation,Stockwatering,
Cubic ft/sec:	.015	Well ID:	4170
Owner:	Robert P. Hyde	Water Right Type:	WR
Supply Source:	Underground Water Well		

I49
WSW **FED USGS** **USGS40001188800**
1/2 - 1 Mile
Lower

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 4- 5) 6bcc- 1	Type:	Well
Description:	Not Reported	HUC:	16020203
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Valley Fill
Aquifer Type:	Unconfined single aquifer	Construction Date:	19860308
Well Depth:	146	Well Depth Units:	ft
Well Hole Depth:	146	Well Hole Depth Units:	ft

Ground water levels,Number of Measurements:	1	Level reading date:	1989-04-14
Feet below surface:	36.63	Feet to sea level:	Not Reported
Note:	Not Reported		

I50
WSW **FED USGS** **USGS40001188795**
1/2 - 1 Mile
Lower

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 4- 5) 6bcc- 2	Type:	Well
Description:	Not Reported	HUC:	16020203
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	Not Reported
Well Depth:	Not Reported	Well Depth Units:	Not Reported
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

Ground water levels,Number of Measurements:	130	Level reading date:	2005-03-18
Feet below surface:	36.13	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	2005-02-17	Feet below surface:	35.79
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2005-01-20	Feet below surface:	35.05
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2004-12-28	Feet below surface:	36.41
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2004-11-23	Feet below surface:	34.63
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2004-10-26	Feet below surface:	33.16
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2004-09-30	Feet below surface:	33.36
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2004-08-25	Feet below surface:	34.11
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2004-07-28	Feet below surface:	34.73
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2004-06-24	Feet below surface:	36.34
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2004-05-26	Feet below surface:	38.64
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2004-04-27	Feet below surface:	40.46
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2004-03-25	Feet below surface:	40.58
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2004-02-23	Feet below surface:	Not Reported
Feet to sea level:	Not Reported	Note:	The site was being pumped.
Level reading date:	2004-01-21	Feet below surface:	Not Reported
Feet to sea level:	Not Reported	Note:	The site was being pumped.
Level reading date:	2003-12-17	Feet below surface:	Not Reported
Feet to sea level:	Not Reported	Note:	The site was being pumped.
Level reading date:	2003-11-14	Feet below surface:	34.83
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-10-21	Feet below surface:	34.10
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-09-23	Feet below surface:	33.73
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-08-20	Feet below surface:	35.29
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-07-29	Feet below surface:	36.07

Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-06-26	Feet below surface:	37.80
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-05-21	Feet below surface:	41.45
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-04-29	Feet below surface:	42.66
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-03-25	Feet below surface:	42.24
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-02-20	Feet below surface:	41.66
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-01-29	Feet below surface:	Not Reported
Feet to sea level:	Not Reported	Note:	The site was being pumped.
Level reading date:	2002-12-18	Feet below surface:	Not Reported
Feet to sea level:	Not Reported	Note:	The site was being pumped.
Level reading date:	2002-11-26	Feet below surface:	38.26
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-10-28	Feet below surface:	36.55
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-09-24	Feet below surface:	Not Reported
Feet to sea level:	Not Reported	Note:	The site was being pumped.
Level reading date:	2002-08-28	Feet below surface:	36.84
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-07-24	Feet below surface:	37.41
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-06-17	Feet below surface:	38.85
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-05-20	Feet below surface:	40.66
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-04-22	Feet below surface:	41.42
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-04-02	Feet below surface:	41.19
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-02-26	Feet below surface:	Not Reported
Feet to sea level:	Not Reported	Note:	The site was being pumped.
Level reading date:	2002-01-25	Feet below surface:	40.45
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-12-19	Feet below surface:	38.92
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-11-20	Feet below surface:	37.01
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	2001-10-29	Feet below surface:	37.36
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-09-24	Feet below surface:	34.49
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-08-29	Feet below surface:	33.80
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-07-25	Feet below surface:	34.13
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-06-19	Feet below surface:	36.16
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-05-23	Feet below surface:	39.74
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-04-30	Feet below surface:	39.20
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-03-27	Feet below surface:	38.05
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-02-27	Feet below surface:	36.93
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-01-24	Feet below surface:	35.65
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-12-20	Feet below surface:	32.96
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-11-14	Feet below surface:	28.96
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-10-17	Feet below surface:	25.27
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-09-19	Feet below surface:	22.04
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-08-31	Feet below surface:	22.53
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-07-18	Feet below surface:	16.45
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-06-26	Feet below surface:	19.20
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-05-30	Feet below surface:	25.67
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-04-25	Feet below surface:	35.88
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-03-22	Feet below surface:	35.43
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-02-29	Feet below surface:	34.85
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	2000-02-01	Feet below surface:	31.86
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-12-22	Feet below surface:	27.62
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-11-23	Feet below surface:	24.11
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-10-26	Feet below surface:	19.79
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-09-22	Feet below surface:	13.66
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-08-30	Feet below surface:	11.19
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-07-20	Feet below surface:	13.17
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-06-22	Feet below surface:	21.53
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-05-18	Feet below surface:	27.78
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-04-20	Feet below surface:	35.20
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-03-22	Feet below surface:	34.14
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-02-23	Feet below surface:	31.99
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-02-02	Feet below surface:	30.32
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1998-12-28	Feet below surface:	25.88
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1998-11-25	Feet below surface:	20.84
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1998-10-27	Feet below surface:	16.32
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1998-09-21	Feet below surface:	10.43
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1998-08-24	Feet below surface:	9.79
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1998-07-28	Feet below surface:	10.22
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1998-06-02	Feet below surface:	18.08
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1998-05-26	Feet below surface:	25.36
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1998-04-22	Feet below surface:	34.91
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1998-03-23	Feet below surface:	33.55
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1997-10-21	Feet below surface:	18.58
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1997-09-29	Feet below surface:	15.27
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1997-08-21	Feet below surface:	11.48
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1997-07-28	Feet below surface:	10.73
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1997-06-26	Feet below surface:	14.54
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1997-05-28	Feet below surface:	20.18
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1997-04-29	Feet below surface:	29.52
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1997-03-25	Feet below surface:	31.79
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1997-02-25	Feet below surface:	31.15
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1997-01-27	Feet below surface:	29.18
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1996-12-26	Feet below surface:	26.73
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1996-11-21	Feet below surface:	22.89
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1996-10-23	Feet below surface:	19.70
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1996-09-25	Feet below surface:	16.10
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1996-08-23	Feet below surface:	4.51
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1996-07-19	Feet below surface:	4.00
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1996-06-19	Feet below surface:	4.59
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1996-05-23	Feet below surface:	21.41
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1996-04-23	Feet below surface:	31.29
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1996-03-20	Feet below surface:	32.75
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1996-02-13	Feet below surface:	31.79
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1996-01-03	Feet below surface:	27.61
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-11-21	Feet below surface:	22.70
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-10-25	Feet below surface:	18.97
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-08-15	Feet below surface:	4.49
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-05-01	Feet below surface:	33.05
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-03-14	Feet below surface:	37.48
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-02-06	Feet below surface:	37.10
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1995-01-10	Feet below surface:	35.74
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-12-05	Feet below surface:	32.49
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-11-07	Feet below surface:	28.36
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-10-06	Feet below surface:	24.70
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-09-01	Feet below surface:	19.47
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-08-02	Feet below surface:	19.04
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-07-05	Feet below surface:	17.02
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-06-14	Feet below surface:	18.36
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-05-10	Feet below surface:	29.00
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-04-11	Feet below surface:	35.07
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-03-02	Feet below surface:	32.55
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1994-01-18	Feet below surface:	29.42
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1993-12-06	Feet below surface:	24.52
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1993-11-01	Feet below surface:	19.93
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1993-10-04	Feet below surface:	16.00
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1993-09-08	Feet below surface:	4.02
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1993-08-05	Feet below surface:	4.37
Feet to sea level:	Not Reported	Note:	Not Reported

51
SW
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000171511**

Database:	Water Rights Database	Water Right #:	55-8210
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	19910524	Uses:	Domestic,Irrigation,Stockwatering,
Cubic ft/sec:	.015	Well ID:	0
Owner:	Joe C. Mcdole	Water Right Type:	WR
Supply Source:	Underground Water Well		

K52
SSE
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000319877**

Database:	Water Rights Database	Water Right #:	55-8512
Exchange #:	E454	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	19710814	Uses:	Domestic,Other,
Cubic ft/sec:	0	Well ID:	0
Owner:	Joe A. Van Wagoner	Water Right Type:	EX
Supply Source:	Provo River		

L53
North
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000165854**

Database:	Water Rights Database	Water Right #:	55-3129
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Diligence Claim	Priority Date:	1862
Uses:	Irrigation,Stockwatering,	Cubic ft/sec:	.078
Well ID:	0	Owner:	Marlo E. Edwards
Water Right Type:	WR	Supply Source:	Big Creek

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

K54
SSE
1/2 - 1 Mile
Higher

FED USGS **USGS40001188738**

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 4- 5) 6dda- 1	Type:	Well
Description:	Not Reported	HUC:	16020203
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	19710101
Well Depth:	135	Well Depth Units:	ft
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

Ground water levels,Number of Measurements:	1	Level reading date:	1971-12-01
Feet below surface:	50.00	Feet to sea level:	Not Reported
Note:	Not Reported		

L55
North
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000171822**

Database:	Water Rights Database	Water Right #:	55-8440
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	19930623	Uses:	Domestic,Irrigation,Stockwatering,
Cubic ft/sec:	.015	Well ID:	0
Owner:	James R. Macdonald	Water Right Type:	WR
Supply Source:	Underground Water Well		

M56
SSE
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000172625**

Database:	Water Rights Database	Water Right #:	55-929
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Appeal to Appropriate Certificated	Priority Date:	19590303
Uses:	Irrigation,Other,	Cubic ft/sec:	.02
Well ID:	429863	Owner:	Stanley C. And Joan D. Defriez
Water Right Type:	WR	Supply Source:	Underground Water Well

M57
SSE
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000167116**

Database:	Water Rights Database	Water Right #:	55-4197
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		

Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	19680429	Uses:	Not Reported
Cubic ft/sec:	.015	Well ID:	0
Owner:	Shirman Milliner	Water Right Type:	WR
Supply Source:	Underground Water Well		

58
NE
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000169998**

Database:	Water Rights Database	Water Right #:	55-6980
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Underground Water Claim	Priority Date:	1890
Uses:	Domestic,Irrigation,Stockwatering,	Cubic ft/sec:	.446
Well ID:	0	Owner:	Jim V. Fisher
Water Right Type:	WR	Supply Source:	Underground Water Well

N59
WNW
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000285112**

Database:	Water Rights Database	Water Right #:	55-12638
Exchange #:	a39943	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20140618	Uses:	Domestic,Irrigation,Stockwatering,
Cubic ft/sec:	0	Well ID:	438303
Owner:	Ernest T. Giles	Water Right Type:	CH
Supply Source:	Underground Water Well		

O60
West
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000163034**

Database:	Water Rights Database	Water Right #:	55-12637
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified		
Status:	Diligence Claim	Priority Date:	1887
Uses:	Irrigation,Stockwatering,	Cubic ft/sec:	0
Well ID:	0	Owner:	Ernest T. Giles
Water Right Type:	WR	Supply Source:	Springs

O61
West
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000163036**

Database:	Water Rights Database	Water Right #:	55-12638
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified		
Status:	Diligence Claim	Priority Date:	1887

Uses:	Irrigation,Stockwatering,	Cubic ft/sec:	0
Well ID:	0	Owner:	Ernest T. Giles
Water Right Type:	WR	Supply Source:	Springs

O62
West
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000170612**

Database:	Water Rights Database	Water Right #:	55-7574
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified		
Status:	Diligence Claim	Priority Date:	1887
Uses:	Irrigation,Stockwatering,	Cubic ft/sec:	.467
Well ID:	0	Owner:	Ernest T. Giles
Water Right Type:	WR	Supply Source:	Springs

O63
West
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000163033**

Database:	Water Rights Database	Water Right #:	55-12637
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified		
Status:	Diligence Claim	Priority Date:	1887
Uses:	Irrigation,Stockwatering,	Cubic ft/sec:	0
Well ID:	0	Owner:	Ernest T. Giles
Water Right Type:	WR	Supply Source:	Springs

O64
West
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000163035**

Database:	Water Rights Database	Water Right #:	55-12638
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified		
Status:	Diligence Claim	Priority Date:	1887
Uses:	Irrigation,Stockwatering,	Cubic ft/sec:	0
Well ID:	0	Owner:	Ernest T. Giles
Water Right Type:	WR	Supply Source:	Springs

O65
West
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000170611**

Database:	Water Rights Database	Water Right #:	55-7574
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified		
Status:	Diligence Claim	Priority Date:	1887
Uses:	Irrigation,Stockwatering,	Cubic ft/sec:	.467
Well ID:	0	Owner:	Ernest T. Giles

Water Right Type:	WR	Supply Source:	Springs

P66
SSE **UT WELLS** **UTDNR2000314790**
1/2 - 1 Mile
Higher

Database:	Water Rights Database	Water Right #:	55-8490
Exchange #:	E122	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	19621227	Uses:	Irrigation,
Cubic ft/sec:	0	Well ID:	4254
Owner:	B. J. B. Investment Company C/O Kenneth Johnson		
Water Right Type:	EX	Supply Source:	Provo River

P67
SSE **UT WELLS** **UTDNR2000321797**
1/2 - 1 Mile
Higher

Database:	Water Rights Database	Water Right #:	55-8517
Exchange #:	E558	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	19720729	Uses:	Domestic,Other,
Cubic ft/sec:	0	Well ID:	4254
Owner:	Thomas I. Baum	Water Right Type:	EX
Supply Source:	Provo River		

Q68
NNE **UT WELLS** **UTDNR2000280995**
1/2 - 1 Mile
Lower

Database:	Water Rights Database	Water Right #:	55-12434
Exchange #:	a36464	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Withdrawn	Priority Date:	20100421
Uses:	Irrigation,Stockwatering,	Cubic ft/sec:	0
Well ID:	0	Owner:	Elmbridge Llc
Water Right Type:	CH	Supply Source:	Unnamed Stream

Q69
NNE **UT WELLS** **UTDNR2000281085**
1/2 - 1 Mile
Lower

Database:	Water Rights Database	Water Right #:	55-12449
Exchange #:	a36619	Type of Diversion:	Surface
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Rejected	Priority Date:	20100614
Uses:	Irrigation,Stockwatering,	Cubic ft/sec:	0
Well ID:	0	Owner:	Richard D. And Sandra E. Reinhold
Water Right Type:	CH	Supply Source:	Unnamed Stream

Map ID
Direction
Distance
Elevation

	Database	EDR ID Number
Q70 **NNE** **1/2 - 1 Mile** **Lower**	**UT WELLS**	**UTDNR2000167791**

Database:	Water Rights Database	Water Right #:	55-4737
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified		
Status:	Diligence Claim	Priority Date:	1903
Uses:	Irrigation,Stockwatering,	Cubic ft/sec:	.22
Well ID:	0	Owner:	Heber City Corporation
Water Right Type:	WR	Supply Source:	Big Creek

R71 **West** **1/2 - 1 Mile** **Lower**	**UT WELLS**	**UTDNR2000172405**

Database:	Water Rights Database	Water Right #:	55-9112
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Diligence Claim Certificated	Priority Date:	1887
Uses:	Domestic,Irrigation,Stockwatering,	Cubic ft/sec:	0
Well ID:	0	Owner:	Ernest T. Giles
Water Right Type:	WR	Supply Source:	Underground Water Well

Q72 **NNE** **1/2 - 1 Mile** **Lower**	**UT WELLS**	**UTDNR2000168731**

Database:	Water Rights Database	Water Right #:	55-5975
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified		
Status:	Diligence Claim	Priority Date:	1903
Uses:	Irrigation,Stockwatering,	Cubic ft/sec:	4
Well ID:	0	Owner:	Elmbridge, Llc
Water Right Type:	WR	Supply Source:	Big Creek

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73 **South** **1/2 - 1 Mile** **Higher**	**UT WELLS**	**UTDNR2000004887**

Database:	Water Rights Database	Water Right #:	0855002M00
Exchange #:	Not Reported	Type of Diversion:	Abandonded Well
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	431627
Owner:	Terracon	Water Right Type:	NP
Supply Source:	Non-Production Well: Monitor		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

P74
SSE
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000169130**

Database:	Water Rights Database	Water Right #:	55-634
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Appeal to Appropriate No Proof Required		
Priority Date:	19521106	Uses:	Domestic,Irrigation,Stockwatering,
Cubic ft/sec:	.015	Well ID:	0
Owner:	Joe W. Rozzell	Water Right Type:	WR
Supply Source:	Underground Water Well		

N75
WNW
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000166737**

Database:	Water Rights Database	Water Right #:	55-3891
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Underground Water Claim	Priority Date:	1914
Uses:	Stockwatering,	Cubic ft/sec:	.016
Well ID:	0	Owner:	Wade Cummings
Water Right Type:	WR	Supply Source:	Underground Water Well

S76
WSW
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000171240**

Database:	Water Rights Database	Water Right #:	55-8024
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Appeal to Appropriate Certificated	Priority Date:	19891024
Uses:	Domestic,Irrigation,	Cubic ft/sec:	.015
Well ID:	3736	Owner:	David B. And Betsy Ann George
Water Right Type:	WR	Supply Source:	Underground Water Well

P77
SSE
1/2 - 1 Mile
Higher

FED USGS **USGS40001188724**

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 4- 5) 5ccc- 1	Type:	Well
Description:	Not Reported	HUC:	16020203
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	19520101
Well Depth:	135	Well Depth Units:	ft
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

Ground water levels,Number of Measurements:	1	Level reading date:	1952-12-01
Feet below surface:	60.00	Feet to sea level:	Not Reported
Note:	Not Reported		

78
South
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000171806**

Database:	Water Rights Database	Water Right #:	55-8426
Exchange #:	Not Reported	Type of Diversion:	Surface
Application Status:	Perfected; proof filed, right certified		
Status:	Diligence Claim	Priority Date:	1899
Uses:	Domestic,	Cubic ft/sec:	0
Well ID:	0	Owner:	Brent C. Hill
Water Right Type:	WR	Supply Source:	Atkinson Reservoir

79
WSW
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000167516**

Database:	Water Rights Database	Water Right #:	55-4496
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Appeal to Appropriate Certificated	Priority Date:	19710318
Uses:	Domestic,Irrigation,	Cubic ft/sec:	0
Well ID:	27775	Owner:	Riley B. And Megan W. Probst
Water Right Type:	WR	Supply Source:	Underground Water Well

T80
SSE
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000172408**

Database:	Water Rights Database	Water Right #:	55-912
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Appeal to Appropriate Certificated	Priority Date:	19581030
Uses:	Domestic,Irrigation,Other,Stockwatering,		
Cubic ft/sec:	.036	Well ID:	0
Owner:	Blaine H. Smith	Water Right Type:	WR
Supply Source:	Underground Water Well		

T81
SSE
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000311112**

Database:	Water Rights Database	Water Right #:	55-912
Exchange #:	a5611	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Rejected	Priority Date:	19680828
Uses:	Other,	Cubic ft/sec:	.036
Well ID:	0	Owner:	Blaine H. Smith

Water Right Type:	HT	Supply Source:	Underground Water Well

R82
West
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000285111**

Database:	Water Rights Database	Water Right #:	55-12637
Exchange #:	a39942	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20140618	Uses:	Domestic,Irrigation,Stockwatering,
Cubic ft/sec:	0	Well ID:	0
Owner:	Ernest T. Giles	Water Right Type:	CH
Supply Source:	Underground Water Well		

S83
WSW
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000001758**

Database:	Water Rights Database	Water Right #:	0355604P00
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	Not Reported	Uses:	Not Reported
Cubic ft/sec:	0	Well ID:	27775
Owner:	Thacker, Wayne B.	Water Right Type:	NP
Supply Source:	Non-Production Well: Test		

S84
WSW
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000271644**

Database:	Water Rights Database	Water Right #:	55-4496
Exchange #:	a27634	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Amended	Priority Date:	20030318
Uses:	Domestic,Irrigation,Stockwatering,	Cubic ft/sec:	.015
Well ID:	27775	Owner:	Riley B. And Megan W. Probst
Water Right Type:	CH	Supply Source:	Underground Water Well

85
SSW
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000168845**

Database:	Water Rights Database	Water Right #:	55-6071
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Appeal to Appropriate Certificated	Priority Date:	19771003
Uses:	Domestic,Irrigation,Stockwatering,	Cubic ft/sec:	.015
Well ID:	4248	Owner:	Barton R. & Gloria D. Montgomery
Water Right Type:	WR	Supply Source:	Underground Water Well

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

U86
SW
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000168230**

Database:	Water Rights Database	Water Right #:	55-5549
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Appeal to Appropriate Certificated	Priority Date:	19750113
Uses:	Irrigation,Stockwatering,	Cubic ft/sec:	.015
Well ID:	3752	Owner:	Sherman A. Giles
Water Right Type:	WR	Supply Source:	Underground Water Well

U87
SW
1/2 - 1 Mile
Lower

UT WELLS **UTDNR2000171870**

Database:	Water Rights Database	Water Right #:	55-8643
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Terminated; right most likely consolidated		
Status:	Appeal to Appropriate Permanently Lapsed		
Priority Date:	19930730	Uses:	Domestic,Irrigation,
Cubic ft/sec:	.015	Well ID:	3752
Owner:	David S. Giles	Water Right Type:	WR
Supply Source:	Underground Water Well		

V88
East
1/2 - 1 Mile
Higher

FED USGS **USGS40001188835**

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 4- 5) 5abb- 1	Type:	Well
Description:	Not Reported	HUC:	16020203
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	19790507
Well Depth:	371	Well Depth Units:	ft
Well Hole Depth:	494	Well Hole Depth Units:	ft

Ground water levels,Number of Measurements:	100	Level reading date:	2005-03-18
Feet below surface:	29.61	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	2005-02-17	Feet below surface:	30.00
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2005-01-20	Feet below surface:	32.07
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2004-12-20	Feet below surface:	32.01
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	2004-11-23	Feet below surface:	32.49
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2004-10-22	Feet below surface:	35.05
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2004-09-16	Feet below surface:	51.34
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2004-08-31	Feet below surface:	37.35
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2004-07-30	Feet below surface:	50.41
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2004-06-24	Feet below surface:	47.87
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2004-05-17	Feet below surface:	33.41
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2004-04-30	Feet below surface:	31.02
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2004-03-18	Feet below surface:	31.28
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2004-02-23	Feet below surface:	31.33
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2004-01-26	Feet below surface:	30.48
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-12-22	Feet below surface:	30.21
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-11-14	Feet below surface:	31.00
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-10-21	Feet below surface:	31.15
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-09-25	Feet below surface:	32.44
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-08-20	Feet below surface:	47.44
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-07-31	Feet below surface:	48.38
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-06-26	Feet below surface:	30.35
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-05-21	Feet below surface:	29.74
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-04-29	Feet below surface:	32.48
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-03-25	Feet below surface:	33.21
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	2003-02-20	Feet below surface:	33.75
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2003-01-29	Feet below surface:	31.51
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-12-18	Feet below surface:	30.62
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-11-26	Feet below surface:	30.78
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-10-28	Feet below surface:	30.35
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-09-30	Feet below surface:	32.22
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-08-21	Feet below surface:	50.78
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-07-24	Feet below surface:	49.02
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-06-17	Feet below surface:	48.12
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-05-20	Feet below surface:	47.56
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-04-22	Feet below surface:	30.49
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-03-19	Feet below surface:	30.96
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-02-26	Feet below surface:	30.41
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2002-01-25	Feet below surface:	29.99
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-12-19	Feet below surface:	29.89
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-11-20	Feet below surface:	30.21
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-10-29	Feet below surface:	31.42
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-09-24	Feet below surface:	48.92
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-08-28	Feet below surface:	48.56
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-07-25	Feet below surface:	47.84
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-06-27	Feet below surface:	46.29
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	2001-05-23	Feet below surface:	32.09
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-04-30	Feet below surface:	29.96
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-03-27	Feet below surface:	29.70
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-02-27	Feet below surface:	30.13
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-01-24	Feet below surface:	30.61
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-12-20	Feet below surface:	29.48
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-12-04	Feet below surface:	29.25
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-10-17	Feet below surface:	33.89
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-09-19	Feet below surface:	Not Reported
Feet to sea level:	Not Reported	Note:	The site was being pumped.
Level reading date:	2000-08-31	Feet below surface:	31.21
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-08-23	Feet below surface:	Not Reported
Feet to sea level:	Not Reported	Note:	The site was being pumped.
Level reading date:	2000-07-27	Feet below surface:	Not Reported
Feet to sea level:	Not Reported	Note:	The site was being pumped.
Level reading date:	2000-06-26	Feet below surface:	Not Reported
Feet to sea level:	Not Reported	Note:	The site was being pumped.
Level reading date:	2000-05-31	Feet below surface:	Not Reported
Feet to sea level:	Not Reported	Note:	The site was being pumped.
Level reading date:	2000-04-25	Feet below surface:	37.35
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-03-29	Feet below surface:	24.77
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-02-29	Feet below surface:	24.11
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2000-02-01	Feet below surface:	23.69
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-12-22	Feet below surface:	21.55
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-11-23	Feet below surface:	19.54
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-10-26	Feet below surface:	18.20
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1999-09-22	Feet below surface:	16.91
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-08-30	Feet below surface:	35.17
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-07-20	Feet below surface:	42.05
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-06-22	Feet below surface:	32.75
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-05-18	Feet below surface:	35.84
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-04-26	Feet below surface:	23.40
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-03-23	Feet below surface:	22.93
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-02-24	Feet below surface:	22.03
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1999-02-02	Feet below surface:	22.07
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1998-12-28	Feet below surface:	19.42
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1998-11-25	Feet below surface:	17.40
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1998-10-27	Feet below surface:	14.57
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1998-09-21	Feet below surface:	12.99
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1998-08-24	Feet below surface:	33.56
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1998-06-22	Feet below surface:	31.42
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1998-05-26	Feet below surface:	36.27
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1998-04-21	Feet below surface:	23.35
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1998-03-24	Feet below surface:	23.40
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1998-03-02	Feet below surface:	22.60
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1998-01-26	Feet below surface:	20.96
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1997-12-30	Feet below surface:	19.38
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1997-11-25	Feet below surface:	16.22
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1997-10-21	Feet below surface:	14.05
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1997-09-29	Feet below surface:	13.56
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1997-08-22	Feet below surface:	30.06
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1997-07-28	Feet below surface:	29.85
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1997-06-26	Feet below surface:	27.85
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1997-05-29	Feet below surface:	14.13
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1997-04-30	Feet below surface:	19.49
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1997-03-25	Feet below surface:	21.62
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1997-02-28	Feet below surface:	21.84
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1997-01-22	Feet below surface:	20.38
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1979-05-07	Feet below surface:	90
Feet to sea level:	Not Reported	Note:	Not Reported

V89
East
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000279091**

Database:	Water Rights Database	Water Right #:	55-4706
Exchange #:	a34223	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20080404	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Heber City Corporation	Water Right Type:	CH
Supply Source:	Underground Water Wells (3-existing)		

V90
East
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000278897**

Database:	Water Rights Database	Water Right #:	55-12327
Exchange #:	a33961	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20080124	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	4257

Owner:	Heber City Corporation	Water Right Type:	CH
Supply Source:	Underground Water Well (3 existing)		

V91
East
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000281163**

Database:	Water Rights Database	Water Right #:	55-4737
Exchange #:	a36680	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20100708	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Heber City Corporation	Water Right Type:	CH
Supply Source:	Wells (3 - existing)		

V92
East
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000286671**

Database:	Water Rights Database	Water Right #:	55-9162
Exchange #:	a41058	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20150901	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	4257
Owner:	Heber City	Water Right Type:	CH
Supply Source:	Underground Water Wells (3) Existing		

V93
East
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000286600**

Database:	Water Rights Database	Water Right #:	55-12708
Exchange #:	a41022	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20150814	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Heber City Corporation	Water Right Type:	CH
Supply Source:	Underground Wells (3 Existing)		

V94
East
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000278584**

Database:	Water Rights Database	Water Right #:	55-894
Exchange #:	a33606	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20071004	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Heber City Corporation	Water Right Type:	CH
Supply Source:	Underground Water Wells (3) - all existing		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

V95
East
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000166110**

Database:	Water Rights Database	Water Right #:	55-3346
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Underground Water Claim	Priority Date:	193407
Uses:	Domestic,Irrigation,Municipal,Other,Stockwatering,		
Cubic ft/sec:	1	Well ID:	4257
Owner:	Heber City Corporation	Water Right Type:	WR
Supply Source:	Underground Water Well		

V96
East
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000163493**

Database:	Water Rights Database	Water Right #:	55-1351
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Diligence Claim Certificated	Priority Date:	1887
Uses:	Municipal,	Cubic ft/sec:	0
Well ID:	4257	Owner:	Heber City
Water Right Type:	WR	Supply Source:	Underground Water Well

V97
East
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000167315**

Database:	Water Rights Database	Water Right #:	55-4360
Exchange #:	Not Reported	Type of Diversion:	Underground
Application Status:	Perfected; proof filed, right certified		
Status:	Diligence Claim Certificated	Priority Date:	1902
Uses:	Municipal,	Cubic ft/sec:	0
Well ID:	4257	Owner:	Heber City
Water Right Type:	WR	Supply Source:	Underground Water Well

V98
East
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000278581**

Database:	Water Rights Database	Water Right #:	55-8400
Exchange #:	a33605	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	20071004	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	0
Owner:	Heber City Corporation	Water Right Type:	CH
Supply Source:	Underground Water Wells (3)		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

V99
East
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000261583**

Database:	Water Rights Database	Water Right #:	55-9350
Exchange #:	a22628	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	19981014	Uses:	Municipal,
Cubic ft/sec:	0	Well ID:	4257
Owner:	Re Investment Holdings Llc	Water Right Type:	CH
Supply Source:	Underground Water Well		

100
NE
1/2 - 1 Mile
Higher

UT WELLS **UTDNR2000315536**

Database:	Water Rights Database	Water Right #:	55-8557
Exchange #:	E1724	Type of Diversion:	Underground
Application Status:	Approved	Status:	Appeal to Appropriate Approved
Priority Date:	19801117	Uses:	Irrigation,
Cubic ft/sec:	2	Well ID:	0
Owner:	Wasatch County School District	Water Right Type:	EX
Supply Source:	Wasatch Irrigation Company		

101
SW
1/2 - 1 Mile
Lower

FED USGS **USGS40001188728**

Organization ID:	USGS-UT	Organization Name:	USGS Utah Water Science Center
Monitor Location:	(D- 4- 5) 6ccc- 2	Type:	Well
Description:	Not Reported	HUC:	16020203
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	19710101
Well Depth:	90	Well Depth Units:	ft
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

Ground water levels,Number of Measurements:	1	Level reading date:	1971-04-01
Feet below surface:	50.00	Feet to sea level:	Not Reported
Note:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: UT Radon

Radon Test Results

Zipcode	Maximum	Average	Num Tests	Test Term
84032	54.3	9.4	118	Short Term
84032	7.1	3.4	12	Long Term

Federal EPA Radon Zone for WASATCH County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Utah Geological Survey
Telephone: 801-537-3300

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Rights Database
Source: Department of Natural Resources, Division of Water Rights
Telephone: 801-538-7408

Division of Drinking Water Well Data
Source: Department of Environmental Quality
Telephone: 801-536-4200

OTHER STATE DATABASE INFORMATION

Utah Oil, Gas and Mining Database
Source: Department of Natural Resources
Telephone: 801-538-5340
The Well Data file contains one record of basic information for each well in the Utah Division of Oil, Gas and Mining database.

RADON

State Database: UT Radon
Source: Department of Environmental Quality
Telephone: 801-536-4250
Test Results by Zip Code

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

STREET AND ADDRESS INFORMATION

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West 100 South Property

415 & 435 West 100 South and 108 S 400 W

Heber City, UT 84032

Inquiry Number: 8271909.4

March 05, 2026

EDR Historical Topo Map Report

with QuadMatch™

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

03/05/26

Site Name:

West 100 South Property
415 & 435 West 100 South anc
Heber City, UT 84032
EDR Inquiry # 8271909.4

Client Name:

Enviro Assessment, PC
1869 E Seltice Way, PMB 570
Post Falls, ID 83854
Contact: Steven Robinson

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Enviro Assessment, PC were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:

P.O.# 2026-03-004

Project: West 100 South Property

Coordinates:

Latitude:	40.50592 40° 30' 21" North
Longitude:	-111.42106 -111° 25' 16" West
UTM Zone:	Zone 12 North
UTM X Meters:	464325.05
UTM Y Meters:	4483997.00
Elevation:	5574.55' above sea level

Maps Provided:

2023	1955
2020	1909
2017	1907
2014	1903
1999	1900
1998	
1993	
1966	

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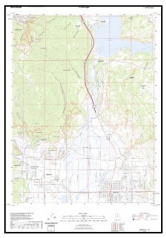
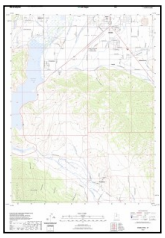
Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2023 Source Sheets



Heber City
2023
7.5-minute, 24000



Charleston
2023
7.5-minute, 24000

2020 Source Sheets

Heber City
2020
7.5-minute, 24000

Charleston
2020
7.5-minute, 24000

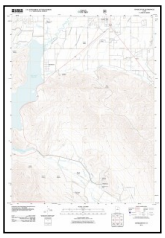
2017 Source Sheets

Heber City
2017
7.5-minute, 24000

Charleston
2017
7.5-minute, 24000

2014 Source Sheets

Heber City
2014
7.5-minute, 24000



Charleston
2014
7.5-minute, 24000

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1999 Source Sheets

Heber City
1999
7.5-minute, 24000
Aerial Photo Revised 1997

1998 Source Sheets

Charleston
1998
7.5-minute, 24000
Aerial Photo Revised 1993

1993 Source Sheets

Charleston
1993
7.5-minute, 24000
Aerial Photo Revised 1987

1966 Source Sheets

Charleston
1966
7.5-minute, 24000
Aerial Photo Revised 1963

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1955 Source Sheets

Heber
1955
7.5-minute, 24000
Aerial Photo Revised 1953

Heber City
1955
7.5-minute, 24000
Aerial Photo Revised 1953

1909 Source Sheets

Strawberry Valley
1909
30-minute, 125000

1907 Source Sheets

Strawberry Valley
1907
30-minute, 125000

1903 Source Sheets

Coalville
1903
30-minute, 125000

Topo Sheet Key

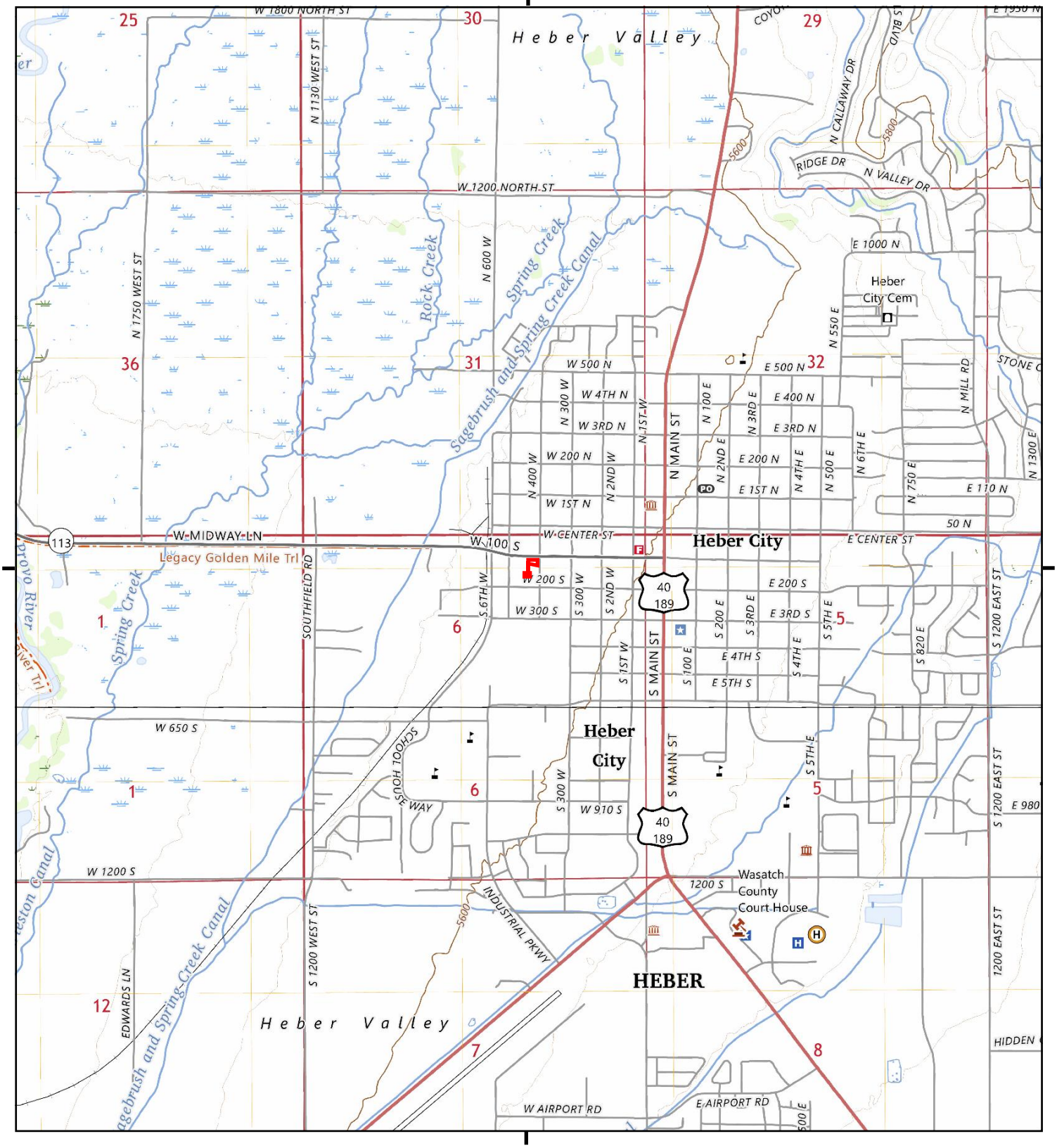
This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1900 Source Sheets

Coalville
1900
30-minute, 125000

Historical Topo Map

2023



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

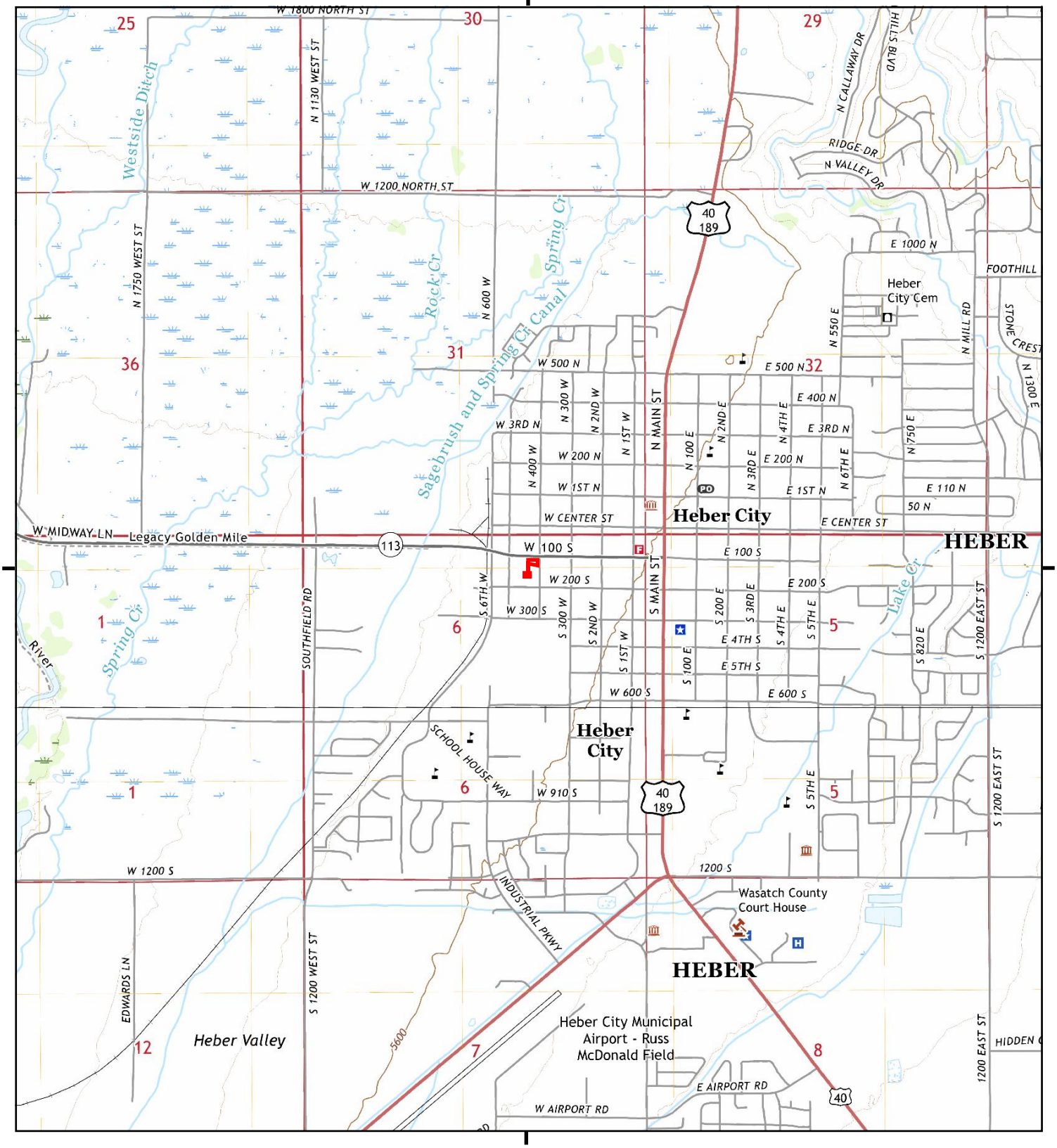
TP, Heber City, 2023, 7.5-minute
S, Charleston, 2023, 7.5-minute

SITE NAME: West 100 South Property
ADDRESS: 415 & 435 West 100 South and 108 S 40
Heber City, UT 84032
CLIENT: Enviro Assessment, PC

N

Historical Topo Map

2020



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

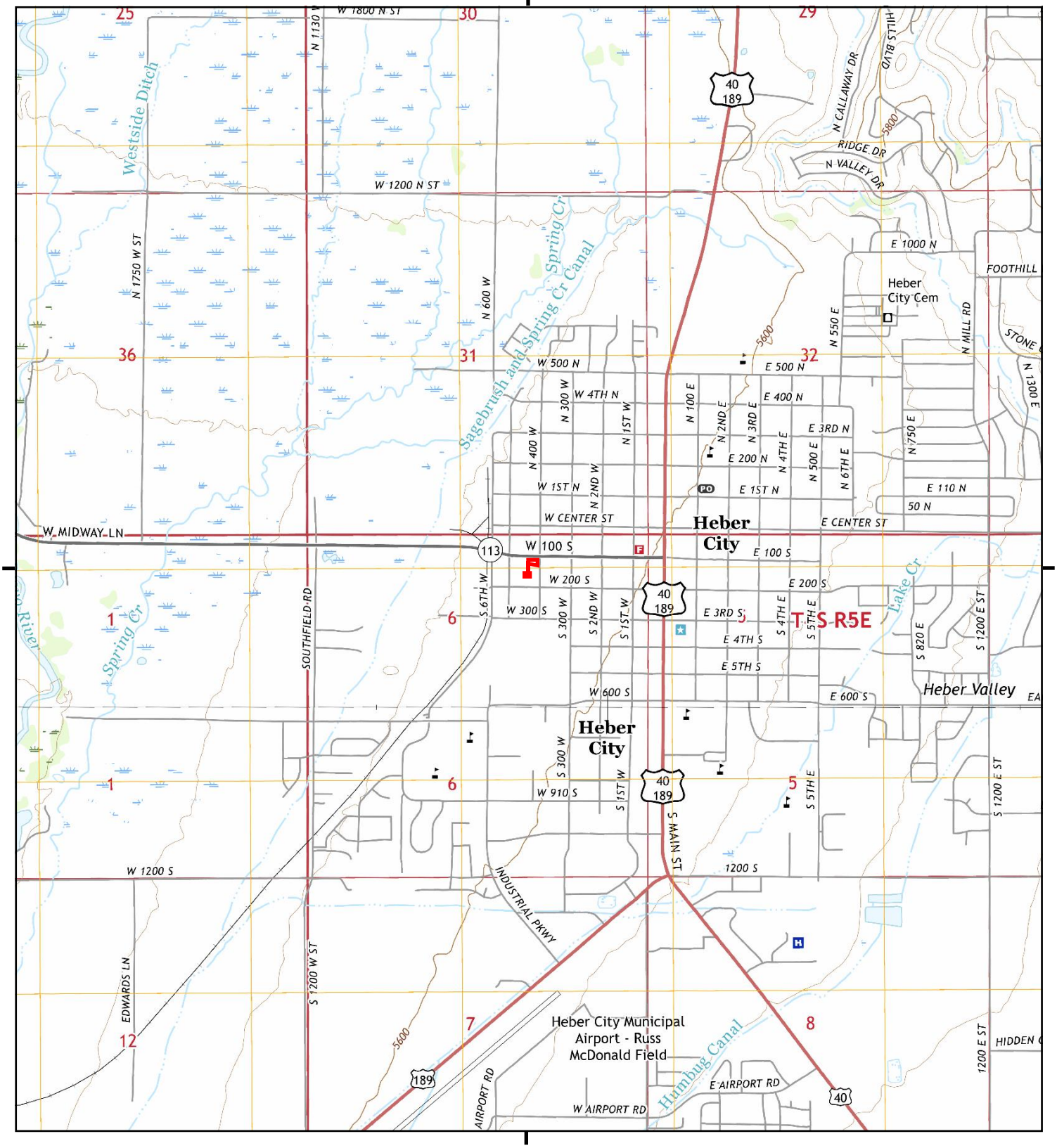
TP, Heber City, 2020, 7.5-minute
S, Charleston, 2020, 7.5-minute

SITE NAME: West 100 South Property
ADDRESS: 415 & 435 West 100 South and 108 S 40
Heber City, UT 84032
CLIENT: Enviro Assessment, PC

N

Historical Topo Map

2017



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Heber City, 2017, 7.5-minute
S, Charleston, 2017, 7.5-minute

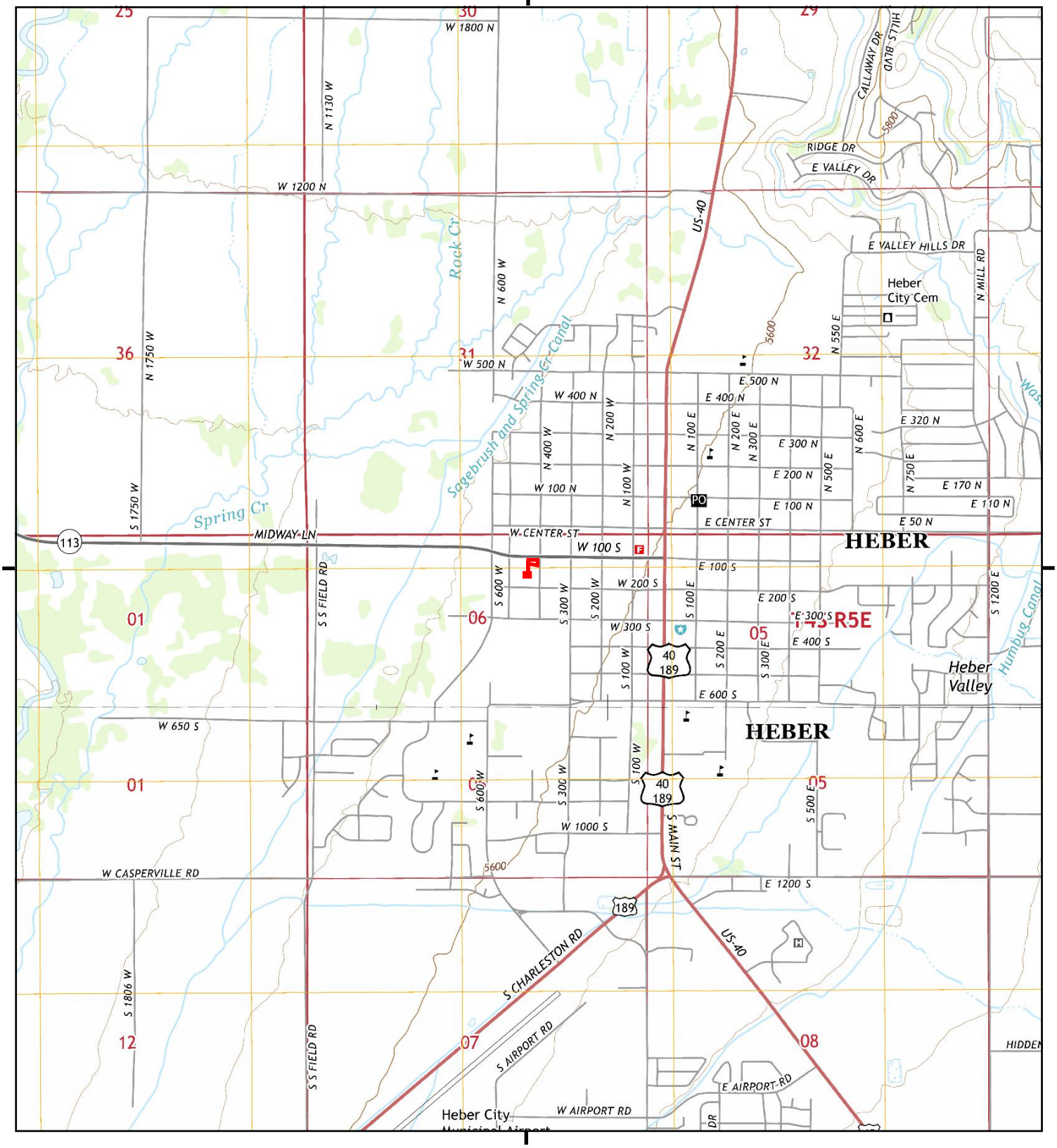
SITE NAME: West 100 South Property
ADDRESS: 415 & 435 West 100 South and 108 S 40
Heber City, UT 84032
CLIENT: Enviro Assessment, PC

N

8271909 - 4 page 9

Historical Topo Map

2014



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

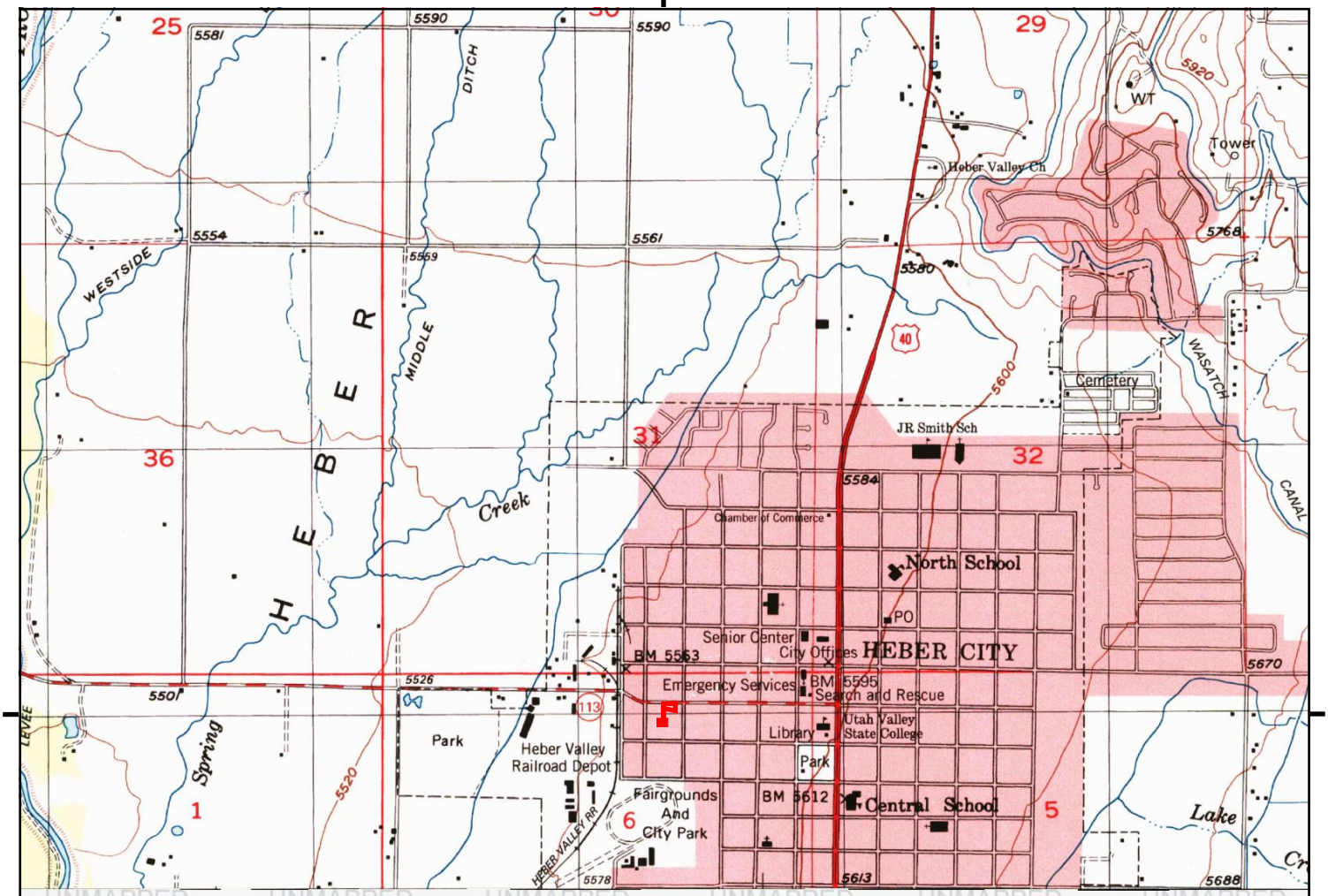
TP, Heber City, 2014, 7.5-minute
S, Charleston, 2014, 7.5-minute

SITE NAME: West 100 South Property
ADDRESS: 415 & 435 West 100 South and 108 S 40
Heber City, UT 84032
CLIENT: Enviro Assessment, PC

N

Historical Topo Map

1999



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

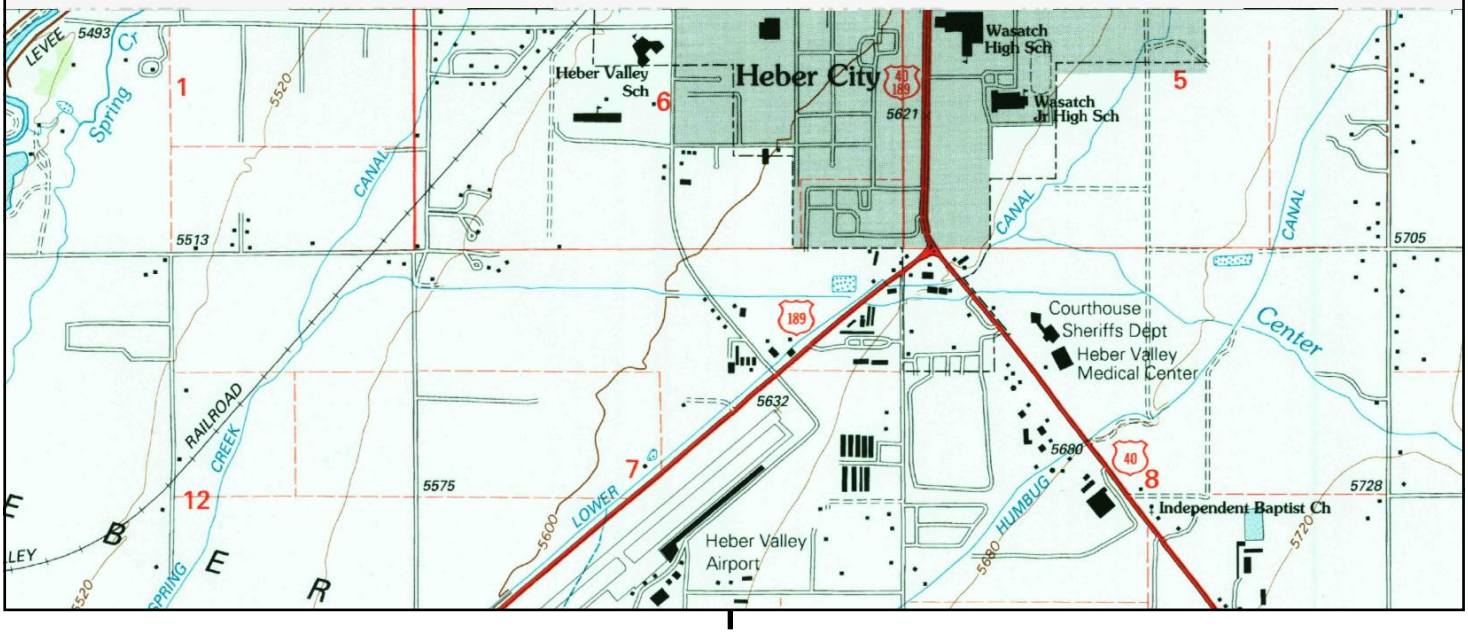
TP, Heber City, 1999, 7.5-minute

SITE NAME: West 100 South Property
ADDRESS: 415 & 435 West 100 South and 108 S 40
Heber City, UT 84032
CLIENT: Enviro Assessment, PC

N

8271909 - 4 page 11

UNMAPPED



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

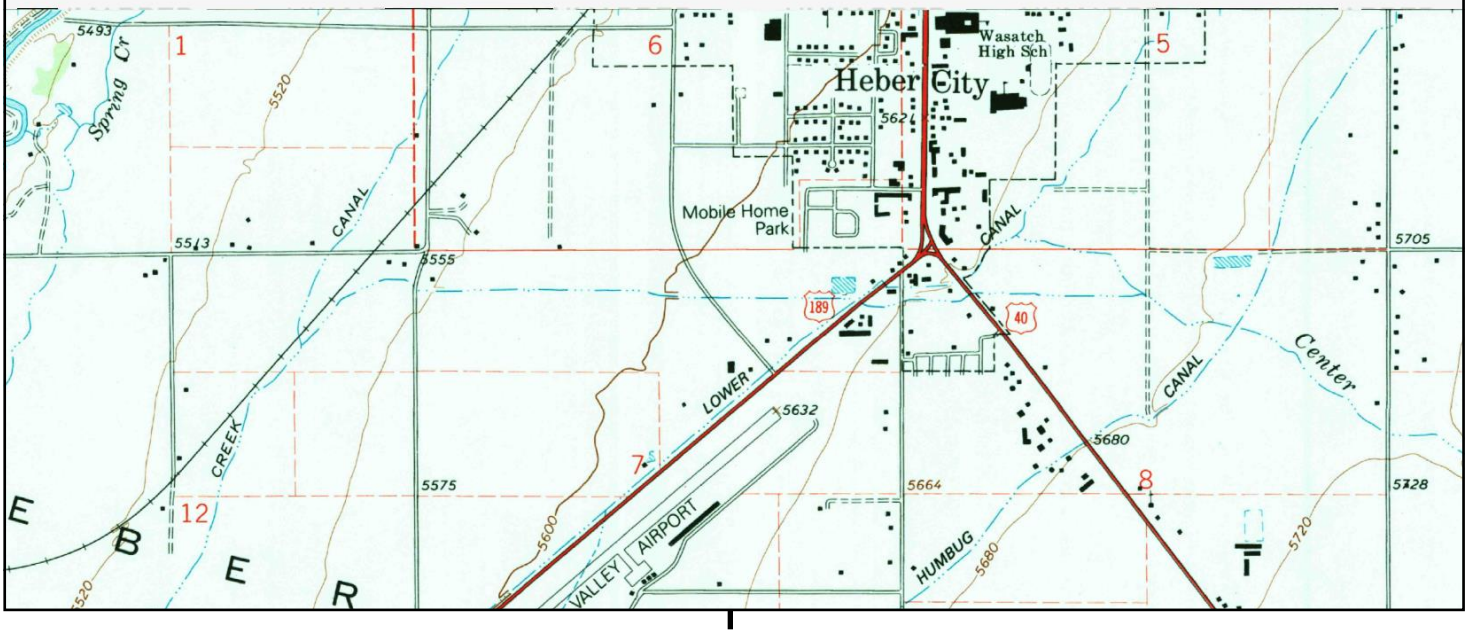
NW N NE
W E
SW S SE

S, Charleston, 1998, 7.5-minute

SITE NAME: West 100 South Property
ADDRESS: 415 & 435 West 100 South and 108 S 40
Heber City, UT 84032
CLIENT: Enviro Assessment, PC

N

UNMAPPED



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

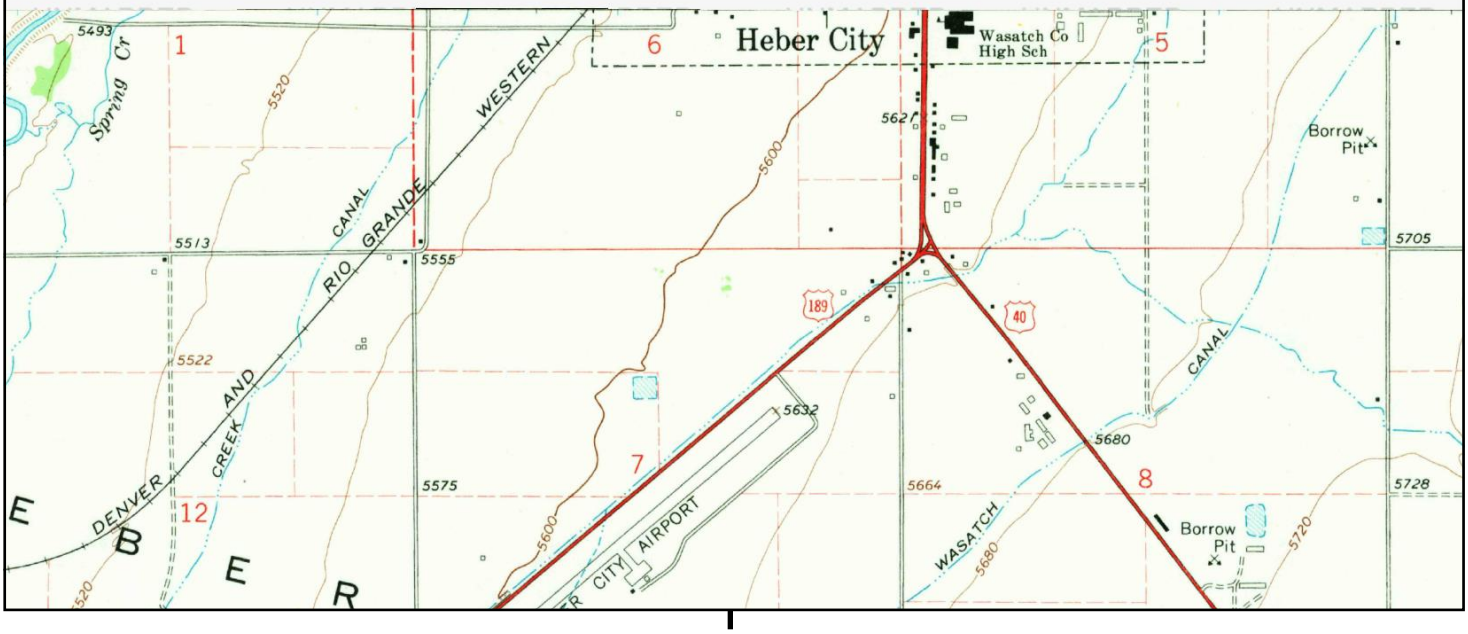
NW N NE
W E
SW S SE

S, Charleston, 1993, 7.5-minute

SITE NAME: West 100 South Property
ADDRESS: 415 & 435 West 100 South and 108 S 40
Heber City, UT 84032
CLIENT: Enviro Assessment, PC

N

UNMAPPED



This report includes information from the following map sheet(s).

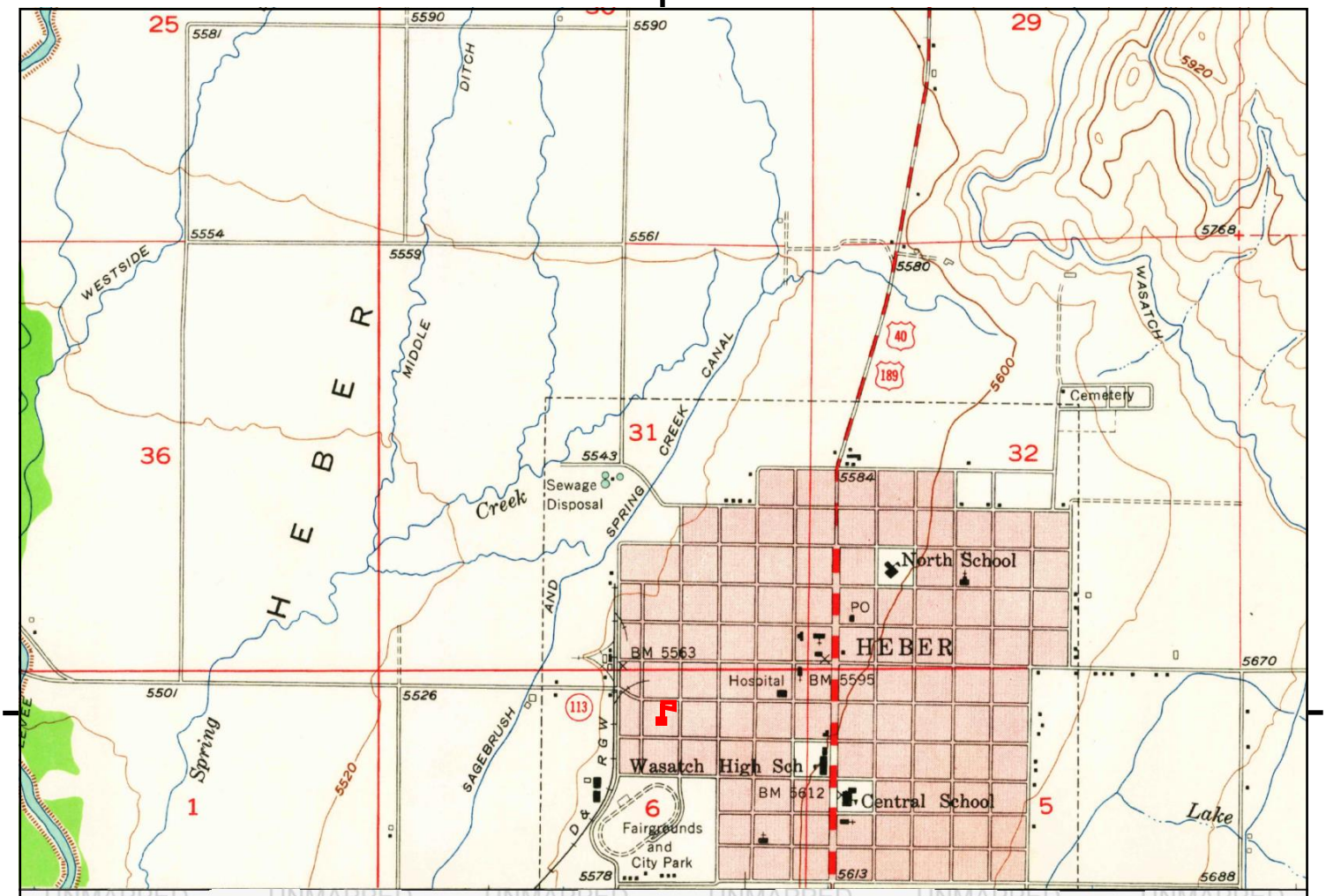
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

S, Charleston, 1966, 7.5-minute

SITE NAME: West 100 South Property
ADDRESS: 415 & 435 West 100 South and 108 S 40
Heber City, UT 84032
CLIENT: Enviro Assessment, PC

N



UNMAPPED

This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

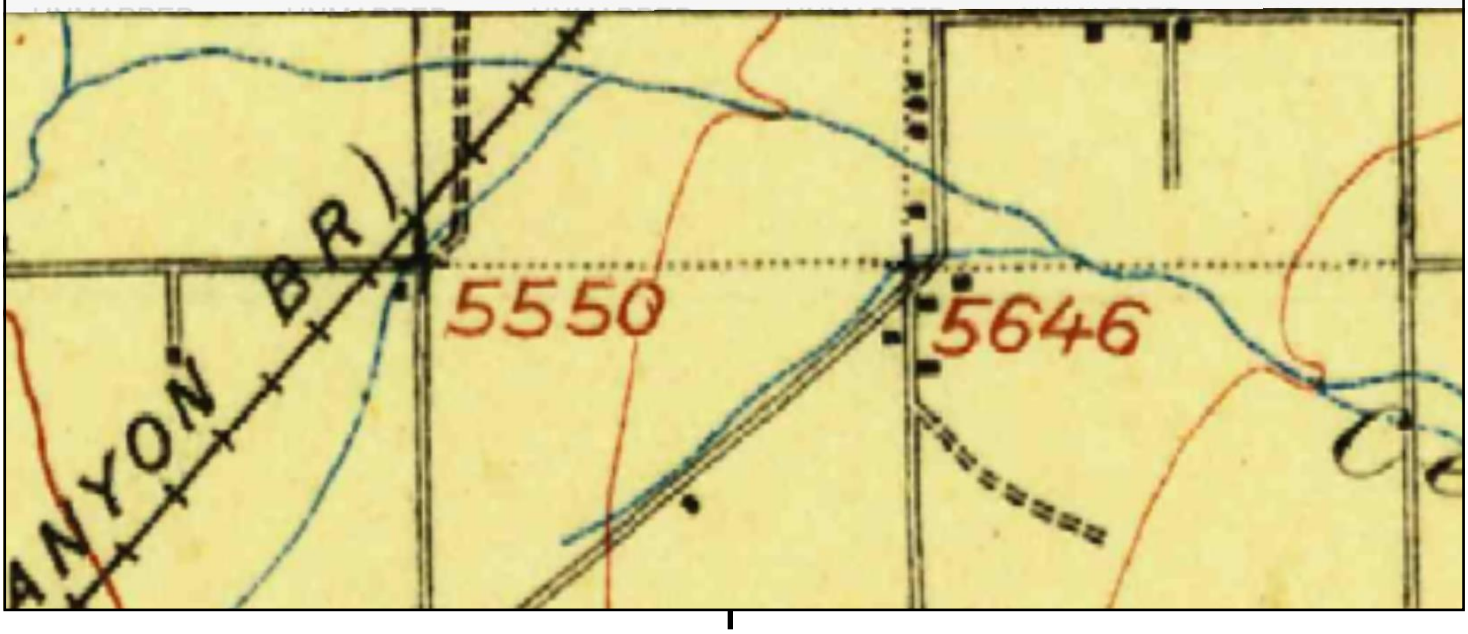
NW N NE
W E
SW S SE

TP, Heber, 1955, 7.5-minute
TP, Heber City, 1955, 7.5-minute

SITE NAME: West 100 South Property
ADDRESS: 415 & 435 West 100 South and 108 S 40
Heber City, UT 84032
CLIENT: Enviro Assessment, PC

N

UNMAPPED



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

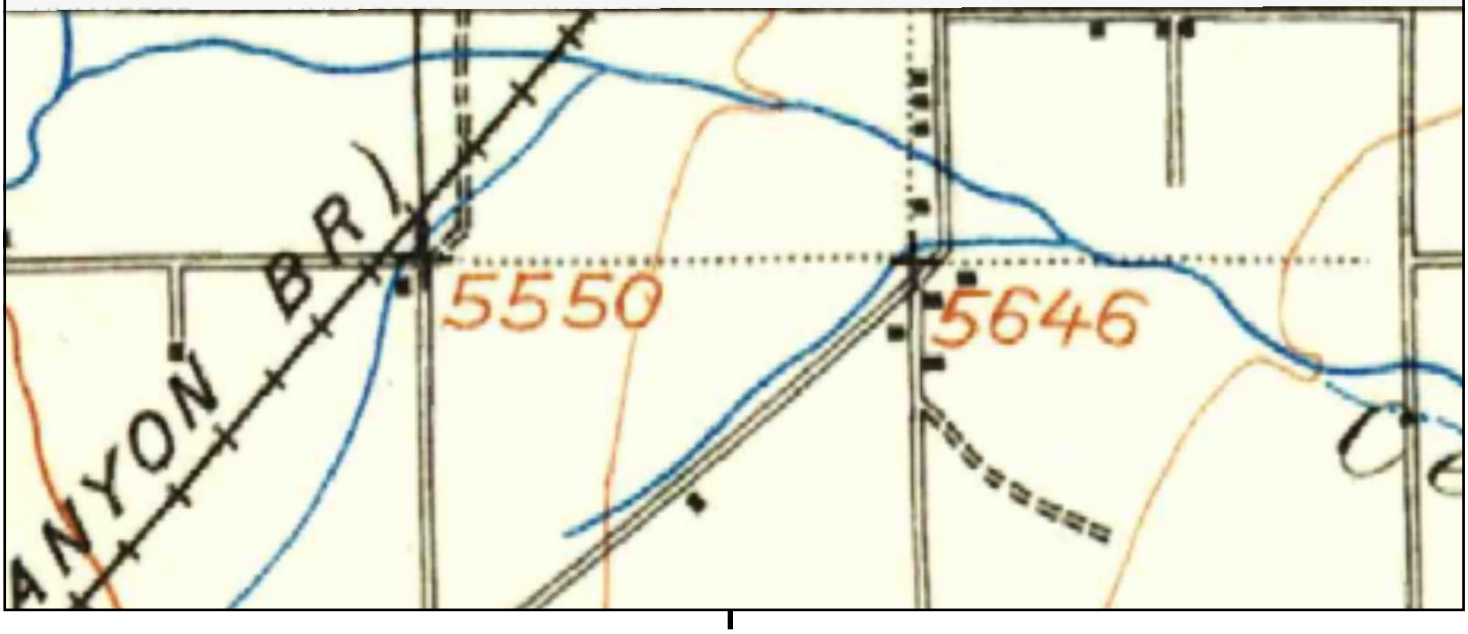
NW N NE
W E
SW S SE

SE, Strawberry Valley, 1909, 30-minute

SITE NAME: West 100 South Property
ADDRESS: 415 & 435 West 100 South and 108 S 40
Heber City, UT 84032
CLIENT: Enviro Assessment, PC

N

UNMAPPED



This report includes information from the following map sheet(s).

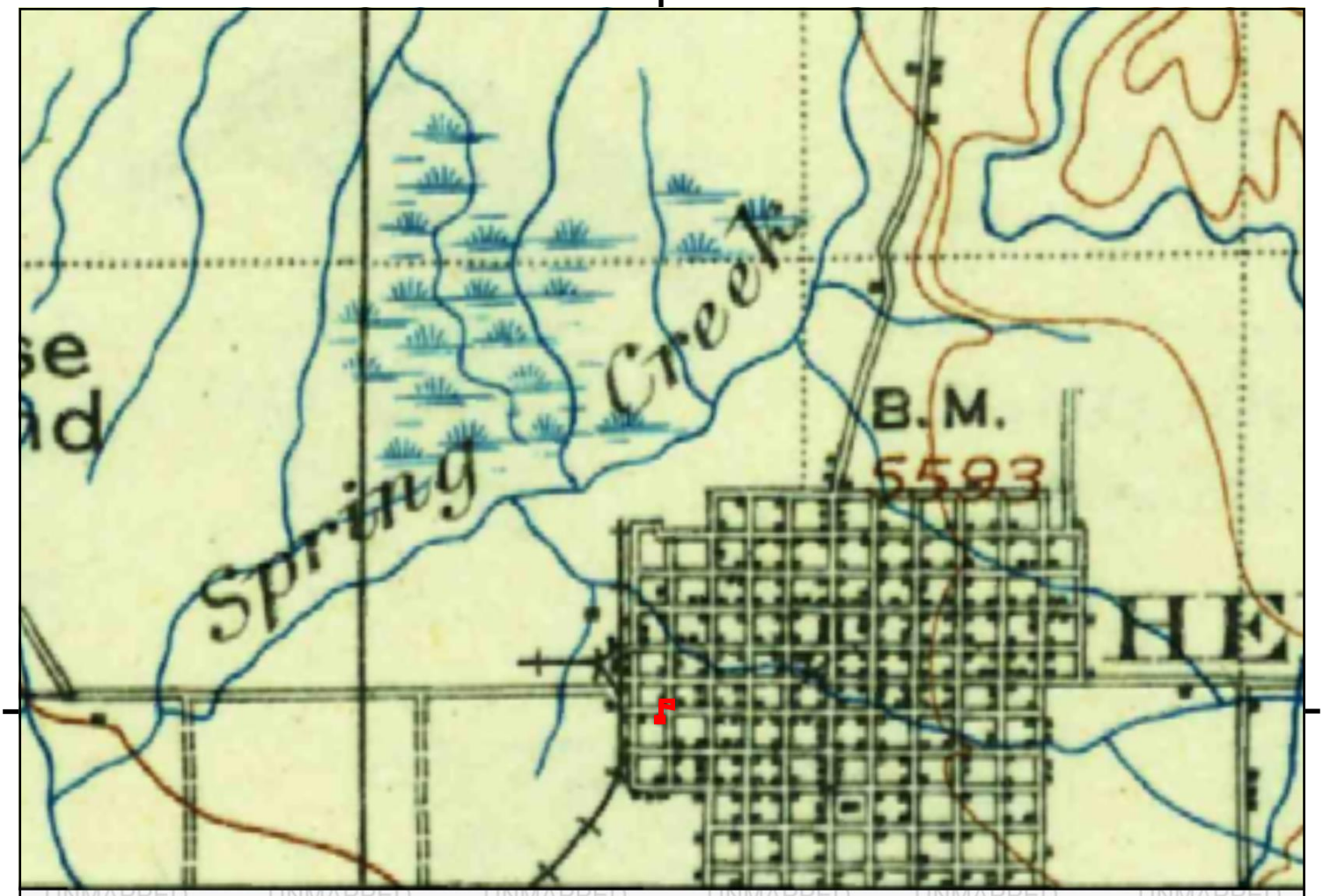
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

SE, Strawberry Valley, 1907, 30-minute

SITE NAME: West 100 South Property
ADDRESS: 415 & 435 West 100 South and 108 S 40
Heber City, UT 84032
CLIENT: Enviro Assessment, PC

N



UNMAPPED

This report includes information from the following map sheet(s).

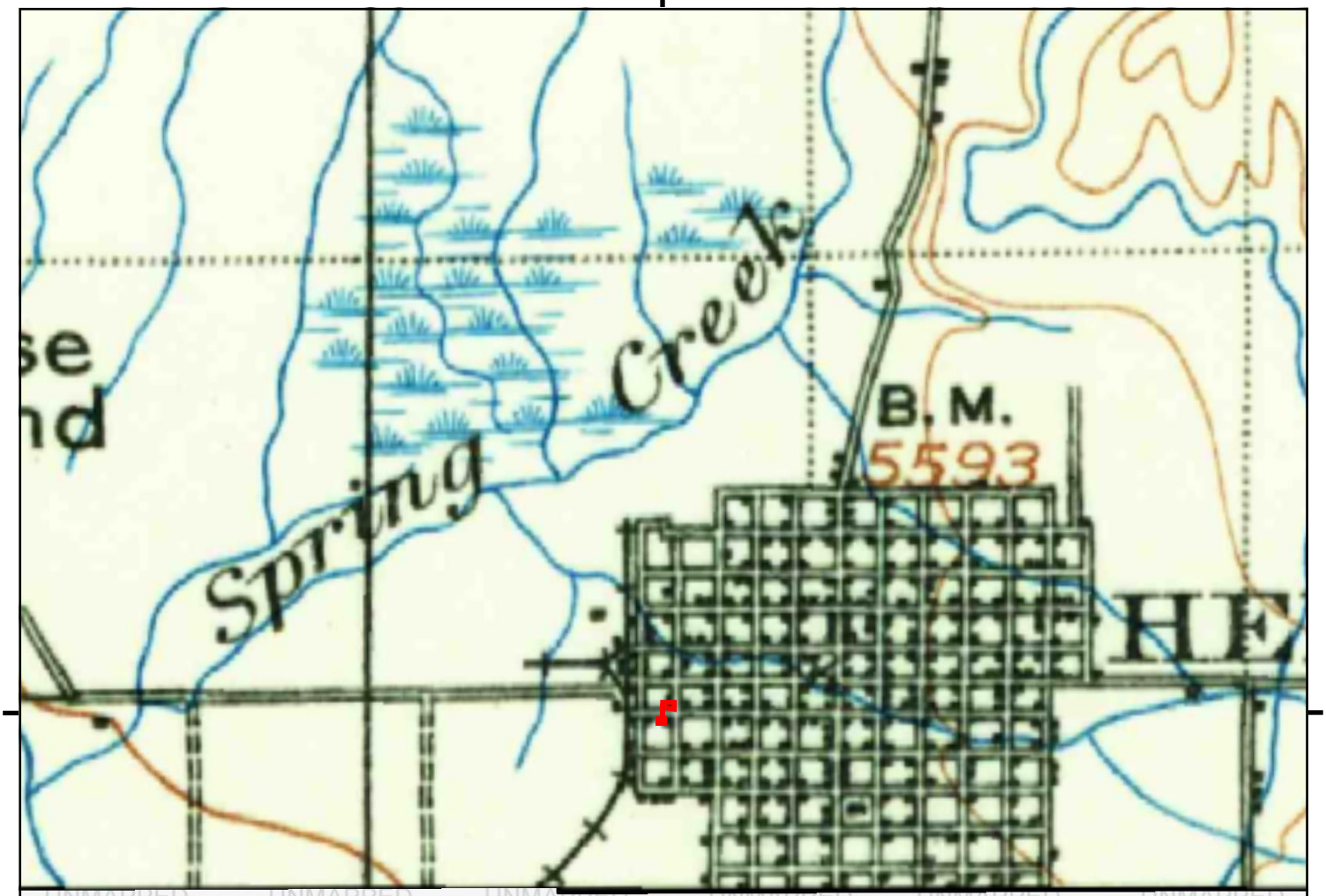
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Coalville, 1903, 30-minute

SITE NAME: West 100 South Property
ADDRESS: 415 & 435 West 100 South and 108 S 40
Heber City, UT 84032
CLIENT: Enviro Assessment, PC

N



UNMAPPED

This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Coalville, 1900, 30-minute

SITE NAME: West 100 South Property
ADDRESS: 415 & 435 West 100 South and 108 S 40
Heber City, UT 84032
CLIENT: Enviro Assessment, PC

N

West 100 South Property

415 & 435 West 100 South and 108 S 400 W

Heber City, UT 84032

Inquiry Number: 8271909.8

March 06, 2026

The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

03/06/26

Site Name:

West 100 South Property
415 & 435 West 100 South anc
Heber City, UT 84032
EDR Inquiry # 8271909.8

Client Name:

Enviro Assessment, PC
1869 E Seltice Way, PMB 570
Post Falls, ID 83854
Contact: Steven Robinson

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	Scale	Details	Source
2024	1"=500'	Flight Year: 2024	USDA/NAIP
2021	1"=500'	Flight Year: 2021	USDA/NAIP
2018	1"=500'	Flight Year: 2018	USDA/NAIP
2014	1"=500'	Flight Year: 2014	USDA/NAIP
2011	1"=500'	Flight Year: 2011	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
1997	1"=500'	Flight Year: 1997	USGS/DOQQ
1993	1"=500'	Flight Year: 1993	USGS/DOQQ
1983	1"=500'	Flight Date: September 05, 1983	USDA
1981	1"=500'	Flight Date: August 17, 1981	USDA
1978	1"=500'	Flight Date: October 05, 1978	USDA
1976	1"=500'	Flight Date: August 07, 1976	USGS
1969	1"=500'	Flight Date: October 26, 1969	USDA
1962	1"=500'	Flight Date: August 01, 1962	USDA
1953	1"=500'	Flight Date: July 03, 1953	USGS

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INQUIRY #: 8271909.8

YEAR: 2024

= 500'

N

EDR

INQUIRY #: 8271909.8
YEAR: 2021
= 500'
N
EDR

INQUIRY #: 8271909.8
YEAR: 2018
= 500'
N
EDR

INQUIRY #: 8271909.8
YEAR: 2014
= 500'
N
EDR

INQUIRY #: 8271909.8

YEAR: 2011

= 500'

N

EDR

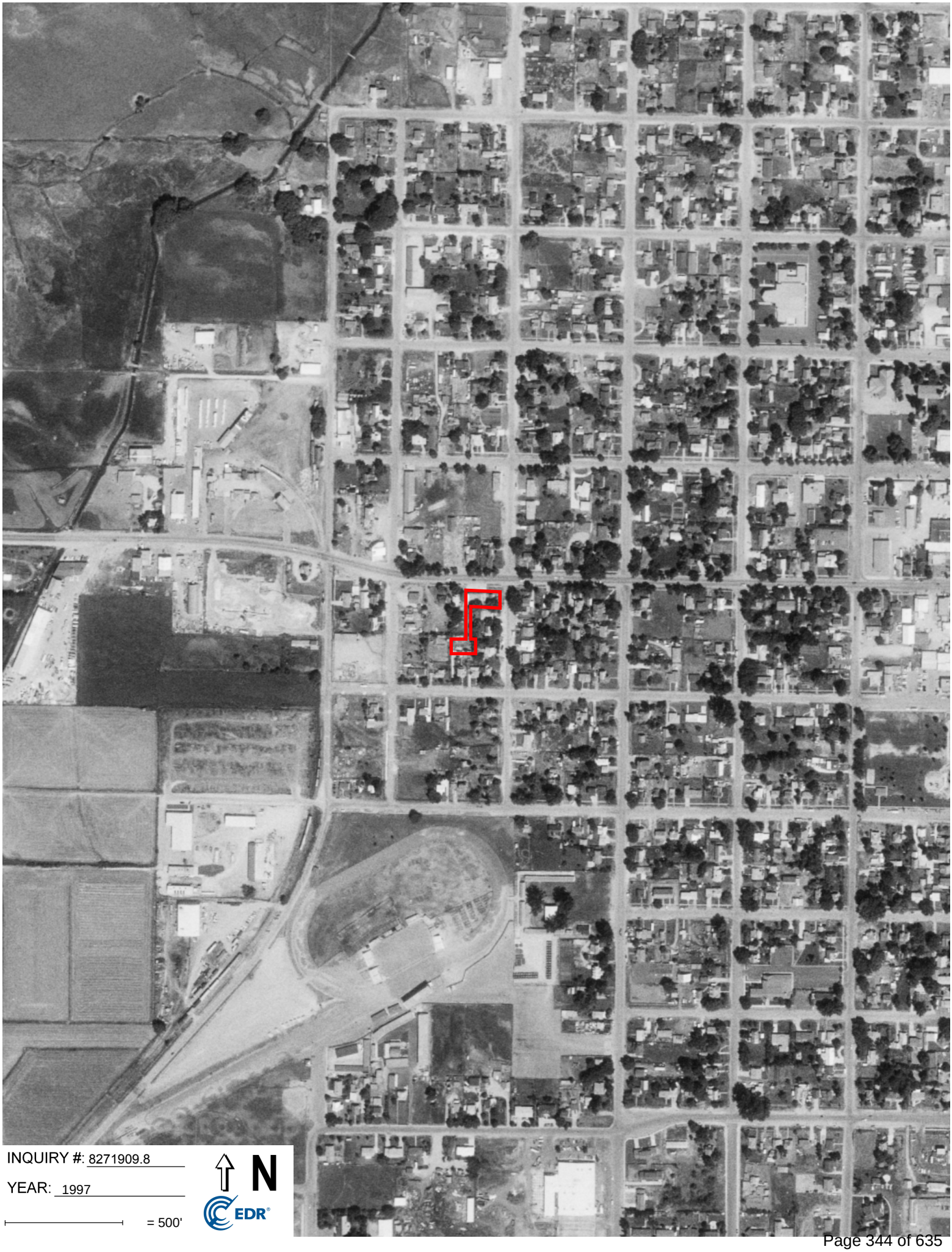
INQUIRY #: 8271909.8

YEAR: 2006

= 500'

N

EDR



INQUIRY #: 8271909.8

YEAR: 1997

= 500'

N

EDR

INQUIRY #: 8271909.8

YEAR: 1993

= 500'

N

EDR

INQUIRY #: 8271909.8

YEAR: 1983

= 500'

N

EDR

INQUIRY #: 8271909.8
YEAR: 1981
= 500'
N
EDR

INQUIRY #: 8271909.8

YEAR: 1978

= 500'

N

EDR

INQUIRY #: 8271909.8

YEAR: 1976

= 500'

N

EDR

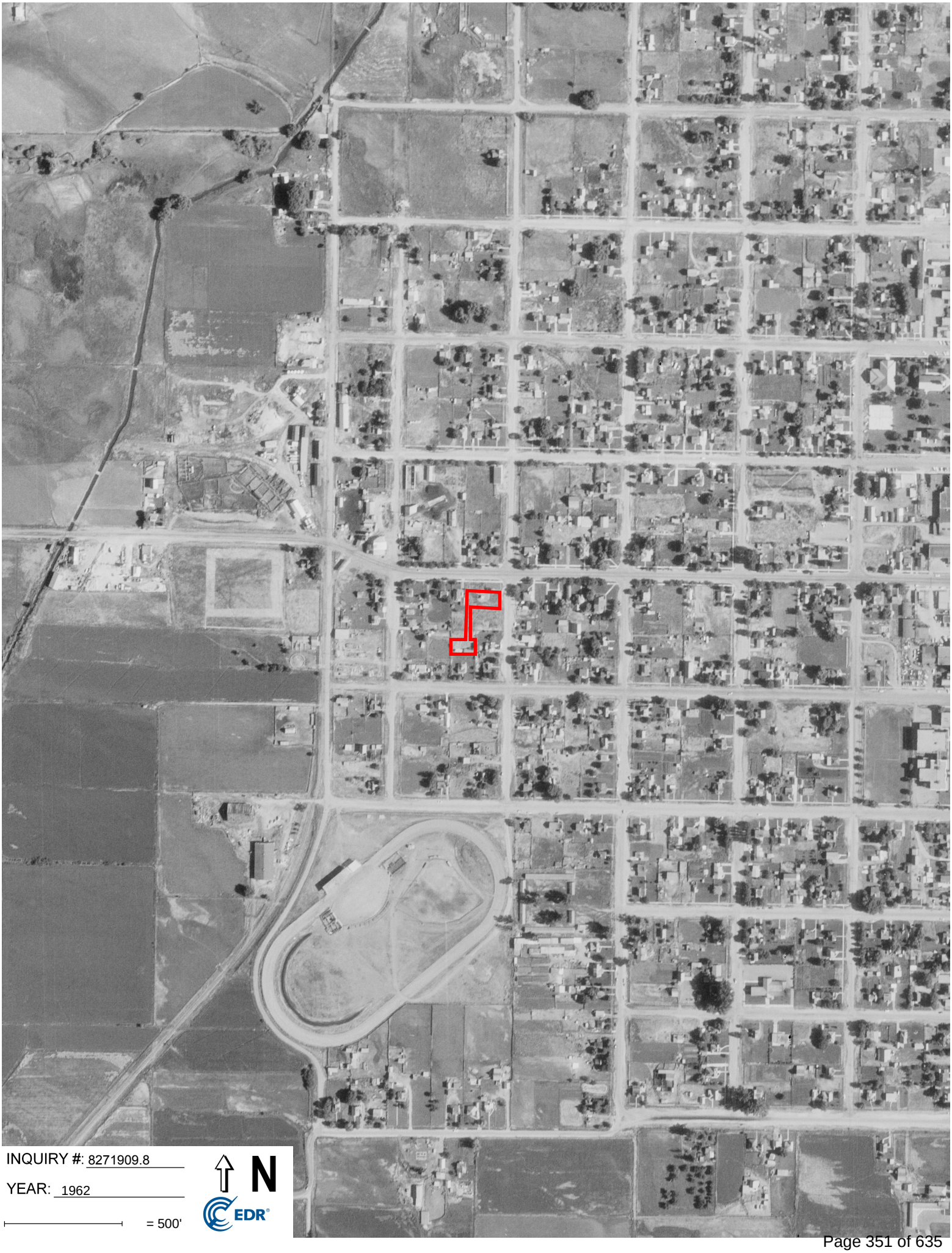
INQUIRY #: 8271909.8

YEAR: 1969

= 500'

N

EDR



INQUIRY #: 8271909.8

YEAR: 1962

= 500'

N

EDR

INQUIRY #: 8271909.8

YEAR: 1953

= 500'

N

EDR

West 100 South Property

415 & 435 West 100 South and 108 S 400 W

Heber City, UT 84032

Inquiry Number: 8271909.3

March 05, 2026

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

03/05/26

Site Name:

West 100 South Property
415 & 435 West 100 South anc
Heber City, UT 84032
EDR Inquiry # 8271909.3

Client Name:

Enviro Assessment, PC
1869 E Seltice Way, PMB 570
Post Falls, ID 83854
Contact: Steven Robinson

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Certification # 7551-4DA3-8807

PO # 2026-03-004

Project West 100 South Property

UNMAPPED PROPERTY

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Sanborn® Library search results

Certification #: 7551-4DA3-8807

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- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

The Sanborn Library LLC Since 1866™

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LightBox City Directory Report

West 100 South Property

415 & 435 West 100 South and 108 S 400 W

Heber City, UT 84032

Inquiry Number: 8271909.5

March 5, 2026

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LIGHTBOX LIVE

Open LightBox Live to access data, tools, and advanced analytics in one online platform.
https://lightbox.live/environmental/analysis/c2f23470-cc77-493d-9057-0f213fc60966

SECTION

Executive Summary ---------- page 1

Findings ---------- page 3

Thank you for your business.
Please contact LightBox at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

The LightBox City Directory Report is designed to assist environmental professionals in evaluating potential liabilities on select properties resulting from past activities. The report includes a search of available business directory data at approximately five-year intervals.

SOURCES

Through agreements with major city directory publishers, including Cole Information, InfoUSA, and Bresser, as well as our own collections (Haines & Stewart), the LightBox City Directory Report offers comprehensive national coverage.

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This report includes a search of the following sources:

Year	Source
2024	Cole Information
2022	Cole Information
2017	Cole Information, Data Axle
2014	Cole Information, Data Axle
2010	Cole Information
2005	Cole Information, Data Axle
2000	Cole Information, Data Axle
1995	Cole Information
1992	Cole Information

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

W 100 S

425 W 100 S

2005	AUTO MECHANIC EL CHAPIN	Cole Information
2000	OCCUPANT UNKNOWN	Cole Information
1995	ARTS FOREIGN AUTO REPAIR	Cole Information
1992	ARTS AUTO REPR	Cole Information

FINDINGS

This section includes records sorted by street then year.

STREETS

W 100 S
N 500 W
S 400 W
S 500 W
W 200 S
W Center St

W 100 S

2024 Cole Information

362	WILLIAM L SHAFFER
387	Smartsbox Llc
	JACOB L HEYWOOD
390	NICHOLAS POST
447	RYLEE BECKER
457	DOMINGO GUZMAN
490	Atlas Title Insurance Llc
	MICHAEL BROWN
495	Morgans Auto Body
	KAVA L TUKUAFU
	JENNIFER S WILLIAMS
511	Tea Cup Llc
	On The Fringe Salon Corp
550	Ste A Wasatch Back Grill &Deli
	Ste B Studio 550 Llc
	Ste F Wasatch Dance Center Llc
	Ste A2 Laura Andrews Esthetics
	ALEXIS SULSER
	LUKE BODENSTEINER

W 100 S

2022 Cole Information

362	William L Shaffer
387	Jacob L Heywood
390B	Desirae Braithwaite
447	Rylee Becker
490	ATLAS TITLE

W 100 S

2022 (cont.) Cole Information

495	Jennifer Williams
511	OK3 AIR
	ON THE FRINGE SALON
	ON FRINGE SALON
550	Ste F WASATCH DANCE CENTER
	CORBIN CAR INSURANCE HEBER CITY UT
	Ste C WASATCH DEVELOPMENT CTR. PRSCHL.
	Ste A FRESH BAKERY & CAFE
	Ste C WASATCH DANCE CENTER
	Ste F WASATCH DANCE CENTER LLC
	Ste A WASATCH BACK GRILL & DELI
580	LPL FINANCIAL HOLDINGS

W 100 S

2017 Cole Information

362	JOHN T SHAFFER
387	CHRISTIAN DALTON
390B	DESIRAE BRAITHWAITE
447	RYLEE BECKER
457	DOMINGO GUZMAN
490	ATLAS TITLE INSURANCE LLC
495	RUSSELL E MORGAN
511	TEA CUP LLC
	ON THE FRINGE SALON CORP
550	WASATCH DANCE CENTER LLC
580	MOUNTAIN AMERICA FEDERAL CR UN

FINDINGS

W 100 S

2014 Cole Information

362	JOHN T SHAFFER
387	STANLEY B GILES
	JEREMY K SNYDER
430	NICK BUTTON
447	TERRA WEBSTER
457	DOMINGO GUZMAN
490	ATLAS TITLE
495	RUSSELL E MORGAN
511	ON THE FRINGE SALON
550	CHRYSALIS HAIR DESIGNS
	WASATCH DEVELOPMENT CENTER PRESCHOOL
	FRESH BAKERY CAFE
	WASATCH BACK GRILL & DELI
	Ste A2 REJUVENATE DAY SPA
	WASATCH DANCE CENTER
580	MOUNTAIN AMERICA CREDIT UNION

W 100 S

2010 Cole Information

362	BILL L SHAFFER
387	STANLEY B GILES
430	NICK BUTTON
447	RYLEE BECKER
457	DOMINGO GUZMAN
490	ATLAS TITLE
495	RUSSELL E MORGAN
511	ON THE FRINGE SALON
550	WASATCH DEVELOPMENT CTR PRSCHL
	FRESH BAKERY CAFE
	Ste A2 REJUVENATE DAY SPA
	CHRYSALIS HAIR DESIGNS
	WASATCH DANCE CTR
580	MOUNTAIN AMERICA CREDIT UNION

W 100 S

2005 Cole Information

362	BILL L SHAFFER
387	STANLEY B GILES
	JEREMY K SNYDER
390	CLIFFORD JOHNSON
425	Unit 425W AUTO MECHANIC EL CHAPIN
430	RICK MARSH
457	DOMINGO GUZMAN
490	OCCUPANT UNKNOWN
495	RUSSELL E MORGAN
511	BACKCOUNTRY STORE COM
550	EMTECH OFFICE SOLUTIONS INC
	Unit 550W CHRYSALIS HAIR DESIGNS

W 100 S

2005 Data Axle

390	WASATCH WINDOW & DOOR LLC
	POST PROPERTY SVC
490	ATLAS TITLE

W 100 S

2000 Cole Information

362	BILL SHAFFER
387	STANLEY B GILES
390	S D WOODARD
425	OCCUPANT UNKNOWN
430	OCCUPANT UNKNOWN
447	WESS ROSE
457	OCCUPANT UNKNOWN
490	SNOWFIRE INN
	GAE PENSABENE
495	RUSSELL MORGAN
511	HOLLOWAY DESIGNS

FINDINGS

W 100 S

1995 Cole Information

362	SHAFFER, BILL
387	GILES, STANLEY B
390	WOODARD, S D
425	ARTS FOREIGN AUTO REPAIR
430	FIRTH, MELANIE
447	OCCUPANT UNKNOWNN
457	OCCUPANT UNKNOWNN
490	TENSABENE, G

W 100 S

1992 Cole Information

362	SHAFFER, BILL
387	GILES, STANLEY B
390	WOODARD, S D
425	ARTS AUTO REPR
430	FIRTH, MELANIE
457	SIMPSON, LARRY

FINDINGS

N 500 W

2024 Cole Information

17 JAMES R HICKS

N 500 W

2022 Cole Information

17 James R Hicks

N 500 W

2017 Cole Information

17 HICKS LEGACY INC
JIM R HICKS

N 500 W

2014 Cole Information

17 JIM R HICKS

N 500 W

2010 Cole Information

17 JIM R HICKS

N 500 W

2005 Cole Information

17 JIM HICKS

N 500 W

2000 Cole Information

17 JIM HICKS

FINDINGS

S 400 W

2024 Cole Information

35	DAVID N HILTON JR
45	ANDREW R LANGE
75	JEFFRY W THEOBALD
82	JANE K HINKSON
122	MARY V SIMMONS
142	COREY W MURRAY
147	EDWARD L MASON
155	LANCE D LARSON
164	Floor Seasons Llc
	TREVOR F WELLER
188	Mint Mobile Detailing Llc
	WENDY J KULLINGER
213	HERMAN TRINCADO

S 400 W

2022 Cole Information

45	Janna Lange
75	Jeffrey W Theobald
82	Jane K Hinkson
147	Edward L Mason
164	Trevor F Weller
165	DOWNS PLUMBING
213	Jd M Espinoza

S 400 W

2017 Cole Information

35	DAVID N HILTON
45	ANDREW R LANGE
75	REESKI INC
	JENNIFER PARKER
82	ERIC M BURTCHER
122	CORY R SIMMONS
142	TY D MCMILLAN

S 400 W

2017 (cont.) Cole Information

147	SAMMIE D GOALEN
155	LANCE D LARSON
164	FLOWER GIRLS ACCESSORIES
	TREVOR F WELLER
188	SANDRA COOKE
213	SHAWN M WILSON

S 400 W

2014 Cole Information

35	DAVID N HILTON
45	ANDREW R LANGE
75	JILL F THEOBALD
82	ROY HINKSON
122	CORY R SIMMONS
142	TY D MCMILLAN
147	LYNN E MASON
155	LANCE D LARSON
164	PATRICK D BONNER
165	SARAH M LUNDSKOG
188	OCCUPANT UNKNOWN
213	HERMAN A TRINCADO

S 400 W

2014 Data Axle

164	FLOWER GIRLS ACCESSORIES

S 400 W

2010 Cole Information

35	DAVID N HILTON
45	RENEE T CARLILE

FINDINGS

S 400 W

2010 (cont.) Cole Information

75	JEFFREY W THEOBALD
82	OCCUPANT UNKNOWN
122	JASON R CRUMPTON
142	COREY W MURRAY
147	OCCUPANT UNKNOWN
155	LANCE D LARSON
164	PATRICK D BONNER
165	OCCUPANT UNKNOWN
188	BILL R CLIFT
212	DAVE J COLLINS
213	JON M BERGER

S 400 W

2005 Cole Information

35	DAVID N HILTON
45	RALPH T CARLILE
75	OCCUPANT UNKNOWN
82	JANE K HINKSON
122	V SIMMONS
142	COREY W MURRAY
147	EDWARD L MASON
155	LORA HAFEN
165	JARED NEAL
188	BILL R CLIFT
212	DAVE J COLLINS
213	RAYMOND D MAIR
217	DAVID R MAIR

S 400 W

2000 Cole Information

35	DAVID N HILTON
45	RALPH T CARLILE
75	DUFF BERG

S 400 W

2000 (cont.) Cole Information

82	JANE HINKSON
122	TOM NIELSEN
142	MURRAY DRYWALL
	COREY MURRAY
145	OCCUPANT UNKNOWN
147	EDWARD L MASON
164	CAREY EDLER
165	OCCUPANT UNKNOWN
188	BILL R CLIFT
212	DAVE COLLINS
213	RAYMOND MAIR
217	DAVID MAIR

S 400 W

2000 Data Axle

213	BALD MOUNTAIN BUILDERS INC

S 400 W

1995 Cole Information

35	HILTON, DAVID N
45	CARLILE, RALPH T
75	PAYNE, KENT F
82	HINKSON, ROY
142	MCMILLAN, MARCY
147	MASON, EDWARD L
155	OCCUPANT UNKNOWNN
188	CLIFT, BILL R
212	OCCUPANT UNKNOWNN
213	OCCUPANT UNKNOWNN

FINDINGS

S 400 W

1992

Cole Information

35	HILTON, DAVID N
45	NEIL, R
	CARLILE, RALPH T
82	HATCH, LEO
122	SIMMONS, ROBERTA
142	STEVENS, LYNN
147	MASON, EDWARD L
155	LARSON, ALLYSON
165	SMITH, BLAIR
188	CLIFT, BILL R
212	THOMPSON, ELLA E

FINDINGS

S 500 W

2024 Cole Information

29	Universal Auto Repr Bdy Works
67	Mark Provost
	MARK PROVOST
118	Water From Moon
140	RECECCA WHEELOCK
141	CLYDE R HARDMAN
153	ROBERT A OLIVER
212	BRIAN J FLECK
215	KELLIE DAVIS

S 500 W

2022 Cole Information

21	PRO-ACTION SUSPENSION
49	B & B BAIL BONDS
67	HEBER WOOD CLASSICS
118	WATER FROM THE MOON
140	Rececca Wheelock
153	Robert Oliver
187	Morgan S Richardson
	Laura K Medlock
212	A 2 Z TRANSMISSION AND AUTO LLC
	Brian J Fleck
215	Kellie Davis

S 500 W

2017 Cole Information

29	UNIVERSAL AUTO REPR BDY WORKS
131	GAIL L ALLEN
141	ANDREW S MIDDLETON
187	MORGAN S RICHARDSON
212	JAN C PHILLIPS

S 500 W

2017 Data Axle

21	PRO-ACTION SUSPENSION
67	HEBER WOOD CLASSICS
118	WATER FROM THE MOON

S 500 W

2014 Cole Information

21	PROACTION SUSPENSION
49	B & B BAIL BONDS
67	HEBER WOOD CLASSICS
118	WATER FROM THE MOON
131	RANDY K BOWMAN
140	VERDAWN D NELSON
141	ANDREW S MIDDLETON
153	MATTHEW K DALEY
187	PAUL J STEPIEN
212	JAN C PHILLIPS
215	OCCUPANT UNKNOWN

S 500 W

2014 Data Axle

29	IBOHUNT

S 500 W

2010 Cole Information

21	HEBER APPLIANCE
29	IBOHUNT
67	HEBER WOOD CLASSICS
	ELK MEADOW CABINTERY
118	WATER FROM THE MOON
131	JERRY D BOWMAN

FINDINGS

S 500 W

2010 (cont.) Cole Information

140	VERDAWN D NELSON
141	ANDREW S MIDDLETON
153	OCCUPANT UNKNOWN
187	ROBIN WADE
212	JAN C PHILLIPS
215	OCCUPANT UNKNOWN

S 500 W

2005 Cole Information

29	Unit 29S IBOHUNT
49	Unit 49S B & B BAIL BONDS LLC
67	Unit 67S HEBER WOOD CLASSICS
131	JERRY D BOWMAN
140	VERDAWN D NELSON
141	DEBBIE MONTAGUE
212	JAN C PHILLIPS
215	OCCUPANT UNKNOWN

S 500 W

2005 Data Axle

21	HEBER HEATING
118	WATER FROM THE MOON

S 500 W

2000 Cole Information

29	IBOHUNT
49	OUT OF THE WOODS LOG FURNISHINGS
67	HEBER WOOD CLASSICS
118	WATER FROM THE MOON
140	BONNER NELSON

S 500 W

2000 (cont.) Cole Information

141	OCCUPANT UNKNOWN

S 500 W

1995 Cole Information

29	IBOHUNT
49	WRIGHT HEATING & AIR COND
67	HEBER WOOD CLASSICS
118	OCCUPANT UNKNOWNN
140	NELSON, BONNER
141	BOWMAN, ROLAND
157	JEPPESEN, K
212	MUIR, BOB
215	OCCUPANT UNKNOWNN

S 500 W

1992 Cole Information

67	HEBER WOOD CLSCS
118	PORTER, GENE C
140	NELSON, BONNER
141	BOWMAN, ROLAND
212	MUIR, BOB

FINDINGS

W 200 S

2024 Cole Information

390	MATTHEW S BARLOW
411	Cleaning Maintenance Svcs Llc
	DANIEL YANEZ
416	HAROLD A HEALEY
423	EVELYN E JENSEN
446	Rons Treasures
	RONALD D REGELIN
451	SILVINO ABARCA
460	WAYNE A DALTON
463	TIFFANY WILSON
465	JACOB M MERRYWEATHER
	WILLIAM E WALL
480	DONALD E NORTZ
490	BROOKE L CLYDE

W 200 S

2022 Cole Information

411	Daniel Yanez
416	Harold Healey
423	Jimmy M Vizina
	Evelyn Jensen
460	Wayne A Dalton
463	Michael Wilson

W 200 S

2017 Cole Information

411	CLEANING MAINTENANCE SVCS LLC
	DANIEL H YANEZ
416	HAROLD A HEALEY
423	JENIFER T VIZINA
446	RONS TREASURES
	RON D REGELIN
451	JESUS J SILVA

W 200 S

2017 (cont.) Cole Information

460	WAYNE A DALTON
463	UVALDO R RAMIREZ
480	TOM MCAFFEE
490	JOSSE LEATHAM

W 200 S

2014 Cole Information

390	JOSH D ROBERTSON
411	DANIEL H YANEZ
416	HAROLD A HEALEY
423	OCCUPANT UNKNOWN
446	LUCREZIA TORRESI
451	JESUS J SILVA
460	WAYNE A DALTON
463	UVALDO R RAMIREZ
465	OCCUPANT UNKNOWN
480	TOM MCAFFEE
490	JESSICA GRAY

W 200 S

2014 Data Axle

446	RON'S TREASURES

W 200 S

2010 Cole Information

390	JOSH ROBERTSON
411	DANIEL H YANEZ
416	HAROLD A HEALEY
423	HAROLD J JENSEN
446	RON D REGELIN

FINDINGS

W 200 S

2010 (cont.)

	Cole Information
451	JESSICA V SILVA
460	WAYNE A DALTON
463	UVALDO R RAMIREZ
465	OCCUPANT UNKNOWN
480	ROBERT BROMLEY
490	MEHMET Z BATMAZ

W 200 S

2005

	Cole Information
411	JENNIFER A ROMMEL
416	OCCUPANT UNKNOWN
423	HAROLD J JENSEN
460	DELLA F SWEATFIELD
463	OCCUPANT UNKNOWN
465	TODD B DRENNAN
480	BRIAN D AILSHIE
490	OCCUPANT UNKNOWN

W 200 S

2000

	Cole Information
390	P COLLINS
416	DON N RICHARDSON
446	JAZZ TURNBOW
455	AMY J BAUM
460	JARED R PETTIT
463	JOYCE TAFT
465	OCCUPANT UNKNOWN
490	B HACKFORD

W 200 S

1995

	Cole Information
390	COLLINS, P
416	RICHARDSON, REVA N
460	HORROCKS, RUSSELL
463	TAFT, JOYCE
465	GINES, YULETA
480	BERGIN, BETTY
490	OCCUPANT UNKNOWNN

W 200 S

1992

	Cole Information
390	COLLINS, P
416	RICHARDSON, REVA N
446	SORENSON, ANDREA
460	HORROCKS, RUSSELL
463	TAFT, JOYCE
465	GINES, YULETA
480	BERGIN, BETTY
490	HORROCKS, KENNETH

FINDINGS

W CENTER ST

2024 Cole Information

388	LISA H BURKEMO
408	THOMAS CROOK
	JALEN CROOK
424	RAY CARLILE
440	White Heart Foundation
	RYAN SAWTELLE
460	Duane Smith
	KEVIN D SMITH
490	DANIEL R BOWTHORPE
513	VIRGINIA B BARNES

W CENTER ST

2022 Cole Information

388	Thomas Burkemo
408	Jalen Crook
411	IDDDPMI APOSENTO ALTO
424	Ella Brierley
440	Ryan Sawtelle
460	Kevin D Smith
490	Daniel R Bowthorpe
513	Virginia B Barnes

W CENTER ST

2017 Cole Information

388	TOM G BURKEMO
408	JOANNE G GORE
440	CORY W ZOBELL
460	SMITH DUANE
	DUANE C SMITH
490	DAN R BAWTHORPE

W CENTER ST

2014 Cole Information

388	TOM G BURKEMO
408	JOANNE G GORE
424	DORIS F BATTY
440	NATHANAEL B MCDONALD
460	DUANE C SMITH
490	DAN R BAWTHORPE

W CENTER ST

2010 Cole Information

388	TOM G BURKEMO
440	NATHANAEL B MCDONALD
460	DUANE C SMITH
490	JAMI SNYDER
513	DICK G JENSEN

W CENTER ST

2005 Cole Information

388	LISA H JENSEN
408	DOUGLAS S CARLILE
440	AUSTIN BINGHAM
460	DUANE C SMITH
490	DAN BOWTHORPE
513	OCCUPANT UNKNOWN

W CENTER ST

2005 Data Axle

491	THOUGHTS FOR TOTS PRESCHOOL

FINDINGS

W CENTER ST

2000 Cole Information

408	DOUGLAS S CARLILE
411	HARDYS SHOP
424	THOMAS R SMITH
440	KEEPER OF THE KEYS
	DAVID BALTZAN
460	DUANE SMITH
490	R M FELT
513	JOHN E BARNES

W CENTER ST

1995 Cole Information

408	CARLILE, DOUGLAS S
411	HARDYS SHOP
424	SMITH, THOMAS R
460	SMITH, DUANE
490	FELT, R M
491	AME LABEL CORP
	KENPO KARATE
	WRIGHT HEATING & AIR COND
513	BARNES, JOHN E

W CENTER ST

1992 Cole Information

408	CARLILE, DOUGLAS S
411	HARDYS SHOP
424	SMITH, THOMAS R
440	PHILLIPS, KIRK
460	SMITH, DUANE
491	TENNCO MFG
	K&D RAWHIDE
513	BARNES, JOHN E

When recorded return to:

Heber City Corporation
Attn: City Recorder
75 North Main Street
Heber City, UT 84032

Parcel No. 00-0004-7006 & 00-0004-6982

DEVELOPMENT AGREEMENT
(State Automotive)

THIS DEVELOPMENT AGREEMENT is entered into this 17th day of August 18, 2026, by and between **Heber City**, a Utah municipality ("City"), and **R Stewart Enterprises Inc.** ("Owner"), hereinafter referred to individually as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, Owner is the owner of two adjacent parcels of property totaling approximately 0.42 acres of real property and located at approximately 425 West 100 South, Heber City, Utah 84032 (together the "Property"). A boundary survey including a legal description of the Property is attached hereto as Exhibit A; and

WHEREAS, Parcel 00-0004-7006 (the "Repair Shop Parcel") currently has an automotive repair shop and vehicle storage area on the property; and

WHEREAS, Parcel 00-0004-6982 (the "Residential Parcel") currently has a single-family residence located on the property; and

WHEREAS, the Property is zoned C-2 Commercial; and

WHEREAS, the existing automotive repair shop (the "Repair Shop") on the Repair Shop Parcel is no longer an approved use in the zone and is currently non-conforming; and

WHEREAS, the Repair Shop is not in good condition and it not tall enough to allow for a lift within the building; and

WHEREAS, Owner has submitted a petition to grant the right to demolish the existing Repair Shop and reconstruct the Repair Shop while continuing to the nonconforming use on the property; and

WHEREAS, the City, acting pursuant to its authority under Utah Code Ann. §10-9a-101, *et. seq.,* in compliance with the Heber City Land Use Code, and in furtherance of its land use policies, goals, objectives, ordinances and regulations, has elected to approve and enter into this Agreement to advance the policies, goals and objectives of the City, and to promote the health, safety and general welfare of the public.

AGREEMENT

NOW, THEREFORE, in consideration of the promises, covenants and provisions set forth herein, the receipt and sufficiency of which consideration is hereby acknowledged, the Parties agree as follows:

1. **Development of Repair Shop Parcel.** Owners shall be permitted to demolish the existing Repair Shop and rebuild the Repair Shop while preserving the property's legal nonconforming use as an automotive maintenance and repair shop. The Repair Shop shall be constructed in substantially the form and with the building elevations as shown on the design drawings attached hereto as Exhibit B.

2. **Zoning**. The replacement Repair Shop shall comply with all applicable C-2 and C-3 Design Criteria unless otherwise modified by the approved Development Agreement.

3. **Residential Parcel.** To preserve the historic character of the Property, if Owner refurbishes or reconstructs the building on the Residential Parcel, Owner shall make all reasonable efforts to design the building to appear historic in nature or similar in design and appearance to the existing building.

4. **Landscaping and Site Screening**. If Owner utilizing the rear of the Repair Shop Parcel for vehicle parking, Owner shall provide adequate screening from adjacent residential properties through landscaping, an eight-foot (8') privacy fence, and any additional screening required by the City. The rear yard shall be hard surfaced and maintained in an orderly manner for vehicle storage. Owner may allow for temporary customer parking in the front of the Repair Shop, but no overnight vehicle storage shall not be permitted in areas that are visible from public roads. No parking for Repair Shop shall be allowed on the Residential Parcel.

5. **Environmental Site Assessment.** Prior to issuance of a building permit, the applicant shall address the recommendations contained in the Phase I Environment Site Assessment regarding the existing in-ground automotive lifts, including removal or replacement of hydraulic fluids and proper removal of the lifts and any impacted soils, if applicable.

6. **Timeline.** Construction of the building shall commence and the building shall be substantially completed within three (3) years of the effective date of this Agreement, unless an extension is approved by the City Council.

7. **Auto Painting.** Auto painting is not a permitted use on the Property.

8. **Exceptions to Vested Rights.** The vested rights in this Agreement are subject to the following exceptions:

a. Agreed to Regulations. City's future laws or other regulations to which the Owner agrees in writing;

b. State and Federal Compliance. City's future laws or other regulations that are enacted or required to comply with State or Federal laws or regulations;

c. Development Review Processes. Amendments or changes to the City's application processes, review criteria, required application materials or submittal checklists that are generally applicable, and do not materially impact the ability of Owner to develop the Project in accordance with this Agreement;

d. Safety Codes. Any City's future laws that are updates or amendments to building, fire, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are enacted to meet legitimate concerns related to public health, safety or welfare;

e. Engineering Standards. Amendments or changes to the City's Engineering Standard Drawings and Specifications provided that the amendments or changes (i) do not materially impact the ability of Owner to develop the Project in accordance with this Agreement, or (ii) are not enacted as a means to reduce or limit the ability of Owner to develop the Lots in accordance with this Agreement.

f. Taxes. Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all properties, applications, or similarly situated persons and entities;

g. Fees. Changes to the amounts of fees for the processing of Development Applications that are generally applicable to all development within the City (or a portion of the City as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law;

h. Impact Fees. Impact Fees or modifications thereto which are lawfully adopted, and imposed by the City pursuant to Utah Code Ann. Section 11-36a-101 (2025) *et seq*.;

i. Planning and Zoning Modifications. Changes by City to its planning principles and design standards such as architectural or design requirements, setbacks or similar items so long as they don't' materially impact the ability of Owner to develop in accordance with this Agreement; and

j. Compelling, Countervailing Interest. Laws, rules or regulations that the City's land use authority finds, on the record, are necessary to avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code Ann. § 10-9a-509(1)(a)(ii)(A) (2025).

9. **Default and Remedies**. Any failure by any party to perform any term or provision of this Agreement, which failure continues uncured for a period of ten (10) calendar days following the receipt of written notice of such failure from the other party shall constitute a "Default" under this Agreement.

9.1 Notice. Any notice of default ("Default Notice") shall: (1) specify the claimed event of Default; (2) identify with particularity the provisions of any applicable law, rule, regulation or provision of this Agreement that is claimed to be in Default; (3) identify why the claimed Default is claimed to be material; and (4) specify the manner in which said failure may be satisfactorily cured.

9.2. Cure. Following receipt of a Default Notice, the defaulting Party shall have thirty (30) days in which to cure such claimed Default (the "Cure Period"). If more than 30 days is required for such cure, the defaulting Party shall have such additional time as is reasonably necessary under the circumstances in which to cure such Default so long as the defaulting Party commences such cure within the Cure Period and pursues such cure with reasonable diligence. City may, in City's sole discretion, withhold permits or approvals during any Cure Period.

9.3. Owner's Exclusive Remedy. Owner's sole and exclusive remedy under this Agreement shall be specific performance of the rights granted in this Agreement and City's obligations under this Agreement. **IN NO EVENT SHALL CITY BE LIABLE TO OWNER, ITS SUCCESSORS OR ASSIGNS, OR ANY OWNER, PROPERTY OWNER OR OTHER PARTIES UNDER THIS AGREEMENT, FOR ANY INDIRECT, SPECIAL, PUNITIVE, INCIDENTAL OR CONSEQUENTIAL DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, COSTS OF DELAY, OR LIABILITIES TO THIRD PARTIES**.

9.4 City's Remedies Upon Default. In addition to all other remedies available at law or in equity, City shall have the right to withhold all further reviews, approvals, licenses, building permits and other permits for development of the Property in the case of a Default by Owner, until the Default has been cured. City shall further have the right to draw on any security posted or provided in connection with the Property and relating to remedying of the particular Default.

10. **Fees.** Owner shall be required to pay all permit fees, building permit fees, inspection fees, impact fees or other fees imposed by the City as set forth in the City Code and the City's consolidated fee schedule.

11. **Entire Agreement**. This Agreement, including its Exhibits, contains the entire agreement between the parties, and no statement, promise or inducement made by either party hereto, or agent of either party hereto which is not contained in this written Agreement shall be valid or binding. All waivers of the provisions of this Agreement must be in writing and signed by the appropriate authorities of the City and of the Owner.

12. **Time is of the essence**. In case any party shall fail to perform the obligations on its part at the time fixed for the performance of such obligations by the terms of this Agreement, the other party or parties may pursue any and all remedies available in equity, at law, and/or pursuant to the terms of this Agreement.

13. **Term of Agreement.** The term of this Agreement shall commence on the Effective Date and continue for a period of twenty (20) years. Unless otherwise agreed between the City and the Owner, the Owner's vested interests and rights contained in this Agreement expire at the end of the Term, or upon termination of this Agreement. Upon termination of this Agreement, the obligations of the Parties to each other hereunder shall terminate, but none of the dedications, easements, deed restrictions, licenses, building permits, or certificates of occupancy granted prior to the expiration of the term or termination of this Agreement shall be rescinded or limited in any manner.

14. **No Third-Party Beneficiary Rights**. This Agreement is not intended to and shall not be construed to give any Third Party any interest or rights (including, without limitation, any third-party beneficiary rights) with respect to or in connection with any agreement or provision contained herein or contemplated hereby.

15. **Recording.** This Agreement shall be recorded with the Wasatch County Recorder as soon as reasonably practicable and no later than thirty (30) days after a binding vote of the City Council approving the Agreement. The City Recorder shall cause to be recorded, at the Owner's expense, a fully executed copy of this Agreement in the Official Records of the County of Wasatch no later than the date on which the first plat for the Project is recorded.

16. **Notices.** Any notice or communication required hereunder between the City and the Owner must be in writing and may be given either personally or by registered or certified mail, return receipt requested. If given by registered or certified mail, such notice or communication shall be deemed to have been given and received on the first to occur of (1) actual receipt by any of the addressees designated below as the Party to whom notices are to be sent, or (ii) five (5) days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United State mail. If personally delivered, a notice shall be deemed to have been given when delivered to the Party to whom it is addressed. Any Party may at any time, by giving ten (10) days written notice to the other Party, designate any other address to which notices or communications shall be given. Such notices or communications shall be given to the Parties at their addresses as set forth below:

The City:

Heber City Manager
75 N Main Street
Heber City, UT 84032

Owner

R Stewart Enterprises Inc.
8408 South State Street,
Midvale, Utah 84047

17. **Bodily Injury and Property Damage Insurance**. Owner agrees to and shall indemnify and hold the City and its elected and appointed boards, officers, agents, employees, and consultants harmless from and against all liability, loss, damage, costs, or expenses (including

reasonable attorneys' fees and court costs) rising from or as a result of the death of any person or any accident, injury, loss or damage to any person or property directly caused by any acts done or omissions of Owner or its agents, servants, employees or contractors in connection with this Agreement, except for willful misconduct or negligent acts or omissions of the City or its elected or appointed boards, officers, agents, employees or consultants.

18. **Attorneys' Fees.** If any action is brought because of an alleged default under, or to enforce or interpret this Agreement, the party prevailing in such action shall be entitled to recover from the unsuccessful party reasonable attorneys' fee and related costs (including those incurred in connection with any appeal), the amount of which will be fixed by the court and made a part of any judgment rendered. Jurisdiction and venue for enforcement of this Agreement shall be in the Fourth District Court, Wasatch County, State of Utah.

19. **Binding Effect.** If Owner conveys any portion of the Property or buildings to one or more owners or sub-Owners, the property so conveyed shall have the same rights, privileges, and shall be subject to the same limitations and rights of the City, applicable to such properties under this Agreement prior to such conveyance, without any required approval, review, or consent by the City, except as otherwise provided herein.

20. **No Waiver.** Failure of any Party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such Party to exercise at some future date any such right or any other right it may have.

21. **Severability.** If any provision of this Agreement is held by a court of competent jurisdiction to be invalid for any reason, the Parties consider and intend that this Agreement shall be deemed amended to the extent necessary to make it consistent with such decision and the balance of this Agreement shall remain in full force and affect.

22. **Other Necessary Acts**. Each Party shall execute and deliver to the other Party any further instruments and documents as may be reasonably necessary to carry out the objectives and intent of this Agreement and to provide and secure to the other Party the full and complete enjoyment of its rights and privileges hereunder.

23. **Covenants Running with the Land and Manner of Enforcement**. The provisions of this Agreement shall constitute real covenants, contract and property rights and equitable servitudes, which shall run with all of the land subject to this Agreement. The burdens and benefits of this Agreement shall bind and inure to the benefit of each of the Parties, and to their respective successors, heirs, assigns and transferees. Notwithstanding anything in this Agreement to the contrary, the owners of the individual subdivision lots in the Project shall have no right to bring any action under this Agreement as a third-party beneficiary. The City may look to the Owner, its successors and/or assigns, or the lot owners for performance of the provisions of this Agreement relative to the portions of the projects owned or controlled by such party. The City may, but is not required to, perform any obligation of the Owner that the Owner fails adequately to perform. Any cost incurred by the City to perform or secure performance of the provisions of this Agreement shall constitute a valid lien on the Property, including prorated portions to the individual lots or units in the Property.

24. **Amendment**. Unless otherwise stated in this Agreement, the Parties may amend this Agreement from time to time, in whole or in part, by mutual written consent. No amendment or modification to this Agreement shall require the consent or approval of any person or entity having any interest in the specific lot, or other portion of the Project. Each person or entity (other than the City and the Owner) that holds any beneficial, equitable, or other interests or encumbrances in all or any portion of the Property at any time hereby automatically, and without the need for any further documentation or consent, subjects and subordinates such interests and encumbrances to this Agreement and all amendments thereof that otherwise comply with this Section. Each such person or entity agrees to provide written evidence of that subjection and subordination within fifteen (15) days following a written request for the same from, and in a form reasonably satisfactory to, the City and/or the Owner.

25. **Waiver of Rights**. The Parties have been represented by an attorney throughout this process. Owner acknowledges that this Agreement does not restrict any of Owner's rights under clearly established state law or that Owner has been advised in writing of any such rights being restricted. As an essential term of this Agreement, Owner hereby waives any claim that any term of this Agreement is void, illegal, invalid, or unenforceable as the result of any failure on the City's part to disclose in writing any rights being restricted by this Agreement.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands the day and year this agreement was first above written.

DATED this _____ day of _____, 2026.

HEBER CITY:

By:_____
Heidi Franco, Mayor

ATTEST:

_____
Heber City Recorder

DATED this _____ day of _____, 2026.

R Stewart Enterprises INC

By: _____

Print Name: _____

Title: _____

STATE OF UTAH)
: ss.
COUNTY OF WASATCH)

On this _____ day of _____, 2026, personally appeared before me

_____, who duly acknowledged to me that (s)he had

authority to and did executed the foregoing document.

_____
NOTARY PUBLIC

Exhibit A

Boundary Survey with Legal Description

Exhibit B

Building Design Plans and Elevations

Heber City Council Staff Report

MEETING DATE: 8/18/2026
SUBJECT: General Public Safety Update
RESPONSIBLE: Parker Sever
DEPARTMENT: Police Department
STRATEGIC RELEVANCE:

SUMMARY

RECOMMENDATION

BACKGROUND

DISCUSSION

FISCAL IMPACT

CONCLUSION

ALTERNATIVES

1. Approve as proposed
2. Approve as amended
3. Continue
4. Deny

POTENTIAL MOTIONS

Alternative 1 - Approval - Staff Recommended Option

I move to **approve** the item as presented, with the findings and conditions as presented in the conclusion above.

Alternative 2 - Approve as Amended

I move to **approve** the item as amended, as follows.

Alternative 3 - Continue

I move to **continue** the item to another meeting on [DATE], with direction to the applicant and/or Staff on information and / or changes needed to render a decision, as follows:

Alternative 4 - Denial

I move to **deny** the item with the following findings.

ACCOUNTABILITY

Department: Police Department
Staff member:

EXHIBITS

None

Heber City Council Staff Report

MEETING DATE:	8/18/2026
SUBJECT:	Finch Creek MDA Amendment
RESPONSIBLE:	Jamie Baron
DEPARTMENT:	Planning
STRATEGIC RELEVANCE:	Community Decelopment

SUMMARY

This item is to discuss the Applicant's request to amend the existing Master Development Agreements for the Finch Creek development and to provide direction to staff on the amendment. Staff will then bring back a draft of the amended MDA for action. The amendment is to facilitate a realignment of University Avenue and receive exceptions to the NVOZ provisions due to topography impacts on the project design.

RECOMMENDATION

Staff recommends that the City Council discuss the item and provide direction to staff on an MDA Amendment for the Finch Creek Development.

BACKGROUND

As indicated, the Applicant would like to amend the existing Master Development Agreements for the Finch Creek Development. This request is in addition to the original MDA, not a replacement agreement.

The original MDA was executed on or about December 5, 2022, as a mixed-use project that introduced a commercial strip center and townhomes. The amendment now proposes a residential development with townhomes and mansion homes; a project of 127 units on 13.88 acres. The requested amendment does not affect the previously approved ERUs or affordable housing requirements.

A Public Hearing was held on July 28, 2026, for the MDA Amendment. There was discussion regarding parking and how it is calculated. There was also discussion about stormwater and concern about water diversion, and the MacDonald Ditch. The Planning Commission provided a favorable recommendation and added a condition to ensure the continued flow of the MacDonald Ditch, as well as ensuring the stormwater does not go into the Ditch.

DISCUSSION

The proposed changes to the adopted MDA move University Avenue to the north, where it connects to Highway 40. This allows for the streets to have a gentler slope through the project, connecting the development to the east. The commercial use along Highway 40 has been removed. Mansion Homes have been added as a product option.

The realignment affects how they can meet the North Village Overlay Zone (NVOZ) requirements. NVOZ presents challenges with hillside development. It creates short streets and blocks to increase connectivity and walkability. NVOZ also encourages pushing buildings up to the streets, with driveways being located off alleyways. However, hillside topography can make it more difficult to meet the NVOZ street and building design standards without carving up the hillside to meet these standards. The amendments proposed to the adopted MDA are intended to comply with the intent of the NVOZ standards while trying to minimize hillside disturbance and meet the City's street grade requirements.

The applicant has provided a list of the specific changes or additions to the adopted MDA. There are nine items listed. Staff has expanded Item nine to add specific exceptions to the design standards. Below are these nine items with staff's detailed exceptions. Staff's analysis of the request is bolded.

1. No true retail or commercial is anticipated. However, the Applicant shall construct and use one detached building as a clubhouse and wellness center for residents of Finch Creek in the approximate location and size shown on the Site Plan. **This is a change from the current MDA that shows a commercial center along Highway 40. The alignment change to University will make it difficult for commercial to succeed. The Applicant is proposing to remove the commercial center but still provide amenities for the residents.**
2. The Applicant will meet the Parks requirements by providing amenities including a courtyard, pickleball courts, and a multi-use trail. Consistent with Heber City Code section 18.21.050.2.8, the Applicant requests that parking near these amenities count towards the open space. The trail shown on the Site Plan near the courtyard and green space shall count as a sidewalk for the purpose of meeting the requirements of a courtyard. To the extent applicable, the Applicant also requests that it be exempt from the proximity requirements of 18.21.050.2.9. **The Applicant is providing park amenities and nearby parking and trails for users to access the amenities. The Code allows for required parking to be counted as open space. Specifically, it states, "8) Parking Requirements. Parking shall be reviewed and approved by the zoning administrator. Where parking is required for the park to function, it may be counted as part of the open space calculation." This amendment clarifies that some courtyard areas have a trail instead of a standard sidewalk. This request is also to allow the trail to be approved as shown near Highway 40.**
3. The Sensitive Lands Analysis shows minor areas where the slope may exceed thirty percent (30%). In addition, the Sensitive Lands Ordinance limits cuts below the canal to 2H:1V without engineered retaining walls. The Applicant requests that it be allowed to make limited improvements in these areas as generally shown on the Site Plan, subject to the requirement that it obtain a geotechnical engineering analysis for the areas below the Wasatch Canal to ensure that it is stable when the improvements—including any structured retaining walls—are installed. The engineering and associated geotechnical report shall include mitigation and design criteria for all areas over 30% slope and any areas where cuts or retaining walls are proposed below the Wasatch Canal within the 2H:1V slope area. **Because of the road configuration and the building locations,**

small areas may exceed the 30% requirement. The required geotechnical report will include how this request will be mitigated.

4. The Applicant shall be permitted to use private roads, measuring thirty-two (32) feet from back of curb to back of curb in the approximate locations shown and as generally depicted on the Site Plan. All parking shall be provided in dedicated parking spaces and not on these private roads. The Applicant shall still be subject to participate in construction of the public road system as contemplated by the Area Master Transportation Plan. **This project will have private streets that act as alleys for the purposes of the NVOZ design standards. The proposed width is too narrow for on-street parking. Parking will not be allowed on the street except where designated on the site plan.**
5. The glazing requirement for the first story of residential units within the Property may be ten percent (10%). **This requirement applies to some of the levels, such as the garage facing, and a discussion of the locations needed is addressed more in depth in request #9 of this section of the staff report.**
6. The Applicant's proposed garage parking shall count towards the parking requirements of each residential unit to meet the requirements of Chapter 18.72 of Heber City Code. In light of the garage parking spaces, the Applicant shall not be required to construct any additional on-street or off-street parking, other than that shown generally on the Site Plan. Driveways shall be permitted to be used to meet additional parking requirements for Accessory Dwelling Unit ("ADU") purposes. Driveways used to meet ADU parking requirements must be a minimum of twenty feet long to allow for adequate space for parking. **The applicant meets the parking requirement of two spaces per unit as shown on the site plan, as each unit has a two-car garage. They are also providing guest parking spaces in designated spaces throughout the development. The code does not allow for tandem parking, and the applicant is asking for the driveway spaces to be used (as a tandem situation) for units that may have an ADU. Some of the Mansion-style units have the ability to have an ADU in the basement level, and parking for that unit would be in the driveway. The driveways will be 20 feet in length.**
7. The Applicant shall not be required to meet the scenic buffer requirements for the portion of the Project connecting into the existing private frontage road near Moulton Lane. Based on the landscape buffering and viewpoint from Highway 40, the Project shall be excepted from the monotony requirements, presently codified in City Code section 18.21.030.3. However, the Project shall contain a mix of styles, as conceptualized in the Site **Plan. This applies to a small section of the frontage road where it provides secondary access. The access to this frontage road is in the scenic buffer area and will transition out of the buffer area. The project includes both townhomes and mansion homes that will break up the monotony of the same type of units.**
8. To facilitate access, roads and hard surfaces are permitted and may be constructed in the approximate location shown on the Site Plan within the seventy-five foot (75') setback ordinarily required for the scenic buffer under City Code section 18.21.010.1.4. **The hard surfaces include the trail system and maintenance access for the retention basin.**
9. The Applicant shall be entitled to develop the project according to the building siting, street layout, street network, blocks, block lengths, sidewalks, connectivity, landscaping screening, access, and trails as generally shown in the approximate location as shown on the Site Plan, subject to City's vested laws except as excepted under this Agreement. **This request is to develop as shown on the plan and provides exceptions to NVOZ as it relates to the streets and buildings. Each elevation sheet lists the required design elements with the design theme. It shows which elements they meet and**

which elements they cannot meet. The specific exception from NVOZ sections Streets (4.0) and Buildings (3.). The building exceptions are listed by building type (Townhome and Mansion).

4.0 Streets
The project cannot meet the Street Connectivity Requirements, specifically the maximum block length of 500 feet and the block perimeter of 2000 feet. The project will provide pedestrian connectivity throughout the project. A longer block length and larger block perimeter are needed to meet the street grades.

3.0 Buildings
The proposed amendment provides two designed themed architectural styles for both the townhome and mansion home products: the Farmhouse and Mountain Modern. The elevations show four-sided architecture with no blank walls and windows within the garage doors. The conceptual elevations provided as part of the MDA Amendment submittal outline how each of the elevations meets the required elements and areas that need an exception to NVOZ. The exceptions needed for the building elevations are listed below by building type.

Townhome
Mountain Modern design massing main-level floor-to-ceiling height requirement of 10–14 feet. The project proposes a main level floor-to-ceiling height that falls under 10 feet to comply with aerial access standards and overall building height standards.

The Farmhouse and Mountain Modern ground floor stone or brick requirement of 20% was reduced to 10% on the rear main level due to garage doors

The Farmhouse and Mountain Modern 15% transparency requirement on 3rd floor side windows and on garage level. The layout of the units has bathrooms on the third floor where the smaller windows are located.

Mansion Home
Mountain Modern design massing main-level floor-to-ceiling height requirement of 10–14 feet. The project proposes a main level floor-to-ceiling height that falls at 9 feet.

Mountain Modern requirement of windows and doors read untrimmed and integrate glazing into the exterior wall plane. The exception allows for head and sill trim and has been provided to accommodate the 'Mountain Modern' vernacular.

Mountain Modern Details that has exposed structural elements provided. The exception is not to provide exposed structural elements due to future maintenance simplification.

With both the Farmhouse and Mountain Modern designs, the garages are not recessed two feet because their location is considered rear, as the private streets act as an alley. Additionally, the Mountain Modern requirement of decorative wood or wood-looking garage doors provided and recessed from the front plane is requested as an exception because the front facade faces the open space. The

garage doors are wood-looking, but are located on the rear facade.

The Farmhouse and Mountain Modern ground floor stone or brick requirement of 20% was reduced to 17% on the rear main level.

The Farmhouse and Mountain Modern 15% transparency requirement at the garage level. Windows on the garage doors give the transparency level to 12%, but they do not meet the 15% requirement.

The Farmhouse Mansion Homes need relief from the decorative window trim, width 5 to 6 inches, with emphasis at the top and bottom. The proposed trim width is 4". The Windows and Doors section in this same section states 4" - 6".

The Farmhouse Mansion Homes are proposing all lighting be placed beneath the roof structure, rather than using shielded fixtures and directing light downward.

The Farmhouse Mansion Homes require relief with some of the porch requirements. Specifically, the requirements for the porch structure showing exposed structural elements. For future maintenance, simplification of exposed elements is not proposed. Additionally, the requirement for railings uses turned balusters, square balusters, or steel. The homes proposed for the upper level deck railings are metal atop an enclosed parapet wall. The porch roof formals require forward-facing shed or hip roof styles. Four of the five porch roofs comply. The center porch roof is a gable and requires an exception.

The Farmhouse architectural style requires window grouping using individual units or pairs. The proposed elevations show some window triplets in some locations, but mostly singles and doubles.

Townhome and Mansion Homes

Due to the topography, the project cannot meet the parking requirement to be located in the rear yard (alley loaded). The proposed project has garages located in each unit that are accessed off of the internal private street network. As designed, the private streets act as alleys with the front of the units facing open space. They are also proposing 30 guest parking spaces for the townhome product, where 27 spaces are required.

The proposed concept plan shows it has 7 buildings with mansion homes and 13 townhome buildings. Due to the road configuration, some of the buildings create a green courtyard feeling and do not meet the requirement of three buildings of 5-units with a minimum of 50 feet between buildings to create the courtyard. The site plan shows 8 buildings that face the green courtyard that is a v-shape rather than a rectangle. The distance from building to building at the widest point of the green space is 1020'8", and at the narrowest, 25'10".

The buildings shown on the concept plan will meet the intent of the Build to Zone and Front Property Line Coverage because they face onto open space and not onto the private streets.

FISCAL IMPACT

None.

CONCLUSION

The Finch Creek Development has challenging topography, making it difficult to meet some of the requirements found in NVOZ. The proposed changes to the MDA include the realignment of University Avenue and a development layout that meets the intent of NVOZ while addressing the unique topographic challenges.

The Planning Commission provided a favorable recommendation to City Council, with the following findings and conditions.

Findings:
1. The application is consistent with the Municipal Zoning Code.
2. The application is consistent with the General Plan.
3. The proposed Site Plan shall comply with City ordinances, Federal and State Law, as applicable to the site where the conditional use is located.

Conditions:
1. All requirements of the City Engineer shall be met.
Engineering Conditions:

- Applicant and any successors of this project shall comply with all City policies, processes, ordinances, standards, and specifications. Additionally, all Master Planned infrastructure elements on or adjoining the subject property need to be designed and installed by the Applicant. All City Engineer requirements will need to be satisfied prior to any final development plans being approved. The following are current, known site and infrastructure concerns that need to be addressed with future submittals: (Please note that the following list is not to be considered all-inclusive and additional concerns may arise as design plans are submitted for review.)
- The sensitive Lands section of Chapter 18 prohibits residential and commercial structures in areas with natural slopes greater than 30%. Roads, driveways, and trails are permitted to be built across natural slopes greater than 30% with approved geotechnical reports and engineering design addressing slope stability, retaining walls, and erosion prevention.
    - Applicant needs to incorporate the City's Master Plan for trails. Trail design needs to be included in design plans.
    - The road alignment may need to be changed. UDOT is currently working on a design for HWY40 and bypass alternate routes in this area. Applicant will need to coordinate with UDOT for an access permit and required improvements.
    - Ensure emergency vehicle access is available through phased construction.
    - Stormwater design manual needs to be followed, which includes a hydrodynamic separator or other allowed system for pretreatment prior to infiltration.
    - No survey map was submitted with the concept plan.
    - If deed lines extend into the HWY 40 ROW and/or River Road, then dedication will need to occur.
    - Any overlaps and gaps in deeds and/or occupation lines will need to be resolved.3. Any other conditions or changes as articulated by the Planning Commission

2. All other Code Requirements shall be met.
3. Any other conditions or changes as articulated by the Planning Commission
4. Ensuring the continued flow of the MacDonald ditch and that stormwater does not go into the ditch.

ALTERNATIVES

POTENTIAL MOTIONS

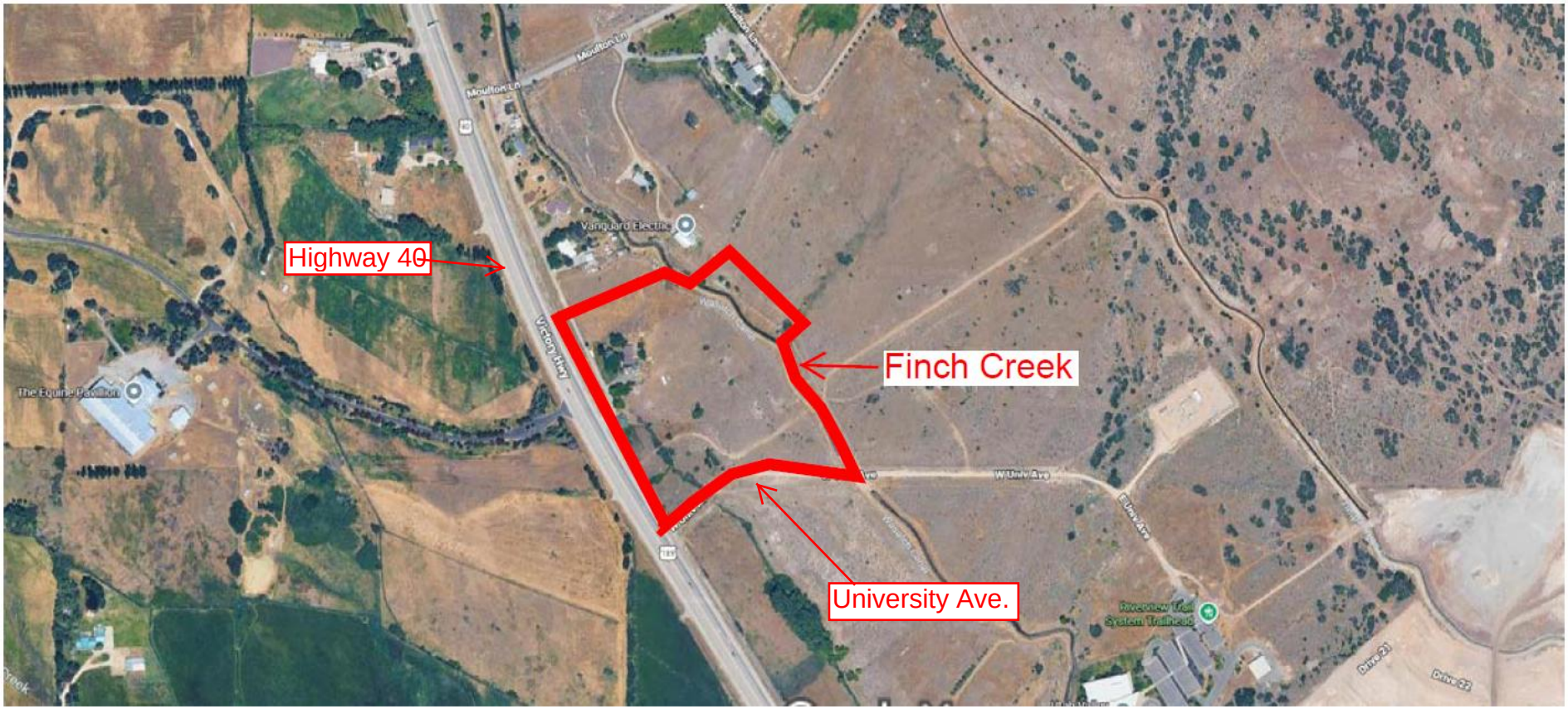
ACCOUNTABILITY

Department: Planning
Staff member: Jamie Baron, Planning Manager

EXHIBITS

1. Finch Creek Location Map for PH 072826
2. Finch Creek Planning Commission Presentation Deck 7.27 (JJK)
3. Finch Creek signed MDA 12-05-22
4. 08.05.26 Finch Creek MDA Exceptions
5. C1.00 SITE PLAN 2028.08.05
6. 260130 - Finch Creek Alley Loads-Conceptual Building Elevation and Materials-v1
7. L1.00 SITE LANDSCAPE PLAN 2026.08.05
8. C1.10 PHASING PLAN 2028.08.05
9. C0.20 SENSITIVE LANDS PLAN 2028.08.05
10. FINCH CREEK ALTA

FINCH CREEK LOCATION MAP



Finch Creek

HEBER CITY · NORTH VILLAGE OVERLAY (NVOZ)

Planning Commission Submittal

Master Development Agreement Amendment · University Village

The Project

Finch Creek is a residential neighborhood of townhomes and mansion-style townhomes in the University Village sub-district of the North Village Overlay Zone

108

homes (down from 138)

11.22 ac

University Village / NVOZ

20 ft

private driveway at every home

Clubhouse

+ amenity core

What's Changed Since the Original MDA

THE PRIOR ENTITLEMENT WAS 138 IDENTICAL TOWNHOMES; THE AMENDMENT ADDS VARIETY AND LIVABILITY

Measure	Original (2022) MDA	Proposed Amendment
Total homes	138	**108**
Unit sizes	All identical — 1,200 SF each	**Variety of sizes & floorplans**
Home types	Townhomes only	**Townhomes + mansion-style townhomes**
Design style	138 identical units	**Farmhouse &/or Mountain Modern**
Private driveways	Zero lot-line; no driveways	**20 ft each (utility space + parking)**
Community amenities	Gathering areas + garden	**Clubhouse + amenity core**

Fewer homes. Real variety. Private driveways. More amenities.

Original figures: 2022 approved MDA & site plan · Proposed: current plan (L1.00)

Site Plan

DEVELOPMENT SUMMARY

Property 11.22 ac (488,662 SF)
Homes 108 (townhomes + mansion-style)
Zoning NVOZ · Univ. Village
Available ERU 11.22 ac × 6 = 67.3 ERU
Bldg footprint 113,820 SF (23%)
Hard surface 163,250 SF (29%)
Landscape 232,923 SF (48%)
Setbacks 10–20' front · 15' bldgs
Parking Alley-loaded, rear-yard

Architecture — Alley-Load Townhomes

3-plex, 4-plex & 6-plex products

Two design families — **Farmhouse** and/or **Mountain Modern** — in a variety of sizes and floorplans give the streetscape genuine variety.

Architecture — Mansion-Style Townhomes

Townhomes that live like a mansion

"Mansion-style townhomes" are attached townhomes — a variety of sizes and floorplans — configured so the building reads as a single, large mansion from the street. Same Farmhouse and/or Mountain Modern design families.

Walkout lockout units (our intention): In several of the mansion-style townhome buildings, to accommodate grade we intend to use a walkout basement in place of a retaining wall — that lower level easily works as a lockout apartment.

Community Amenities:

Fire Pit Sitting Area

Multi-modal Paths

Community Amenities:

Finch Creek

Fenced Dog Park

Pickleball Courts

The Clubhouse & Wellness Center

A Clubhouse at the Heart of It

A residents' clubhouse and wellness center — the social hub of Finch Creek.

Large hot tub

INSIDE THE CLUBHOUSE

Small Gym

A fitness room for residents.

Sauna

Dry heat to relax and recover.

Cold Plunge

Contrast therapy after a workout.

Showers & Restrooms

Convenient changing facilities.

Finch Creek

Thank You

James Stout

JamesS@Stoutllc.com

801.390.8841

Requested Exception 1

RETAIL / COMMERCIAL REQUIREMENT

THE REQUEST — AS SUBMITTED

No true retail or commercial is anticipated; however, the Applicant shall construct and use one detached building as a clubhouse and wellness center for residents of Finch Creek in the approximate location and size shown on the Site Plan.

WHY WE'RE ASKING

The bypass freeway changes moved the main intersection off Highway 40 at our property, where it connects to University Avenue. With that through-traffic gone, retail here — set back inside a residential community, away from the main thoroughfare — would struggle to succeed. We will provide a residents' clubhouse and wellness center to serve the community.

Requested Exception 2

PARKS / TRAILS / COURTYARD

THE REQUEST — AS SUBMITTED

The Applicant will meet the Parks requirements by providing amenities including a courtyard, pickleball courts, and a multi-use trail. Consistent with Heber City Code section 18.21.050.2.8 the Applicant requests that parking near these amenities count towards the open space. The trail shown on the Site Plan near the courtyard and greenspace shall count as a sidewalk for the purpose of meeting the requirements of a courtyard. To the extent applicable, the Applicant also requests that it be exempt from the proximity requirements of 18.21.050.2.9.

WHY WE'RE ASKING

The trail running eastward along the north side of the courtyard doubles as both a sidewalk for those townhomes and our community trail. Separately, the trail nearest Highway 40 sits within the proximity requirement of a paved road — we're simply asking that this trail be approved as shown near the highway.

Trail as sidewalk — north of the courtyard

Trail near Highway 40

Requested Exception 3

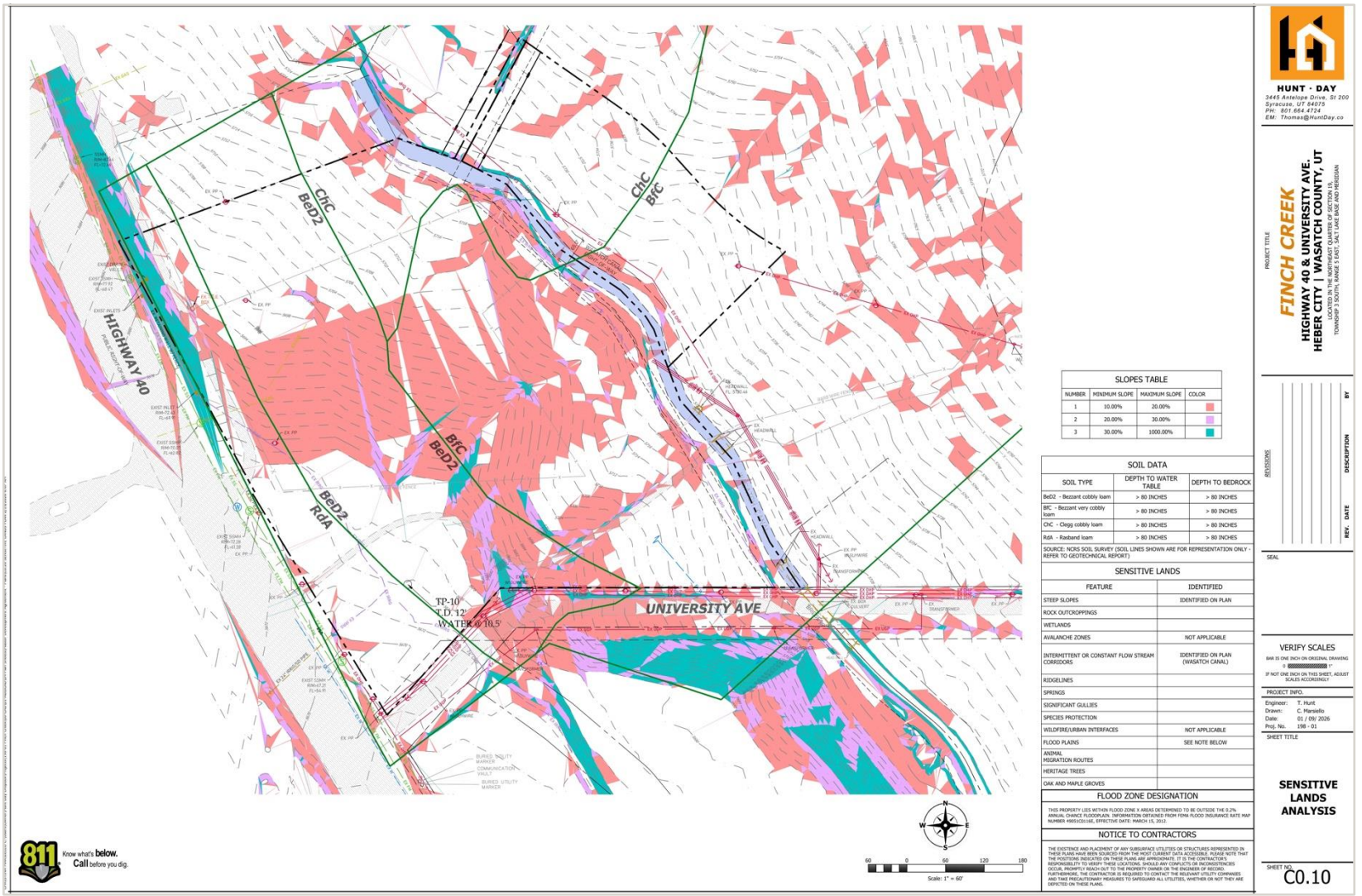
SENSITIVE LANDS / STEEP SLOPES

THE REQUEST — AS SUBMITTED

The Sensitive Lands Analysis shows minor areas where the slope may exceed thirty percent (30%). The Applicant requests that it be allowed to make limited improvements in these areas, subject to the requirement that it obtain a geotechnical engineering analysis for the areas below the Wasatch Canal to ensure that it is stable when the improvements—including any structured retaining—are installed. The engineering and associated geotechnical report shall include mitigation and design criteria for all areas over 30% slope.

WHY WE'RE ASKING

Only very small, isolated pockets of the site exceed 30% slope, as shown in our Sensitive Lands Analysis. We agree to provide the geotechnical engineering to verify the stability of our design in those areas.



Requested Exceptions 4 & 6

PRIVATE ROADS & PARKING

EXCEPTION 4 · PRIVATE ROADS

THE REQUEST — AS SUBMITTED

The Applicant shall be permitted to use private roads, measuring thirty-two (32) feet from back of curb to back of curb in the approximate locations shown and as generally depicted on the Site Plan. All parking shall be provided in dedicated parking spaces and not on these private roads. The Applicant shall still be subject to participate in construction of the public road system as contemplated by the Area Master Transportation Plan.

WHY WE'RE ASKING

Our private 32-ft roads aren't wide enough for on-street parking. We acknowledge this and agree not to allow parking along the sides of the private roads — all parking is provided in dedicated spaces.

EXCEPTION 6 · PARKING

THE REQUEST — AS SUBMITTED

The Applicant's proposed driveway and garage parking shall count towards the parking requirements of each residential unit to meet the requirements of Chapter 18.72 of Heber City Code. In light of the driveway and garage parking spaces, the Applicant shall not be required to construct any additional on-street or off-street parking, other than that shown generally on the Site Plan. Driveways must be a minimum of twenty feet long to allow for adequate space for parking.

WHY WE'RE ASKING

Each home has two garage stalls and two driveway stalls. Beyond that, we are additionally providing the required visitor parking.

32 ft
private roads — no on-street parking

20 ft
driveway at every home

4
2 garage + 2 driveway per home

30+
dedicated visitor stalls

Requested Exception 5

FIRST-STORY GLAZING

THE REQUEST — AS SUBMITTED

The glazing requirement for the first story of residential units within the Property may be ten percent (10%).

WHY WE'RE ASKING

The garage doors on the alley side leave too little wall area to meet the full first-story glazing requirement, so we're requesting first-story glazing at 10%. The elevation shows the condition.

Alley-side elevation — garage doors limit first-story glazing

Requested Exceptions 7 & 8

SCENIC BUFFER — HIGHWAY 40 CONNECTION

EXCEPTION 7 · SCENIC BUFFER & MONOTONY

THE REQUEST — AS SUBMITTED

The Applicant shall not be required to meet the scenic buffer requirements for the portion of the Project connecting into the existing private frontage road near Moulton Lane. Based on the landscape buffering and viewpoint from Highway 40, the Project shall be excepted from the monotony requirements, presently codified in City Code section 18.21.030.3. However, the Project shall contain a mix of styles, as conceptualized in the Site Plan.

WHY WE'RE ASKING

We connect into an existing private frontage road that already ties into Highway 40. That connection is an existing condition within the scenic buffer — because it already exists, we're asking for the exception.

Northwest corner — connection to the existing Highway 40 private road

EXCEPTION 8 · WITHIN THE 75-FT SETBACK

THE REQUEST — AS SUBMITTED

To facilitate access, roads and hard surfaces are permitted and may be constructed in the approximate location shown on the Site Plan within the seventy-five foot (75') setback ordinarily required for the scenic buffer under City Code section 18.21.010.1.4.

WHY WE'RE ASKING

As our road curves to reach that private road, a short stretch falls within the 75-ft scenic buffer setback. Because we must connect to the existing road, we ask for the exception there.

Requested Exception 9

DEVELOPMENT PER THE SITE PLAN

THE REQUEST — AS SUBMITTED

The Applicant shall be entitled to develop the project according to the building siting, street layout, street network, blocks, block lengths, sidewalks, connectivity, landscaping screening, access, and trails as generally shown in the approximate location as shown on the Site Plan, subject to City's vested laws except as excepted under this Agreement.

WHY WE'RE ASKING

A general acknowledgment — we agree to develop under Heber City's vested laws while confirming the Site Plan as submitted.

Our development area — Site Plan (L1.00)

Finch Creek

Thank You

James Stout

JamesS@Stoutllc.com

801.390.8841

WHEN RECORDED, RETURN TO:

Heber City
Attention: City Recorder
75 North Main Street
Heber City, Utah 84032

Tax Parcel Nos.:

(Space above for Recorder's use only.)

DEVELOPMENT AGREEMENT
FOR THE
FINCH CREEK MIXED USE DEVELOPMENT

THIS DEVELOPMENT AGREEMENT FOR THE FINCH CREEK MIXED USE DEVELOPMENT (this "**Agreement**") is made and entered into as of the 5th day of December, 2022, by and between HEBER CITY, a political subdivision of the State of Utah (the "**City**"), and Finch Creek, LLC, a Utah limited liability company ("**FINCH CREEK**"). Each of FINCH CREEK and the City are hereinafter referred to individually as a "**Party**" and collectively as the "**Parties**."

RECITALS

A. The capitalized terms used in these Recitals are defined in Section 1.2, below.

B. FINCH CREEK is the owner of approximately 11.63 acres of undeveloped real property located at 3320 N., 3390 N. and 3400 N. Hwy 40 (Parcel # 00-0021-2028, #00-0007-7847 & #00-0021-2027) in Wasatch County, State of Utah, a legal description of which is set forth in **Exhibit A**, attached hereto (the "**Property**"). This Agreement and the Site Plan meets the intent of, and is guided by, the Envision 2050 Heber General Plan.

C. On Nov 15, 2022, the City approved and adopted, a Site Plan for the Project, subject to the Parties entering into this Agreement and the agreeing to annexation of the Property into the City. The Site Plan for the Property shall allow for a mixed use development, including recreational and open space uses. All such uses shall be consistent with the permitted uses in the NVOZ.

D. Provision of infrastructure to the Property is vital to its development in accordance with the Site Plan and this Agreement and, consistent with the foregoing, FINCH CREEK will prepare an Infrastructure Plan (aka Civil Drawings).

E. FINCH CREEK may not be the developer of the entire Property but may sell or otherwise convey some or all the Property to one or more Persons who will undertake the actual development work (each a **"Developer"** and together, the **"Developers"**). Notwithstanding that there may be sub-developers, transferees, purchasers or assignees from the original Developer or

Developers, only those parties that FINCH CREEK specifically designates in a written agreement as their "Successor", or "Successor's in Interest", shall retain the right and standing to oppose, or seek amendment of this Agreement, or any other subsequent amendment thereto. Any third party not so specifically designated, that may purchase or receive portions, phases, lots or parts of this Development/Project, shall have no standing to oppose or seek amendment of any part of this Agreement, nor have any part in any negotiations to alter, change or amend. Additionally, notwithstanding the foregoing, once all backbone improvements are laid down, implemented and approved by the City, any subsequent Developer, Assignee, Successor, or Successor in Interest obtaining any portion, or part, or phase of this Development/Project by sale, transfer or assignment shall have no standing to oppose or seek to amend any portions of this Development/Project.

F. The Parties now desire to enter into this Agreement to establish and set forth the rights and responsibilities of FINCH CREEK and its successors in interest, including but not limited to, those developers, sub-developers and builders who will develop the Property as a mixed use project in accordance with the terms hereof, and to establish the rights and responsibilities of the City to annex the Property into the boundaries of Heber City and to authorize and regulate such development pursuant to the requirements of this Agreement.

G. The City Council has reviewed this Agreement and determined that it is consistent with the Act, the Zoning Ordinance and the Heber City General Plan, and that it provides for and promotes the health, safety, welfare, convenience, aesthetics, and general good of the community as a whole. The Agreement does not contradict, and specifically complies with, and is governed by Utah Code Ann Section 10-9a. The Parties understand and intend that this Agreement is a "development agreement" within the meaning of, and entered into pursuant to the terms of, the Act.

H. FINCH CREEK and the City have cooperated in the preparation of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and FINCH CREEK hereby agree to the following:

TERMS

1. **Incorporation of Recitals and Exhibits/ Definitions.**

1.1 **Incorporation.** The foregoing Recitals and **Exhibits A** through **E** are hereby incorporated into this Agreement.

1.2 **Definitions.** Any capitalized term or phrase used in this Agreement has the meaning given to it below or in the section where the definition of such term is given.

1.2.1 **Act** means the Municipal Land Use, Development, and Management Act, Utah Code Ann. §§10-9a-101, *et seq.* (2008).

1.2.2 **Administrative Action** means and includes any amendment to the Exhibits to this Agreement or other action that may be approved by the Administrator as provided in Section 17.

1.2.3 **Administrator** means the Person designated by the City as the Administrator of this Agreement.

1.2.4 **Agreement** has the meaning set forth in the preamble and includes all Exhibits attached hereto.

1.2.5 **Public Gathering Areas** means any public owned area or public park identified on the Site Plan that is intended to provide services to the community at large, such that it would be considered to be a System Improvement.

1.2.6 **Applicant** means a Person submitting a Development Application, a Modification Application or a request for an Administrative Action.

1.2.7 **Assessment Area** means an area or areas created by the Special Service District pursuant to Utah Code Ann. § 11-42-101, *et seq.* (2008), or other applicable State Law, with the approval of FINCH CREEK and other Property Owners, if required, to fund the construction of some or all of the Backbone Improvements.

1.2.8 **Backbone Improvements** means those improvements shown as such in the Infrastructure Plan and which are, generally, infrastructure improvements that are intended to support the overall development of the Property and not merely a part of the development of any particular Subdivision. Backbone Improvements are generally considered to be in the nature of "System Improvements," as defined in Utah Code Ann. § 11-36a-101, *et seq.* (2008).

1.2.9 **Building Permit** means a permit issued by the City to allow construction, erection or structural alteration of any building, structure, private or public infrastructure, On-Site Infrastructure on any portion of the Project, or to construct any Off-Site Infrastructure.

1.2.10 **CC&Rs** means one or more declarations of conditions, covenants and restrictions regarding certain aspects of design and construction on the Property recorded or to be recorded with regard to the Property or any part thereof, as amended from time to time.

1.2.11 **Capital Facilities Plan** means a plan adopted or to be adopted by the City in the future to substantiate the collection of Impact Fees as required by State law.

1.2.12 **City** means the City of Heber, a political subdivision of the State of Utah.

1.2.13 **City Consultants** means those outside consultants employed by the City in various specialized disciplines such as traffic, hydrology or drainage to review certain aspects of the development of the Project.

1.2.14 **City Updated North Village Street Master Plan** shall mean the City's Street Master Plan and Street Capital Facilities Plan.

1.2.15 **City Updated North Village Stormwater Master Plan** shall have the meaning provided in Paragraph 12.3.

1.2.16 **City's Future Laws** means the ordinances, policies, standards, procedures and processing fee schedules of the City that will be in effect as of a particular time in the future when a Development Application is submitted for a part of the Project and that may, in accordance with the provisions of this Agreement, be applicable to the Development Application.

1.2.17 **City's Vested Laws** means the ordinances, policies, standards, procedures and processing fee schedules of the City related to zoning, subdivisions, development, public improvements and other similar or related matters that are in effect as of the Effective Date.

1.2.18 Intentionally Omitted.

1.2.19 **Council** means the elected City Council of the City.

1.2.20 **Default** shall have the meaning provided in Paragraph 14.

1.2.21 **Design Guidelines** means the design guidelines referenced in the North Village Over Lay Zone.

1.2.22 **Developer** shall have the meaning provided in Recital E.

1.2.23 **Development Application** means an application to the City for development of a portion of the Project, a Building Permit, improvement plans or any other permit, certificate or other authorization from the City required for development of the Project.

1.2.24 **Development Property** shall have the meaning provided in Section 23.1.

1.2.25 **Development Report** means a report containing the information specified in Section 3.4 submitted to the City by FINCH CREEK or any successor for the sale of any Parcel to a Developer, Sub-developer or Builder or the submittal of a Development Application by a Developer, Sub-developer or Builder pursuant to an assignment from FINCH CREEK.

1.2.26 **Development Unit** means either a commercial or residential use of property with respect to which an ERU calculation can be applied in accordance with this Agreement.

1.2.27 **Effective Date** means the date on which the later of both the following shall have occurred: the Parties have executed this Agreement and the City's annexation of the Property has been completed and takes effect pursuant to Utah Code Ann. §10-2-425.

1.2.28 **Eligible Improvements** shall have the meaning provided in Section 8.9.

1.2.29 **Development Entitlements** shall have the meaning provided in Section 3.1 of this Agreement.

1.2.30 **Equivalent Residential Unit (ERU)** means the residential density allocated to: (a) any given Residential Unit when measured against a single-family dwelling unit, which measure shall be determined pursuant to Section 18.21.020.2.2(2) of the City's Vested Laws; and (b) commercial ERUs will be calculated as provided in Section 18.21.020.2.2(2) of the City's Vested Laws. For purposes of clarity, the Parties agree that no ERUs shall be allocated to schools and churches.

1.2.31 **Final Plat** means the recordable map or other graphical representation of land prepared in accordance with Utah Code Ann. §10-9a-603, and approved by the City, effectuating a Subdivision of any portion of the Project.

1.2.32 **Highway 40** means a "state highway" type transportation corridor maintained by the Utah Department of Transportation and referred to as U.S. Highway 40.

1.2.33 **Homeowners' Association(s)** means one or more associations formed pursuant to Utah law to perform the functions of an association of property owners.

1.2.34 **Impact Fees** means those fees, assessments, exactions or payments of money imposed by the City as a condition on development activity as specified in Utah Code Ann. §§ 11-36a-101, *et seq.*, (2008).

1.2.35 **Improved Open Space** means open space, including but not limited to that which has been improved with one or more of the following, as selected by the City Manager or his or her designee: first and foremost those amenities listed in the City's Park's Site Plan, churches, schools and associated lands, playgrounds, tennis courts, club houses, swimming pools, trail systems, trail heads, skate parks, volleyball courts, Public Gathering Areas or parks, sports fields, bathrooms, irrigated landscaping, associated paved parking for improved open space, pavilions, playgrounds, trailheads, drinking fountains, natural areas integrated with open spaces and park areas, or other improvements.

1.2.36 **Infrastructure Plan** means the conceptual infrastructure plan, including culinary water, secondary water, storm water, sanitary sewer and private roads, as amended from time to time.

1.2.37 **Intended Uses** means the use of all or portions of the Project for open spaces, parks, trails and other uses permitted in the Zoning Ordinance, Design Guidelines and as shown on the Site Plan.

1.2.38 **Site Plan** means the Site Plan attached as **Exhibit B**, which Site Plan is a conceptual/illustrative depiction of the presently anticipated development plan for the Property, which Site Plan may be modified from time-to-time by FINCH CREEK to respond to market, engineering and other development objectives.

1.2.39 **Modification Application** means an application to amend this Agreement (but not including those changes which may be made by Administrative Action).

1.2.40 **Mortgage** means (1) any mortgage or deed of trust or other instrument or transaction in which the Property, or a portion thereof or a direct or indirect ownership or other interest therein, or any improvements thereon, is conveyed or pledged as security, or (2) a sale and leaseback arrangement in which the Property, or a portion thereof, or any improvements thereon, is sold and leased back concurrently therewith.

1.2.41 **Mortgagee** means any holder of a lender's beneficial or security interest (or the owner and landlord in the case of any sale and leaseback arrangement) under a Mortgage.

1.2.42 **Intentionally omitted.**

1.2.43 **Non-City Agency** means a governmental or quasi-governmental entity, other than those of the City, which has jurisdiction over the approval of an aspect of the Project.

1.2.44 **North Fields** means that certain real property located generally west of the Property and generally depicted on **Exhibit C** attached hereto.

1.2.45 **Notice** means any notice to or from any Party to this Agreement that is either required or permitted to be given to another Party.

1.2.46 **Off-Site Infrastructure** means the off-site public or private infrastructure, such as roads and utilities, specified in the Infrastructure Plan that is necessary for development of the Property but is not located on the portion of the Property that is subject to a Development Application.

1.2.47 **On-Site Infrastructure** means the on-site public or private infrastructure, such as roads or utilities, specified in the Infrastructure Plan that is necessary for development of the Property and is located on that portion of the Property that is subject to a Development Application.

1.2.48 **On-Site Retention/Detention** shall mean a storm drain facility that is provided on-site upon private property within the development.

1.2.49 **Open Space** means the following: all parks (regardless of size or type); pedestrian, bicycle, and equestrian trails and pathways; passive open spaces, water features, and natural habitat areas; parkways and commonly maintained natural or landscaped areas; sidewalks, street tree plantings and medians; ballfields and recreational spaces (including, without limitation, any such facilities provided by or upon a school or church site, excepting areas within building footprints other than community gardens); drains and detention basins and swells, canals, protected slope areas, and any other quasi-public area that the City determines to be Open Space as a part of the approval of a Development Application. Open Space includes, but is not limited to, those areas identified as Open Space in the Site Plan.

1.2.50 **Outsourcing** means the process of the City contracting with City Consultants or paying overtime to City employees to provide technical support in the review and approval of the various aspects of a Development Application, as is more fully set out in this Agreement.

1.2.51 **Parcel** means an area identified on the Site Plan with a specific land use designation that is intended to be further subdivided for future development.

1.2.52 **Person** means any natural person, corporation, Limited Liability Company, trust, joint venture, association, company, partnership, limited partnership, governmental authority or other entity.

1.2.53 **Phase** means the development of a portion of the Project.

1.2.54 **Intentionally omitted.**

1.2.55 **Planning Commission** means the City's Planning Commission.

1.2.56 **Project** means the mixed-used Site Plan to be developed on the Property in accordance with this Agreement, including, without limitation, all associated public and private facilities, Intended Uses, Phases and all of the other aspects approved as part of this Agreement and the Site Plan.

1.2.57 **Intentionally omitted.**

1.2.58 **Property Owner or Property Owners** means FINCH CREEK and any other successor-in-interest to FINCH CREEK as an owner of the Property or any portion thereof, including but not limited to, Developers, Sub-developers and builders.

1.2.59 **Site Plan** means the conceptual plan submitted to the City for the first stage of the approval of a mixed use development in accordance with the City's Vested Laws.

1.2.60 **Sub-developer** means any Person that obtains title to a Parcel from a Developer for development.

1.2.61 **Subdivision** means the division of any portion of the Project into a subdivision pursuant to State Law and/or the Zoning Ordinance.

1.2.62 **System Improvement** means those elements of infrastructure that fall within the definition of System Improvements pursuant to Utah Code Ann. §11-36a-102(21). System Improvements shall be defined as set out in the North Village Capital Facilities Plans and Master Plans.

1.2.63 **Zone** means the City's North Village Overlay District Zone.

1.2.64 **Zoning Ordinance** means the City's Land Use and Development Ordinance adopted pursuant to the Act that is in effect as of the Effective Date.

2. **Development of the Project.** Development of the Project shall be in accordance with this Agreement, the City's Vested Laws and the City's Future Laws as expressly set forth in this Agreement. The Parties acknowledge and agree that if there is a conflict with this Agreement and the City's current or future laws, then this Agreement shall supersede and take precedence to the fullest extent possible.

3. **Development of the Property in Compliance with the Site Plan.**

3.1 **Project Density.** Except as may be otherwise augmented hereinafter, Property Owners shall be entitled to and are vested with the right to develop and construct up to 69.72 ERUs on the Property consistent with the Intended Uses specified in the Zoning Ordinance and generally identified on the Site Plan (collectively, the "**Base Density Entitlements**"). The Base Density Entitlements represent the base density allocation per gross acre allowed by the City's Vested Laws and have been approved pursuant to the City's review of the Site Plan in accordance with the requirements of the North Village Overlay District Zone. In addition to the Base Density Entitlements, Property Owners shall be entitled to and are vested with the right to develop and construct an additional 3.5 ERUs on the Property consistent with the Intended Uses specified in the Zoning Ordinance and generally identified on the Site Plan (collectively, the "**Bonus Density Entitlements**," and together with the Base Density Entitlements, the "**Development Entitlements**"), which reflects a five percent (5%) increase in base density granted by reason of the Low Income Housing requirements imposed pursuant to this Agreement.

3.2 **Intended Uses by Parcel and Densities.** Intended Uses and Densities currently contemplated for each Parcel are shown on the Site Plan for the Property, which plan has been prepared in compliance with the requirements of the Heber City ordinances set forth in Chapter 17.20 Plans of the City's Vested Laws. Uses on the property shall not include stacked flats unless approved by the City Council.

3.3 **Use of Density.** Notwithstanding the maximum gross density permitted under the Zone, FINCH CREEK may allocate the Development Entitlements among any Subdivision within the Project;

3.4 **Accounting for Density for Parcels Sold to Sub-developers.** In connection with the sale of any Parcel sold by FINCH CREEK to a Developer or Sub-developer, FINCH CREEK shall provide the City with a written document specifying the identity of the Person to whom the Parcel is sold, the allocation, if any, of any Development ERUs associated with such Parcel, and the Open Space requirements and/or obligations associated with such Parcel. In connection with the recordation of a Final Plat or other document of conveyance for any Parcel sold to a Developer or Sub-developer, FINCH CREEK shall provide the City Recorder with a development report (a "**Development Report**") identifying the Parcel(s) sold, the Residential Development ERU and/or other type of use or Development Unit allocated with the Parcel(s), the Development ERU remaining with FINCH CREEK and any material effects of the sale on the Site Plan.

3.4.1 Return of Unused Density. If a Developer or Sub-developer cannot or does not utilize all of the Development ERU allocated to it in connection with the transfer of one or more Parcels at the time the Developer or Sub-developer receives approval for the final Development Application for such

transferred Parcel(s), the unused Development ERU shall automatically revert back to FINCH CREEK. Such Development ERU shall be accounted for in any subsequent Development Report that FINCH CREEK, or any of its successors in interest may be required to file with the City Recorder.

3.5 **Parcel Sales.** The City acknowledges that the precise location and details of the public improvements, lot layout and design and any other similar item regarding the development of a particular Parcel may not be known at the time of the sale of a Parcel.

3.6 **Low Income Housing Requirements.** For the purposes of this Agreement, Low Income or Affordable Housing shall maintain a selling price that is affordable for individuals or families with an income of less than 60% of the average median income (AMI) in Wasatch County, Utah. A minimum of 3.5 ERU's shall be deed restricted in perpetuity and sold or rented at an affordable rate to families earning no more than sixty percent (60%) of the average median income (60% AMI). FINCH CREEK shall reasonably disperse the Low Income Housing units throughout the Project. FINCH CREEK shall also be entitled to allocate any such Low Income Housing requirements to Developers and/or Sub developers as FINCH CREEK may elect. The Low Income Housing ERUs shall be developed on a proportional basis with the development. Developer and the City shall follow and comply with any deed restrictions as outlined in the Low Income Housing Ordinance & Plan. Payment of a fee in lieu to fulfill the requirements of the Low Income Housing Ordinance & Plan is not an option, unless specifically agreed to by the City. Fractions of required Low Income Housing ERUs may be implemented with the payment of a fee in lieu option.

3.6.1 Allocation of Low Income Housing. At least one half of the required affordable housing (ERUs) shall be sold to parties that shall be required to reside in the units as their primary residence, "Owner-Occupied", with a specific restriction not to allow said units to be rented. ERUs constructed as Low Income Housing in the Project shall be deed restricted and preserved in perpetuity for those income qualified at 60% or less of the Average Medium Income for Wasatch County, Utah.

3.6.2 Rights of First Offer. Heber City, or its designee, shall have the first right to purchase all affordable dwelling units (aka, AMI deed restricted properties, or affordable deed restricted units). In the event that Heber City does not exercise or execute on its said option to purchase, then FINCH CREEK, and its successors, shall grant or cause the applicable Developers and/or Sub-developers to grant to the following entities and their employees, in descending order of priority, a right to purchase Low Income Housing constructed and operated as affordable housing and available within the Project for sale to income qualifying households otherwise

meeting the requirements of this Agreement: the **City**, the Wasatch County School District (the "**District**") and Wasatch County (the "**County**"). In the event the City, the District, and the County do not exercise their respective first rights, the applicable Low Income Housing Units may be sold, as the case may, be to members of the general public meeting the income qualification requirements, employed in Wasatch County and living or desiring to live in Wasatch County.

3.6.2.1 Deed Restrictions Protecting the Affordability and Sustainability of the Affordable Homes at FINCH CREEK MIXED USE DEVELOPMENT.

a. Prior to final approval for the Finch Creek Mixed Use Development, and, prior to transfer of ownership from Developer/ Owner of any Affordable Housing Units/ Homes, Developer/ Owner shall negotiate and enter into with the City a ***Deed Restrictions Covenant,*** *(which shall be recorded with the Wasatch County Recorder),* that shall serve as a Covenant Running With the Land to protect the affordability and sustainability of the Affordable Units/homes at Finch Creek Mixed Use Development, Heber City, Wasatch County, Utah. Some of the terms of such a Covenant should include, but shall not be limited to the following:

1. The Covenant is to provide and articulate terms, conditions, and restrictions. The Covenant shall be enforceable by the City and, upon its execution and recording in the public records of the County Recorder of Wasatch County, Utah, shall run with the land, enforceable against the Owners; each Unit Owner, and each Unit Owner's successors interest, assignees, heirs, devisees, mortgagees, lessees, trustees, beneficiaries, executors, administrators, personal representatives; any subsequent owners; and any other parties claiming an interest in the Property. In addition to the recording of this Covenant, Developer/Owner shall cause that any deed or plat map associated with any affordable housing properties or units shall reference said Covenant.

2. The City shall forever retain the right to purchase all Affordable housing units, in perpetuity, pursuant to such a Covenant running with the land and units.

3. Administration and Enforcement. The City shall have the right to enforce the terms of such a Covenant and may enforce its terms as it deems administratively proper through its employees, administrative offices, agents, or assigns. The Heber City Police Department shall be authorized to investigate certain affordable housing violations and to issue citations pursuant to

applicable City Code and State Statute. The City may enforce this Covenant by any appropriate legal or equitable action including but not limited to specific performance, injunction, abatement, damages and such other remedies and penalties as may be specified in this Covenant. This Covenant shall inure to the benefit of the City and nothing herein shall be construed as creating a general scheme to the enforced by Unit Owners against each other.

4. At least 50% of the required affordable ERUs shall be Owner-Occupied unless a Unit Owner shall receive prior written consent of the City, in its sole and absolute discretion, for an exception. Each of these Unit Owners shall occupy the Unit as a Primary Residence. Unless the City gives its prior written consent, each Unit Owner shall not obtain, purchase, or otherwise acquire any other direct or indirect interest in real property while the Unit owner is a Unit Owner; neither the Unit Owner nor any person in the Unit Owner's Household shall establish a trust of which the Unit Owner is a beneficiary if such trust's corpus contains any other real property.

5. Resale of Unit. The Unit Owner shall send Notice to the City of such Unit Owner's intent to sell the unit (the date of such Unit Owner's Notice to the City shall be the "Offer Date") and shall not Sell any interest in such Unit without written consent of the City.

3.6.3 **Off-site Low Income Housing.** At the discretion of the developer, some or all of the affordable housing requirements may be met in partnership with the City to allow construction and location of affordable housing units off site on any available property whether owned by the City, third parties or other entities. The exact details of such an arrangement, if presented by the City and discretionally negotiated by developer, would be negotiated with the City at the time of development, if possible, and if the City has the property available at that time. It is the intent that such option would not reduce the developer's requirements below that required in this MDA.

3.6.4 **Timing.** At least 50% of the required Low Income Housing units shall be constructed no later than the construction of the first 30 percent of the Market Rate units. The full Low Income Housing requirement shall be completed no later than construction of the first 60 percent of the Market Rate units.

3.6.5 **Non-Residential Development Timing.** Any commercial areas shown upon the Master Plan for the development shall be rough graded and

provided with access to adequate utilities to serve the land uses no later than the construction of 60 percent of the residential units within the development.

4. **Zoning and Vested Rights.**

4.1 **Compliance with City Requirements and Standards.** Developer and Owners expressly acknowledge that nothing in this Agreement shall be deemed to relieve Developer or any Continuing or Successor Owner from its obligations to comply with all applicable requirements of the City necessary for approval and recordation of subdivision plats and site plans for the Project, which are in place at the time of a complete and approved application, including the payment of unpaid fees, the approval of subdivision plats and site plans, the approval of building permits and construction permits, and compliance with all applicable ordinances, resolutions, policies and procedures of the City except as otherwise provided in this Agreement. Specifically, Developer and Owner acknowledge and agree that in the event adherence to the City Updated North Village Storm Water and the North Village Street Master Plans, may or actually does affect or compromise entitlements, Developer and Owner shall not be allowed to claim damages, takings or costs from or against the City.

4.2 **Current Zoning.** Concurrently with its execution of this Agreement, the City has annexed the Project to the City and zoned the Property under the North Village Overlay District Zone. The North Village Overlay District Zone (Section 18.21.010 and Section 18.21.060 of the Heber City Code) was approved by the Council on March 16, 2021.

4.3 **Term of Agreement.** The term of this Agreement shall commence on the Effective Date and continue either for a period of ten (10) years, or the day upon which the final certificate of occupancy is approved and granted, whichever first occurs, (the "**Term**"), unless it is terminated in accordance with Section 26. The Term may, at FINCH CREEK's option, be extended for one (1) additional five (5) year period, provided FINCH CREEK is not in material default of any provisions of this Agreement and after providing the City with written notice not less than six (6) months prior to the scheduled expiration date. Unless otherwise agreed between the Parties, FINCH CREEK's vested rights and interests set forth in the Agreement shall expire at the end of the Term, or as the Term may be extended by mutual agreement of the Parties. Upon termination of this Agreement for any reason, the obligations of the Parties to each other created under this Agreement shall terminate, but none of the licenses, building permits, or certificates of occupancy granted prior to the expiration of the Term or termination of this Agreement shall

be rescinded or limited in any manner, nor will any rights or obligations of Property Owners or the City intended to run with the land be terminated.

5. **Approval Processes for Development Applications.**

5.1 **Phasing.** The City acknowledges that FINCH CREEK, Developers, and Sub-developers who have purchased Parcels of the Property may submit multiple applications from time to time to develop and/or construct portions of the Project in phases.

6. **Open Space, Improved Public Parks, and Trails Requirements.**

6.1 **Development Timing: Open Space, Neighborhood Parks, and Trails.** Neighborhood Parks and Trails shall be constructed and developed concurrently with the respective development within which said trails are located. The City shall not be obligated to make final approval and place into warranty any public improvements located within or constructed in conjunction with the development of a particular Phase until the parks and trails located within such Phase have been constructed, or the City has received an improvement completion assurance in the form of either a cash escrow deposit, a letter of credit or such other form of completion assurance as may then be accepted by the City with respect to such parks and trails meeting the requirements of Section 10-9a-604.5 of the Utah Municipal Land Use Development Management Act. Open space, parks and trails shall comply with the requirements of the NVOZ.

6.2 **Dedication of Open Space or Trails**. Property within the canal easements shall be granted and dedicated by the Property Owner to the City, or other public entity as determined by the City. Dedication of Trails to the City shall be by plat recordation or by dedication by deed from the applicable Property Owner which shall be without any financial encumbrance or other encumbrance (including easements) which unreasonably interferes with the use of the property for Open Space and/or Trails; In the event trails are established solely for the internal use by Homeowners' Association, no public easement shall be granted by FINCH CREEK or any other Property Owner. Construction and dedication of the Highway 40 trail shall occur within the first phase of development.

6.3 **Maintenance of Open Space/or Trails**. Except as otherwise specifically provided in this Agreement, upon acceptance by the City of Trails and after formal possession, the City shall be responsible for maintaining the Public Trail after final inspection and acceptance of the applicable improvements included therein, if any. If the Trails are dedicated to an entity other than the City, the dedication shall provide for the maintenance of the applicable Trails. Unless approved by, and dedicated to the City, any associated landscaping with such Trails shall be maintained by the respective property owners association.

6.4 **Tax Benefits**. The City acknowledges that Property Owners may seek to qualify for certain tax benefits by reason of conveying, dedicating, gifting, granting or transferring Open Space and/or Trails to the City or to a charitable organization. Property Owners shall have the sole responsibility to claim and qualify for any tax benefits sought by Property Owners by reason of the foregoing. The City shall reasonably cooperate with Property Owners to the maximum extent allowable under law to allow Property Owners to take advantage of any such tax benefits.

6.5 **North Fields Preservation**. FINCH CREEK, for itself and with respect to each subsequent Owner of the Property, agrees that upon issuance of a building permit for a Development Unit, the Owner of such Development Unit shall pay to the City a fee equal to $2,500 per ERU or partial ERU attributable to such Development Unit (the "**North Fields Preservation Fee**"). The City shall utilize funds collected pursuant to the North Fields Preservation Fee solely for the purpose of preserving open space in the North Fields, including purchase of development rights. The City agrees that the North Fields Preservation Fee shall not be charged for Development Units constructed and operated as Low Income Housing Units.

7. **Public Improvements.**

7.1 **Utilities and On-Site Infrastructure.** The City acknowledges that FINCH CREEK will prepare an Infrastructure Plan (a/k/a Civil Drawings). The Parties acknowledge that there will be a Capital Facilities Plan for the Public Infrastructure approved and adopted by the City. The Property Owners shall have the responsibility and obligation, to construct and fund, or cause to be constructed and installed, in phases, the On-Site and Off-Site Infrastructure according to the Capital Facilities Plan that is necessary to support the development proposed within a specific Development Application. If any Property Owners elect to construct any On-Site Infrastructure or Off-Site Infrastructure required by the Capital Faculties Plan as a condition of approval of a Development Application, the Property Owner shall pay the cost thereof, subject to its reimbursement rights set forth in Section 7.2. The City shall comply with the statutory processes and all other applicable laws, rules, and regulations governing such work. Parties contemplate that each Phase will be served by sanitary sewer, culinary water and secondary irrigation systems provided by others.

7.2 **Excess Improvements/Upsizing.** Any infrastructure requested by the Developer or required by the Development shall be the responsibility of the Developer. The City and FINCH CREEK acknowledge and agree that, as a part of the Capital Facilities Plan, certain portions of the infrastructure improvements shown on the Capital Facilities Plan (including both On and Off-site Infrastructure) may need to be enlarged, increased or otherwise "upsized" or upgraded (collectively, the "**Excess Improvements**") at the request of the City or other responsible Non-City Agency to serve, directly or indirectly, developments or

future developments on land areas outside of the Project's boundaries or owned by parties other than Property Owners (collectively, the "**Benefitted Property**"). In recognition of the foregoing, and as a material inducement to the execution of this Agreement by FINCH CREEK:

7.2.1 **Reimbursements.** The City agrees that it shall reimburse the applicable Property Owners for, or to the extent permissible under then-applicable law and as identified in the approved Capital Facilities Plan, costs incurred by the applicable Property Owners in the construction of Excess Improvements. Subject to the City's approval, Property Owners may, from time to time, oversize and/or install and construct portions of the infrastructure specified in the Infrastructure Plan that are System Improvements. The City shall ensure that Property Owners, as applicable, are reimbursed for actual costs from Impact Fees for oversizing. City shall also make available reimbursement/pioneering agreements to reimburse Property owners for installing Off-site System Improvements to serve their property as required by State law. Said pioneering agreements shall have a maximum duration of 10 years from the date of City's acceptance of associated improvements.

7.2.2 **Building Fee and Impact Fee Credits.** To the extent that any reimbursements paid to a Property Owner pursuant to the Reimbursement Procedures do not fully reimburse Property Owners for the amounts expended or costs incurred by the Property Owner in the construction of the Excess Improvements, City shall credit the applicable Property Owner up to the value of such deficiency against the Impact Fees applicable to the Project.

7.2.3 **Backbone Improvements.** Property Owners shall not be compensated for any "upsizing" of the Backbone Improvements that are not included as System Improvements in the approved Capital Facilities Plan.

7.2.4 **Phasing of Master Planned Facilities**. Public Facilities shown on the City's Capital Facilities Plan shall be constructed within the first phase of development.

7.3 Secondary Access. Subject to approval of the City and Wasatch County Fire Service District, FINCH CREEK shall cause one of the proposed Secondary Access Roads to be completed in connection with the first phase of the Project. If approved, said Secondary Access Road shall satisfy the requirements of the City and the Wasatch County Fire Service District with respect to adequate ingress and egress for the Project.

7.4 **Variations between Infrastructure Plan, Capital Facilities Plan and any City's Future Capital Facilities Plan.** The Parties acknowledge that the City may adopt a new or amended Capital Facilities Plan. Additionally, the City may adopt new or amended Impact Fee ordinances as permitted by State Law for the collection of Impact Fees to pay for the construction of parts or all of the Backbone Improvements. The new Capital Facilities Plan shall in no way change any land uses or permitted uses of the Project; limit or control the rate, timing, phasing or sequencing of the approval, development or construction of all or any part of the Project in any manner so long as all applicable requirements of this Agreement and relevant sections of the Zoning Ordinance are satisfied. The Capital Facilities Plan and any future Capital Facilities Plan may differ from the Infrastructure Plan. As a part of the approval of a Development Application, the City may require Property Owners to build portions of the Backbone Improvements as shown on the Capital Facilities Plan (after it is adopted) instead of as shown on the Infrastructure Plan. If the Parties cannot reach agreement on the terms of a reimbursement agreement, the terms of such a reimbursement agreement shall be subject to the mediation and arbitration provisions of Section 14. Notwithstanding the above, nothing herein obligates the City to pay for the minimum backbone infrastructure needed for the Project.

7.5 **No Additional Off-Site Infrastructure Requirements.** Notwithstanding anything to the contrary in the City's Vested Laws, the City shall not, directly or indirectly, charge Developers or Sub-developers, or any of their respective affiliates or successors, any development fees, impact fees, water hookup fees, or any similar fees, charges, assessments or exactions for Off-Site Infrastructure not contemplated in the Capital Facilities Plan, or subsequent updates to said Plan. However, any and all such development fees, impact fees, water hookup fees, or any similar fees, charges, assessments or exactions for On-Site Infrastructure, shall be borne by Developers and Sub-developers, or any of their respective affiliates or successors, or residents, regardless of whether they are off-site or on-site, pursuant to the Capital Facilities Plan. In the event that Developer or Sub-developer is required to build Off-Site Infrastructure, and subject to the aforementioned 10 year limited duration, in the event pioneering agreements are used, the City would collect a pro-rata share from future, benefitting developers.

7.6. **Modifications of Infrastructure Locations and the Boundaries of the Development Areas.** The City acknowledges that the exact locations of On and Off-Site Infrastructure and the boundaries of the Parcels are conceptual in nature and that additional surveying, engineering and similar studies are needed to finalize lot locations, road and utility alignments as well as road and utility sizing. Therefore, Parcel boundaries, road and utility alignments and, subject to the requirements of this Agreement, infrastructure sizing may be further modified and revised upon the City's approval of subsequent Development Applications in accordance with subsequent subarea infrastructure Site Plans that will be prepared

by Developer for each Phase, and the City's Vested Laws, all subject to City final approval.

7.7 **Utilities Provided by the North Village Special Service District (NVSSD) and the Jordanelle Special Service District (JSSD).** The Parties acknowledge that the Project is currently served by the NVSSD and the JSSD for sewer and water, including secondary water. It is the intent by both Parties that the NVSSD and the JSSD shall continue to serve the project for these utilities through such service districts as long as they have capacity and are capable of serving. The Developer shall provide Commitment Letters from JSSD and NVSSD for the plat and/or phase being served before final approval for that particular plat is granted. Water for phases and all amenities shall be dedicated up front. If at any time it is deemed unfeasible to have JSSD or NVSSD serve the Project, the Developer shall secure other service providers. The City shall not be liable or responsible to provide such services.

7.8. **Water Rights.** Developers shall be required to comply with the JSSD and NVSSD water policies generally applicable to all NVSSD customers.

7.9. **Streets.** Street frontage shall be improved in compliance with the City's Standards and Specifications and the NVOZ.

Development shall obtain UDOT access approval for any accesses onto a state highway.

Development shall comply with the Highway 40 Access Management Agreement.

At the time of development, a transportation hub (area with a bus stop bench and bus turnout), will provided to the satisfaction of the City Engineer within each development, at a location that is central to the transportation network and convenient for access to the center of density within the development.

7.10 **Off-Site Connectivity**. All trails, canals, ditches and roads shall connect with existing and internal trails, canals, ditches and roads located immediately adjacent to the Project such that there is consistent, smooth linkage and connectivity with any and all municipal systems.

8. **Cable/Fiber Optic Service.** Subject to all applicable federal and state laws, as well as the City's authorization and capacity to timely install in a reasonable manner all required infrastructure and provide such service, FINCH CREEK agrees that the City shall be the sole cable/fiber optic network provider for the Development. The City shall install or cause to be installed all underground conduits necessary to make available a minimum of one cable service/fiber optic communication provider, or other comparable information and communication service provider, within the Project. FINCH CREEK shall cooperate and reasonably accommodate the City's installation and development of said cable service/fiber optic network, (CFON).

Notwithstanding the foregoing, Property Owners may contract with any cable TV/fiber optic and other communication provider of their own choice and grant an exclusive right of access and/or easement to such provider to furnish cable TV/fiber optic and other communication services for those dwelling units or other uses on such Property Owner's real property so long as the property is private and not dedicated to the public. The City may charge and collect all taxes and fees with respect to cable, fiber optic and other communication lines as allowed under an applicable City ordinance or state law.

9. **CC&Rs.** As more fully set forth in the CC&Rs, Property Owners shall create and establish one or more Property Owners' Associations, which shall be responsible for the implementation and enforcement of the CC&Rs and the Design Guidelines, including but not limited to architectural reviews, water efficiency, wildfire education, open space, and private street and storm water system maintenance. Recordation of the CC&Rs and creation of such Property Owners' Associations shall be required at the time of Final Plat review and approval. They shall be recorded both with the County and City Recorders. The City shall not be responsible for the implementation and/or enforcement of any such CC&Rs and Design Guidelines. The CC&Rs may be amended by the processes specified in the CC&Rs without any requirement of approval of such amendments by the City. If any provision of the Design Guidelines is inconsistent with a specific provision of this Agreement, the terms of this Agreement shall govern. Prior to the issuance of any building permits for residential, business, commercial or recreational use, but excluding On or Off-Site Infrastructure or other infrastructure proposed by Property Owners, the architectural control committee established by the CC&Rs shall certify that the proposed Development Application complies with the Design Guidelines. To facilitate uniform application and enforcement of the Design Guidelines, the Design Guidelines shall incorporate the design standards set forth in the Zone. Potential avenues of enforcement of the applicable CC&Rs available to the applicable Property Owners' Association or Owners shall include judicial enforcement by a court having subject matter jurisdiction over the particular dispute.

10. **Fees & Bonding.**

10.1 **General Requirement of Payment of Fees.** The City acknowledges its fees are subject to applicable State law. The City's impact fee requirements will be set forth in the City's approved Capital Facilities Plan for the Project area to be developed subsequent to this Agreement and incorporated herein.

10.2 **Warranty Bonding.** To the extent other public financing vehicles are not available for any on or off-site, publicly dedicated infrastructure or similar improvements for the Project, Property Owners, Developers or Sub-developers, as applicable, shall provide performance or warranty bonds, per the Heber City Code, in the form of letters of credit or cash bonds (all forms approved by the City) in relation to any on or off-site, publicly dedicated infrastructure or similar improvements for the Project (the "**Security**"), including, without limitation, roads, curb and gutter, storm drains, sewer, water, street lighting, signs, sidewalks, landscaping within public rights of way, public open space, public parks and trails.

Notwithstanding anything to the contrary under the City's Vested Laws, Property Owners shall not be required to post any such security for any privately-owned infrastructure or improvements, not necessary for public health and safety. The Security required under this section shall otherwise conform to the requirements of State Law.

11. **Construction Standards and Requirements.**

11.1 **Building Permits.** No buildings or other structures that require permits, shall be constructed within the Project without the Developer or Sub-developer first obtaining building permits in accordance with the City's Vested Laws. Developers and Sub-developers may apply for and obtain a grading permit following Preliminary Site Plan approval if the Developers or Sub-developers, as applicable, have submitted and received approval of a site-grading plan and SWPPP and subject to a Land Disturbance Permit issued pursuant to Section 12 below.

11.2 **City and Other Governmental Agency Permits.** Before commencement of construction or development of any buildings, structures or other work or improvements upon any portion of the Project, a Developer or Sub-developer shall, at their expense, secure, or cause to be secured, any and all permits which may be required by the City under the City's Vested Laws or any other governmental entity having jurisdiction over the work. The City shall reasonably cooperate with Developers Sub-developers in seeking to secure such permits from other governmental entities.

11.3 **Limitation to Three Stories.** No structure in the Project shall exceed three (3) stories in height unless approved by the City Council.

12. **Grading, On-Site Processing of Natural Materials; Storm Water Management.**

12.1 **Intentionally Omitted.**

12.2 **On-Site Processing of Natural Materials**. Property Owners may use the natural materials located on the Project, including, without limitation, sand, gravel and rock, and may process such natural materials into construction materials, including, without limitation, aggregate or topsoil, for use in the construction of On and Off-Site Infrastructure, commercial buildings, residential structures, or other buildings or improvements located in the Project and other locations outside the Project. Property Owner shall remediate any damage to trails, infrastructure, drainage or natural water features caused by such use. Notwithstanding this provision, this does not permit the construction of any subdivision or site-specific improvements prior to the requisite Final Plat review and approval for such improvements. Any such uses shall not be considered gravel pits.

12.3 **Storm Water Management**. The Parties acknowledge that the City is presently contemplating a future regional storm water master plan (as finalized and adopted by the City, the "**City Updated North Village Stormwater Master Plan**"). Concurrent with Provision 4.1 above, FINCH CREEK shall be required to comply with all future policies and standards of the North Village Stormwater Master Plan and associated Stormwater Design Manual, yet to be adopted, and all standards and requirements of any and all exhibits attached and incorporated into this Agreement, including but not limited to the Engineering Review Letter.

12.3.1 As a condition of annexation, as outlined in the **City Updated North Village Storm water Master Plan**, Developer and Property Owner shall restore or replace the historic, natural drainage channels downstream of the existing irrigation canals, as outlined and contemplated in the above referenced Master Plan.

12.4 **Intentionally Omitted.**

12.5. **Future Transportation Plan.** The Parties acknowledge that the City is presently contemplating a future Updated North Village Transportation Plan (as finalized and adopted by the City, the (when finalized and adopted by the City, the "**City Updated North Village Transportation Plan**"). Concurrent with Provision 4.1 above, FINCH CREEK shall be required to comply with all future policies and standards of the North Village Transportation Plan, yet to be adopted, and all standards and requirements of any and all exhibits attached and incorporated into this Agreement, including but not limited to the Engineering Review Letter.

13. **Provision of Municipal Services.** The City shall provide all City services to the Project that it provides from time to time to other residents and properties within the City including, but not limited to, development services and inspections, road and streetlight maintenance on public streets, police, and other emergency services. Such services shall be provided to the Project at the same levels of service, and on the same terms and rates as provided to other residents and properties in the City, unless such services are provided by other entities, or, because of the unique topography, location or other special or unique circumstances in the area covered by this Agreement, the cost to provide such services is higher than the like property rate throughout the City, and the City is able to demonstrate by empirical evidence, that such costs are a result of substantive additional or increased costs of municipal services, or financial burden to the City, then such additional costs, including but not limited to those required for additional special fire or police services, may be passed on to the Property Owners by way of special municipal service zonal fees, or some other equivalent of such fees. The City may charge such increased rate fees to Property Owners with respect to the Project, Phase, or sections of a Phase proportionate to their share of the increased cost.

14. **Default.** Any failure by any party to perform any term or provision of this

Agreement, which failure continues uncured for a period of thirty (30) days following the receipt of written notice of such failure from the other party (unless such period is extended by mutual written consent, and subject to Sections 14.2 through 14.4), shall constitute a **"Default"** under this Agreement. Any notice given pursuant to the preceding sentence (**"Asserted Default Notice"**) shall comply with Section 14.1.

14.1. **Notice.** If a Property Owner or the City causes an event which remains uncured for a period of thirty (30) days, this would constitute a Default of this Agreement. The Party claiming a Default shall provide a written Asserted Default Notice to the other Party.

14.1.1. **Contents of the Asserted Default Notice.** The Asserted Default Notice shall:

14.1.1.1 Claim of Default. Specify the claimed event of Default;

14.1.1.2. Identification of Provisions. Identify with particularity the provisions of any applicable law, rule, regulation or provision of this Agreement that is claimed to be in Default;

14.1.1.3. Specify Materiality. Identify why the claimed Default is claimed to be material; and

14.1.1.4. Proposed Cure. Specify the manner in which said failure may be satisfactorily cured.

14.2. **Cure.** Following receipt of an Asserted Default Notice, the defaulting Party shall have sixty (60) days in which to cure such claimed Default (the "Cure Period"). If more than 60 days is required for such cure, the defaulting Party shall have such additional time as is reasonably necessary under the circumstances in which to cure such Default so long as the defaulting Party commences such cure within the Cure Period and pursues such cure with reasonable diligence.

14.3. **Meet and Confer, Mediation, Arbitration.** Upon the failure of a defaulting Party to cure a Default within the Cure Period or in the event the defaulting Party contests that a Default has occurred, before initiating any formal litigation proceedings the Parties shall first engage in Mediation.

14.4. **Remedies.** If the Parties are not able to resolve the Default by Mediation, the Parties shall have the following remedies:

14.4.1. **Legal Remedies.** Legal Remedies available to both Parties shall include all rights and remedies available at law and in equity, including, but not limited to, injunctive relief, specific performance and/or damages. In

addition to any other rights or remedies, any Party may institute legal action to cure, correct or remedy any default, to specifically enforce any covenant or agreement herein, or to enjoin any threatened or attempted violation. Nothing in this section is intended to, nor does it limit Developer's or City's right to such legal and equitable remedies as permitted by law. It is specifically acknowledged by both Parties that neither Party waives any such rights for legal and equitable remedies.

14.4.2. **Enforcement of Security.** The right to draw on any security posted or provided in connection with the Project and relating to remedying of the particular Default.

14.4.3. **Withholding Further Development Approvals.** The right to withhold all further reviews, approvals, licenses, building permits and/or other permits for development of that portion of the Property owned by the defaulting Property Owner.

14.5. **Public Meeting.** For any Default by a Property Owner, before any remedy in Section 14.4.1 may be imposed by the City, Property Owners shall be afforded the right to attend a public meeting before the Council and to address the Council regarding the claimed Default.

14.6. **Emergency Defaults.** Anything in this Agreement notwithstanding, if the Council finds on the record in a public meeting that a Default by Property Owners materially impairs a compelling, countervailing interest of the City and that any delays in imposing a remedy to such a Default would also impair a compelling, countervailing interest of the City, the City may impose the remedies of Section 14.4., without any further requirements or obligations to the Property Owners. The City shall give Notice to Property Owners in accordance with the City's Vested Laws of any public meeting at which an emergency Default is to be considered and Property Owners shall be allowed to attend such meeting and address the Council regarding the claimed emergency Default.

14.7. **Cumulative Rights.** The rights and remedies set forth herein shall be cumulative.

15. **Notices.** All notices required or permitted under this Amended Development Agreement shall, in addition to any other means of transmission, be given in writing by certified mail and regular mail to the following address:

To the Property Owners:

Finch Creek, LLC
Attn: James Stout

1113 S. 500 W.
Bountiful, UT 84010

To the City:

City of Heber
Attn: City Recorder
25 North Main Street
Heber, Utah 84032

15.1 **Effectiveness of Notice.** Except as otherwise provided in this Agreement, each Notice shall be effective and shall be deemed delivered on the earlier of:

15.1.1 **Physical Delivery.** Its actual receipt, if delivered personally, by courier service, or by facsimile, provided that a copy of the facsimile Notice is mailed or personally delivered as set forth herein on the same day and the sending Party has confirmation of transmission receipt of the Notice.

15.1.2 **Electronic Delivery.** Its actual receipt if delivered electronically by email, provided that a copy of the email is printed out in physical form and mailed or personally delivered as set forth herein on the same day and the sending Party has an electronic receipt of the delivery of the Notice.

15.1.3 **Mail Delivery.** On the day the Notice is postmarked for mailing, postage prepaid, by First Class or Certified United States Mail and actually deposited in or delivered to the United States Mail.

15.1.4 **Change of Notice Address.** Any Party may change its address for Notice under this Agreement by giving written Notice to the other Party in accordance with the provisions of this Section.

16. **Administrative Amendments.**

16.1 **Allowable Administrative Applications:** The following modifications to this Agreement may be considered and approved by the Administrator.

16.1.1 **Infrastructure.** Modification of the location and/or sizing of the infrastructure for the Project that does not materially change the functionality of the infrastructure.

16.1.2 **Design Guidelines.** Modifications of the Design Guidelines.

16.1.3 **Development Unit Allocations.** Any allocation of Development Unit densities to be made by FINCH CREEK or its successors.

16.1.4 **Minor Amendment.** Any other modifications deemed to be minor modifications by the Administrator.

16.2 **Application to Administrator.** Applications for Administrative Amendments shall be filed with the Administrator.

16.2.1 **Referral by Administrator.** If the Administrator determines for any reason that it would be inappropriate for the Administrator to determine any Administrative Amendment, the Administrator may require the Administrative Amendment to be processed as a Modification Application.

16.2.2 **Administrator's Review of Administrative Amendment.** The Administrator shall consider and decide upon the Administrative Amendment within a reasonable time not to exceed forty-five (45) days from the date of submission of a complete application for an Administrative Amendment. Applicant must provide all documents in their completed form and pay any required fee in accordance with State law.

16.2.3 **Notification Regarding Application and Administrator's Approval.** Within ten (10) days of receiving a complete application for an Administrative Amendment, the Administrator shall notify the Council in writing. Unless the Administrator receives a notice pursuant to these Sections, requiring that the proposed Administrative Amendment be considered by the Council as a Modification Application, the Administrator shall review the application for an Administrative Amendment and approve or deny the same within the 45-day period set forth in Section 16.2.2. If the Administrator approves the Administrative Amendment, the Administrator shall notify the Council in writing of the proposed approval and such approval of the Administrative Amendment by the Administrator shall be conclusively deemed binding on the City. A notice of such approval shall be recorded against the applicable portion of the Property in the official City records.

16.2.4 **City Council Requirement of Modification Application Processing.** If the Council requires the proposed Administrative Amendment to be considered by the Council as a Modification Application, it shall, within two (2) business days after the first Council meeting following notification by the Administrator pursuant to Section 16.2.3 above, notify the Administrator that the Administrative Amendment must be processed as a Modification Application, and that the Council shall be the final determining body for any and all Modification Applications.

16.2.5 **Appeal of Administrator's Denial of Administrative Amendment.** If the Administrator denies any proposed Administrative Amendment, the Applicant may process the proposed Administrative

Amendment to the Council for final adjudication. The Council shall be the final determining body for any and all Modification Applications.

17. **Amendment.** Except for Administrative Amendments, any future amendments to this Agreement shall be considered as Modification Applications subject to the following processes:

17.1 **Submissions of Modification Applications.** Only the City or FINCH CREEK or an assignee of FINCH CREEK, approved in writing by the City, and one that succeeds to all of the rights and obligations of FINCH CREEK under this Agreement may submit a Modification Application.

17.2 **Modification Application Contents.** Modification Applications shall:

17.2.1 **Identification of Property.** Identify the property or properties affected by the Modification Application.

17.2.2 **Description of Effect.** Describe the effect of the Modification Application on the affected portions of the Project.

17.2.3 **Identification of Non-City Agencies.** Identify any Non-City agencies potentially having jurisdiction over the Modification Application.

17.2.4 **Map.** Provide a map of any affected property and all property within three hundred feet (300') showing the present or Intended Use and density of all such properties.

17.2.5 **Fee.** Modification Applications shall be accompanied by a fee in an amount reasonably estimated by the City to cover the costs of processing the Modification Application.

17.3. **Mutual Cooperation in Processing Modification Applications.** Both the City and Applicants shall cooperate reasonably in promptly and fairly processing Modification Applications.

17.4 **Planning Commission Review of Modification Applications.**

17.4.1 **Review.** All aspects of a Modification Application required by law to be reviewed by the Planning Commission shall be considered by the Planning Commission as soon as reasonably possible in accordance with the City's Vested Laws in light of the nature and/or complexity of the Modification Application. The City shall not be required to begin its review of any application unless and until the Applicant has submitted a complete application.

17.4.2 **Recommendation.** The Planning Commission's vote on the Modification Application shall be only a recommendation.

17.5 **Council Review of Modification Application.** After the Planning Commission, if required by law, has made or been deemed to have made its recommendation of the Modification Application, the Council shall consider the Modification Application.

17.6 **Council's Objections to Modification Applications.** If the Council objects to the Modification Application, the Council shall provide a written determination advising the Applicant of the reasons for denial, including specifying the reasons the City believes that the Modification Application is not consistent with the intent of this Agreement and/or the City's Vested Laws (or, only to the extent permissible under this Agreement, the City's Future Laws).

17.7 **Mediation of Council's Objections to Modification Applications.** If the Council and Property Owners are unable to resolve a dispute regarding a Modification Application, the Parties shall attempt within seven (7) days to appoint a mutually acceptable expert in land planning or such other discipline as may be appropriate. If the Parties are unable to agree on a single acceptable mediator, each shall, within seven (7) days, appoint its own individual appropriate expert. These two experts shall, between them, choose the single mediator. Property Owners shall pay the fees of the chosen mediator. The chosen mediator shall within fourteen (14) days, review the positions of the parties regarding the mediation issue and promptly attempt to mediate the issue between the parties.

17.8 **Amendments by FINCH CREEK**. Notwithstanding any other provision in this Agreement to the contrary, FINCH CREEK may propose and if approved by the City, execute any amendment or other modification of this Agreement or the Site Plan, without the consent of any Property Owner provided that such amendments, modifications, land uses and density allocations: (a) are consistent with the requirements of the City's Vested Laws; and (b) shall not alter the ERU density allocated to such Property Owner identified in a duly executed Development Report or assignment from FINCH CREEK or otherwise affect any development rights associated with such Property Owner's Development Property set forth in a property specific development agreement with the City pertaining to such Development Property or a recorded Subdivision Plat specific to such Development Property and no other portion of the Project. For avoidance of doubt, neither the City nor FINCH CREEK shall be required to obtain the consent of any Property Owner or any subsequent owner of a portion of the Project in order to amend this Agreement pursuant to this Section 17.

18. **Estoppel Certificate.** Upon twenty (20) days prior written request by a Property

Owner, the City will execute an estoppel certificate to any third party certifying that this Agreement has not been amended or altered (except as described in the certificate) and remains in full force and effect, and that such Property Owner is not in default of the terms of this Agreement (except as described in the certificate), and such other matters as may be reasonably requested by the Property Owner. The City acknowledges that a certificate hereunder may be relied upon by transferees and mortgagees.

19. **Attorney Fees and Costs.** Subject to the Default provisions of Section 14 above, any and all disputes arising out of or related to the terms and conditions of this Agreement, including the interpretation and validity of the terms herein and the respective rights and obligations of the parties, shall first be negotiated informally in good faith between the parties. If such informal negotiations do not resolve the dispute, the parties shall participate, in good faith, in mediation. If mediation is unsuccessful, then either party may pursue whatever legal remedies may be available, at law or equity, before a court of competent jurisdiction, the losing party to the controversy shall pay to the successful party any and all costs and expenses, including reasonable attorney's fees, investigating such actions, taking depositions and discovery, and all other necessary costs incurred in, arising out of or resulting from such default (including any incurred in connection with any appeal or in bankruptcy court) incurred by such party and, in addition, such costs and expenses as are incurred in enforcing this Agreement.

20. **Entire Agreement.** Unless expressly provided herein, nothing in this Agreement shall be interpreted to conflict with, replace or waive any requirements, obligations, standards, duties, rights and enforcements afforded to the Parties, provided by and through the NVOZ Zone and Ordinance, and shall be interpreted and presumed by the Parties to be consistent, in harmony with, and incorporated herein with this Agreement. This Agreement and all Exhibits hereto, is the entire agreement between the Parties and may not be amended or modified except either as provided herein or by a subsequent written amendment signed by all Parties.

21. **Headings.** The captions used in this Agreement are for convenience only and a not intended to be substantive provisions or evidences of intent.

22 **No Third-Party Rights/No Joint Venture.** This Agreement does not create a joint venture relationship, partnership or agency relationship between the City and Property Owner. Further, the Parties do not intend this Agreement to create any third-party beneficiary rights. The Parties acknowledge that this Agreement refers to a private development and that the City has no interest in, responsibility for or duty to any third parties, including but not limited to JSSD or NVSSD, concerning any improvements to the Property unless the City has accepted the dedication of such improvements at which time all rights and responsibilities for the dedicated public improvement shall be the City's.

23. **Assignability.**

23.1 **Transfer to Developers and Sub-developers.** Notwithstanding anything to the contrary in this Agreement, FINCH CREEK or its successor may sell any

portion of the Property to one or more Developers and/or Sub-developers at any time from and after the Effective Date. Each such transferred portion of the Property (each, a "**Development Property**") shall be developed by the Developer and/or Sub-developer in accordance with and subject to the terms hereof, including, without limitation, the following:

23.1.1 Developer or Sub-developer shall assume in writing for the benefit of the City and Property Owners all of the obligations and liabilities of Property Owners hereunder with respect to the Development Property;

23.1.2 Developer and Sub-developer shall be afforded the rights of Property Owners granted hereunder in respect of the applicable Development Property only, including, without limitation, any rights of Property Owners in and the impact fee credits and/or reimbursements pertaining to such Development Property; provided, however, that unless FINCH CREEK otherwise agrees in writing, Developer and/or Sub-developer shall not, in each case without the prior written consent of FINCH CREEK, which may be granted or withheld in FINCH CREEK's sole discretion:

(ii) submit any design guidelines to the City in respect to the Development Property and/or propose any amendments, modifications or other alterations to the Design Guidelines or any other design guidelines previously submitted by FINCH CREEK Owners to the City in respect of the Development Property;

(iii) process any Final Plats, site plans or Development Applications for the Development Property and/or propose any amendments, modifications or other alterations of any approved Final Plats, site plans, and/or Development Applications procured by FINCH CREEK for the Development Property; or

(iv) propose or oppose any amendments, modifications or other alterations to this Agreement.

23.1.3 The City agrees not to accept or process any of the foregoing matters from a Developer and/or Sub-developer unless the matter has been approved by the owner of the Development Property.

23.1.4 FINCH CREEK shall not amend, modify or alter this Agreement or the Design Guidelines, or any Final Plats, Development Agreements and/or site plans approved for the Development Property in a manner that would materially interfere with Developer and/or Sub-developer's rights hereunder in respect of such Development Property, in each case without

Developer and/or Sub-developer's prior written consent, which shall not be unreasonably withheld, conditioned or delayed.

24. **Effect of Breach.** Notwithstanding any other provision of this Agreement, no breach or default hereunder, by any Person succeeding to any portion of a Property Owner's obligations under this Agreement shall be attributed to Property Owner. Nor may a Property Owner's rights hereunder be canceled or diminished in any way by any breach or default by any such Person. No breach or default hereunder by a Property Owner shall be attributed to any Person succeeding to any portion of such Property Owner's rights or obligations under this Agreement, nor shall such transferee's rights be canceled or diminished in any way by any breach or default by such Property Owner. During the development of the Project, until final approval of and dedication to the City, Developer, Owners or Owners, and their assigns, transferees, and sub - developers shall maintain the City as an additional named insured where reasonably possible, and without adding unreasonable cost, on any relevant or applicable liability insurance associated with the Project.

25. **Mortgagee Protection.** This Agreement shall be superior and senior to any lien placed upon the Property, or any portion thereof, including the lien of any Mortgage. Notwithstanding the foregoing, no breach of this Agreement shall defeat, render invalid, diminish or impair the lien of any such Mortgage made in good faith and for value, but all of the terms and conditions contained in this Agreement shall be binding upon and effective against any Person that acquires title to the Property, or any portion thereof, by foreclosure, trustee's sale, deed in lieu of foreclosure or otherwise. Notwithstanding the provisions of this Section, no Mortgagee shall have any obligation or duty under this Agreement to construct or complete the construction of improvements, or to guarantee such construction or completion. If the City receives a written notice from a Mortgagee requesting a copy of any notice of default given to a Property Owner or a Sub-developer and specifying the address for service thereof, then the City shall deliver to such Mortgagee, concurrently with service thereon to the Property Owner or a Sub-developer, as applicable, any notice of default or determination of noncompliance given to the Property Owner or such Sub-developer. Each Mortgagee shall have the right (but not the obligation) for a period of 90 days after the receipt of such notice from the City to cure or remedy the default claimed or the areas of noncompliance set forth in the City's notice. If such default or noncompliance is of a nature that it can only be cured or remedied by such a Mortgagee upon obtaining possession of the Property, then such Mortgagee may seek to obtain possession with diligence and continuity through a receiver or otherwise, and shall within 90 days after obtaining possession cure or remedy such default or noncompliance. If such default or noncompliance cannot with diligence be cured or remedied within either such 90 -day period, then such Mortgagee shall have such additional time as may be reasonably necessary to cure or remedy such default or noncompliance if such Mortgagee commences such cure or remedy during such 90 -day period and thereafter diligently pursues completion of such cure or remedy to the extent possible.

26. **Termination.**

26.1 This Agreement shall be terminated and of no further effect upon the occurrence of any of the following events:

(i) Expiration of the Term of this Agreement, unless extended as provided in Section 4.3;

(ii) Completion of the Project in accordance with the Development Entitlements and the City's issuance of all required occupancy permits and acceptance of all dedications and improvements required under the Development Entitlements and this Agreement;

(iii) Except for the payment of applicable fees and assessments, as for any specific residential dwelling or other structure within the Project, this Agreement shall be terminated for such dwelling or other structure upon the issuance by City of a certificate of occupancy therefore;

(iv) Entry of final judgment (with no further right of appeal) or issuance of a final order (with no further right of appeal) directing City to set aside, withdraw, or abrogate City's approval of this Agreement,

(v) The effective date of a party's election to terminate the Agreement as specifically provided in this Agreement, or

(vi) in the event that Developer or the project are in default, or where material, contractual and developmental obligations are not met, or any deadlines and conditions of this Agreement, and relevant State and Federal Laws not fulfilled or are violated, after appropriate default notices and cure provisions of this Agreement.

26.2 **Notice of Termination.** City shall, upon written request made by Developer or Developer's successor(s) or assign(s) or any Owner to City's Planning Director, determine if the Agreement has terminated with respect to any parcel or lot at the Property, and shall not unreasonably withhold, condition, or delay termination as to that lot or parcel. Upon termination of this Agreement as to any lot or parcel, City shall upon Developer or Developer's successor(s) or assign(s) or any Owner's request record a notice of termination that the Agreement has been terminated. The aforesaid notice may specify, and Developer or Developer's successor(s) or assign(s) and Owners agree, that termination shall not affect in any manner any continuing obligation to pay any item specified by this Agreement. Termination of the Agreement as to any parcel or lot at the Property shall not affect Developer or Developer's successor(s) or assign(s) or any Owner's rights or obligations under any of the Development Entitlements and Subsequent Entitlements, including but not limited to, the General Plan, Specific Plan, Zoning Ordinance and all other City policies, regulations, and ordinances applicable to the Project at the Property. City

may charge a reasonable fee for the preparation and recordation of any notice(s) of termination requested by Developer or Developer's successor(s) or assign(s) or any Owner.

26.3 **Partial Termination.** In the event of a termination of this Agreement with respect of any portion of the Property, any then-existing rights and obligations of the parties with respect to such portion of the Property shall automatically terminate and be of no further force, effect or operation. However, no termination of this Agreement with respect to any portion of the Property or the Project shall affect in any way the parties' rights and obligations hereunder with respect to any other portion of the Property or Project not subject to the termination. Subject to the provisions of the Default Paragraph 14, the expiration or termination of this Agreement shall not result in any expiration or termination of any Entitlement then in existence, without further action of City.

27. **Insurance and Indemnification.** Each Property Owner shall defend and hold the City and its officers, employees and consultants harmless for any and all claims, liability and damages arising out of the negligent actions or inactions of such Property Owner, its agents or employees pursuant to this Agreement, unless caused by the City's negligence or willful misconduct.

28. **Hazardous, Toxic, and/or Contaminating Materials.** Each Owner shall defend and hold the City and its elected and/or appointed boards, officers, agents, employees and consultants harmless from any and all claims, liabilities, costs, fines, penalties and/or charges of any kind whatsoever relating to the existence and removal, or caused by the introduction of hazardous, toxic and/or contaminating materials by such Property Owner on the Project or arising out of action or inactions of Developer, except where such claims, liability costs, fines, penalties and charges are due to the actions of the City or its elected or appointed boards, officers, agents, employees or consultants.

29. **Binding Effect.** If FINCH CREEK or another Property Owner conveys any portion of the Property to one or more Sub-developers, the property so conveyed shall have the same rights, privileges, Intended Uses and configurations, and shall be subject to the same limitations and rights of the City, applicable to such property under this Agreement prior to such conveyance, without any required approval, review, or consent by the City, except as otherwise provided herein.

30. **No Waiver.** Failure of any Party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such Party to exercise at some future date any such right or any other right it may have.

31. **Severability.** If any provision of this Agreement is held by a court of competent jurisdiction to be invalid for any reason, the Parties consider and intend that this Agreement shall be deemed amended to the extent necessary to make it consistent with such decision and the balance of this Agreement shall remain in full force and affect.

32. **Force Majeure.** Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefor; acts of nature, inclement weather, governmental restrictions, regulations or controls, judicial orders, enemy or hostile government actions, wars, civil commotions, fires or other casualties or other causes beyond the reasonable control of the Party obligated to perform hereunder shall excuse performance of the obligation by that Party for a period equal to the duration of that prevention, delay or stoppage.

33. **Time is of the Essence.** Time is of the essence to this Agreement and every right or responsibility shall be performed within the times specified.

34. **Appointment of Representatives.** To further the commitment of the Parties to cooperate in the implementation of this Agreement, the City and FINCH CREEK each shall designate and appoint a representative to act as a liaison between the City and its various departments and FINCH CREEK. The initial representative for the City shall be City Manager, or his designee and the initial representatives for FINCH CREEK shall be Marco Diaz. The Parties may change their designated representatives by Notice. The representatives shall be available at all reasonable times to discuss and review the performance of the Parties to this Agreement and the development of the Project.

35. **Mutual Drafting.** Each Party has participated in negotiating and drafting this Agreement and therefore no provision of this Agreement shall be construed for or against either Party based on which Party drafted any particular portion of this Agreement.

36. **Applicable Law.** This Agreement is entered into in the City in the State of Utah and shall be construed in accordance with the laws of the State of Utah irrespective of Utah's choice of law rules.

37. **Recordation and Running with the Land.** This Agreement shall be recorded in the office of the Wasatch County Recorder. Copies of the City's Vested Laws, **Exhibit D**, shall not be recorded. A secure copy of **Exhibit D** shall be filed with the City Recorder and each Party shall also have an identical copy. The provisions of this Agreement shall constitute real covenants, contract and property rights and equitable servitudes, which shall run with all of the land subject to this Agreement. The burdens and benefits hereof shall bind and inure to the benefit of each of the Parties hereto and all successors in interest to the Parties hereto. All successors in interest shall succeed only to those benefits and burdens of this Agreement which pertain to the portion of the Project Area to which the successor holds title. Such titleholder is not a third party beneficiary of the remainder of this Agreement or to zoning classifications and benefits relating to other portions of the Project Area. The obligations of Property Owners hereunder are enforceable by the City, and no other Person shall or may be a third party beneficiary of such obligations unless specifically provided herein.

38. **Authority.** The parties to this Agreement each warrant that they have all of the necessary authority to execute this Agreement. Specifically, on behalf of the City, the signature of the Mayor of the City is affixed to this Agreement lawfully binding the City pursuant to City Policy. This Agreement is approved as to form and is further certified as having been lawfully adopted by the City by the signature of the City Attorney.

39. **Covenant of Good Faith and Fair Dealing.** No party shall do anything which shall have the effect of injuring the right of another party to receive the benefits of this Agreement or do anything which would render its performance under his agreement impossible. Each party shall perform all acts contemplated by this Agreement to accomplish the objectives and purposes of this Agreement.

40. **Further Actions and Instruments.** The Parties agree to provide reasonable assistance to the other and cooperate to carry out the intent and fulfill the provisions of the Agreement. Each of the parties shall promptly execute and deliver all documents and perform all acts as necessary to carry out the matters contemplated by this Agreement.

41. **Partial Invalidity Due to Governmental Action.** In the event state or federal laws or regulations enacted after the Execution Date of this Agreement, or formal action of any governmental jurisdiction other than City, prevent compliance with one or more provisions of this Agreement, or require changes in plans, maps or permits approved by City, the parties agree that the provisions of this Agreement shall be modified extended or suspended only to the minimum extent necessary to comply with such laws or regulations.

[Signatures appear on the following two pages.]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first herein above written.

PROPERTY OWNER

Finch Creek, LLC
Utah limited liability company

By: _____
Name: James Stout
Title: Manager

PROPERTY OWNER ACKNOWLEDGMENT

STATE OF UTAH)
:§.
CITY OF SALT LAKE)

On the 5th day of December, 2022, personally appeared before meJames Stout, who being by me duly sworn, did say that he is the Manager of Finch Creek, LLC, and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

TRINA N COOKE
NOTARY PUBLIC - STATE OF UTAH
COMMISSION# 725852
COMM. EXP. 08-21-2026

_____
NOTARY PUBLIC

CITY

Heber City, a political subdivision of the State of Utah

By: Heidi Franco
Name: Heidi Franco
Its: Mayor

HEBER CITY CORPORATE Seal WASATCH COUNTY UTAH

Approved as to form and legality:

City Attorney

By: _____

Attest:

City Recorder

By: Trina N Cooke

CITY ACKNOWLEDGMENT

STATE OF UTAH)
:§.
CITY OF HEBER)

On the 5th day of December, 2022, personally appeared before me Heidi Franco who being by me duly sworn, did say that she is the Mayor of City of Heber, a political subdivision of the State of Utah, and that said instrument was signed in behalf of the City by authority of its governing body.

TRINA N COOKE
NOTARY PUBLIC • STATE OF UTAH
COMMISSION# 725852
COMM. EXP. 08-21-2026

Trina N Cooke
NOTARY PUBLIC

EXHIBIT A

TO DEVELOPMENT AGREEMENT FOR FINCH CREEK MIXED USE RESIDENTIAL DEVELOPMENT

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN WASATCH COUNTY, UTAH AND IS DESCRIBED AS FOLLOWS:
PARCEL 1: (PARCEL NO.: 00-0007-7847/SERIAL NO.: OWC-0537-0-019-035)
ADDRESS: 3390 N HWY 40, HEBER CITY, UT 84032
COMMENCING AT A POINT HAVING STATE PLANE RECTANGULAR COORDINATES OF X:2022919.84 AND Y:806794.95 (BASED ON THE CONFORMAL PROJECTION, UTAH CENTRAL ZONE); SAID POINT ALSO BEING SOUTH 935.47 FEET AND EAST 1646.19 FEET FROM THE NORTH ONE-QUARTER CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 87°18'04" WEST 515.93 FEET; THENCE NORTH 28°34'26" WEST 129.47 FEET; THENCE NORTH 64°00' EAST 50.0 FEET; THENCE NORTH 18°56'24" WEST 153.68 FEET; THENCE NORTH 68°25'30" EAST 492.04 FEET; THENCE SOUTH 49°00'48" EAST 30.21 FEET; THENCE SOUTH 32°32'13" EAST 96.2 FEET; THENCE SOUTH 52°35'46" WEST 139.24 FEET; THENCE SOUTH 32°30'37" EAST 298.9 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY;

ALL THAT PORTION OF THE THOMAS W. AND PAULA P. ANDERSON PROPERTY, SITUATE IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4 NE 1/4) OF SECTION NINETEEN (19), TOWNSHIP THREE (3) SOUTH, RANGE FIVE (5) EAST, SALT LAKE BASE AND MERIDIAN, INCLUDED WITHIN A STRIP OF LAND TWENTY-FIVE (25.00) FEET WIDE, TWENTY-FIVE (25.00) FEET RIGHT OR WESTERLY FROM THE CENTER LINE OF THE WASATCH CANAL, FROM STATION 97+22 TO 98+44: BEGINNING AT A POINT IN THE CENTERLINE OF THE WASATCH CANAL (STATION 97+22), AS SAID CENTERLINE IS DEPICTED ON THE ATTACHED EXHIBIT A (ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF), WHICH POINT IS FOUR HUNDRED SEVENTY-SIX AND SEVENTY-NINE HUNDREDTHS (476.79) FEET SOUTH AND ELEVEN HUNDRED AND FIFTY-SIX HUNDREDTHS (1100.56) FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION NINETEEN (19) (BRASS CAP SET 1976); THENCE SOUTHEASTERLY SIXTY-FOUR AND TWENTY-FOUR HUNDREDTHS (64.24) FEET ALONG THE ARC OF A ONE HUNDRED FORTY (140.00) FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 39°17'21" EAST SIXTY-THREE AND SIXTY-EIGHT HUNDREDTHS (63.68) FEET) TO THE POINT OF REVERSE CURVATURE OF A ONE HUNDRED SEVENTY-TWO AND FIFTY-FIVE HUNDREDTHS (172.55) FOOT RADIUS CURVE; THENCE SOUTHEASTERLY FIFTY-EIGHT AND FIFTY HUNDREDTHS (58.50) FEET ALONG THE ARC OF SAID CURVE TO A POINT (STATION 98+44) ONE THOUSAND TWENTY-SIX AND FOURTEEN HUNDREDTHS (1026.14) FEET WEST AND FIVE HUNDRED

SEVENTY-THREE AND TWENTY-SIX HUNDREDTHS (573.26) FEET SOUTH FROM THE NORTHEAST CORNER OF SAID SECTION NINETEEN (19) (BRASS CAP SET 1976).
EXCEPTING THE PORTION THAT LIES WITHIN THE HALL FAMILY PARTNERSHIP TRACT, (ENTRY NO. 185608, RECORDED MARCH 21, 1996, IN BOOK 318, AT PAGE 410, WASATCH COUNTY, UTAH).
THE SIDE BOUNDARIES OF SAID STRIP ARE TO BE SHORTENED OR EXTENDED SO AS TO BEGIN ON SAID NORTHERLY BOUNDARY LINE AND END ON SAID SOUTHERLY BOUNDARY LINE OF SAID PROPERTY BOUNDARY.
SITUATE INWASATCHCOUNTY, STATE OF UTAH.

PARCEL 2: (PARCEL NO.: 00-0021-2027/ SERIAL NO.: OWC-0539-5-019-035)

ADDRESS: NONE ASSIGNED

BEGINNING AT A POINT BEING SOUTH 00°30'30" EAST 1085.37 FEET AND SOUTH 89°53'52" WEST 669.21 FEET FROM THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°53'52" WEST, A DISTANCE OF 466.63 FEET; THENCE SOUTH 42°04'20" WEST, A DISTANCE OF 263.72 FEET TO A POINT ON THE NORTHWEST SIDELINE OF STATE HIGHWAY 40; THENCE NORTH 31°21'37" WEST, ALONG SAID SIDELINE, A DISTANCE OF 402.47 FEET; THENCE NORTH 87°13'09" EAST, A DISTANCE OF 520.38 FEET; THENCE NORTH 32°30'59" WEST, A DISTANCE OF 298.91 FEET; THENCE NORTH 52°35'58" EAST, A DISTANCE OF 139.08 FEET; THENCE NORTH 32°24'17" WEST, A DISTANCE OF 96.36 FEET; THENCE NORTH 49°02'11" WEST, A DISTANCE OF 30.17 FEET; THENCE SOUTH 68°24'44" WEST 515.30 FEET TO A POINT ON THE NORTHWESTERLY SIDELINE OF SAID HIGHWAY 40; THENCE NORTH 24°49'56" WEST, ALONG SAID SIDELINE A DISTANCE OF 150.48 FEET; THENCE NORTH 69°59'05" EAST, A DISTANCE OF 399.34 FEET; THENCE SOUTH 70°20'17" EAST, A DISTANCE OF 104.96 FEET TO THE CENTER LINE OF WASATCH CANAL; THENCE ALONG THE CENTER LINE OF SAID WASATCH CANAL THE FOLLOWING NINE (9) COURSES; (1) SOUTH 62°37'14" EAST 78.81 FEET; (2) SOUTH 39°53'29" EAST 132.39 FEET; (3) SOUTH 55°57'44" EAST 111.02 FEET; (4) SOUTH 43°39'59" EAST 56.24 FEET; (5) SOUTH 32°00'02" EAST 23.20 FEET; (6) SOUTH 20°24'36" EAST 117.27 FEET; (7) SOUTH 41°35'39" EAST 119.93 FEET; (8) SOUTH 24°37'46" EAST 140.91 FEET; (9) SOUTH 33°44'06" EAST 85.31 FEET TO THE POINT OF BEGINNING.
SITUATE IN WASATCH COUNTY, STATE OF UTAH.

PARCEL 3: (PARCEL NO.: 00-0021-2028/ SERIAL NO.: OWC-0539-6-019-035)

ADDRESS: NONE ASSIGNED
BEGINNING AT A POINT BEING SOUTH 00°30'30" EAST 1085.37 FEET AND SOUTH 89°53'52" WEST 669.21 FEET FROM THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; AND

RUNNING THENCE SOUTH 89°53'52" WEST, A DISTANCE OF 466.63 FEET; THENCE SOUTH 42°04'20" WEST, A DISTANCE OF 263.72 FEET TO A POINT ON THE NORTHWEST SIDELINE OF STATE HIGHWAY 40; THENCE NORTH 31°21'37" WEST, ALONG SAID SIDELINE, A DISTANCE OF 402.47 FEET; THENCE NORTH 87°13'09" EAST, A DISTANCE OF 520.38 FEET; THENCE NORTH 32°30'59" WEST, A DISTANCE OF 298.91 FEET; THENCE NORTH 52°35'58" EAST, A DISTANCE OF 139.08 FEET; THENCE NORTH 32°24'17" WEST, A DISTANCE OF 96.36 FEET; THENCE NORTH 49°02'11" WEST, A DISTANCE OF 30.17 FEET; THENCE SOUTH 68°24'44" WEST 515.30 FEET TO A POINT ON THE NORTHWESTERLY SIDELINE OF SAID HIGHWAY 40; THENCE NORTH 24°49'56" WEST, ALONG SAID SIDELINE A DISTANCE OF 150.48 FEET; THENCE NORTH 69°59'05" EAST, A DISTANCE OF 399.34 FEET; THENCE SOUTH 70°20'17" EAST, A DISTANCE OF 104.96 FEET TO THE CENTER LINE OF WASATCH CANAL; THENCE ALONG THE CENTER LINE OF SAID WASATCH CANAL THE FOLLOWING NINE (9) COURSES; (1) SOUTH 62°37'14" EAST 78.81 FEET; (2) SOUTH 39°53'29" EAST 132.39 FEET; (3) SOUTH 55°57'44" EAST 111.02 FEET; (4) SOUTH 43°39'59" EAST 56.24 FEET; (5) SOUTH 32°00'02" EAST 23.20 FEET; (6) SOUTH 20°24'36" EAST 117.27 FEET; (7) SOUTH 41°35'39" EAST 119.93 FEET; (8) SOUTH 24°37'46" EAST 140.91 FEET; (9) SOUTH 33°44'06" EAST 85.31 FEET TO THE POINT OF BEGINNING.
SITUATE IN WASATCH COUNTY, STATE OF UTAH.

EXHIBIT B

TO DEVELOPMENT AGREEMENT FOR FINCH CREEK MIXED USE RESIDENTIAL DEVELOPMENT

Site Plan

EXHIBIT C
TO DEVELOPMENT AGREEMENT FOR FINCH CREEK MIXED USE RESIDENTIAL DEVELOPMENT
North Fields

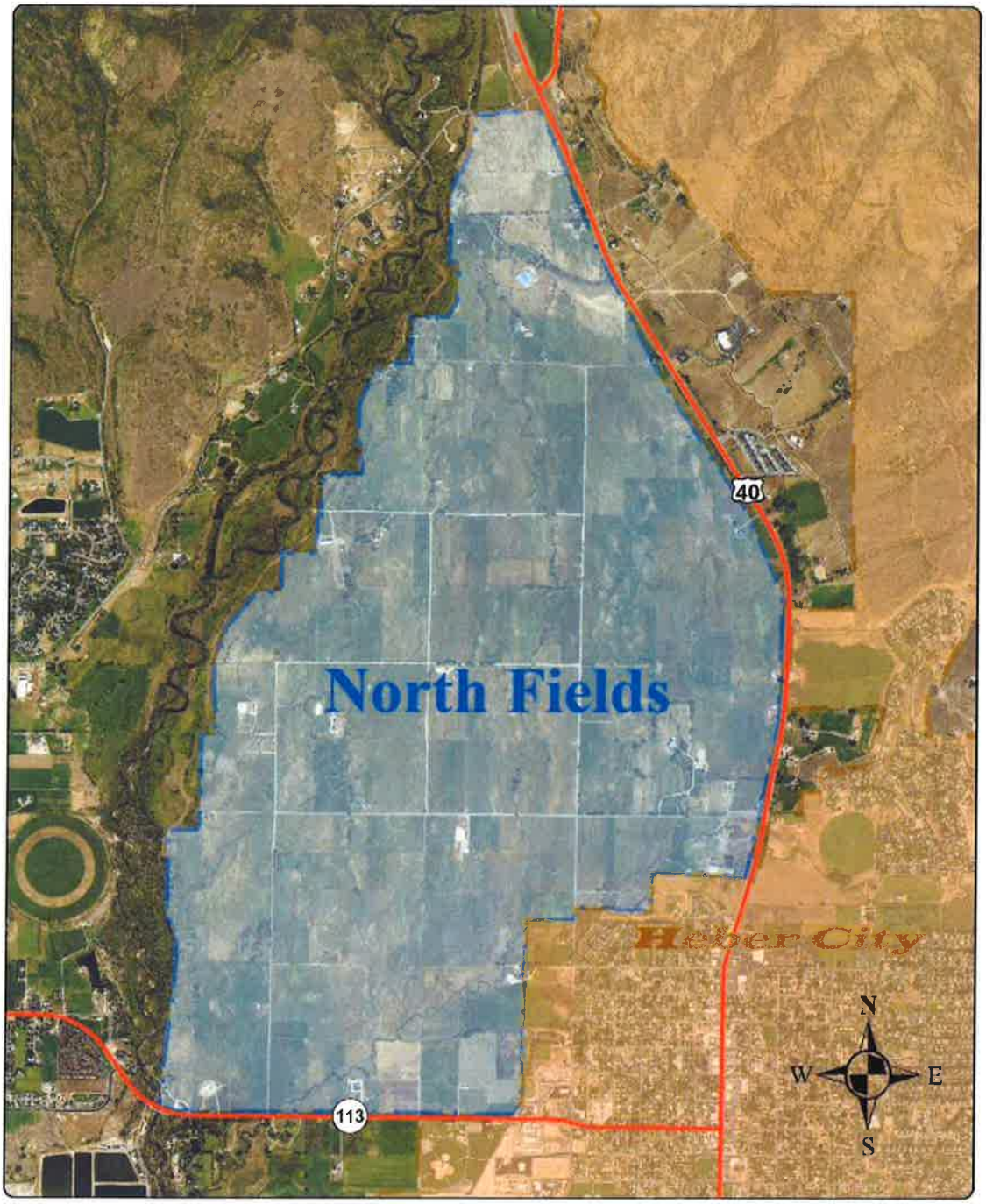


EXHIBIT D
TO DEVELOPMENT AGREEMENT FOR FINCH CREEK MIXED USE RESIDENTIAL DEVELOPMENT

City's Vested Laws

For the City's Vested Laws, reference the North Village Overlay Zone (NVOZ), adopted by the City Council of Heber City, Utah, in Chapter 18.81 of Heber Municipal Code on March 16, 2021.

Modifications to Existing Development Agreement

The City Council previously approved a Development Agreement for the Finch Creek Project. The Applicant is in the process of reviewing and refining aspects of the proposal for consideration by City Council. Chief among the changes will be updating the procedural history to account for the fact that annexation of the property has occurred, updating references to plans and studies adopted over the past few years, and amending an affordable housing agreement to bring it into alignment with the current Heber City Code and current practice.

The Applicant also made substantial modifications to the Project in response to engineering and code compliance issues that arose after the approval of the existing project. For example, the existing entitlement includes townhomes in a zero lot-line configuration that does not leave adequate space for utilities. It also consists of 138 identical townhomes contrary to the non-monotony provisions of Heber City Code.

The Applicant's updated proposal reduces the Project from 138 total units to 108 units while increasing setbacks. This reduction in units resolves the practical engineering concerns in the existing entitlement. The updated proposal also adds 20-foot driveways to the units that allow for utility placement along with ample off-street resident and guest parking. It also allows safer ingress and egress from the individual units.

The Applicant has endeavored to address the practical concerns associated with the current entitlement. However, given site conditions there are a limited number of exceptions that it anticipates requiring from code, including the following:

1. No true retail or commercial is anticipated; however, the Applicant shall construct and use one detached building as a clubhouse and wellness center for residents of Finch Creek in the approximate location and size shown on the Site Plan.
2. The Applicant will meet the Parks requirements by providing amenities including a courtyard, pickleball courts, and a multi-use trail. Consistent with Heber City Code section 18.21.050.2.8 the Applicant requests that parking near these amenities count towards the open space. The trail shown on the Site Plan near the courtyard and greenspace shall count as a sidewalk for the purpose of meeting the requirements of a courtyard. To the extent applicable, the Applicant also requests that it be exempt from the proximity requirements of 18.21.050.2.9.[1]
3. The Sensitive Lands Analysis shows minor areas where the slope may exceed thirty percent (30%). In addition, the Sensitive Lands Ordinance limits cuts below the canal to 2H:1V without engineered retaining walls. The Applicant requests that it be allowed to make limited improvements in these areas as generally shown on the Site Plan, subject

[1] Heber City Code Section 18.21.050.29 ("All dwelling units shall have access to at least one local park or open space within one-quarter mile and one neighborhood park within a half mile as measured from property lines").

to the requirement that it obtain a geotechnical engineering analysis for the areas below the Wasatch Canal to ensure that it is stable when the improvements—including any structured retaining—are installed. The engineering and associated geotechnical report shall include mitigation and design criteria for all areas over 30% slope and any areas where cuts or retaining are proposed below the Wasatch Canal within the 2H:1V slope area.

4. The Applicant shall be permitted to use private roads, measuring thirty-two (32) feet from back of curb to back of curb in the approximate locations shown and as generally depicted on the Site Plan. All parking shall be provided in dedicated parking spaces and not on these private roads. The Applicant shall still be subject to participate in construction of the public road system as contemplated by the Area Master Transportation Plan.

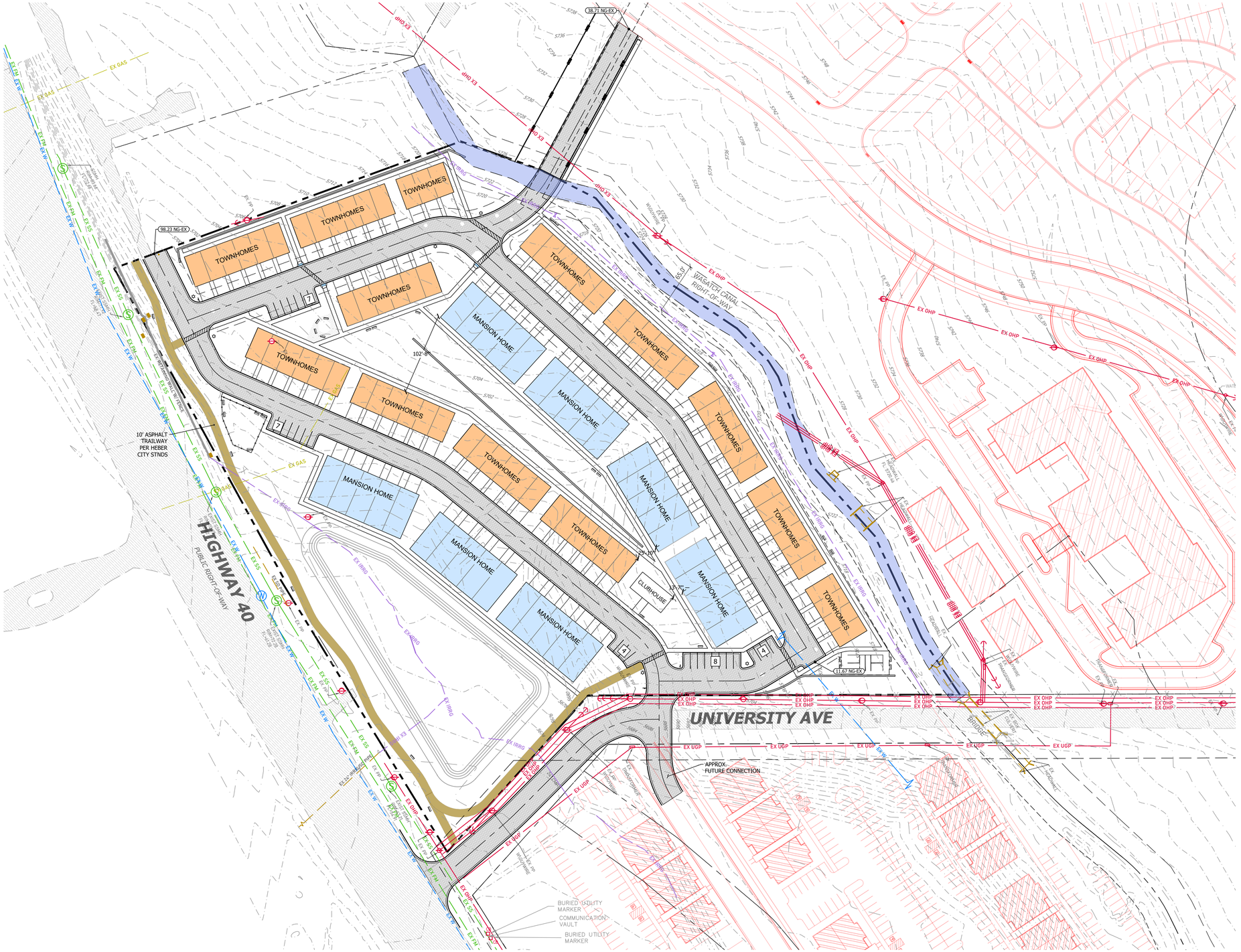
5. The glazing requirement for the first story of residential units within the Property may be ten percent (10%).

6. The Applicant's proposed garage parking shall count towards the parking requirements of each residential unit to meet the requirements of Chapter 18.72 of Heber City Code. In light of the garage parking spaces, the Applicant shall not be required to construct any additional on-street or off-street parking, other than that shown generally on the Site Plan. Driveways shall be permitted to be used to meet additional parking requirements for Accessory Dwelling Unit ("ADU") purposes. Driveways used to meet ADU parking requirements must be a minimum of twenty feet long to allow for adequate space for parking.

7. The Applicant shall not be required to meet the scenic buffer requirements for the portion of the Project connecting into the existing private frontage road near Moulton Lane. Based on the landscape buffering and viewpoint from Highway 40, the Project shall be excepted from the monotony requirements, presently codified in City Code section 18.21.030.3. However, the Project shall contain a mix of styles, as conceptualized in the Site Plan.

8. To facilitate access, roads and hard surfaces are permitted and may be constructed in the approximate location shown on the Site Plan within the seventy-five foot (75') setback ordinarily required for the scenic buffer under City Code section 18.21.010.1.4.

9. The Applicant shall be entitled to develop the project according to the building siting, street layout, street network, blocks, block lengths, sidewalks, connectivity, landscaping screening, access, and trails as generally shown in the approximate location as shown on the Site Plan, subject to City's vested laws except as excepted under this Agreement.


HIGHWAY 40
PUBLIC RIGHT-OF-WAY
UNIVERSITY AVE
WASATCH CANAL
RIGHT-OF-WAY
TOWNHOMES
MANSION HOME
CLUBHOUSE
10' ASPHALT TRAILWAY PER HEBER CITY STNDS
APPROX. FUTURE CONNECTION
BURIED UTILITY MARKER
COMMUNICATION VAULT
BURIED UTILITY MARKER
38.71 NG-EX
98.23 NG-EX
11.67 NG-EX
102'-8"
155'-0"
EX OHP
EX UGP
EX W
EX SS
EX SD
EX IRRG
EX GAS
EX PW
EX FH
EX SW
EX CURB & GUTTER
EX ASPHALT
EX CONCRETE
EX BUILDING
EX TREE
EX FENCE
EX POWER POLE
EX LIGHT POLE
EX TRANSFORMER
EX GUARDRAIL
EX SIGN
EX MAILBOX
EX WATER VALVE
EX SEWER MANHOLE
EX STORM MANHOLE
EX GAS METER
EX GAS VALVE
EX WATER METER
EX WATER MANHOLE
EX SEWER CLEANOUT
EX STORM CLEANOUT
EX STORM INLET
EX STORM CATCH BASIN
EX FIRE HYDRANT
EX IRRIGATION CONTROL VALVE
EX IRRIGATION CONTROL BOX
EX IRRIGATION CONTROL PEDESTAL
EX TELEPHONE PEDESTAL
EX TELEPHONE RISER
EX TELEPHONE MANHOLE
EX TELEPHONE BOX
EX TELEPHONE VAULT
EX TELEPHONE PEDESTAL
EX TELEPHONE RISER
EX TELEPHONE MANHOLE
EX TELEPHONE BOX
EX TELEPHONE VAULT
EX ELECTRIC BOX
EX ELECTRIC VAULT
EX ELECTRIC PEDESTAL
EX ELECTRIC RISER
EX ELECTRIC MANHOLE

ALLEY LOAD TOWNHOMES

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JON@ELEMENT-DESIGN.CO

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FINCH CREEK
COVER SHEET
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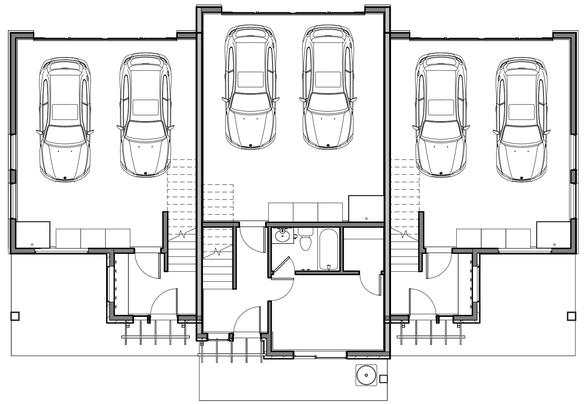
REVISIONS:

TITLE:
COVER SHEET

1/30/2026 2:54:13 PM

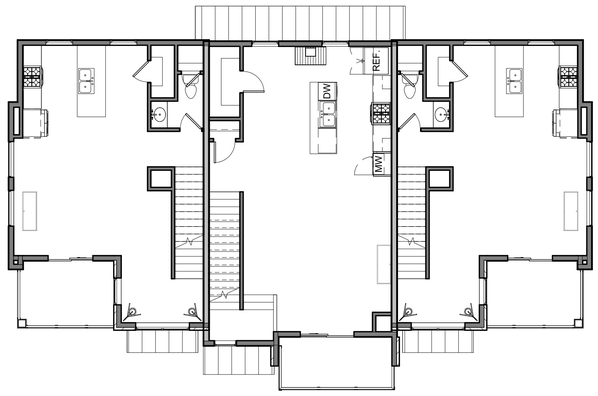
SCHEMATIC DESIGN

A000



1 **3-PLEX - LEVEL 1**

1/8" = 1'-0"



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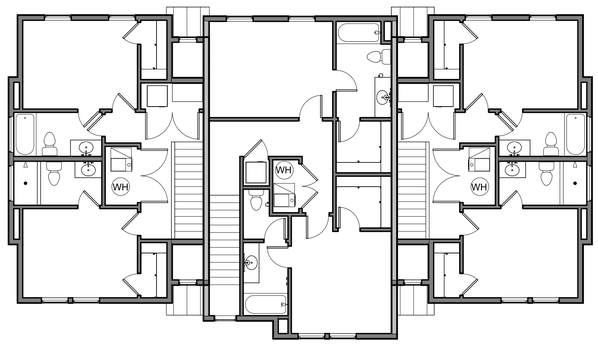

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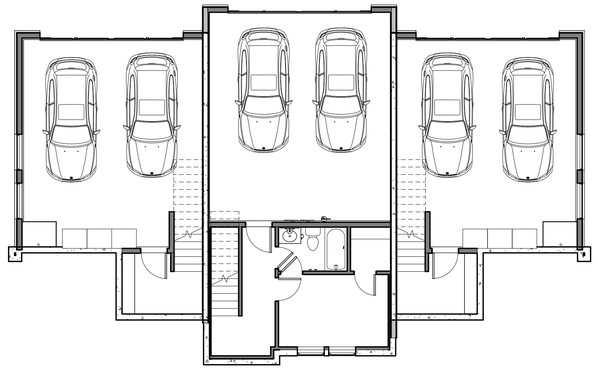
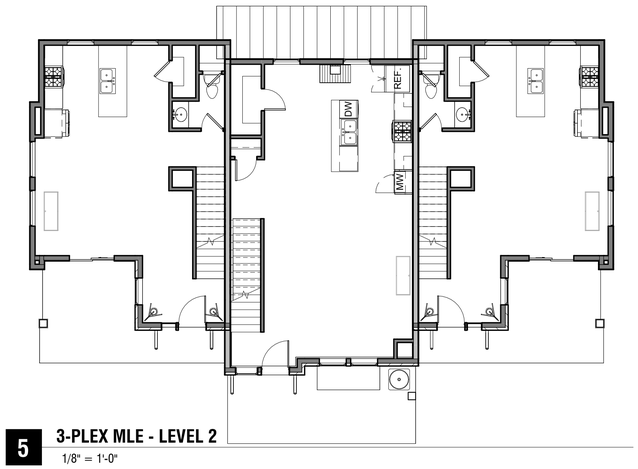
1/8" = 1'-0"



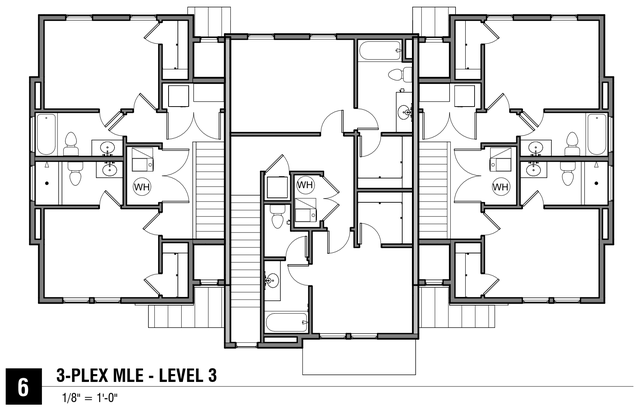
4 **3-PLEX MLE - LEVEL 1**

1/8" = 1'-0"



5 **3-PLEX MLE - LEVEL 2**

1/8" = 1'-0"



6 **3-PLEX MLE - LEVEL 3**

1/8" = 1'-0"

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FINCH CREEK
3 PLEX
-

REVISIONS:

TITLE:
3-PLEX OVERALL PLANS

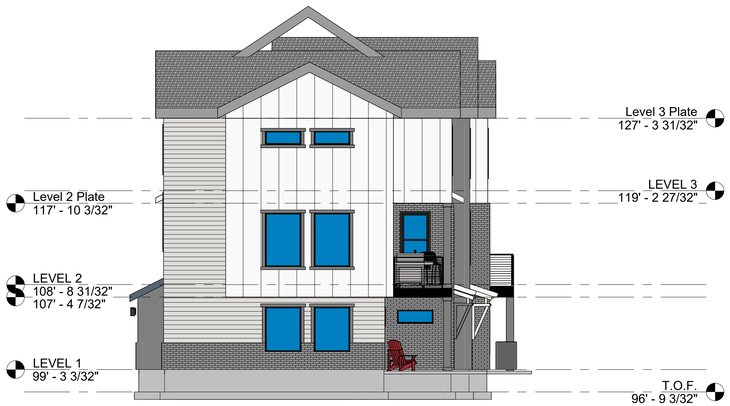
1/30/2026 2:47:33 PM

SCHEMATIC DESIGN

A110

1 3-PLEX FRONT - FARMHOUSE

1/8" = 1'-0"



2 3-PLEX LEFT - FARMHOUSE

1/8" = 1'-0"

3 3-PLEX RIGHT - FARMHOUSE

1/8" = 1'-0"

4 3-PLEX REAR - FARMHOUSE

1/8" = 1'-0"

HEBER CITY FARMHOUSE DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- Primary roof form presents a gable facing the street.
- Front facade includes a one story porch integrated into the facade.
- Dormers used to add floor area, daylight, and architectural interest.
- Window composition reads as vertically proportioned, with balanced placement.
- Detailing stays simplified. Ornamentation stays minimal at porch, gable ends, and bays.
- Wall cladding uses horizontal lap siding and or board and batten siding.

MASSING
- Overall massing reads simple and emphasizes vertical building elements.
- Front facing gable reads as the primary form. Side wings absent or secondary.
- Projecting bays and low sloping shed roof elements appear as supporting forms.
- Building height aligns with 1.5 to 2 stories. Main level floor to ceiling height shows 8 to 10 feet.

ROOF FORM, PITCH, AND OVERHANG
- Main roof pitch falls between 6:12 and 12:12.
- Secondary hip or shed roof pitches fall between 3:12 and 6:12.
- Roof overhangs fall between 6 inches and 12 inches.
- Main gable intersects with secondary roof forms where shown.
- Metal accent roofing appears only as accent sections.

WINDOWS AND DOORS
- Windows read as vertically proportioned single hung or double hung.
- Window grouping uses individual units or pairs.
- Bay windows, if used, read square or angled.
- Exterior trim at windows and doors reads wide. Target 4 to 6 inches with cap moldings.
- Divided lites, if used, stay limited and follow approved patterns. One over one. Two over one. Two over two. Four square grid over one. Four square grid over four square grid.
- Doors include glazed panes where shown and express restrained ornamentation.

PORCH AND ENTRY
- Front porch faces the street and stays one story.
- Corner lots use a wrap porch where applicable.
- Porch roof form reads forward facing shed or hip.
- Porch includes exposed wood and metal elements where detailed.
- Porch columns read substantial. Square columns at least 6x6. Round columns at least 6 inches diameter.
- Railings use turned balusters, square balusters, or steel.

DETAILS AND MATERIAL TRANSITIONS
- Detailing reads simplified and ornamentation restrained.
- Porch structure shows exposed structural elements where detailed.
- Exposed concrete foundation receives stone or brick cladding.
- Gutters read ogee or half round.
- Board and batten wainscot uses coarser spacing where shown.
- Rake moldings read square or more detailed profile.

MINIMUM REQUIRED ELEMENTS
- Covered porch provided. Columns show base, shaft, and capitol.
- Windows orient vertically.
- Decorative window trim provided. Width 5 to 6 inches. Emphasis at top and bottom. Stucco excluded.
- Garage door recesses at least 2 feet from the front facade. Garage door reads decorative and includes small pane windows.
- Covered front porch spans full width or partial width over 50 percent of the front facade and addresses the street.
- Siding uses lap siding or board and batten on all four sides. Vinyl excluded.
- Foundation finish reads veneered, textured, or colored where exposed to view.
- Exterior lighting uses shielded fixtures and directs light downward.

MULTIFAMILY ONLY REQUIREMENTS
- ☐ Each elevation includes ground floor stone or brick at 10 percent minimum.
  See elevations for calculation breakdown.
- Each dwelling includes private outdoor space or balcony of at least 60 square feet.
- Building includes a covered front porch that addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS TRANSPARENCY REQUIREMENTS
- ☐ MINIMUM 15% TRANSPARENCY PER EACH STORY
  See elevations for calculation breakdown.

MASONRY REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 511 sf
Masonry area = 205 sf = 40%

REAR MAIN LEVEL
Wall area = 511 sf
Masonry area = 52 sf = 10%

LEFT MAIN LEVEL
Wall area = 294 sf
Masonry area = 158 sf = 53%

RIGHT MAIN LEVEL
Wall area = 294 sf
Masonry area = 158 sf = 53%

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 521 sf
Glazing area = 150 sf = 28%

FRONT MIDDLE LEVEL
Wall area = 684 sf
Glazing area = 220 sf = 32%

FRONT UPPER LEVEL
Wall area = 617 sf
Glazing area = 116 sf = 18%

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FINCH CREEK
3 PLEX
-

REVISIONS:

TITLE:
3-PLEX ELEVATIONS - FARMHOUSE

1/30/2026 2:47:52 PM

SCHEMATIC DESIGN

A200.1F

1 3-PLEX FRONT - MOUNTAIN

1/8" = 1'-0"

2 3-PLEX LEFT - MOUNTAIN

1/8" = 1'-0"

3 3-PLEX RIGHT - MOUNTAIN

1/8" = 1'-0"

4 3-PLEX REAR - MOUNTAIN

1/8" = 1'-0"

HEBER CITY MOUNTAIN MODERN DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- ■ Primary roof reads pitched or flat and supports heavy snow loads.
- ■ Main roof pitch extends over deck and patio areas for weather protection.
- ■ Roof planes occur over the entry patio or courtyard at the front facade.
- ■ Front facade features dominant expanses of glazing.
- ■ Wide roof overhangs provide protection from solar exposure.
- ■ Detailing reads simplified. Ornamentation stays focused at porches, entries, and decks.
- ■ Wall materials include stone or natural wood siding.

MASSING
- ■ Massing uses simple geometric forms.
- ■ Overall massing reads simple and emphasizes horizontal building elements.
- ■ Pitched roofs appear as a common massing feature.
- ■ Building height aligns with one or two stories.
- □ Main level floor to ceiling height falls within 10 to 14 feet.
  Main level floor to ceiling height falls under 10 feet to comply with aerial access standards and overall building height standards.

ROOF FORM AND OVERHANGS
- ■ Single pitched roofs dominate.
- ■ Stone chimney penetrations appear as oversized massing elements where provided.
- ■ Roof overhangs extend roof coverage to patios and decks.

WINDOWS AND DOORS
- ■ Large expanses of floor to ceiling glass provided.
- ■ Sliding doors extend interior space to decks and patios.
- ■ Windows and doors read untrimmed and integrate glazing into the exterior wall plane.

PORCH AND ENTRY
- ■ Entry decks face the street or turn to the side. One or two stories acceptable.
- ■ Walled entry courtyards provided where shown.
- ■ Entry expression includes exposed wood, stone, and metal siding elements.
- ■ Entry roof reads pitched or sloped and reads as a separate roof line from main ridges.

DETAILS
- ■ Detailing reads simplified and ornamentation restrained.
- ■ Exposed structural elements provided.
- ■ Gutters integrate into roof structure and read hidden.
- ■ Downspouts read as rain chains and route runoff to a ground level water feature where shown.
- ■ Detailing references rustic or craftsman elements consistent with the local area.

MINIMUM REQUIRED ELEMENTS
- ■ Front porch addresses the street. Full or partial width. Minimum 60 square feet.
- ■ Porch includes timber columns with stone plinths or bases and timber trusses expressing internal structure.
- ■ Timber beams or braces provided under gables.
- □ Stone on front facade meets 20 percent minimum.
  See elevations for calculation breakdown.
- ■ Lap siding or board and batten siding on all four sides. Vinyl excluded.
- ■ Wide eave overhangs provided. Minimum 18 inches.
- ■ Garage door recessed a minimum 2 feet from the front facade.
- ■ Garage door reads decorative and includes small pane windows.
- ■ Roofs use full metal or metal accent pitched roofs, with emphasis at porch areas.
- ■ Foundations receive veneered or textured or colored finish where exposed to view.
- ■ Decorative wood or wood look garage doors provided and recessed from the front plane.

MULTIFAMILY REQUIREMENTS
- □ Stone or brick at ground floor meets 20 percent minimum on each street facing elevation.
  See elevations for calculation breakdown.
- ■ Private outdoor space or balcony provided. Minimum 60 square feet.
- ■ Covered front porch addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS TRANSPARENCY REQUIREMENTS
- □ MINIMUM 15% TRANSPARENCY PER EACH STORY
  See elevations for calculation breakdown.

MASONRY REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 512 sf
Masonry area = 269 sf = 52%

REAR MAIN LEVEL
Wall area = 512 sf
Masonry area = 52 sf = 10%

LEFT MAIN LEVEL
Wall area = 295 sf
Masonry area = 129 sf = 43%

RIGHT MAIN LEVEL
Wall area = 295 sf
Masonry area = 129 sf = 43%

FRONT FACADE
Wall area = 1818 sf
Masonry area = 457 sf = 25%

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 521 sf
Glazing area = 150 sf = 28%

FRONT MIDDLE LEVEL
Wall area = 684 sf
Glazing area = 220 sf = 32%

FRONT UPPER LEVEL
Wall area = 617 sf
Glazing area = 116 sf = 18%

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3 PLEX
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REVISIONS:

TITLE:
3-PLEX ELEVATIONS - MOUNTAIN MODERN

1/30/2026 2:48:10 PM

SCHEMATIC DESIGN

A200.1M

1 3-PLEX MLE FRONT - FARMHOUSE

1/8" = 1'-0"

2 3-PLEX MLE LEFT - FARMHOUSE

1/8" = 1'-0"

3 3-PLEX MLE RIGHT - FARMHOUSE

1/8" = 1'-0"

4 3-PLEX MLE REAR - FARMHOUSE

1/8" = 1'-0"

HEBER CITY FARMHOUSE DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- Primary roof form presents a gable facing the street.
- Front facade includes a one story porch integrated into the facade.
- Dormers used to add floor area, daylight, and architectural interest.
- Window composition reads as vertically proportioned, with balanced placement.
- Detailing stays simplified. Ornamentation stays minimal at porch, gable ends, and bays.
- Wall cladding uses horizontal lap siding and or board and batten siding.

MASSING
- Overall massing reads simple and emphasizes vertical building elements.
- Front facing gable reads as the primary form. Side wings absent or secondary.
- Projecting bays and low sloping shed roof elements appear as supporting forms.
- Building height aligns with 1.5 to 2 stories. Main level floor to ceiling height shows 8 to 10 feet.

ROOF FORM, PITCH, AND OVERHANG
- Main roof pitch falls between 6:12 and 12:12.
- Secondary hip or shed roof pitches fall between 3:12 and 6:12.
- Roof overhangs fall between 6 inches and 12 inches.
- Main gable intersects with secondary roof forms where shown.
- Metal accent roofing appears only as accent sections.

WINDOWS AND DOORS
- Windows read as vertically proportioned single hung or double hung.
- Window grouping uses individual units or pairs.
- Bay windows, if used, read square or angled.
- Exterior trim at windows and doors reads wide. Target 4 to 6 inches with cap moldings.
- Divided lites, if used, stay limited and follow approved patterns. One over one. Two over one. Two over two. Four square grid over one. Four square grid over four square grid.
- Doors include glazed panes where shown and express restrained ornamentation.

PORCH AND ENTRY
- Front porch faces the street and stays one story.
- Corner lots use a wrap porch where applicable.
- Porch roof form reads forward facing shed or hip.
- Porch includes exposed wood and metal elements where detailed.
- Porch columns read substantial. Square columns at least 6x6. Round columns at least 6 inches diameter.
- Railings use turned balusters, square balusters, or steel.

DETAILS AND MATERIAL TRANSITIONS
- Detailing reads simplified and ornamentation restrained.
- Porch structure shows exposed structural elements where detailed.
- Exposed concrete foundation receives stone or brick cladding.
- Gutters read ogee or half round.
- Board and batten wainscot uses coarser spacing where shown.
- Rake moldings read square or more detailed profile.

MINIMUM REQUIRED ELEMENTS
- Covered porch provided. Columns show base, shaft, and capitol.
- Windows orient vertically.
- Decorative window trim provided. Width 5 to 6 inches. Emphasis at top and bottom. Stucco excluded.
- Garage door recesses at least 2 feet from the front facade. Garage door reads decorative and includes small pane windows.
- Covered front porch spans full width or partial width over 50 percent of the front facade and addresses the street.
- Siding uses lap siding or board and batten on all four sides. Vinyl excluded.
- Foundation finish reads veneered, textured, or colored where exposed to view.
- Exterior lighting uses shielded fixtures and directs light downward.

MULTIFAMILY ONLY REQUIREMENTS
- ☐ Each elevation includes ground floor stone or brick at 10 percent minimum.
  See elevations for calculation breakdown.
- Each dwelling includes private outdoor space or balcony of at least 60 square feet.
- Building includes a covered front porch that addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS TRANSPARENCY REQUIREMENTS
- ☐ MINIMUM 15% TRANSPARENCY PER EACH STORY
  See elevations for calculation breakdown.

MASONRY REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 592 sf
Masonry area = 220 sf = 37%

REAR MAIN LEVEL
Wall area = 513 sf
Masonry area = 52 sf = 10%

LEFT MAIN LEVEL
Wall area = 294 sf
Masonry area = 158 sf = 53%

RIGHT MAIN LEVEL
Wall area = 294 sf
Masonry area = 158 sf = 53%

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 1190 sf
Glazing area = 281 sf = 24%

FRONT UPPER LEVEL
Wall area = 962 sf
Glazing area = 144 sf = 15%

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION

Element
design collective

470 NORTH 500 WEST
BOUNTIFUL, UT 84010

801.698.6685
JON@ELEMENT-DESIGN.CO

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FINCH CREEK
3 PLEX
-

REVISIONS:

TITLE:
3-PLEX ELEVATIONS
MLE - FARMHOUSE

1/30/2026 2:48:25 PM

SCHEMATIC DESIGN

A200.2F

1 3-PLEX MLE FRONT - MOUNTAIN

1/8" = 1'-0"

2 3-PLEX MLE LEFT - MOUNTAIN

1/8" = 1'-0"

3 3-PLEX MLE RIGHT - MOUNTAIN

1/8" = 1'-0"

4 3-PLEX MLE REAR - MOUNTAIN

1/8" = 1'-0"

HEBER CITY MOUNTAIN MODERN DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- ■ Primary roof reads pitched or flat and supports heavy snow loads.
- ■ Main roof pitch extends over deck and patio areas for weather protection.
- ■ Roof planes occur over the entry patio or courtyard at the front facade.
- ■ Front facade features dominant expanses of glazing.
- ■ Wide roof overhangs provide protection from solar exposure.
- ■ Detailing reads simplified. Ornamentation stays focused at porches, entries, and decks.
- ■ Wall materials include stone or natural wood siding.

MASSING
- ■ Massing uses simple geometric forms.
- ■ Overall massing reads simple and emphasizes horizontal building elements.
- ■ Pitched roofs appear as a common massing feature.
- ■ Building height aligns with one or two stories.
- □ Main level floor to ceiling height falls within 10 to 14 feet.
  Main level floor to ceiling height falls under 10 feet to comply with aerial access standards and overall building height standards.

ROOF FORM AND OVERHANGS
- ■ Single pitched roofs dominate.
- ■ Stone chimney penetrations appear as oversized massing elements where provided.
- ■ Roof overhangs extend roof coverage to patios and decks.

WINDOWS AND DOORS
- ■ Large expanses of floor to ceiling glass provided.
- ■ Sliding doors extend interior space to decks and patios.
- ■ Windows and doors read untrimmed and integrate glazing into the exterior wall plane.

PORCH AND ENTRY
- ■ Entry decks face the street or turn to the side. One or two stories acceptable.
- ■ Walled entry courtyards provided where shown.
- ■ Entry expression includes exposed wood, stone, and metal siding elements.
- ■ Entry roof reads pitched or sloped and reads as a separate roof line from main ridges.

DETAILS
- ■ Detailing reads simplified and ornamentation restrained.
- ■ Exposed structural elements provided.
- ■ Gutters integrate into roof structure and read hidden.
- ■ Downspouts read as rain chains and route runoff to a ground level water feature where shown.
- ■ Detailing references rustic or craftsman elements consistent with the local area.

MINIMUM REQUIRED ELEMENTS
- ■ Front porch addresses the street. Full or partial width. Minimum 60 square feet.
- ■ Porch includes timber columns with stone plinths or bases and timber trusses expressing internal structure.
- ■ Timber beams or braces provided under gables.
- □ Stone on front facade meets 20 percent minimum.
  See elevations for calculation breakdown.
- ■ Lap siding or board and batten siding on all four sides. Vinyl excluded.
- ■ Wide eave overhangs provided. Minimum 18 inches.
- ■ Garage door recessed a minimum 2 feet from the front facade.
- ■ Garage door reads decorative and includes small pane windows.
- ■ Roofs use full metal or metal accent pitched roofs, with emphasis at porch areas.
- ■ Foundations receive veneered or textured or colored finish where exposed to view.
- ■ Decorative wood or wood look garage doors provided and recessed from the front plane.

MULTIFAMILY REQUIREMENTS
- □ Stone or brick at ground floor meets 20 percent minimum on each street facing elevation.
  See elevations for calculation breakdown.
- ■ Private outdoor space or balcony provided. Minimum 60 square feet.
- ■ Covered front porch addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS TRANSPARENCY REQUIREMENTS
- □ MINIMUM 15% TRANSPARENCY PER EACH STORY
  See elevations for calculation breakdown.

MASONRY REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 512 sf
Masonry area = 233 sf = 45%

REAR MAIN LEVEL
Wall area = 512 sf
Masonry area = 52 sf = 10%

LEFT MAIN LEVEL
Wall area = 295 sf
Masonry area = 129 sf = 43%

RIGHT MAIN LEVEL
Wall area = 295 sf
Masonry area = 129 sf = 43%

FRONT FACADE
Wall area = 1160 sf
Masonry area = 233 sf = 20%

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 1190 sf
Glazing area = 281 sf = 24%

FRONT UPPER LEVEL
Wall area = 962 sf
Glazing area = 144 sf = 15%

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FINCH CREEK
3 PLEX
-

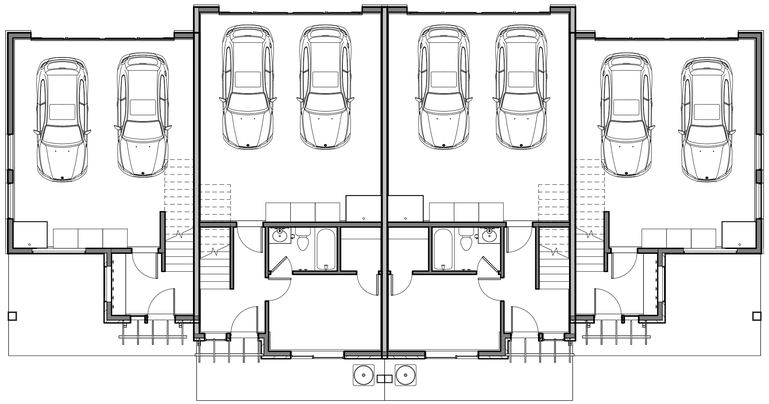
REVISIONS:

TITLE:
3-PLEX ELEVATIONS
MLE - MOUNTAIN
MODERN

1/30/2026 2:48:41 PM

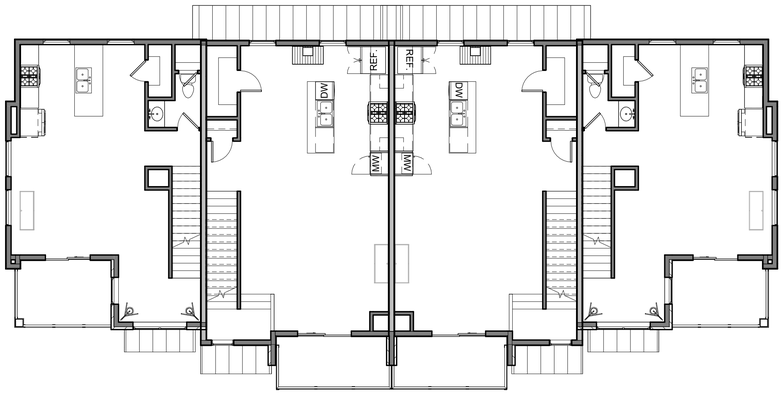
SCHEMATIC DESIGN

A200.2M



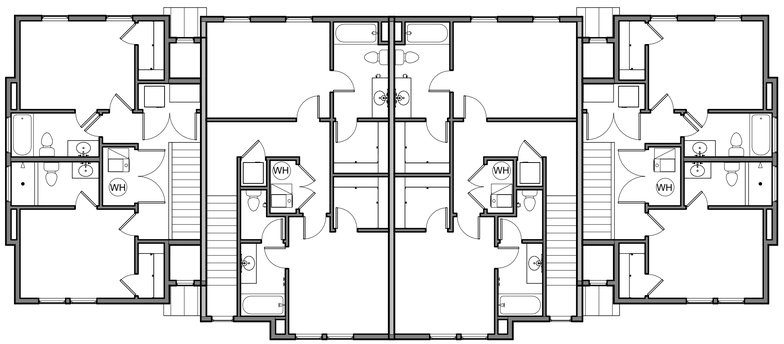
1 **4-PLEX - LEVEL 1**

1/8" = 1'-0"



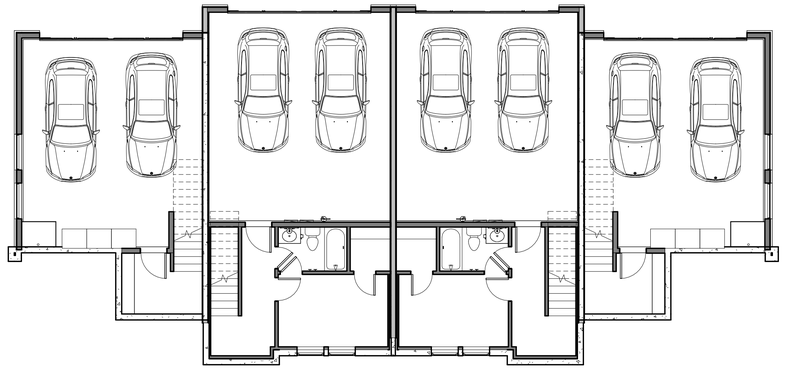
2 **4-PLEX - LEVEL 2**

1/8" = 1'-0"



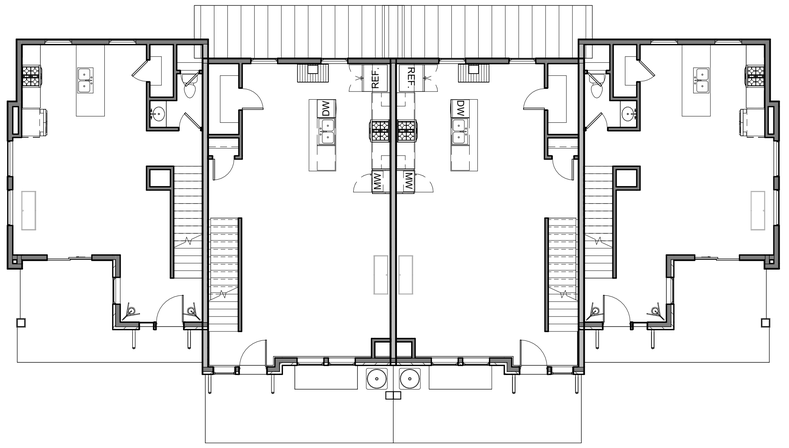
3 **4-PLEX - LEVEL 3**

1/8" = 1'-0"



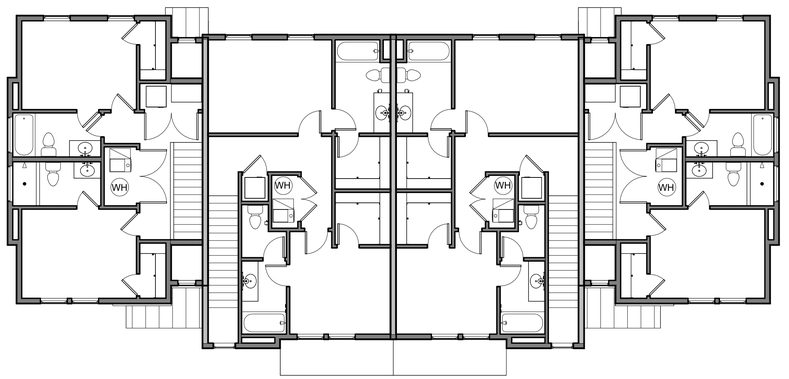
4 **4-PLEX MLE - LEVEL 1**

1/8" = 1'-0"



5 **4-PLEX MLE - LEVEL 2**

1/8" = 1'-0"



6 **4-PLEX MLE- LEVEL 3**

1/8" = 1'-0"

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FINCH CREEK
4 PLEX
-

REVISIONS:

TITLE:
4-PLEX OVERALL PLANS

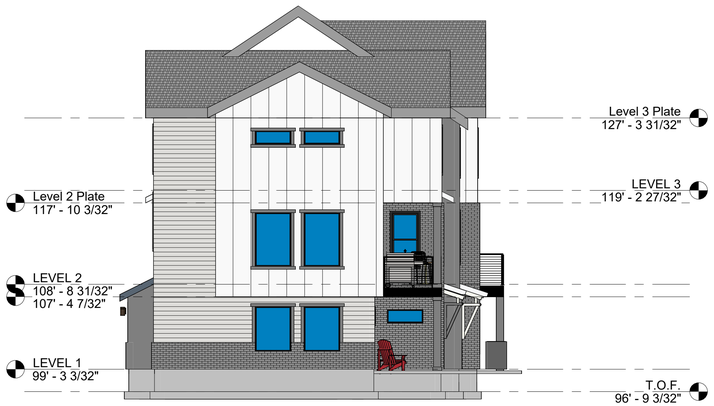
1/30/2026 2:48:46 PM

SCHEMATIC DESIGN

A111

1 4-PLEX FRONT - FARMHOUSE

1/8" = 1'-0"



2 4-PLEX LEFT - FARMHOUSE

1/8" = 1'-0"

3 4-PLEX RIGHT - FARMHOUSE

1/8" = 1'-0"

4 4-PLEX REAR - FARMHOUSE

1/8" = 1'-0"

HEBER CITY FARMHOUSE DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- Primary roof form presents a gable facing the street.
- Front facade includes a one story porch integrated into the facade.
- Dormers used to add floor area, daylight, and architectural interest.
- Window composition reads as vertically proportioned, with balanced placement.
- Detailing stays simplified. Ornamentation stays minimal at porch, gable ends, and bays.
- Wall cladding uses horizontal lap siding and or board and batten siding.

MASSING
- Overall massing reads simple and emphasizes vertical building elements.
- Front facing gable reads as the primary form. Side wings absent or secondary.
- Projecting bays and low sloping shed roof elements appear as supporting forms.
- Building height aligns with 1.5 to 2 stories. Main level floor to ceiling height shows 8 to 10 feet.

ROOF FORM, PITCH, AND OVERHANG
- Main roof pitch falls between 6:12 and 12:12.
- Secondary hip or shed roof pitches fall between 3:12 and 6:12.
- Roof overhangs fall between 6 inches and 12 inches.
- Main gable intersects with secondary roof forms where shown.
- Metal accent roofing appears only as accent sections.

WINDOWS AND DOORS
- Windows read as vertically proportioned single hung or double hung.
- Window grouping uses individual units or pairs.
- Bay windows, if used, read square or angled.
- Exterior trim at windows and doors reads wide. Target 4 to 6 inches with cap moldings.
- Divided lites, if used, stay limited and follow approved patterns. One over one. Two over one. Two over two. Four square grid over one. Four square grid over four square grid.
- Doors include glazed panes where shown and express restrained ornamentation.

PORCH AND ENTRY
- Front porch faces the street and stays one story.
- Corner lots use a wrap porch where applicable.
- Porch roof form reads forward facing shed or hip.
- Porch includes exposed wood and metal elements where detailed.
- Porch columns read substantial. Square columns at least 6x6. Round columns at least 6 inches diameter.
- Railings use turned balusters, square balusters, or steel.

DETAILS AND MATERIAL TRANSITIONS
- Detailing reads simplified and ornamentation restrained.
- Porch structure shows exposed structural elements where detailed.
- Exposed concrete foundation receives stone or brick cladding.
- Gutters read ogee or half round.
- Board and batten wainscot uses coarser spacing where shown.
- Rake moldings read square or more detailed profile.

MINIMUM REQUIRED ELEMENTS
- Covered porch provided. Columns show base, shaft, and capitol.
- Windows orient vertically.
- Decorative window trim provided. Width 5 to 6 inches. Emphasis at top and bottom. Stucco excluded.
- Garage door recesses at least 2 feet from the front facade. Garage door reads decorative and includes small pane windows.
- Covered front porch spans full width or partial width over 50 percent of the front facade and addresses the street.
- Siding uses lap siding or board and batten on all four sides. Vinyl excluded.
- Foundation finish reads veneered, textured, or colored where exposed to view.
- Exterior lighting uses shielded fixtures and directs light downward.

MULTIFAMILY ONLY REQUIREMENTS
- ☐ Each elevation includes ground floor stone or brick at 10 percent minimum.
  See elevations for calculation breakdown.
- Each dwelling includes private outdoor space or balcony of at least 60 square feet.
- Building includes a covered front porch that addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS TRANSPARENCY REQUIREMENTS
- ☐ MINIMUM 15% TRANSPARENCY PER EACH STORY
  See elevations for calculation breakdown.

MASONRY REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 683 sf
Masonry area = 306 sf = 44%

REAR MAIN LEVEL
Wall area = 683 sf
Masonry area = 69 sf = 10%

LEFT MAIN LEVEL
Wall area = 294 sf
Masonry area = 158 sf = 53%

RIGHT MAIN LEVEL
Wall area = 294 sf
Masonry area = 158 sf = 53%

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 683 sf
Glazing area = 219 sf = 32%

FRONT MIDDLE LEVEL
Wall area = 784 sf
Glazing area = 254 sf = 32%

FRONT UPPER LEVEL
Wall area = 697 sf
Glazing area = 163 sf = 23%

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FINCH CREEK
4 PLEX
-

REVISIONS:

TITLE:
4-PLEX ELEVATIONS - FARMHOUSE

1/30/2026 2:49:06 PM

SCHEMATIC DESIGN

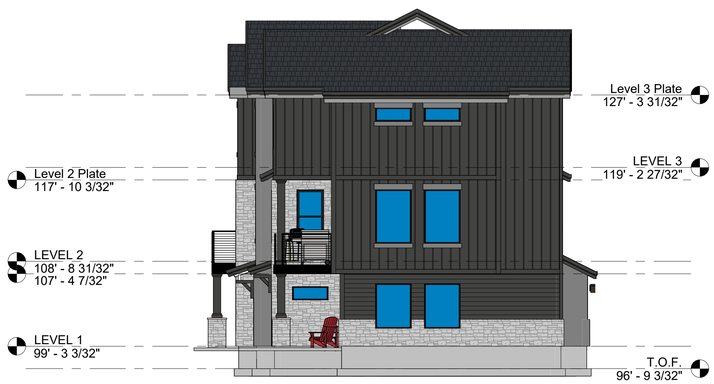
A201.1F

1 4-PLEX FRONT - MOUNTAIN

1/8" = 1'-0"

2 4-PLEX LEFT - MOUNTAIN

1/8" = 1'-0"



3 4-PLEX RIGHT - MOUNTAIN

1/8" = 1'-0"

4 4-PLEX REAR - MOUNTAIN

1/8" = 1'-0"

HEBER CITY MOUNTAIN MODERN DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- ■ Primary roof reads pitched or flat and supports heavy snow loads.
- ■ Main roof pitch extends over deck and patio areas for weather protection.
- ■ Roof planes occur over the entry patio or courtyard at the front facade.
- ■ Front facade features dominant expanses of glazing.
- ■ Wide roof overhangs provide protection from solar exposure.
- ■ Detailing reads simplified. Ornamentation stays focused at porches, entries, and decks.
- ■ Wall materials include stone or natural wood siding.

MASSING
- ■ Massing uses simple geometric forms.
- ■ Overall massing reads simple and emphasizes horizontal building elements.
- ■ Pitched roofs appear as a common massing feature.
- ■ Building height aligns with one or two stories.
- □ Main level floor to ceiling height falls within 10 to 14 feet.
  -Main level floor to ceiling height falls under 10 feet to comply with aerial access standards and overall building height standards.

ROOF FORM AND OVERHANGS
- ■ Single pitched roofs dominate.
- ■ Stone chimney penetrations appear as oversized massing elements where provided.
- ■ Roof overhangs extend roof coverage to patios and decks.

WINDOWS AND DOORS
- ■ Large expanses of floor to ceiling glass provided.
- ■ Sliding doors extend interior space to decks and patios.
- ■ Windows and doors read untrimmed and integrate glazing into the exterior wall plane.

PORCH AND ENTRY
- ■ Entry decks face the street or turn to the side. One or two stories acceptable.
- ■ Walled entry courtyards provided where shown.
- ■ Entry expression includes exposed wood, stone, and metal siding elements.
- ■ Entry roof reads pitched or sloped and reads as a separate roof line from main ridges.

DETAILS
- ■ Detailing reads simplified and ornamentation restrained.
- ■ Exposed structural elements provided.
- ■ Gutters integrate into roof structure and read hidden.
- ■ Downspouts read as rain chains and route runoff to a ground level water feature where shown.
- ■ Detailing references rustic or craftsman elements consistent with the local area.

MINIMUM REQUIRED ELEMENTS
- ■ Front porch addresses the street. Full or partial width. Minimum 60 square feet.
- ■ Porch includes timber columns with stone plinths or bases and timber trusses expressing internal structure.
- ■ Timber beams or braces provided under gables.
- □ Stone on front facade meets 20 percent minimum.
  See elevations for calculation breakdown.
- ■ Lap siding or board and batten siding on all four sides. Vinyl excluded.
- ■ Wide eave overhangs provided. Minimum 18 inches.
- ■ Garage door recessed a minimum 2 feet from the front facade.
- ■ Garage door reads decorative and includes small pane windows.
- ■ Roofs use full metal or metal accent pitched roofs, with emphasis at porch areas.
- ■ Foundations receive veneered or textured or colored finish where exposed to view.
- ■ Decorative wood or wood look garage doors provided and recessed from the front plane.

MULTIFAMILY REQUIREMENTS
- □ Stone or brick at ground floor meets 20 percent minimum on each street facing elevation.
  See elevations for calculation breakdown.
- ■ Private outdoor space or balcony provided. Minimum 60 square feet.
- ■ Covered front porch addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS TRANSPARENCY REQUIREMENTS
- □ MINIMUM 15% TRANSPARENCY PER EACH STORY
  See elevations for calculation breakdown.

MASONRY REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 684 sf
Masonry area = 372 sf = 54%

REAR MAIN LEVEL
Wall area = 684 sf
Masonry area =69 sf = 10%

LEFT MAIN LEVEL
Wall area = 295 sf
Masonry area = 129 sf = 43%

RIGHT MAIN LEVEL
Wall area = 295 sf
Masonry area = 129 sf = 43%

FRONT FACADE
Wall area = 2408 sf
Masonry area = 549 sf = 23%

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 683 sf
Glazing area = 219 sf = 32%

FRONT MIDDLE LEVEL
Wall area = 784 sf
Glazing area = 254 sf = 32%

FRONT UPPER LEVEL
Wall area = 697 sf
Glazing area = 163 sf = 23%

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FINCH CREEK
4 PLEX
-

REVISIONS:

TITLE:
4-PLEX ELEVATIONS - MOUNTAIN MODERN

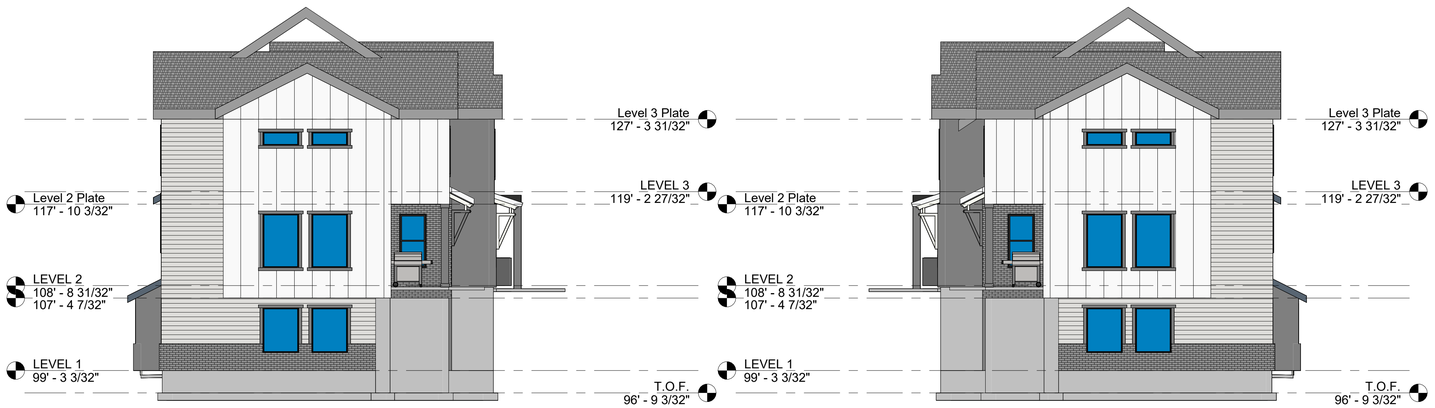
1/30/2026 2:49:27 PM

SCHEMATIC DESIGN

A201.1M

1 4-PLEX MLE FRONT - FARMHOUSE

1/8" = 1'-0"



2 4-PLEX MLE LEFT - FARMHOUSE

1/8" = 1'-0"

3 4-PLEX MLE RIGHT - FARMHOUSE

1/8" = 1'-0"

4 4-PLEX MLE REAR - FARMHOUSE

1/8" = 1'-0"

HEBER CITY FARMHOUSE DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- Primary roof form presents a gable facing the street.
- Front facade includes a one story porch integrated into the facade.
- Dormers used to add floor area, daylight, and architectural interest.
- Window composition reads as vertically proportioned, with balanced placement.
- Detailing stays simplified. Ornamentation stays minimal at porch, gable ends, and bays.
- Wall cladding uses horizontal lap siding and or board and batten siding.

MASSING
- Overall massing reads simple and emphasizes vertical building elements.
- Front facing gable reads as the primary form. Side wings absent or secondary.
- Projecting bays and low sloping shed roof elements appear as supporting forms.
- Building height aligns with 1.5 to 2 stories. Main level floor to ceiling height shows 8 to 10 feet.

ROOF FORM, PITCH, AND OVERHANG
- Main roof pitch falls between 6:12 and 12:12.
- Secondary hip or shed roof pitches fall between 3:12 and 6:12.
- Roof overhangs fall between 6 inches and 12 inches.
- Main gable intersects with secondary roof forms where shown.
- Metal accent roofing appears only as accent sections.

WINDOWS AND DOORS
- Windows read as vertically proportioned single hung or double hung.
- Window grouping uses individual units or pairs.
- Bay windows, if used, read square or angled.
- Exterior trim at windows and doors reads wide. Target 4 to 6 inches with cap moldings.
- Divided lites, if used, stay limited and follow approved patterns. One over one. Two over one. Two over two. Four square grid over one. Four square grid over four square grid.
- Doors include glazed panes where shown and express restrained ornamentation.

PORCH AND ENTRY
- Front porch faces the street and stays one story.
- Corner lots use a wrap porch where applicable.
- Porch roof form reads forward facing shed or hip.
- Porch includes exposed wood and metal elements where detailed.
- Porch columns read substantial. Square columns at least 6x6. Round columns at least 6 inches diameter.
- Railings use turned balusters, square balusters, or steel.

DETAILS AND MATERIAL TRANSITIONS
- Detailing reads simplified and ornamentation restrained.
- Porch structure shows exposed structural elements where detailed.
- Exposed concrete foundation receives stone or brick cladding.
- Gutters read ogee or half round.
- Board and batten wainscot uses coarser spacing where shown.
- Rake moldings read square or more detailed profile.

MINIMUM REQUIRED ELEMENTS
- Covered porch provided. Columns show base, shaft, and capitol.
- Windows orient vertically.
- Decorative window trim provided. Width 5 to 6 inches. Emphasis at top and bottom. Stucco excluded.
- Garage door recesses at least 2 feet from the front facade. Garage door reads decorative and includes small pane windows.
- Covered front porch spans full width or partial width over 50 percent of the front facade and addresses the street.
- Siding uses lap siding or board and batten on all four sides. Vinyl excluded.
- Foundation finish reads veneered, textured, or colored where exposed to view.
- Exterior lighting uses shielded fixtures and directs light downward.

MULTIFAMILY ONLY REQUIREMENTS
- ☐ Each elevation includes ground floor stone or brick at 10 percent minimum.
  See elevations for calculation breakdown.
- Each dwelling includes private outdoor space or balcony of at least 60 square feet.
- Building includes a covered front porch that addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS TRANSPARENCY REQUIREMENTS
- ☐ MINIMUM 15% TRANSPARENCY PER EACH STORY
  See elevations for calculation breakdown.

MASONRY REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 783 sf
Masonry area = 338 sf = 43%

REAR MAIN LEVEL
Wall area = 696 sf
Masonry area = 70 sf = 10%

LEFT MAIN LEVEL
Wall area = 294 sf
Masonry area = 158 sf = 53%

RIGHT MAIN LEVEL
Wall area = 294 sf
Masonry area = 158 sf = 53%

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 783 sf
Glazing area = 311 sf = 39%

FRONT UPPER LEVEL
Wall area = 697 sf
Glazing area = 162 sf = 23%

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FINCH CREEK
4 PLEX
-

REVISIONS:

TITLE:
4-PLEX ELEVATIONS
MLE - FARMHOUSE

1/30/2026 2:49:46 PM

SCHEMATIC DESIGN

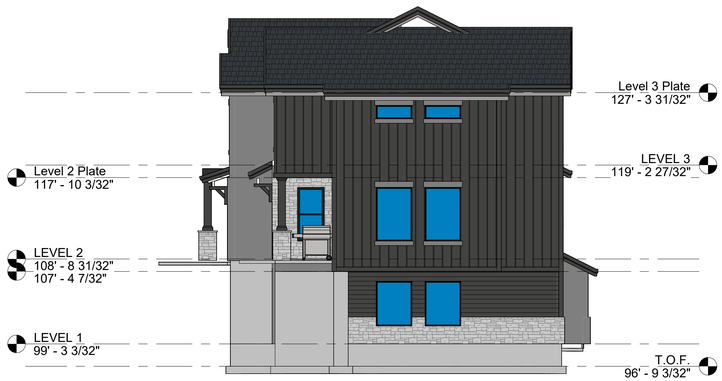
A201.2F

1 4-PLEX MLE FRONT - MOUNTAIN

1/8" = 1'-0"

2 4-PLEX MLE LEFT - MOUNTAIN

1/8" = 1'-0"



3 4-PLEX MLE RIGHT - MOUNTAIN

1/8" = 1'-0"

4 4-PLEX MLE REAR - MOUNTAIN

1/8" = 1'-0"

HEBER CITY MOUNTAIN MODERN DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- ■ Primary roof reads pitched or flat and supports heavy snow loads.
- ■ Main roof pitch extends over deck and patio areas for weather protection.
- ■ Roof planes occur over the entry patio or courtyard at the front facade.
- ■ Front facade features dominant expanses of glazing.
- ■ Wide roof overhangs provide protection from solar exposure.
- ■ Detailing reads simplified. Ornamentation stays focused at porches, entries, and decks.
- ■ Wall materials include stone or natural wood siding.

MASSING
- ■ Massing uses simple geometric forms.
- ■ Overall massing reads simple and emphasizes horizontal building elements.
- ■ Pitched roofs appear as a common massing feature.
- ■ Building height aligns with one or two stories.
- □ Main level floor to ceiling height falls within 10 to 14 feet.

-Main level floor to ceiling height falls under 10 feet to comply with aerial access standards and overall building height standards.

ROOF FORM AND OVERHANGS
- ■ Single pitched roofs dominate.
- ■ Stone chimney penetrations appear as oversized massing elements where provided.
- ■ Roof overhangs extend roof coverage to patios and decks.

WINDOWS AND DOORS
- ■ Large expanses of floor to ceiling glass provided.
- ■ Sliding doors extend interior space to decks and patios.
- ■ Windows and doors read untrimmed and integrate glazing into the exterior wall plane.

PORCH AND ENTRY
- ■ Entry decks face the street or turn to the side. One or two stories acceptable.
- ■ Walled entry courtyards provided where shown.
- ■ Entry expression includes exposed wood, stone, and metal siding elements.
- ■ Entry roof reads pitched or sloped and reads as a separate roof line from main ridges.

DETAILS
- ■ Detailing reads simplified and ornamentation restrained.
- ■ Exposed structural elements provided.
- ■ Gutters integrate into roof structure and read hidden.
- ■ Downspouts read as rain chains and route runoff to a ground level water feature where shown.
- ■ Detailing references rustic or craftsman elements consistent with the local area.

MINIMUM REQUIRED ELEMENTS
- ■ Front porch addresses the street. Full or partial width. Minimum 60 square feet.
- ■ Porch includes timber columns with stone plinths or bases and timber trusses expressing internal structure.
- ■ Timber beams or braces provided under gables.
- □ Stone on front facade meets 20 percent minimum.

See elevations for calculation breakdown.
- ■ Lap siding or board and batten siding on all four sides. Vinyl excluded.
- ■ Wide eave overhangs provided. Minimum 18 inches.
- ■ Garage door recessed a minimum 2 feet from the front facade.
- ■ Garage door reads decorative and includes small pane windows.
- ■ Roofs use full metal or metal accent pitched roofs, with emphasis at porch areas.
- ■ Foundations receive veneered or textured or colored finish where exposed to view.
- ■ Decorative wood or wood look garage doors provided and recessed from the front plane.

MULTIFAMILY REQUIREMENTS
- □ Stone or brick at ground floor meets 20 percent minimum on each street facing elevation.

See elevations for calculation breakdown.
- ■ Private outdoor space or balcony provided. Minimum 60 square feet.
- ■ Covered front porch addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS TRANSPARENCY REQUIREMENTS
- □ MINIMUM 15% TRANSPARENCY PER EACH STORY

See elevations for calculation breakdown.

MASONRY REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 783 sf
Masonry area = 351 sf = 44%

REAR MAIN LEVEL
Wall area = 696 sf
Masonry area = 70 sf = 10%

LEFT MAIN LEVEL
Wall area = 295 sf
Masonry area = 129 sf = 43%

RIGHT MAIN LEVEL
Wall area = 295 sf
Masonry area = 129 sf = 43%

FRONT FACADE
Wall area = 1597 sf
Masonry area = 351 sf = 22%

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 783 sf
Glazing area = 311 sf = 39%

FRONT UPPER LEVEL
Wall area = 697 sf
Glazing area = 162 sf = 23%

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FINCH CREEK
4 PLEX
-

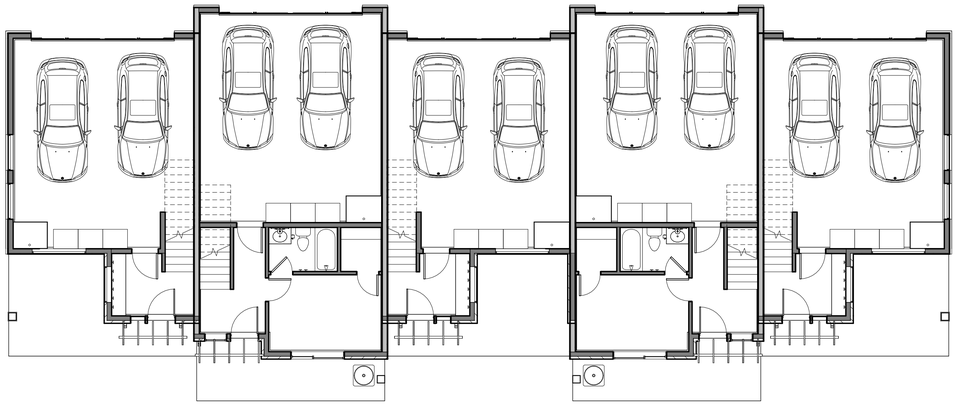
REVISIONS:

TITLE:
4-PLEX ELEVATIONS
MLE - MOUNTAIN
MODERN

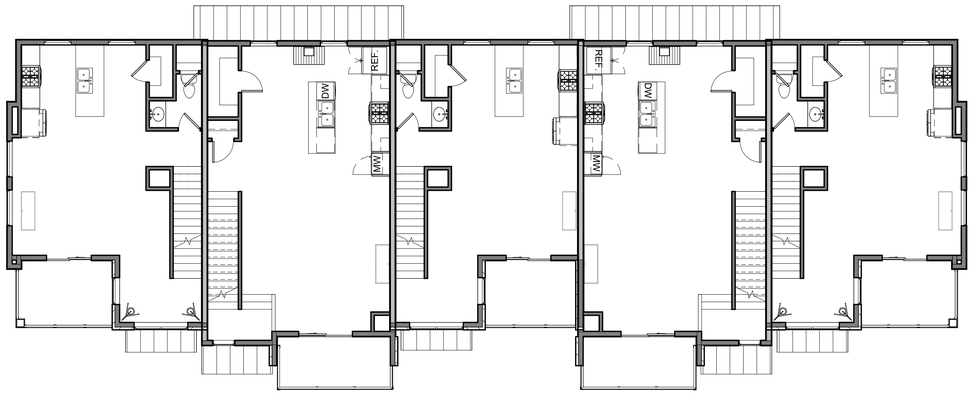
1/30/2026 2:50:05 PM

SCHEMATIC DESIGN

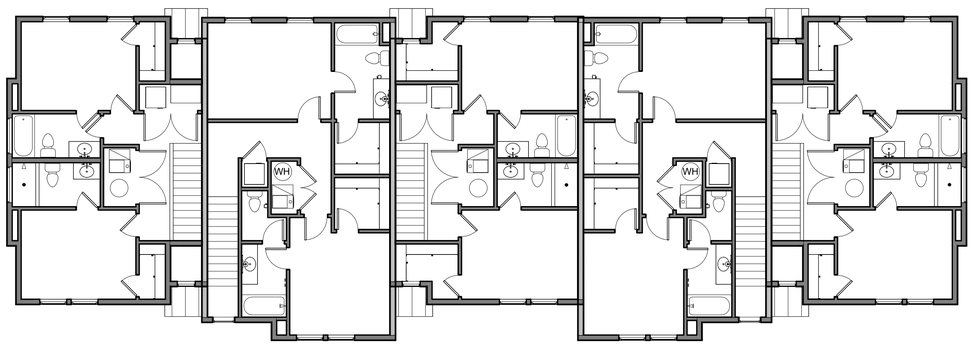
A201.2M



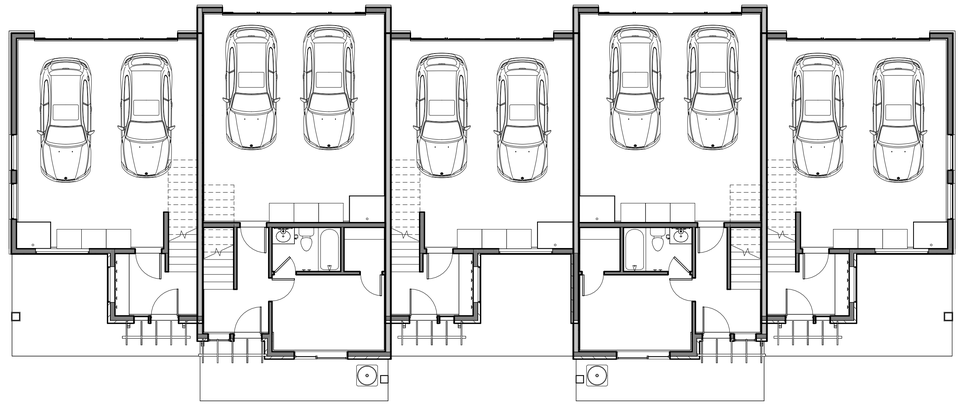
1 **5-PLEX - LEVEL 1**
1/8" = 1'-0"



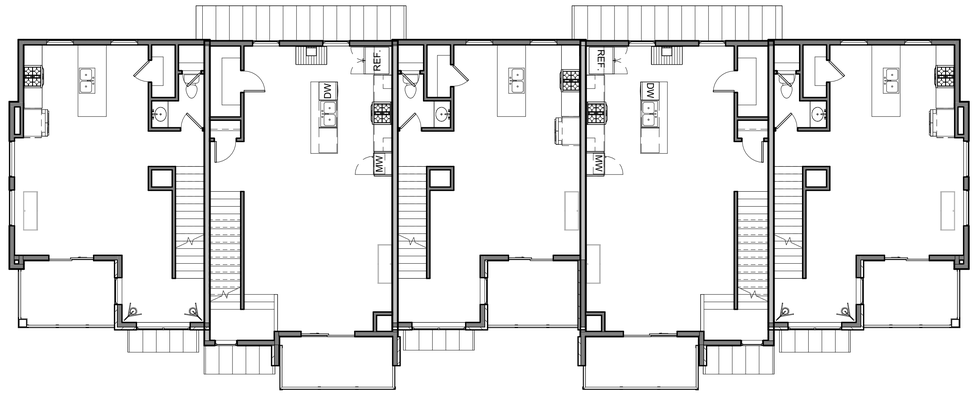
2 **5-PLEX - LEVEL 2**
1/8" = 1'-0"



3 **5-PLEX - LEVEL 3**
1/8" = 1'-0"



4 **5-PLEX MLE - LEVEL 1**
1/8" = 1'-0"



5 **5-PLEX MLE - LEVEL 2**
1/8" = 1'-0"

6 **5-PLEX MLE - LEVEL 3**
1/8" = 1'-0"

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FINCH CREEK
5 PLEX
-

REVISIONS:

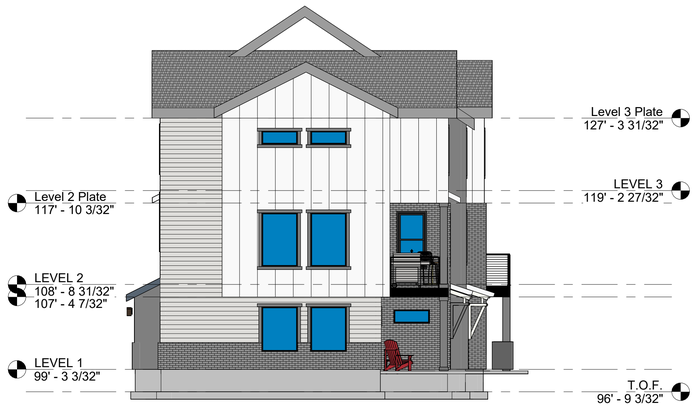
TITLE:
5-PLEX OVERALL PLANS

1/30/2026 2:50:11 PM
SCHEMATIC DESIGN

A112

1 5-PLEX FRONT - FARMHOUSE

1/8" = 1'-0"



2 5-PLEX LEFT - FARMHOUSE

1/8" = 1'-0"

3 5-PLEX RIGHT - FARMHOUSE

1/8" = 1'-0"

4 5-PLEX REAR - FARMHOUSE

1/8" = 1'-0"

HEBER CITY FARMHOUSE DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- Primary roof form presents a gable facing the street.
- Front facade includes a one story porch integrated into the facade.
- Dormers used to add floor area, daylight, and architectural interest.
- Window composition reads as vertically proportioned, with balanced placement.
- Detailing stays simplified. Ornamentation stays minimal at porch, gable ends, and bays.
- Wall cladding uses horizontal lap siding and or board and batten siding.

MASSING
- Overall massing reads simple and emphasizes vertical building elements.
- Front facing gable reads as the primary form. Side wings absent or secondary.
- Projecting bays and low sloping shed roof elements appear as supporting forms.
- Building height aligns with 1.5 to 2 stories. Main level floor to ceiling height shows 8 to 10 feet.

ROOF FORM, PITCH, AND OVERHANG
- Main roof pitch falls between 6:12 and 12:12.
- Secondary hip or shed roof pitches fall between 3:12 and 6:12.
- Roof overhangs fall between 6 inches and 12 inches.
- Main gable intersects with secondary roof forms where shown.
- Metal accent roofing appears only as accent sections.

WINDOWS AND DOORS
- Windows read as vertically proportioned single hung or double hung.
- Window grouping uses individual units or pairs.
- Bay windows, if used, read square or angled.
- Exterior trim at windows and doors reads wide. Target 4 to 6 inches with cap moldings.
- Divided lites, if used, stay limited and follow approved patterns. One over one. Two over one. Two over two. Four square grid over one. Four square grid over four square grid.
- Doors include glazed panes where shown and express restrained ornamentation.

PORCH AND ENTRY
- Front porch faces the street and stays one story.
- Corner lots use a wrap porch where applicable.
- Porch roof form reads forward facing shed or hip.
- Porch includes exposed wood and metal elements where detailed.
- Porch columns read substantial. Square columns at least 6x6. Round columns at least 6 inches diameter.
- Railings use turned balusters, square balusters, or steel.

DETAILS AND MATERIAL TRANSITIONS
- Detailing reads simplified and ornamentation restrained.
- Porch structure shows exposed structural elements where detailed.
- Exposed concrete foundation receives stone or brick cladding.
- Gutters read ogee or half round.
- Board and batten wainscot uses coarser spacing where shown.
- Rake moldings read square or more detailed profile.

MINIMUM REQUIRED ELEMENTS
- Covered porch provided. Columns show base, shaft, and capitol.
- Windows orient vertically.
- Decorative window trim provided. Width 5 to 6 inches. Emphasis at top and bottom. Stucco excluded.
- Garage door recesses at least 2 feet from the front facade. Garage door reads decorative and includes small pane windows.
- Covered front porch spans full width or partial width over 50 percent of the front facade and addresses the street.
- Siding uses lap siding or board and batten on all four sides. Vinyl excluded.
- Foundation finish reads veneered, textured, or colored where exposed to view.
- Exterior lighting uses shielded fixtures and directs light downward.

MULTIFAMILY ONLY REQUIREMENTS
- ☐ Each elevation includes ground floor stone or brick at 10 percent minimum.
  See elevations for calculation breakdown.
- Each dwelling includes private outdoor space or balcony of at least 60 square feet.
- Building includes a covered front porch that addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS TRANSPARENCY REQUIREMENTS
- ☐ MINIMUM 15% TRANSPARENCY PER EACH STORY
  See elevations for calculation breakdown.

MASONRY REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 856 sf
Masonry area = 363 sf = 42%

REAR MAIN LEVEL
Wall area = 856 sf
Masonry area = 86 sf = 10%

LEFT MAIN LEVEL
Wall area = 294 sf
Masonry area = 158 sf = 53%

RIGHT MAIN LEVEL
Wall area = 294 sf
Masonry area = 158 sf = 53%

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 856 sf
Glazing area = 256 sf = 29%

FRONT MIDDLE LEVEL
Wall area = 975 sf
Glazing area = 348 sf = 35%

FRONT UPPER LEVEL
Wall area = 866 sf
Glazing area = 198 sf = 22%

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FINCH CREEK
5 PLEX
-

REVISIONS:

TITLE:
5-PLEX ELEVATIONS - FARMHOUSE

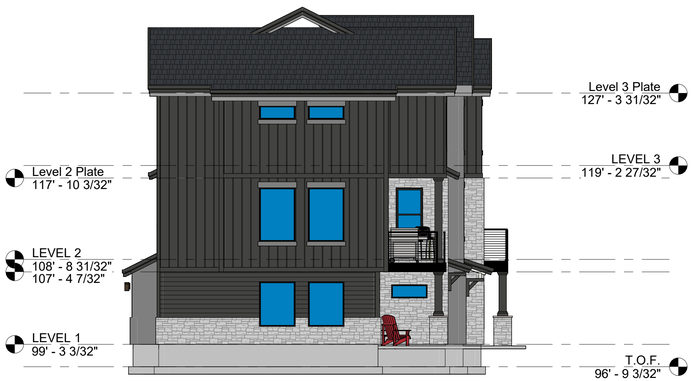
1/30/2026 2:50:43 PM

SCHEMATIC DESIGN

A202.1F

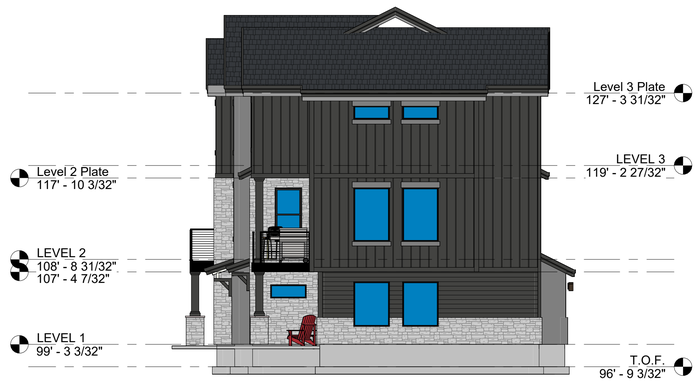
1 5-PLEX FRONT - MOUNTAIN

1/8" = 1'-0"



2 5-PLEX LEFT - MOUNTAIN

1/8" = 1'-0"



3 5-PLEX RIGHT - MOUNTAIN

1/8" = 1'-0"

4 5-PLEX REAR - MOUNTAIN

1/8" = 1'-0"

HEBER CITY MOUNTAIN MODERN DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- ■ Primary roof reads pitched or flat and supports heavy snow loads.
- ■ Main roof pitch extends over deck and patio areas for weather protection.
- ■ Roof planes occur over the entry patio or courtyard at the front facade.
- ■ Front facade features dominant expanses of glazing.
- ■ Wide roof overhangs provide protection from solar exposure.
- ■ Detailing reads simplified. Ornamentation stays focused at porches, entries, and decks.
- ■ Wall materials include stone or natural wood siding.

MASSING
- ■ Massing uses simple geometric forms.
- ■ Overall massing reads simple and emphasizes horizontal building elements.
- ■ Pitched roofs appear as a common massing feature.
- ■ Building height aligns with one or two stories.
- □ Main level floor to ceiling height falls within 10 to 14 feet.
  Main level floor to ceiling height falls under 10 feet to comply with aerial access standards and overall building height standards.

ROOF FORM AND OVERHANGS
- ■ Single pitched roofs dominate.
- ■ Stone chimney penetrations appear as oversized massing elements where provided.
- ■ Roof overhangs extend roof coverage to patios and decks.

WINDOWS AND DOORS
- ■ Large expanses of floor to ceiling glass provided.
- ■ Sliding doors extend interior space to decks and patios.
- ■ Windows and doors read untrimmed and integrate glazing into the exterior wall plane.

PORCH AND ENTRY
- ■ Entry decks face the street or turn to the side. One or two stories acceptable.
- ■ Walled entry courtyards provided where shown.
- ■ Entry expression includes exposed wood, stone, and metal siding elements.
- ■ Entry roof reads pitched or sloped and reads as a separate roof line from main ridges.

DETAILS
- ■ Detailing reads simplified and ornamentation restrained.
- ■ Exposed structural elements provided.
- ■ Gutters integrate into roof structure and read hidden.
- ■ Downspouts read as rain chains and route runoff to a ground level water feature where shown.
- ■ Detailing references rustic or craftsman elements consistent with the local area.

MINIMUM REQUIRED ELEMENTS
- ■ Front porch addresses the street. Full or partial width. Minimum 60 square feet.
- ■ Porch includes timber columns with stone plinths or bases and timber trusses expressing internal structure.
- ■ Timber beams or braces provided under gables.
- □ Stone on front facade meets 20 percent minimum.
  See elevations for calculation breakdown.
- ■ Lap siding or board and batten siding on all four sides. Vinyl excluded.
- ■ Wide eave overhangs provided. Minimum 18 inches.
- ■ Garage door recessed a minimum 2 feet from the front facade.
- ■ Garage door reads decorative and includes small pane windows.
- ■ Roofs use full metal or metal accent pitched roofs, with emphasis at porch areas.
- ■ Foundations receive veneered or textured or colored finish where exposed to view.
- ■ Decorative wood or wood look garage doors provided and recessed from the front plane.

MULTIFAMILY REQUIREMENTS
- □ Stone or brick at ground floor meets 20 percent minimum on each street facing elevation.
  See elevations for calculation breakdown.
- ■ Private outdoor space or balcony provided. Minimum 60 square feet.
- ■ Covered front porch addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS TRANSPARENCY REQUIREMENTS
- □ MINIMUM 15% TRANSPARENCY PER EACH STORY
  See elevations for calculation breakdown.

MASONRY REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 856 sf
Masonry area = 434 sf = 50%

REAR MAIN LEVEL
Wall area = 856 sf
Masonry area = 86 sf = 10%

LEFT MAIN LEVEL
Wall area = 295 sf
Masonry area = 129 sf = 43%

RIGHT MAIN LEVEL
Wall area = 295 sf
Masonry area = 129 sf = 43%

FRONT FACADE
Wall area = 3043 sf
Masonry area = 706 sf = 23%

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 856 sf
Glazing area = 256 sf = 29%

FRONT MIDDLE LEVEL
Wall area = 975 sf
Glazing area = 348 sf = 35%

FRONT UPPER LEVEL
Wall area = 866 sf
Glazing area = 198 sf = 22%

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FINCH CREEK
5 PLEX
-

REVISIONS:

TITLE:
5-PLEX ELEVATIONS - MOUNTAIN MODERN

1/30/2026 2:51:10 PM

SCHEMATIC DESIGN

A202.1M

1 5-PLEX MLE FRONT - FARMHOUSE

1/8" = 1'-0"

2 5-PLEX MLE LEFT - FARMHOUSE

1/8" = 1'-0"

3 5-PLEX MLE RIGHT - FARMHOUSE

1/8" = 1'-0"

4 5-PLEX MLE REAR - FARMHOUSE

1/8" = 1'-0"

HEBER CITY FARMHOUSE DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- Primary roof form presents a gable facing the street.
- Front facade includes a one story porch integrated into the facade.
- Dormers used to add floor area, daylight, and architectural interest.
- Window composition reads as vertically proportioned, with balanced placement.
- Detailing stays simplified. Ornamentation stays minimal at porch, gable ends, and bays.
- Wall cladding uses horizontal lap siding and or board and batten siding.

MASSING
- Overall massing reads simple and emphasizes vertical building elements.
- Front facing gable reads as the primary form. Side wings absent or secondary.
- Projecting bays and low sloping shed roof elements appear as supporting forms.
- Building height aligns with 1.5 to 2 stories. Main level floor to ceiling height shows 8 to 10 feet.

ROOF FORM, PITCH, AND OVERHANG
- Main roof pitch falls between 6:12 and 12:12.
- Secondary hip or shed roof pitches fall between 3:12 and 6:12.
- Roof overhangs fall between 6 inches and 12 inches.
- Main gable intersects with secondary roof forms where shown.
- Metal accent roofing appears only as accent sections.

WINDOWS AND DOORS
- Windows read as vertically proportioned single hung or double hung.
- Window grouping uses individual units or pairs.
- Bay windows, if used, read square or angled.
- Exterior trim at windows and doors reads wide. Target 4 to 6 inches with cap moldings.
- Divided lites, if used, stay limited and follow approved patterns. One over one. Two over one. Two over two. Four square grid over one. Four square grid over four square grid.
- Doors include glazed panes where shown and express restrained ornamentation.

PORCH AND ENTRY
- Front porch faces the street and stays one story.
- Corner lots use a wrap porch where applicable.
- Porch roof form reads forward facing shed or hip.
- Porch includes exposed wood and metal elements where detailed.
- Porch columns read substantial. Square columns at least 6x6. Round columns at least 6 inches diameter.
- Railings use turned balusters, square balusters, or steel.

DETAILS AND MATERIAL TRANSITIONS
- Detailing reads simplified and ornamentation restrained.
- Porch structure shows exposed structural elements where detailed.
- Exposed concrete foundation receives stone or brick cladding.
- Gutters read ogee or half round.
- Board and batten wainscot uses coarser spacing where shown.
- Rake moldings read square or more detailed profile.

MINIMUM REQUIRED ELEMENTS
- Covered porch provided. Columns show base, shaft, and capitol.
- Windows orient vertically.
- Decorative window trim provided. Width 5 to 6 inches. Emphasis at top and bottom. Stucco excluded.
- Garage door recesses at least 2 feet from the front facade. Garage door reads decorative and includes small pane windows.
- Covered front porch spans full width or partial width over 50 percent of the front facade and addresses the street.
- Siding uses lap siding or board and batten on all four sides. Vinyl excluded.
- Foundation finish reads veneered, textured, or colored where exposed to view.
- Exterior lighting uses shielded fixtures and directs light downward.

MULTIFAMILY ONLY REQUIREMENTS
- ☐ Each elevation includes ground floor stone or brick at 10 percent minimum.
  See elevations for calculation breakdown.
- Each dwelling includes private outdoor space or balcony of at least 60 square feet.
- Building includes a covered front porch that addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS TRANSPARENCY REQUIREMENTS
- ☐ MINIMUM 15% TRANSPARENCY PER EACH STORY
  See elevations for calculation breakdown.

MASONRY REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 974 sf
Masonry area = 395 sf = 40%

REAR MAIN LEVEL
Wall area = 511 sf
Masonry area = 87 sf = 10%

LEFT MAIN LEVEL
Wall area = 294 sf
Masonry area = 158 sf = 53%

RIGHT MAIN LEVEL
Wall area = 294 sf
Masonry area = 158 sf = 53%

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 974 sf
Glazing area = 390 sf = 40%

FRONT UPPER LEVEL
Wall area = 866 sf
Glazing area = 200 sf = 23%

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION

Element
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FINCH CREEK
5 PLEX
-

REVISIONS:

TITLE:
5-PLEX ELEVATIONS
MLE - FARMHOUSE

1/30/2026 2:51:32 PM

SCHEMATIC DESIGN

A202.2F

1 5-PLEX MLE FRONT - MOUNTAIN

1/8" = 1'-0"

2 5-PLEX MLE LEFT - MOUNTAIN

1/8" = 1'-0"

3 5-PLEX MLE RIGHT - MOUNTAIN

1/8" = 1'-0"

4 5-PLEX MLE REAR - MOUNTAIN

1/8" = 1'-0"

HEBER CITY MOUNTAIN MODERN DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- ■ Primary roof reads pitched or flat and supports heavy snow loads.
- ■ Main roof pitch extends over deck and patio areas for weather protection.
- ■ Roof planes occur over the entry patio or courtyard at the front facade.
- ■ Front facade features dominant expanses of glazing.
- ■ Wide roof overhangs provide protection from solar exposure.
- ■ Detailing reads simplified. Ornamentation stays focused at porches, entries, and decks.
- ■ Wall materials include stone or natural wood siding.

MASSING
- ■ Massing uses simple geometric forms.
- ■ Overall massing reads simple and emphasizes horizontal building elements.
- ■ Pitched roofs appear as a common massing feature.
- ■ Building height aligns with one or two stories.
- □ Main level floor to ceiling height falls within 10 to 14 feet.

-Main level floor to ceiling height falls under 10 feet to comply with aerial access standards and overall building height standards.

ROOF FORM AND OVERHANGS
- ■ Single pitched roofs dominate.
- ■ Stone chimney penetrations appear as oversized massing elements where provided.
- ■ Roof overhangs extend roof coverage to patios and decks.

WINDOWS AND DOORS
- ■ Large expanses of floor to ceiling glass provided.
- ■ Sliding doors extend interior space to decks and patios.
- ■ Windows and doors read untrimmed and integrate glazing into the exterior wall plane.

PORCH AND ENTRY
- ■ Entry decks face the street or turn to the side. One or two stories acceptable.
- ■ Walled entry courtyards provided where shown.
- ■ Entry expression includes exposed wood, stone, and metal siding elements.
- ■ Entry roof reads pitched or sloped and reads as a separate roof line from main ridges.

DETAILS
- ■ Detailing reads simplified and ornamentation restrained.
- ■ Exposed structural elements provided.
- ■ Gutters integrate into roof structure and read hidden.
- ■ Downspouts read as rain chains and route runoff to a ground level water feature where shown.
- ■ Detailing references rustic or craftsman elements consistent with the local area.

MINIMUM REQUIRED ELEMENTS
- ■ Front porch addresses the street. Full or partial width. Minimum 60 square feet.
- ■ Porch includes timber columns with stone plinths or bases and timber trusses expressing internal structure.
- ■ Timber beams or braces provided under gables.
- □ Stone on front facade meets 20 percent minimum.

See elevations for calculation breakdown.
- ■ Lap siding or board and batten siding on all four sides. Vinyl excluded.
- ■ Wide eave overhangs provided. Minimum 18 inches.
- ■ Garage door recessed a minimum 2 feet from the front facade.
- ■ Garage door reads decorative and includes small pane windows.
- ■ Roofs use full metal or metal accent pitched roofs, with emphasis at porch areas.
- ■ Foundations receive veneered or textured or colored finish where exposed to view.
- ■ Decorative wood or wood look garage doors provided and recessed from the front plane.

MULTIFAMILY REQUIREMENTS
- □ Stone or brick at ground floor meets 20 percent minimum on each street facing elevation.

See elevations for calculation breakdown.
- ■ Private outdoor space or balcony provided. Minimum 60 square feet.
- ■ Covered front porch addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS TRANSPARENCY REQUIREMENTS
- □ MINIMUM 15% TRANSPARENCY PER EACH STORY

See elevations for calculation breakdown.

MASONRY REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 974 sf
Masonry area = 422 sf = 43%

REAR MAIN LEVEL
Wall area = 873 sf
Masonry area = 87 sf = 10%

LEFT MAIN LEVEL
Wall area = 295 sf
Masonry area = 129 sf = 43%

RIGHT MAIN LEVEL
Wall area = 295 sf
Masonry area = 129 sf = 43%

FRONT FACADE
Wall area = 2002 sf
Masonry area = 422 sf = 21%

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 974 sf
Glazing area = 390 sf = 40%

FRONT UPPER LEVEL
Wall area = 866 sf
Glazing area = 200 sf = 23%

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Element
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FINCH CREEK
5 PLEX
-

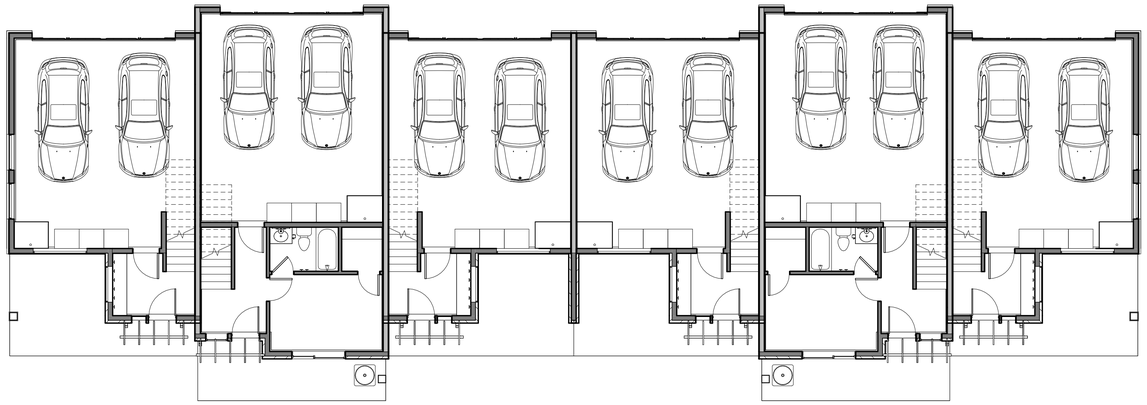
REVISIONS:

TITLE:
5-PLEX ELEVATIONS
MLE - MOUNTAIN
MODERN

1/30/2026 2:51:56 PM

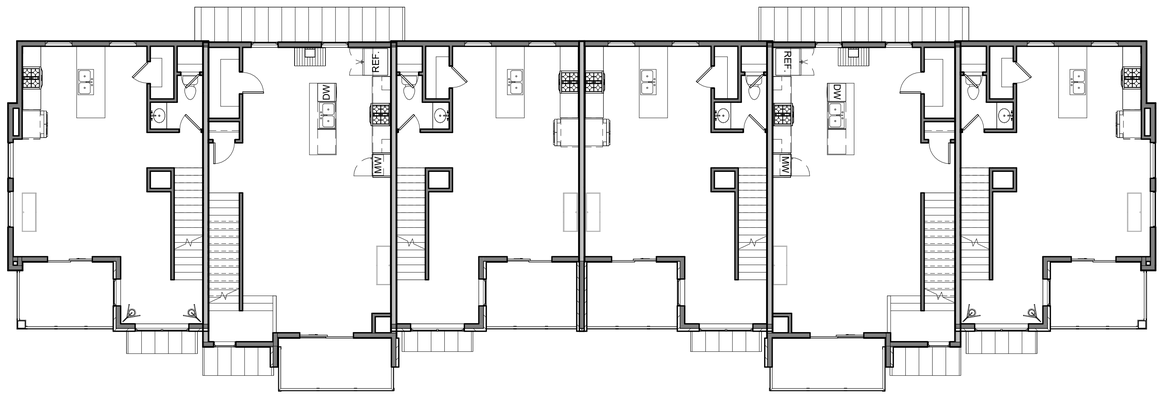
SCHEMATIC DESIGN

A202.2M



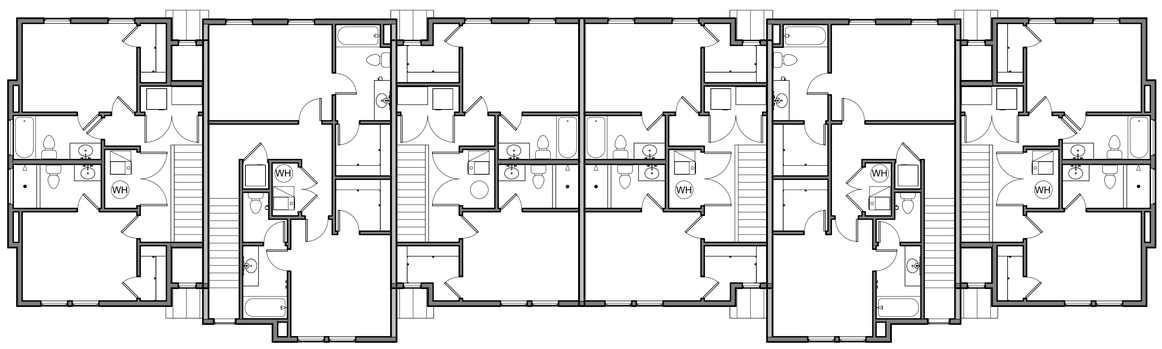
1 **6-PLEX - LEVEL 1**

1/8" = 1'-0"



2 **6-PLEX - LEVEL 2**

1/8" = 1'-0"



3 **6-PLEX - LEVEL 3**

1/8" = 1'-0"

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FINCH CREEK
6 PLEX
-

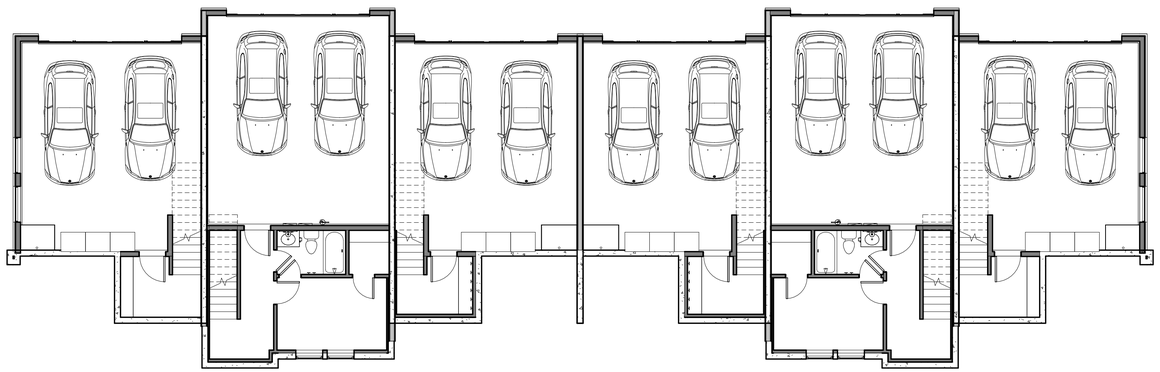
REVISIONS:

TITLE:
6-PLEX OVERALL PLANS

1/30/2026 2:52:01 PM

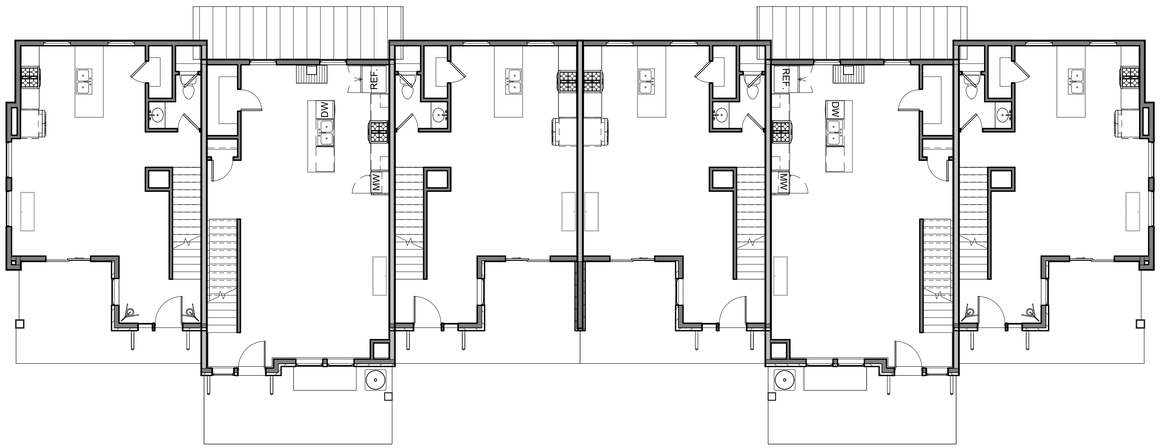
SCHEMATIC DESIGN

A113



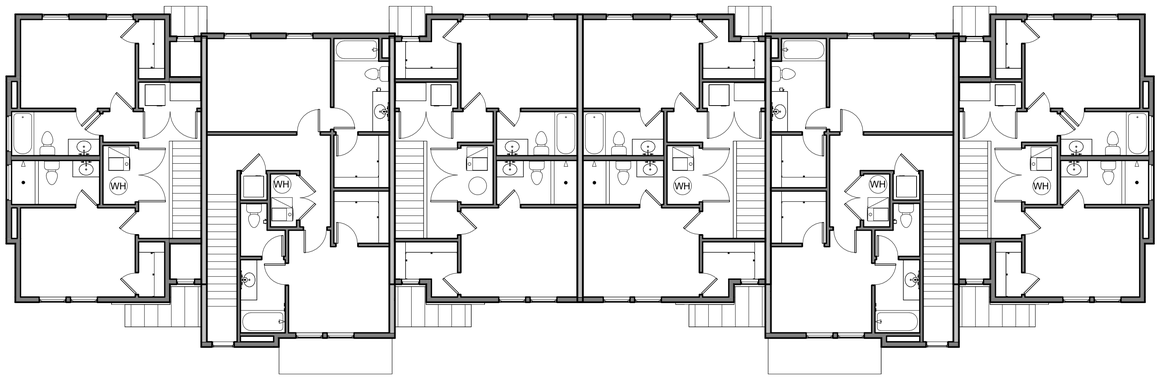
1 6-PLEX MLE - LEVEL 1

1/8" = 1'-0"



2 6-PLEX MLE - LEVEL 2

1/8" = 1'-0"



3 6-PLEX MLE - LEVEL 3

1/8" = 1'-0"

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FINCH CREEK
6 PLEX
-

REVISIONS:

TITLE:
6-PLEX MLE OVERALL PLANS

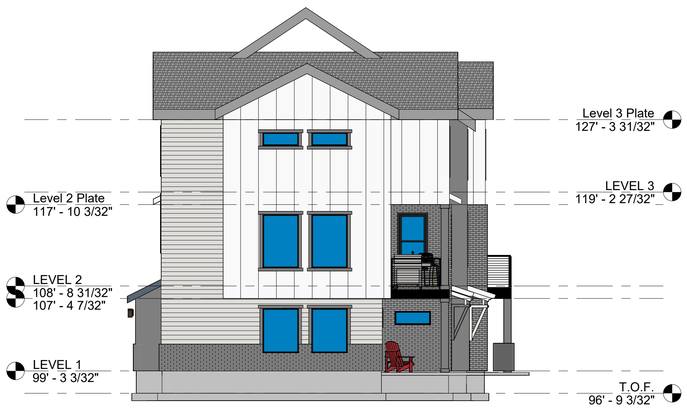
1/30/2026 2:52:05 PM

SCHEMATIC DESIGN

A113.1

1 6-PLEX FRONT - FARMHOUSE

1/8" = 1'-0"



3 6-PLEX RIGHT - FARMHOUSE

1/8" = 1'-0"

2 6-PLEX LEFT - FARMHOUSE

1/8" = 1'-0"

4 6-PLEX REAR - FARMHOUSE

1/8" = 1'-0"

HEBER CITY FARMHOUSE DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- Primary roof form presents a gable facing the street.
- Front facade includes a one story porch integrated into the facade.
- Dormers used to add floor area, daylight, and architectural interest.
- Window composition reads as vertically proportioned, with balanced placement.
- Detailing stays simplified. Ornamentation stays minimal at porch, gable ends, and bays.
- Wall cladding uses horizontal lap siding and or board and batten siding.

MASSING
- Overall massing reads simple and emphasizes vertical building elements.
- Front facing gable reads as the primary form. Side wings absent or secondary.
- Projecting bays and low sloping shed roof elements appear as supporting forms.
- Building height aligns with 1.5 to 2 stories. Main level floor to ceiling height shows 8 to 10 feet.

ROOF FORM, PITCH, AND OVERHANG
- Main roof pitch falls between 6:12 and 12:12.
- Secondary hip or shed roof pitches fall between 3:12 and 6:12.
- Roof overhangs fall between 6 inches and 12 inches.
- Main gable intersects with secondary roof forms where shown.
- Metal accent roofing appears only as accent sections.

WINDOWS AND DOORS
- Windows read as vertically proportioned single hung or double hung.
- Window grouping uses individual units or pairs.
- Bay windows, if used, read square or angled.
- Exterior trim at windows and doors reads wide. Target 4 to 6 inches with cap moldings.
- Divided lites, if used, stay limited and follow approved patterns. One over one. Two over one. Two over two. Four square grid over one. Four square grid over four square grid.
- Doors include glazed panes where shown and express restrained ornamentation.

PORCH AND ENTRY
- Front porch faces the street and stays one story.
- Corner lots use a wrap porch where applicable.
- Porch roof form reads forward facing shed or hip.
- Porch includes exposed wood and metal elements where detailed.
- Porch columns read substantial. Square columns at least 6x6. Round columns at least 6 inches diameter.
- Railings use turned balusters, square balusters, or steel.

DETAILS AND MATERIAL TRANSITIONS
- Detailing reads simplified and ornamentation restrained.
- Porch structure shows exposed structural elements where detailed.
- Exposed concrete foundation receives stone or brick cladding.
- Gutters read ogee or half round.
- Board and batten wainscot uses coarser spacing where shown.
- Rake moldings read square or more detailed profile.

MINIMUM REQUIRED ELEMENTS
- Covered porch provided. Columns show base, shaft, and capitol.
- Windows orient vertically.
- Decorative window trim provided. Width 5 to 6 inches. Emphasis at top and bottom. Stucco excluded.
- Garage door recesses at least 2 feet from the front facade. Garage door reads decorative and includes small pane windows.
- Covered front porch spans full width or partial width over 50 percent of the front facade and addresses the street.
- Siding uses lap siding or board and batten on all four sides. Vinyl excluded.
- Foundation finish reads veneered, textured, or colored where exposed to view.
- Exterior lighting uses shielded fixtures and directs light downward.

MULTIFAMILY ONLY REQUIREMENTS
- ☐ Each elevation includes ground floor stone or brick at 10 percent minimum.
  See elevations for calculation breakdown.
- Each dwelling includes private outdoor space or balcony of at least 60 square feet.
- Building includes a covered front porch that addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS TRANSPARENCY REQUIREMENTS
- ☐ MINIMUM 15% TRANSPARENCY PER EACH STORY
  See elevations for calculation breakdown.

MASONRY REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 1023 sf
Masonry area = 416 sf = 40%

REAR MAIN LEVEL
Wall area = 1024 sf
Masonry area = 103 sf = 10%

LEFT MAIN LEVEL
Wall area = 294 sf
Masonry area = 158 sf = 53%

RIGHT MAIN LEVEL
Wall area = 294 sf
Masonry area = 158 sf = 53%

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 1023 sf
Glazing area = 300 sf = 29%

FRONT MIDDLE LEVEL
Wall area = 1165 sf
Glazing area = 424 sf = 36%

FRONT UPPER LEVEL
Wall area = 1037 sf
Glazing area = 235 sf = 22%

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FINCH CREEK
6 PLEX
.

REVISIONS:

TITLE:
6-PLEX ELEVATIONS - FARMHOUSE

1/30/2026 2:52:35 PM

SCHEMATIC DESIGN

A203.1F

1 6-PLEX FRONT - MOUNTAIN

1/8" = 1'-0"

2 6-PLEX LEFT - MOUNTAIN

1/8" = 1'-0"

3 6-PLEX RIGHT - MOUNTAIN

1/8" = 1'-0"

4 6-PLEX REAR - MOUNTAIN

1/8" = 1'-0"

HEBER CITY MOUNTAIN MODERN DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- ■ Primary roof reads pitched or flat and supports heavy snow loads.
- ■ Main roof pitch extends over deck and patio areas for weather protection.
- ■ Roof planes occur over the entry patio or courtyard at the front facade.
- ■ Front facade features dominant expanses of glazing.
- ■ Wide roof overhangs provide protection from solar exposure.
- ■ Detailing reads simplified. Ornamentation stays focused at porches, entries, and decks.
- ■ Wall materials include stone or natural wood siding.

MASSING
- ■ Massing uses simple geometric forms.
- ■ Overall massing reads simple and emphasizes horizontal building elements.
- ■ Pitched roofs appear as a common massing feature.
- ■ Building height aligns with one or two stories.
- □ Main level floor to ceiling height falls within 10 to 14 feet.
  -Main level floor to ceiling height falls under 10 feet to comply with aerial access standards and overall building height standards.

ROOF FORM AND OVERHANGS
- ■ Single pitched roofs dominate.
- ■ Stone chimney penetrations appear as oversized massing elements where provided.
- ■ Roof overhangs extend roof coverage to patios and decks.

WINDOWS AND DOORS
- ■ Large expanses of floor to ceiling glass provided.
- ■ Sliding doors extend interior space to decks and patios.
- ■ Windows and doors read untrimmed and integrate glazing into the exterior wall plane.

PORCH AND ENTRY
- ■ Entry decks face the street or turn to the side. One or two stories acceptable.
- ■ Walled entry courtyards provided where shown.
- ■ Entry expression includes exposed wood, stone, and metal siding elements.
- ■ Entry roof reads pitched or sloped and reads as a separate roof line from main ridges.

DETAILS
- ■ Detailing reads simplified and ornamentation restrained.
- ■ Exposed structural elements provided.
- ■ Gutters integrate into roof structure and read hidden.
- ■ Downspouts read as rain chains and route runoff to a ground level water feature where shown.
- ■ Detailing references rustic or craftsman elements consistent with the local area.

MINIMUM REQUIRED ELEMENTS
- ■ Front porch addresses the street. Full or partial width. Minimum 60 square feet.
- ■ Porch includes timber columns with stone plinths or bases and timber trusses expressing internal structure.
- ■ Timber beams or braces provided under gables.
- □ Stone on front facade meets 20 percent minimum.
  See elevations for calculation breakdown.
- ■ Lap siding or board and batten siding on all four sides. Vinyl excluded.
- ■ Wide eave overhangs provided. Minimum 18 inches.
- ■ Garage door recessed a minimum 2 feet from the front facade.
- ■ Garage door reads decorative and includes small pane windows.
- ■ Roofs use full metal or metal accent pitched roofs, with emphasis at porch areas.
- ■ Foundations receive veneered or textured or colored finish where exposed to view.
- ■ Decorative wood or wood look garage doors provided and recessed from the front plane.

MULTIFAMILY REQUIREMENTS
- □ Stone or brick at ground floor meets 20 percent minimum on each street facing elevation.
  See elevations for calculation breakdown.
- ■ Private outdoor space or balcony provided. Minimum 60 square feet.
- ■ Covered front porch addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS TRANSPARENCY REQUIREMENTS
- □ MINIMUM 15% TRANSPARENCY PER EACH STORY
  See elevations for calculation breakdown.

MASONRY REQUIREMENTS

FFRONT MAIN LEVEL
WWall area = 512 sf
MMasonry area = 233 sf = 45%

RREAR MAIN LEVEL
WWall area = 512 sf
MMasonry area = 52 sf = 10%

LLEFT MAIN LEVEL
WWall area = 295 sf
MMasonry area = 129 sf = 43%

RRIGHT MAIN LEVEL
WWall area = 295 sf
MMasonry area = 129 sf = 43%

FFRONT FACADE
WWall area = 1160 sf
MMasonry area = 233 sf = 20%

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 1023 sf
Glazing area = 300 sf = 29%

FRONT MIDDLE LEVEL
Wall area = 1165 sf
Glazing area = 424 sf = 36%

FRONT UPPER LEVEL
Wall area = 1037 sf
Glazing area = 235 sf = 22%

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FINCH CREEK
6 PLEX
-

REVISIONS:

TITLE:
6-PLEX ELEVATIONS - MOUNTAIN MODERN

1/30/2026 2:53:06 PM

SCHEMATIC DESIGN

A203.1M

1 6-PLEX MLE FRONT - FARMHOUSE

1/8" = 1'-0"

2 6-PLEX MLE LEFT - FARMHOUSE

1/8" = 1'-0"

3 6-PLEX MLE RIGHT - FARMHOUSE

1/8" = 1'-0"

4 6-PLEX MLE REAR - FARMHOUSE

1/8" = 1'-0"

HEBER CITY FARMHOUSE DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- Primary roof form presents a gable facing the street.
- Front facade includes a one story porch integrated into the facade.
- Dormers used to add floor area, daylight, and architectural interest.
- Window composition reads as vertically proportioned, with balanced placement.
- Detailing stays simplified. Ornamentation stays minimal at porch, gable ends, and bays.
- Wall cladding uses horizontal lap siding and or board and batten siding.

MASSING
- Overall massing reads simple and emphasizes vertical building elements.
- Front facing gable reads as the primary form. Side wings absent or secondary.
- Projecting bays and low sloping shed roof elements appear as supporting forms.
- Building height aligns with 1.5 to 2 stories. Main level floor to ceiling height shows 8 to 10 feet.

ROOF FORM, PITCH, AND OVERHANG
- Main roof pitch falls between 6:12 and 12:12.
- Secondary hip or shed roof pitches fall between 3:12 and 6:12.
- Roof overhangs fall between 6 inches and 12 inches.
- Main gable intersects with secondary roof forms where shown.
- Metal accent roofing appears only as accent sections.

WINDOWS AND DOORS
- Windows read as vertically proportioned single hung or double hung.
- Window grouping uses individual units or pairs.
- Bay windows, if used, read square or angled.
- Exterior trim at windows and doors reads wide. Target 4 to 6 inches with cap moldings.
- Divided lites, if used, stay limited and follow approved patterns. One over one. Two over one. Two over two. Four square grid over one. Four square grid over four square grid.
- Doors include glazed panes where shown and express restrained ornamentation.

PORCH AND ENTRY
- Front porch faces the street and stays one story.
- Corner lots use a wrap porch where applicable.
- Porch roof form reads forward facing shed or hip.
- Porch includes exposed wood and metal elements where detailed.
- Porch columns read substantial. Square columns at least 6x6. Round columns at least 6 inches diameter.
- Railings use turned balusters, square balusters, or steel.

DETAILS AND MATERIAL TRANSITIONS
- Detailing reads simplified and ornamentation restrained.
- Porch structure shows exposed structural elements where detailed.
- Exposed concrete foundation receives stone or brick cladding.
- Gutters read ogee or half round.
- Board and batten wainscot uses coarser spacing where shown.
- Rake moldings read square or more detailed profile.

MINIMUM REQUIRED ELEMENTS
- Covered porch provided. Columns show base, shaft, and capitol.
- Windows orient vertically.
- Decorative window trim provided. Width 5 to 6 inches. Emphasis at top and bottom. Stucco excluded.
- Garage door recesses at least 2 feet from the front facade. Garage door reads decorative and includes small pane windows.
- Covered front porch spans full width or partial width over 50 percent of the front facade and addresses the street.
- Siding uses lap siding or board and batten on all four sides. Vinyl excluded.
- Foundation finish reads veneered, textured, or colored where exposed to view.
- Exterior lighting uses shielded fixtures and directs light downward.

MULTIFAMILY ONLY REQUIREMENTS
- ☐ Each elevation includes ground floor stone or brick at 10 percent minimum.
  See elevations for calculation breakdown.
- Each dwelling includes private outdoor space or balcony of at least 60 square feet.
- Building includes a covered front porch that addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS TRANSPARENCY REQUIREMENTS
- ☐ MINIMUM 15% TRANSPARENCY PER EACH STORY
  See elevations for calculation breakdown.

MASONRY REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 1344 sf
Masonry area = 766 sf = 56%

REAR MAIN LEVEL
Wall area = 1022 sf
Masonry area = 103 sf = 10%

LEFT MAIN LEVEL
Wall area = 294 sf
Masonry area = 158 sf = 53%

RIGHT MAIN LEVEL
Wall area = 294 sf
Masonry area = 158 sf = 53%

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 1344 sf
Glazing area = 491 sf = 36%

FRONT UPPER LEVEL
Wall area = 1037 sf
Glazing area = 233 sf = 22%

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FINCH CREEK
6 PLEX
-

REVISIONS:

TITLE:
6-PLEX ELEVATIONS
MLE - FARMHOUSE

1/30/2026 2:53:32 PM

SCHEMATIC DESIGN

A203.2F

1 6-PLEX MLE FRONT - MOUNTAIN

1/8" = 1'-0"

2 6-PLEX MLE LEFT - MOUNTAIN

1/8" = 1'-0"

3 6-PLEX MLE RIGHT - MOUNTAIN

1/8" = 1'-0"

4 6-PLEX MLE REAR - MOUNTAIN

1/8" = 1'-0"

HEBER CITY MOUNTAIN MODERN DESIGN STANDARDS

STYLE AND FACADE COMPOSITION
- ■ Primary roof reads pitched or flat and supports heavy snow loads.
- ■ Main roof pitch extends over deck and patio areas for weather protection.
- ■ Roof planes occur over the entry patio or courtyard at the front facade.
- ■ Front facade features dominant expanses of glazing.
- ■ Wide roof overhangs provide protection from solar exposure.
- ■ Detailing reads simplified. Ornamentation stays focused at porches, entries, and decks.
- ■ Wall materials include stone or natural wood siding.

MASSING
- ■ Massing uses simple geometric forms.
- ■ Overall massing reads simple and emphasizes horizontal building elements.
- ■ Pitched roofs appear as a common massing feature.
- ■ Building height aligns with one or two stories.
- □ Main level floor to ceiling height falls within 10 to 14 feet.
  Main level floor to ceiling height falls under 10 feet to comply with aerial access standards and overall building height standards.

ROOF FORM AND OVERHANGS
- ■ Single pitched roofs dominate.
- ■ Stone chimney penetrations appear as oversized massing elements where provided.
- ■ Roof overhangs extend roof coverage to patios and decks.

WINDOWS AND DOORS
- ■ Large expanses of floor to ceiling glass provided.
- ■ Sliding doors extend interior space to decks and patios.
- ■ Windows and doors read untrimmed and integrate glazing into the exterior wall plane.

PORCH AND ENTRY
- ■ Entry decks face the street or turn to the side. One or two stories acceptable.
- ■ Walled entry courtyards provided where shown.
- ■ Entry expression includes exposed wood, stone, and metal siding elements.
- ■ Entry roof reads pitched or sloped and reads as a separate roof line from main ridges.

DETAILS
- ■ Detailing reads simplified and ornamentation restrained.
- ■ Exposed structural elements provided.
- ■ Gutters integrate into roof structure and read hidden.
- ■ Downspouts read as rain chains and route runoff to a ground level water feature where shown.
- ■ Detailing references rustic or craftsman elements consistent with the local area.

MINIMUM REQUIRED ELEMENTS
- ■ Front porch addresses the street. Full or partial width. Minimum 60 square feet.
- ■ Porch includes timber columns with stone plinths or bases and timber trusses expressing internal structure.
- ■ Timber beams or braces provided under gables.
- □ Stone on front facade meets 20 percent minimum.
  See elevations for calculation breakdown.
- ■ Lap siding or board and batten siding on all four sides. Vinyl excluded.
- ■ Wide eave overhangs provided. Minimum 18 inches.
- ■ Garage door recessed a minimum 2 feet from the front facade.
- ■ Garage door reads decorative and includes small pane windows.
- ■ Roofs use full metal or metal accent pitched roofs, with emphasis at porch areas.
- ■ Foundations receive veneered or textured or colored finish where exposed to view.
- ■ Decorative wood or wood look garage doors provided and recessed from the front plane.

MULTIFAMILY REQUIREMENTS
- □ Stone or brick at ground floor meets 20 percent minimum on each street facing elevation.
  See elevations for calculation breakdown.
- ■ Private outdoor space or balcony provided. Minimum 60 square feet.
- ■ Covered front porch addresses the street or a common area.

COMMERCIAL AND MIXED USE REQUIREMENTS TRANSPARENCY REQUIREMENTS
- □ MINIMUM 15% TRANSPARENCY PER EACH STORY
  See elevations for calculation breakdown.

MASONRY REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 1344 sf
Masonry area = 470 sf = 35%

REAR MAIN LEVEL
Wall area = 1022 sf
Masonry area = 103 sf = 10%

LEFT MAIN LEVEL
Wall area = 295 sf
Masonry area = 129 sf = 43%

RIGHT MAIN LEVEL
Wall area = 295 sf
Masonry area = 129 sf = 43%

FRONT FACADE
Wall area = 2302 sf
Masonry area = 470 sf = 20%

GLAZING REQUIREMENTS

FRONT MAIN LEVEL
Wall area = 1344 sf
Glazing area = 491 sf = 36%

FRONT UPPER LEVEL
Wall area = 1037 sf
Glazing area = 233 sf = 22%

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION

Element
design collective

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FINCH CREEK
6 PLEX
.

REVISIONS:

TITLE:
6-PLEX ELEVATIONS
MLE - MOUNTAIN
MODERN

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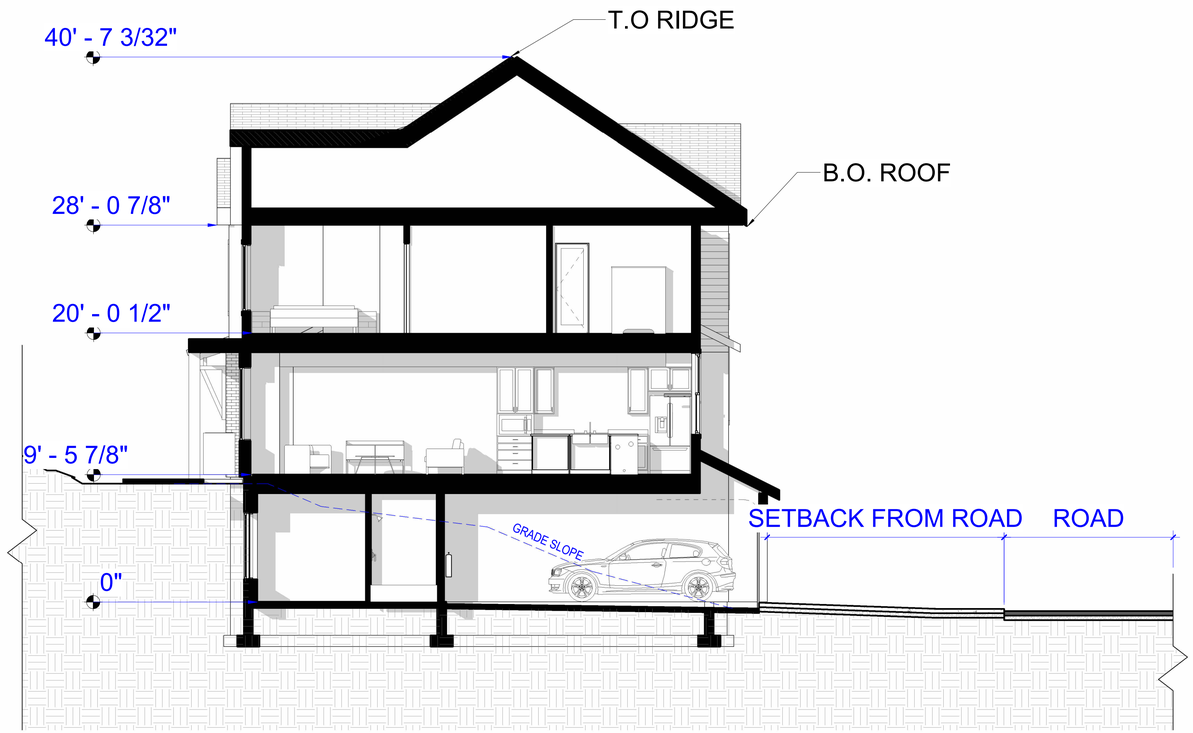
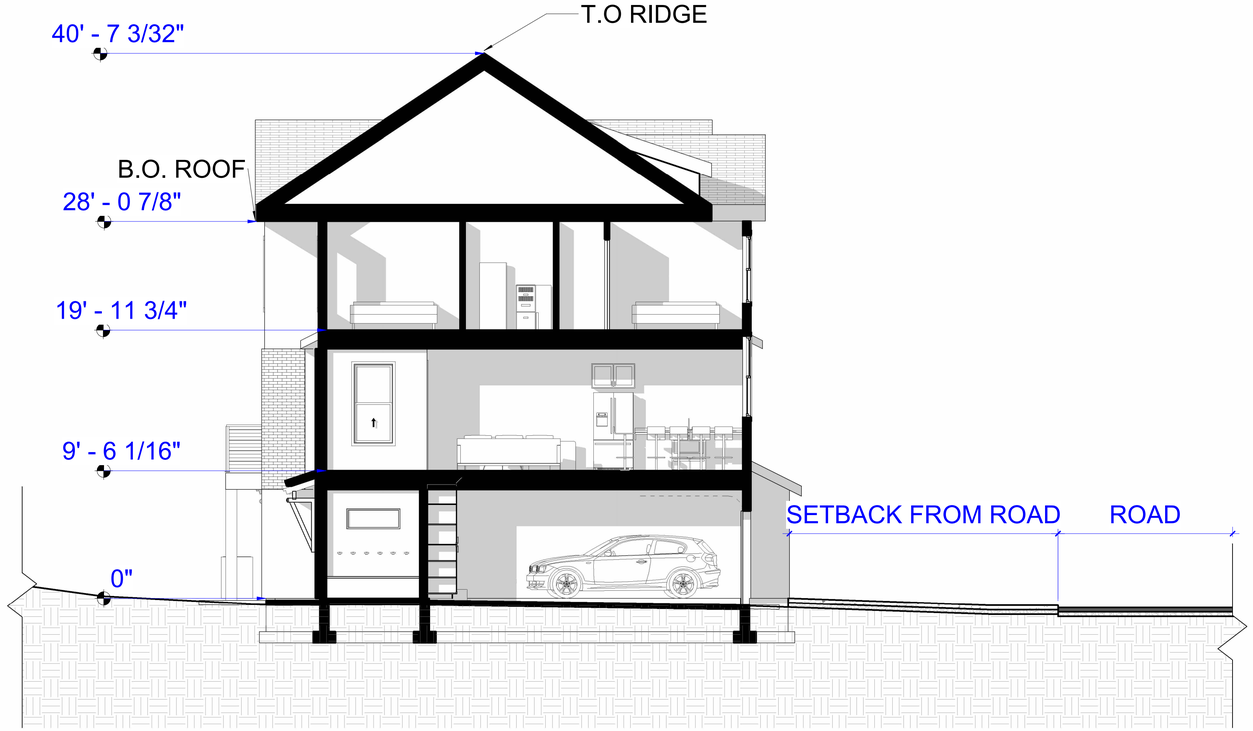
SCHEMATIC DESIGN

A203.2M



2 **MAIN ENTRY LEVEL**
3/16" = 1'-0"



1 **STANDARD ENTRY LEVEL**
3/16" = 1'-0"

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FINCH CREEK ALLEY LOADS

REVISIONS:

TITLE:
Townhome Section

2/2/2026 1:34:03 PM

CONFORMANCE SET

A301

Know what's **below.** **Call** before you dig.

N W E S

60 0 60 120 180

Scale: 1" = 60'

PLANNING COMMISSION CONDITIONS OF APPROVAL

- APPLICANT AND ANY SUCCESSORS OF THIS PROJECT SHALL COMPLY WITH ALL CITY POLICIES, PROCESSES, ORDINANCES, STANDARDS, AND SPECIFICATIONS. ADDITIONALLY, ALL MASTER PLANNED INFRASTRUCTURE ELEMENTS ON OR ADJOINING THE SUBJECT PROPERTY NEED TO BE DESIGNED AND INSTALLED BY APPLICANT. ALL CITY ENGINEER REQUIREMENTS WILL NEED TO BE SATISFIED PRIOR TO ANY FINAL DEVELOPMENT PLANS BEING APPROVED. THE FOLLOWING ARE SITE AND INFRASTRUCTURE CONCERNS KNOWN AT THIS TIME THAT NEED TO BE ADDRESSED WITH FUTURE SUBMITTALS: (PLEASE NOTE THAT THE FOLLOWING LIST IS NOT TO BE CONSIDERED ALL-INCLUSIVE AND ADDITIONAL CONCERNS MAY ARISE AS DESIGN PLANS ARE SUBMITTED FOR REVIEW.)
- THE SENSITIVE LANDS SECTION OF CHAPTER 18 PROHIBITS RESIDENTIAL AND COMMERCIAL STRUCTURES IN AREAS WITH NATURAL SLOPES GREATER THAN 30%. ROADS, DRIVEWAYS, AND TRAILS ARE PERMITTED TO BE BUILT ACROSS NATURAL SLOPES GREATER THAN 30% WITH APPROVED GEOTECHNICAL REPORTS AND ENGINEERING DESIGN ADDRESSING SLOPE STABILITY, RETAINING WALLS, AND EROSION PREVENTION.
- APPLICANT NEEDS TO INCORPORATE THE CITY'S MASTER PLAN FOR TRAILS. TRAIL DESIGN NEEDS TO BE INCLUDED IN DESIGN PLANS.
- THE ROAD ALIGNMENT MAY NEED TO BE CHANGED. UDOT IS CURRENTLY WORKING ON A DESIGN FOR HWY40 AND BYPASS ALTERNATE ROUTES IN THIS AREA. APPLICANT WILL NEED TO COORDINATE WITH UDOT FOR ACCESS PERMIT AND REQUIRED IMPROVEMENTS.
- ENSURE EMERGENCY VEHICLE ACCESS IS AVAILABLE THROUGH PHASED CONSTRUCTION.
- STORM WATER DESIGN MANUAL NEEDS TO BE FOLLOWED WHICH INCLUDES A HYDRODYNAMIC SEPARATOR OR OTHER ALLOWED SYSTEM FOR PRETREATMENT PRIOR TO INFILTRATION.
- IF DEED LINES EXTEND INTO THE HWY 40 ROW AND/OR RIVER ROAD, THEN DEDICATION WILL NEED TO
- ANY OVERLAPS AND GAPS IN DEEDS AND/OR OCCUPATION LINES WILL NEED TO BE RESOLVED.

DEVELOPMENT SUMMARY

LOCATION:	HEBER CITY, WASATCH COUNTY
ZONING:	NVOZ, NORTH VILLAGE OVERLAY DISTRICT
SUB-DISTRICT:	UV, UNIVERSITY VILLAGE
INTENDED USE:	TOWNHOMES
PROPERTY SIZE:	486,546 SF / 11.17 ACRES
DENSITY	
BASE:	6.0 ERUS PER GROSS ACRE
TOWNHOME <1,200 SF	0.5 ERU (NOT TO EXCEED 1,200 SQUARE FEET)
TOWNHOME: >1,200 SF	0.75 ERU (NOT TO EXCEED 1,600 SQUARE FEET)
BUILDING FOOTPRINT:	115,070 SF (24%)
HARD SURFACE AREA:	110,495 SF (23%)
LANDSCAPE AREA:	260,981 SF (54%)
SETBACKS	
FRONT:	10' TO 20'
SIDE:	0' BETWEEN UNITS, 15' BETWEEN BLDGS
REAR:	15' (ON ALLEY IS 5')
BUILDING UNITS:	6 UNITS MAX.
PARKING:	REAR YARD - ALLEY LOADING 0.25 STALLS PER UNIT 108 UNITS * 0.25 = 27 STALLS 30 STALLS PROVIDED

LANDSCAPE SUMMARY

LANDSCAPING REQUIREMENTS:

TREE REQUIREMENT:
20 TREES PER 1 ACRE OF PROJECT

(20 * 11.17 AC) = REQUIRED 223.4 ≈ 225 TREES - PROVIDED 225

SHRUB REQUIREMENT:
50 SHRUBS ARE REQUIRED PER 1 ACRE OF PROJECT

(50 * 11.17 AC) = REQUIRED 558.5 SHRUBS

(559 SHRUBS - 336 (60% GRASS OR PERENNIAL) = 223 SHRUBS REQUIRED - PROVIDED 224

2 ORNAMENTAL GRASSES OR PERENNIALS COUNT AS 1 SHRUB FOR UP TO 60% OF REQUIRED SHRUBS

(559 * 0.60) = 335.1≈ 337

LEGEND

= PROPOSED VEGETATION

= PROPOSED ASPHALT PAVEMENT

= PROPOSED SODDED AREA

= PROPOSED ASPHALT TRAILWAY

NOTICE TO CONTRACTORS

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3445 ANTELOPE DRIVE, ST 200
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PROJECT TITLE

FINCH CREEK

HIGHWAY 40 & UNIVERSITY AVE.
HEBER CITY | WASATCH COUNTY, UT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN

REVISIONS

REV.	DATE	DESCRIPTION	BY

SEAL

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO.

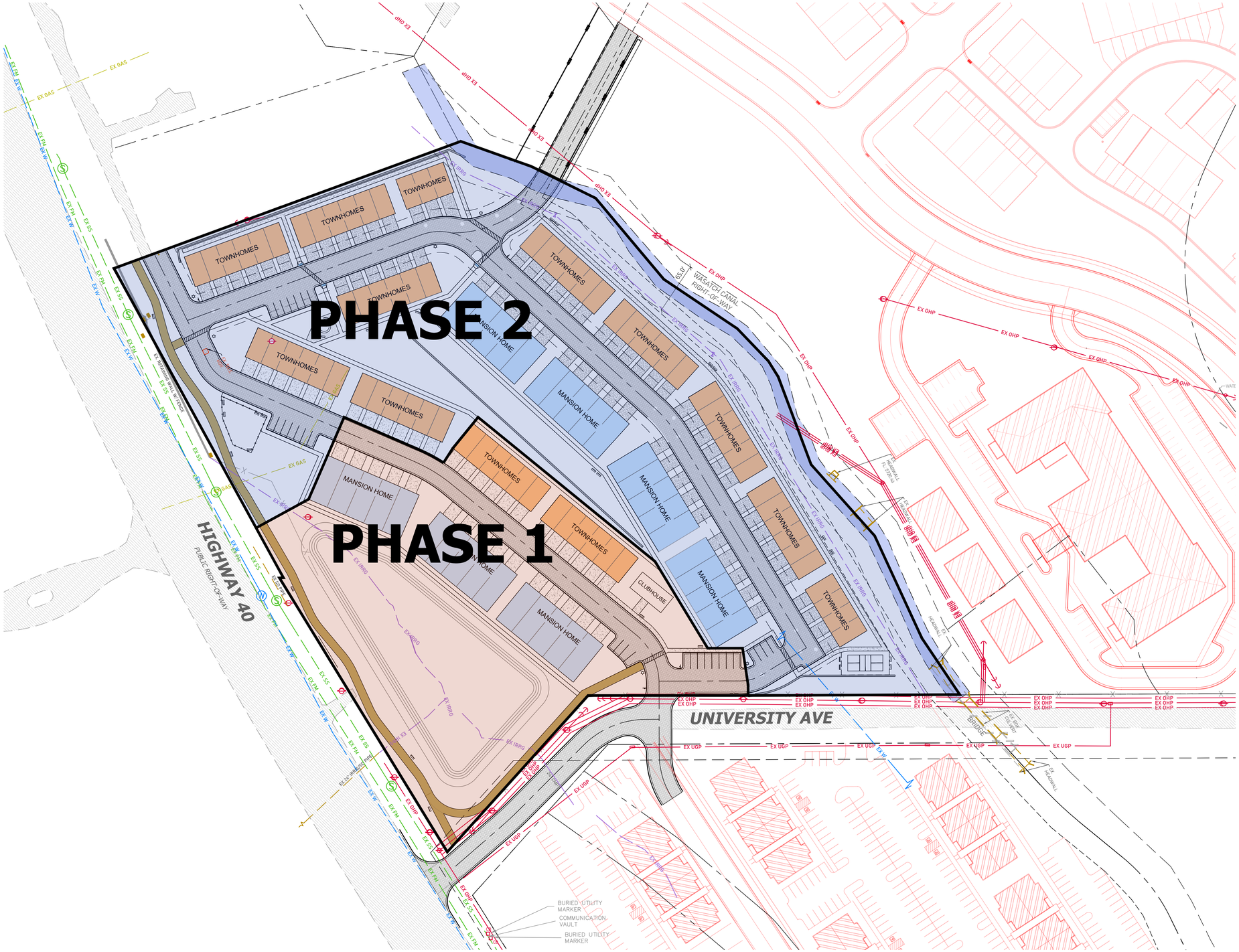
Engineer:	T. Hunt
Drawn:	C. Marsiello
Date:	01 / 09/ 2026
Proj. No.	198 - 01

SHEET TITLE

LANDSCAPE PLAN

SHEET NO.
L1.00

OWNER C:\Users\Owner\Hunt Day Dropbox\Projects\198-01 Finch Creek\00-CAD\01-AutoCAD\04-Plan Sheets\Master Development Agreement - Plans\L1.00 SITE LANDSCAPE PLAN 8/5/2026 1:38 PM



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HEBER CITY | WASATCH COUNTY, UT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN

REVISIONS	REV.	DATE	DESCRIPTION	BY

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PROJECT INFO.

Engineer:	T. Hunt
Drawn:	C. Marsiello
Date:	01 / 09/ 2026
Proj. No.	198 - 01

SHEET TITLE

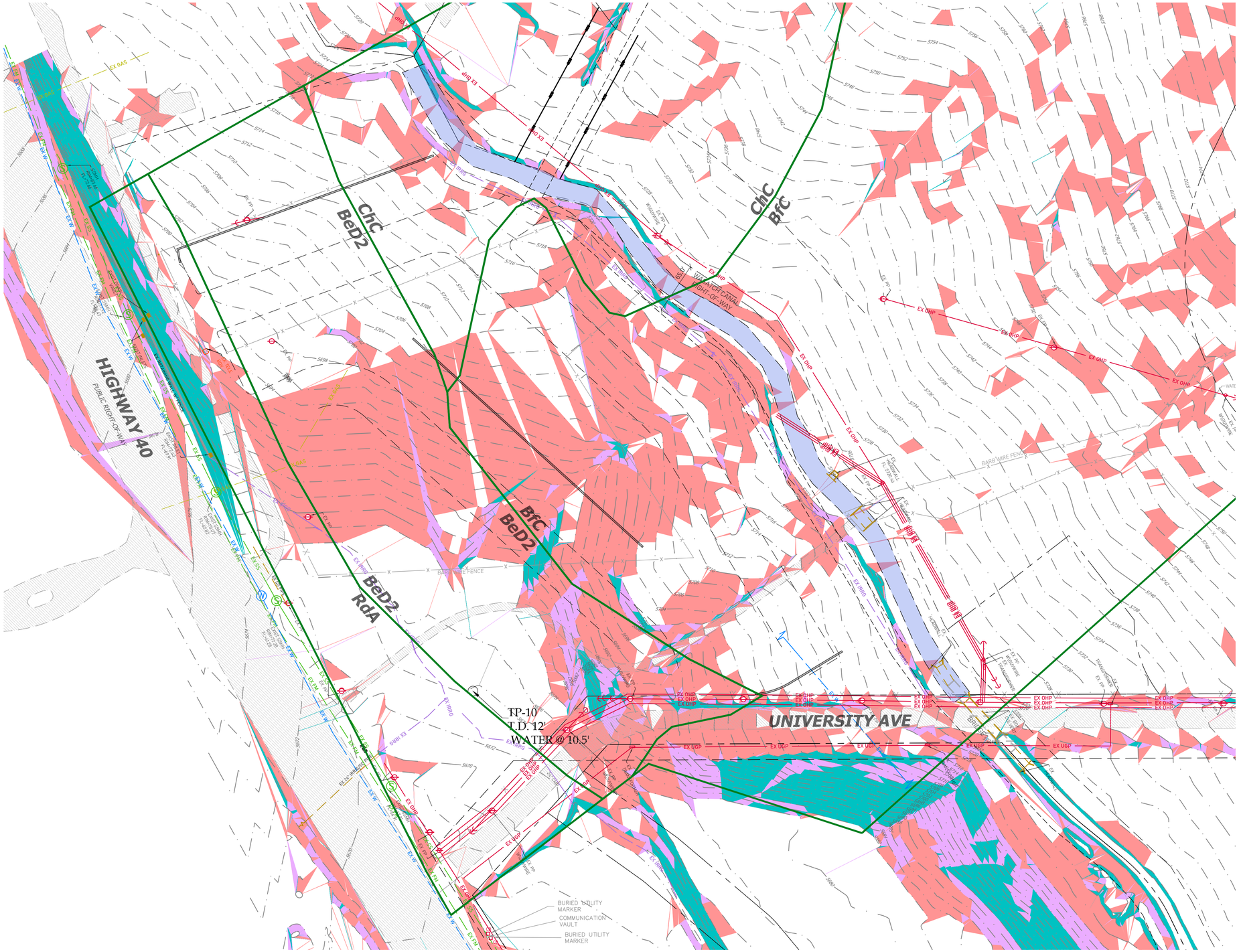
SITE PLAN

SHEET NO.

C1.00

811 Know what's **below.** **Call** before you dig.

OWNER: C:\Users\Owner\Hunt Day Dropbox\Projects\198-01 Finch Creek\00-CAD\01 AutoCAD\04-Plan Sheets\Master Development Agreement - Plans\C1.10 PHASING PLAN 8/5/2026 1:35 PM



N
W E
S

60 0 60 120 180

Scale: 1" = 60'

811 Know what's **below.** **Call** before you dig.

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SLOPES TABLE			
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
1	10.00%	20.00%	
2	20.00%	30.00%	
3	30.00%	1000.00%	

SOIL DATA		
SOIL TYPE	DEPTH TO WATER TABLE	DEPTH TO BEDROCK
BeD2 - Bezzant cobbly loam	> 80 INCHES	> 80 INCHES
BfC - Bezzant very cobbly loam	> 80 INCHES	> 80 INCHES
ChC - Clegg cobbly loam	> 80 INCHES	> 80 INCHES
RdA - Rasband loam	> 80 INCHES	> 80 INCHES
SOURCE: NCRS SOIL SURVEY (SOIL LINES SHOWN ARE FOR REPRESENTATION ONLY - REFER TO GEOTECHNICAL REPORT)		

SENSITIVE LANDS	
FEATURE	IDENTIFIED
STEEP SLOPES	IDENTIFIED ON PLAN
ROCK OUTCROPPINGS	
WETLANDS	
AVALANCHE ZONES	NOT APPLICABLE
INTERMITTENT OR CONSTANT FLOW STREAM CORRIDORS	IDENTIFIED ON PLAN (WASATCH CANAL)
RIDGELINES	
SPRINGS	
SIGNIFICANT GULLIES	
SPECIES PROTECTION	
WILDFIRE/URBAN INTERFACES	NOT APPLICABLE
FLOOD PLAINS	SEE NOTE BELOW
ANIMAL MIGRATION ROUTES	
HERITAGE TREES	
OAK AND MAPLE GROVES	

FLOOD ZONE DESIGNATION

THIS PROPERTY LIES WITHIN FLOOD ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. INFORMATION OBTAINED FROM FEMA FLOOD INSURANCE RATE MAP NUMBER 49051C0116E, EFFECTIVE DATE: MARCH 15, 2012.

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PROJECT TITLE

FINCH CREEK
HIGHWAY 40 & UNIVERSITY AVE.
HEBER CITY | WASATCH COUNTY, UT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN

REVISIONS

REV.	DATE	DESCRIPTION	BY

SEAL

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO.

Engineer:	T. Hunt
Drawn:	C. Marsiello
Date:	01 / 09/ 2026
Proj. No.	198 - 01

SHEET TITLE

SENSITIVE LANDS ANALYSIS

SHEET NO.
C0.10

OWNER C:\Users\Owner\Hunt Day Dropbox\Projects\198-01 Finch Creek\00-CAD\01-AutoCAD\04-Plan Sheets\Master Development Agreement - Plans\C0.20 SENSITIVE LANDS PLAN 8/5/2026 1:18 PM

FINCH CREEK ALTA/NSPS LAND TITLE SURVEY

NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN

SURVEYOR'S CERTIFICATE

TO : FINCH CREEK TOWNHOMES LLC, INWEST TITLE SERVICES, NC., AND STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7A, 7B1, 8, 11B, 13, 14, 16, 18, AND 20 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 14 2022.

JUNE 3, 2026
DATE

TROY L TAYLOR - PLS
UTAH LICENSE NUMBER 6854112
ELEMENT LAND SURVEYING
2296 SOUTH 270 EAST
HEBER CITY UTAH 84032
801-657-8748
WWW.ELEMENTSURVEYING.COM
TROY@ELEMENTSURVEYING.COM

PROFESSIONAL LAND SURVEYOR
TROY LAYNE TAYLOR
#6854112
06/03/2026
STATE OF UTAH

SURVEYOR'S NARRATIVE

AT THE REQUEST OF THE CLIENT, THIS SURVEY REPRESENTS THE PERFORMANCE OF AN ALTA/NSPS LAND TITLE SURVEY IN CONFORMANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS OF ALTA/NSPS LAND TITLE SURVEYS AS ADOPTED THE AMERICAN LAND TITLE ASSOCIATION AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, 2026.

THE SUBJECT PROPERTY IS COMPRISED OF FOUR PARCELS OF LAND BEING SITUATED IN WASATCH COUNTY. WITH WASATCH COUNTY SERIAL NUMBERS 00-0021-2027, 00-0007-7847, 00-0021-2028, AND 00-0022-2247

TABLE "A" NOTES

1. MONUMENTS WERE PLACED OR FOUND AND EXCEPTED A SHOWN ON THIS SURVEY.
2. STREET ADDRESS IS APPROXIMATELY 3390 N HIGHWAY 40, HEBER CITY UTAH. AS SHOWN ON THE WASATCH COUNTY PARCEL ONLINE MAP
3. THE FLOOD ZONE CLASSIFICATION FOR THE PROPERTIES IS ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FIRM MAP FOR WASATCH COUNTY NUMBER 49051C0016E, PANEL 116 OF 775, HAVING AN EFFECTIVE DATE OF MARCH 15, 2012.
4. THE GROSS LAND AREA IS 11.17 ACRES.
5. VERTICAL RELIEF FOR THIS MAP IS BASED NAVD88 ELEVATIONS. WITH A BENCHMARK ELEVATION OF 5821.75 AT THE EAST 1/4 CORNER OF SECTION 19.

7A. EXTERIOR DIMENSIONS OF THE MAIN BUILDING AT GROUND LEVEL ARE AS SHOWN ON THIS MAP.
7B1. THE SQUARE FOOTAGE OF THE MAIN BUILDING IS 2265 SQ.FT.
8. NO SUBSTANTIAL FEATURES WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
11B. UTILITIES SHOWN ARE BASED ON VISIBLE OBSERVATION ONLY, NO UTILITY MARKINGS WERE WERE COORDINATED.
13. NAMES OF ADJOINING OWNERS ARE AS SHOWN ON THIS SURVEY.
14. THE DISTANCE TO THE NEAREST INTERSECTING STREET IS 860 FEET FROM THE NORTHWEST CORNER OF THE PROPERTY TO THE CENTER LINE OF MOULTON LANE.
16. NO EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK FOR THIS SURVEY.
18. ALL EASEMENTS THAT HAVE BEEN PROVIDED BY THE CLIENT IN THE TITLE REPORT ARE AS SHOWN ON THIS SURVEY.
20. NO POTENTIAL ENCROACHMENTS WERE OBSERVED IN THE PROCESS OF THE SURVYE.

TITLE REPORT SCHEDULE B, PART II EXCEPTIONS

THE EXCEPTIONS LISTED ON SCHEDULE B PART II OF THE TITLE INSURANCE POLICY AS PROVIDED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NUMBER 2400104-2, COMMITMENT DATE JULY 11, 2025 AT 8:00 A.M. (PERTAINING TO PARCEL 00-0022-2247)

16. EASEMENT & RIGHT OF WAY FOR HEBER LIGHT & POWER, EFFECTING THE WEST SIDE OF THE PROPERTY.
17. EASEMENT & RIGHT OF WAY FOR HEBER LIGHT & POWER, EFFECTING THE WEST SIDE OF THE PROPERTY. (SAME AS #16)

THE EXCEPTIONS LISTED ON SCHEDULE B PART II OF THE TITLE INSURANCE POLICY AS PROVIDED BY INWEST TITLE SERVICES, INC, ORDER NUMBER 290572,, COMMITMENT DATE OCTOBER 14, 2021 AT 6:00 P.M. (PERTAINING TO PARCELS 00-0021-2027, 00-0007-7847, & 00-0021-2028)

9. & 10. PERPETUAL EASEMENT FOR UDOT CONSTRUCTION OF IRRIGATION FACILITIES AND APPURTENANT PARTS INCIDENT THE WIDENING OF HIGHWAY STATE ROUTE 40, EASEMENT EXPIRES UPON THE COMPLETION OF THE CONSTRUCTION OF SAID PROJECT OR 5 YEARS AFTER THE DATE OF THE EXECUTION OF THE INSTRUMENT. (NOT PLOTTED)
11. PERPETUAL EASEMENT FOR UDOT CONSTRUCTION OF IRRIGATION DITCHES, ACCESS ROADS, CUT AND/OR FILL SLOPES AND APPURTENANT PARTS. LOCATED IN THE SOUTHWEST AREA OF THE PROPERTY (DESCRIPTION PLOTS OUTSIDE OF PROPERTY BOUNDARY)
12. CANAL EASEMENT FOR THE TIMPANOGOS CANAL EFFECTING THE EASTERLY BOUNDARY OF THE PROPERTY.
13. TERMINATION OF TEMPORARY EASEMENT USED DURING THE CONSTRUCTION OF THE TIMPANOGOS CANAL (NOT PLOTTED)
14. CANAL EASEMENT FOR THE TIMPANOGOS CANAL EFFECTING THE EASTERLY BOUNDARY OF THE PROPERTY.
15. NOTICE OF INTEREST FOR WASATCH COUNTY SPECIAL SERVICE AREA NO. 1. EASEMENT LATER RECORDED AND IS THE SAME AS ITEM #14
16. NOTICE OF LOCATION OF EASEMENT FOR WASATCH COUNTY SPECIAL SERVICE AREA NO. 1. EASEMENT LATER RECORDED AND IS THE SAME AS ITEM #14
17. ASSIGNMENT OF NOTICE OF LOCATION OF EASEMENT FOR WASATCH COUNTY SPECIAL SERVICE AREA NO. 1. EASEMENT LATER RECORDED AND IS THE SAME AS ITEM #14.
18. EASEMENT & RIGHT OF WAY FOR HEBER LIGHT & POWER, EFFECTING THE WEST SIDE OF THE PROPERTY.
19. EASEMENT & RIGHT OF WAY FOR HEBER LIGHT & POWER, EFFECTING THE WEST SIDE OF THE PROPERTY. (SAME AS #18)
20. EASEMENT & RIGHT OF WAY FOR HEBER LIGHT & POWER, EFFECTING THE NORTHWEST SIDE OF THE PROPERTY.
21. EASEMENT & RIGHT OF WAY FOR HEBER LIGHT & POWER, EFFECTING THE NORTHWEST SIDE OF THE PROPERTY.

BOUNDARY DESCRIPTION

PARCEL DESCRIPTIONS AS SHOWN IN THE TITLE REPORT BY INWEST TITLE SERVICES COMMITMENT NUMBER 290572

PARCEL 1: (PARCEL NO.: 00-0007-7847/SERIAL NO.: OWC-0537-0-019-035) ADDRESS: 3390 N HWY 40, HEBER CITY, UT 84032
COMMENCING AT A POINT HAVING STATE PLANE RECTANGULAR COORDINATES OF X:2022919.84 AND Y:806794.95 (BASED ON THE CONFORMAL PROJECTION, UTAH CENTRAL ZONE); SAID POINT ALSO BEING SOUTH 935.47 FEET AND EAST 1646.19 FEET FROM THE NORTH ONE-QUARTER CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 87°18'04" WEST 515.93 FEET; THENCE NORTH 28°34'26" WEST 129.47 FEET; THENCE NORTH 64°00' EAST 50.0 FEET; THENCE NORTH 18°56'24" WEST 153.68 FEET; THENCE NORTH 68°25'30" EAST 492.04 FEET; THENCE SOUTH 49°00'48" EAST 30.21 FEET; THENCE SOUTH 32°32'13" EAST 96.2 FEET; THENCE SOUTH 52°35'46" WEST 139.24 FEET; THENCE SOUTH 32°30'37" EAST 298.9 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY;

ALL THAT PORTION OF THE THOMAS W. AND PAULA P. ANDERSON PROPERTY, SITUATE IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4 NE 1/4) OF SECTION NINETEEN (19), TOWNSHIP THREE (3) SOUTH, RANGE FIVE (5) EAST, SALT LAKE BASE AND MERIDIAN, INCLUDED WITHIN A STRIP OF LAND TWENTY-FIVE (25.00) FEET WIDE, TWENTY-FIVE (25.00) FEET RIGHT OR WESTERLY FROM THE CENTER LINE OF THE WASATCH CANAL, FROM STATION 97+22 TO 98+44: BEGINNING AT A POINT IN THE CENTERLINE OF THE WASATCH CANAL (STATION 97+22), AS SAID CENTERLINE IS DEPICTED ON THE ATTACHED EXHIBIT A (ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF), WHICH POINT IS FOUR HUNDRED SEVENTY-SIX AND SEVENTY-NINE HUNDREDTHS (476.79) FEET SOUTH AND ELEVEN HUNDRED AND FIFTY-SIX HUNDREDTHS (1100.56) FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION NINETEEN (19) (BRASS CAP SET 1976); THENCE SOUTHEASTERLY SIXTY-FOUR AND TWENTY-FOUR HUNDREDTHS (64.24) FEET ALONG THE ARC OF A ONE HUNDRED FORTY (140.00) FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 39°17'21" EAST SIXTY-THREE AND SIXTY-EIGHT HUNDREDTHS (63.68) FEET) TO THE POINT OF REVERSE CURVATURE OF A ONE HUNDRED SEVENTY-TWO AND FIFTY-FIVE HUNDREDTHS (172.55) FOOT RADIUS CURVE; THENCE SOUTHEASTERLY FIFTY-EIGHT AND FIFTY HUNDREDTHS (58.50) FEET ALONG THE ARC OF SAID CURVE TO A POINT (STATION 98+44) ONE THOUSAND TWENTY-SIX AND FOURTEEN HUNDREDTHS (1026.14) FEET WEST AND FIVE HUNDRED SEVENTY-THREE AND TWENTY-SIX HUNDREDTHS (573.26) FEET SOUTH FROM THE NORTHEAST CORNER OF SAID SECTION NINETEEN (19) (BRASS CAP SET 1976).

EXCEPTING THE PORTION THAT LIES WITHIN THE HALL FAMILY PARTNERSHIP TRACT, (ENTRY NO. 185608, RECORDED MARCH 21, 1996, IN BOOK 318, AT PAGE 410, WASATCH COUNTY, UTAH).

THE SIDE BOUNDARIES OF SAID STRIP ARE TO BE SHORTENED OR EXTENDED SO AS TO BEGIN ON SAID NORTHERLY BOUNDARY LINE AND END ON SAID SOUTHERLY BOUNDARY LINE OF SAID PROPERTY BOUNDARY.

SITUATE IN WASATCH COUNTY, STATE OF UTAH.

PARCEL 2: (PARCEL NO.: 00-0021-2027/ SERIAL NO.: OWC-0539-5-019-035) ADDRESS: NONE ASSIGNED
BEGINNING AT A POINT BEING SOUTH 00°30'30" EAST 1085.37 FEET AND SOUTH 89°53'52" WEST 669.21 FEET FROM THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°53'52" WEST, A DISTANCE OF 466.63 FEET; THENCE SOUTH 42°04'20" WEST, A DISTANCE OF 263.72 FEET TO A POINT ON THE NORTHWEST SIDELINE OF STATE HIGHWAY 40; THENCE NORTH 31°21'37" WEST, ALONG SAID SIDELINE, A DISTANCE OF 402.47 FEET; THENCE NORTH 87°13'09" EAST, A DISTANCE OF 520.38 FEET; THENCE NORTH 32°30'59" WEST, A DISTANCE OF 298.91 FEET; THENCE NORTH 52°35'58" EAST, A DISTANCE OF 139.08 FEET; THENCE NORTH 32°24'17" WEST, A DISTANCE OF 96.36 FEET; THENCE NORTH 49°02'11" WEST, A DISTANCE OF 30.17 FEET; THENCE SOUTH 68°24'44" WEST 515.30 FEET TO A POINT ON THE NORTHWESTERLY SIDELINE OF SAID HIGHWAY 40; THENCE NORTH 24°49'56" WEST, ALONG SAID SIDELINE A DISTANCE OF 150.48 FEET; THENCE NORTH 69°59'05" EAST, A DISTANCE OF 399.34 FEET; THENCE SOUTH 70°20'17" EAST, A DISTANCE OF 104.96 FEET TO THE CENTER LINE OF WASATCH CANAL; THENCE ALONG THE CENTER LINE OF SAID WASATCH CANAL THE FOLLOWING NINE (9) COURSES; (1) SOUTH 62°37'14" EAST 78.81 FEET; (2) SOUTH 39°53'29" EAST 132.39 FEET; (3) SOUTH 55°57'44" EAST 111.02 FEET; (4) SOUTH 43°39'59" EAST 56.24 FEET; (5) SOUTH 32°00'02" EAST 23.20 FEET; (6) SOUTH 20°24'36" EAST 117.27 FEET; (7) SOUTH 41°35'39" EAST 119.93 FEET; (8) SOUTH 24°37'46" EAST 140.91 FEET; (9) SOUTH 33°44'06" EAST 85.31 FEET TO THE POINT OF BEGINNING. SITUATE IN WASATCH COUNTY, STATE OF UTAH.

PARCEL 3: (PARCEL NO.: 00-0021-2028/ SERIAL NO.: OWC-0539-6-019-035) ADDRESS: NONE ASSIGNED
BEGINNING AT A POINT BEING SOUTH 00°30'30" EAST 1085.37 FEET AND SOUTH 89°53'52" WEST 669.21 FEET FROM THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°53'52" WEST, A DISTANCE OF 466.63 FEET; THENCE SOUTH 42°04'20" WEST, A DISTANCE OF 263.72 FEET TO A POINT ON THE NORTHWEST SIDELINE OF STATE HIGHWAY 40; THENCE NORTH 31°21'37" WEST, ALONG SAID SIDELINE, A DISTANCE OF 402.47 FEET; THENCE NORTH 87°13'09" EAST, A DISTANCE OF 520.38 FEET; THENCE NORTH 32°30'59" WEST, A DISTANCE OF 298.91 FEET; THENCE NORTH 52°35'58" EAST, A DISTANCE OF 139.08 FEET; THENCE NORTH 32°24'17" WEST, A DISTANCE OF 96.36 FEET; THENCE NORTH 49°02'11" WEST, A DISTANCE OF 30.17 FEET; THENCE SOUTH 68°24'44" WEST 515.30 FEET TO A POINT ON THE NORTHWESTERLY SIDELINE OF SAID HIGHWAY 40; THENCE NORTH 24°49'56" WEST, ALONG SAID SIDELINE A DISTANCE OF 150.48 FEET; THENCE NORTH 69°59'05" EAST, A DISTANCE OF 399.34 FEET; THENCE SOUTH 70°20'17" EAST, A DISTANCE OF 104.96 FEET TO THE CENTER LINE OF WASATCH CANAL; THENCE ALONG THE CENTER LINE OF SAID WASATCH CANAL THE FOLLOWING NINE (9) COURSES; (1) SOUTH 62°37'14" EAST 78.81 FEET; (2) SOUTH 39°53'29" EAST 132.39 FEET; (3) SOUTH 55°57'44" EAST 111.02 FEET; (4) SOUTH 43°39'59" EAST 56.24 FEET; (5) SOUTH 32°00'02" EAST 23.20 FEET; (6) SOUTH 20°24'36" EAST 117.27 FEET; (7) SOUTH 41°35'39" EAST 119.93 FEET; (8) SOUTH 24°37'46" EAST 140.91 FEET; (9) SOUTH 33°44'06" EAST 85.31 FEET TO THE POINT OF BEGINNING. SITUATE IN WASATCH COUNTY, STATE OF UTAH.

PARCEL DESCRIPTIONS AS SHOWN IN THE TITLE REPORT BY STEWART TITLE GUARANTY COMPANY COMMITMENT NUMBER 2400104-2

BEGINNING AT A POINT THAT LIES SOUTH 00°30'30" EAST 824.67 FEET AND WEST 1574.64 FEET FROM THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; SAID POINT BEING AT THE CURRENT HEBER CITY BOUNDARY ACCORDING TO THE NORTH VILLAGE ANNEXATION (ENTRY NO. 530700) AND A POINT ON THE EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 40; SAID POINT OF BEGINNING BEING ON A POINT OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 5258.78 FEET AND FROM WHICH POINT A RADIAL LINE BEARS N61°57'30" EAST; THENCE 310.64 FEET ALONG SAID CURVE AND SAID HIGHWAY RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 03°23'04", WITH A CHORD BEARING AND DISTANCE OF N 26°20'58" W 310.59 FEET; THENCE LEAVING SAID RIGHT-OF-WAY N69°59'44"E 47.73 FEET; THENCE S24°49'58"E 150.13 FEET; THENCE N68°41'35"E 24.24 FEET; THENCE S18°56'53"E 154.68 FEET; THENCE S63°59'24"W 47.68 FEET TO THE POINT OF BEGINNING.

ALSO:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40, SAID POINT BEING SOUTH 00°30'30" EAST 824.67 FEET AND WEST 1574.64 FEET FROM THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 63°59'24' EAST 4.39 FEET; THENCE SOUTH 28°34'26" EAST 130.38 FEET; THENCE SOUTH 87°13'09" WEST 4.87 FEET; THENCE NORTH 28°34'26" WEST 128.46 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING

THE BASIS OF BEARING IS SOUTH 00°30'00" EAST FROM THE FOUND WASATCH COUNTY 1976 ASPEN MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 19 TO THE FOUND WASATCH COUNTY ALUMINUM CAP AND PIPE MARKING THE EAST 1/4 CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.

AS SURVEYED OVERALL BOUNDARY

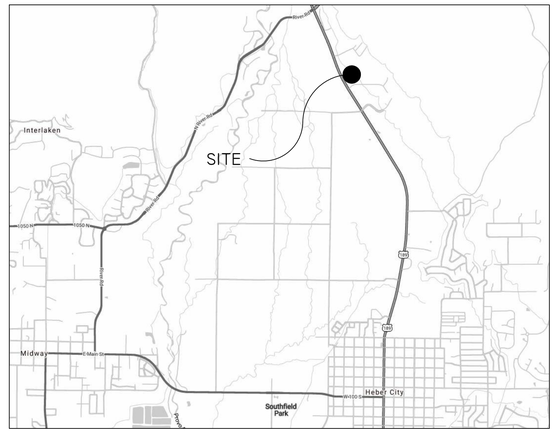
BEGINNING AT A POINT LOCATED SOUTH 00°30'00" EAST ALONG THE SECTION LINE 1087.19 FEET AND WEST 670.37 FEET FROM THE FOUND WASATCH COUNTY 1976 BRASS CAP MARKING THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°58'28" WEST 465.33 FEET ALONG A FENCE LINE; THENCE SOUTH 42°04'20" WEST 263.72 FEET ALONG A FENCE TO THE EASTERLY RIGHT OF WAY LINE OF HIGHWAY 40; THENCE NORTH 31°21'37" WEST 402.47 FEET ALONG SAID EASTERLY RIGHT OF WAY; THENCE NORTH 87°13'09" EAST 4.87 FEET; THENCE NORTH 28°34'26" WEST 130.38 FEET; THENCE NORTH 64°00'00" EAST 2.27 FEET; THENCE ALONG THE ARC OF A 5258.78 FOOT RADIUS CURVE TO THE RIGHT 309.58 FEET (CHORD BEARS NORTH 26°20'37" WEST 309.54 FEET); THENCE NORTH 69°49'27" EAST 68.59 FEET; THENCE NORTH 69°59'05" EAST 399.34 FEET ALONG A FENCE TO THE CENTER LINE OF THE WASATCH CANAL; THENCE ALONG SAID CENTER LINE THE FOLLOWING 10 (TEN) CALLS: 1) SOUTH 70°20'17" EAST 104.96 FEET, 2) SOUTH 62°37'14" EAST 78.81 FEET, 3) SOUTH 39°53'29" EAST 132.39 FEET, 4) SOUTH 55°57'44" EAST 111.02 FEET, 5) SOUTH 43°39'59" EAST 56.24 FEET, 6) SOUTH 32°00'02" EAST 23.20 FEET, 7) SOUTH 20°24'36" EAST 117.27 FEET, 8) SOUTH 41°35'39" EAST 119.93 FEET, 9) SOUTH 24°37'46" EAST 140.91 FEET, AND 10) SOUTH 33°44'06" EAST 85.31 FEET TO THE POINT OF BEGINNING.

AREA = 11.17ACRES

NOTES

1. THE AS SURVEYED BOUNDARY IS THE OVERALL BOUNDARY OF THE PARCELS LISTED IN THE TWO TITLE REPORTS.
2. THE EASTERLY BOUNDARY CALLS FOR AND MOSTLY FOLLOWS THE CENTER LINE OF THE WASATCH CANAL. EASEMENTS FOR THE CANAL WERE FOUND ON FILE AND OF RECORD AT THE WASATCH COUNTY RECORDERS OFFICE AND ARE AS SHOWN ON THIS SURVEY.
3. THE ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON NAVD88 ELEVATIONS.

VICINITY MAP



ELEMENT
LAND SURVEYING
WWW.ELEMENTSURVEYING.COM
P.O. BOX 991, HEBER CITY, UT 84032
801-592-5975 & 801-657-8748

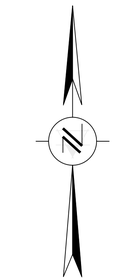
ALTA/NSPS SURVEY
WASATCH COUNTY, UTAH
LOCATED IN THE NORTHEAST 1/4 OF SEC 19, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN

PREPARED FOR:
FINCH CREEK TOWNHOMES LLC

PROJECT:
FINCH CREEK ALTA

PROJECT NO.
26-04-135

SHEET
1 OF 2



SYMBOL LEGEND

- SURVEY BOUNDARY
- ADJOINING PARCEL LINE
- CANAL EASEMENT
- 5700 EXISTING CONTOURS
- S EXISTING SEWER LINE
- X EXISTING FIELD FENCE
- O EXISTING CHAINLINK FENCE
- SET REBAR WITH CAP (AS NOTED ON DRAWING)
- FOUND REBAR WITH CAP (AS NOTED ON DRAWING)
- FOUND REBAR (AS NOTED ON DRAWING)
- FOUND T-POST (AS NOTED ON DRAWING)
- FOUND UDOT RIGHT OF WAY MARKER (AS NOTED ON DRAWING)
- FOUND SECTION CORNERS (AS NOTED ON DRAWING)

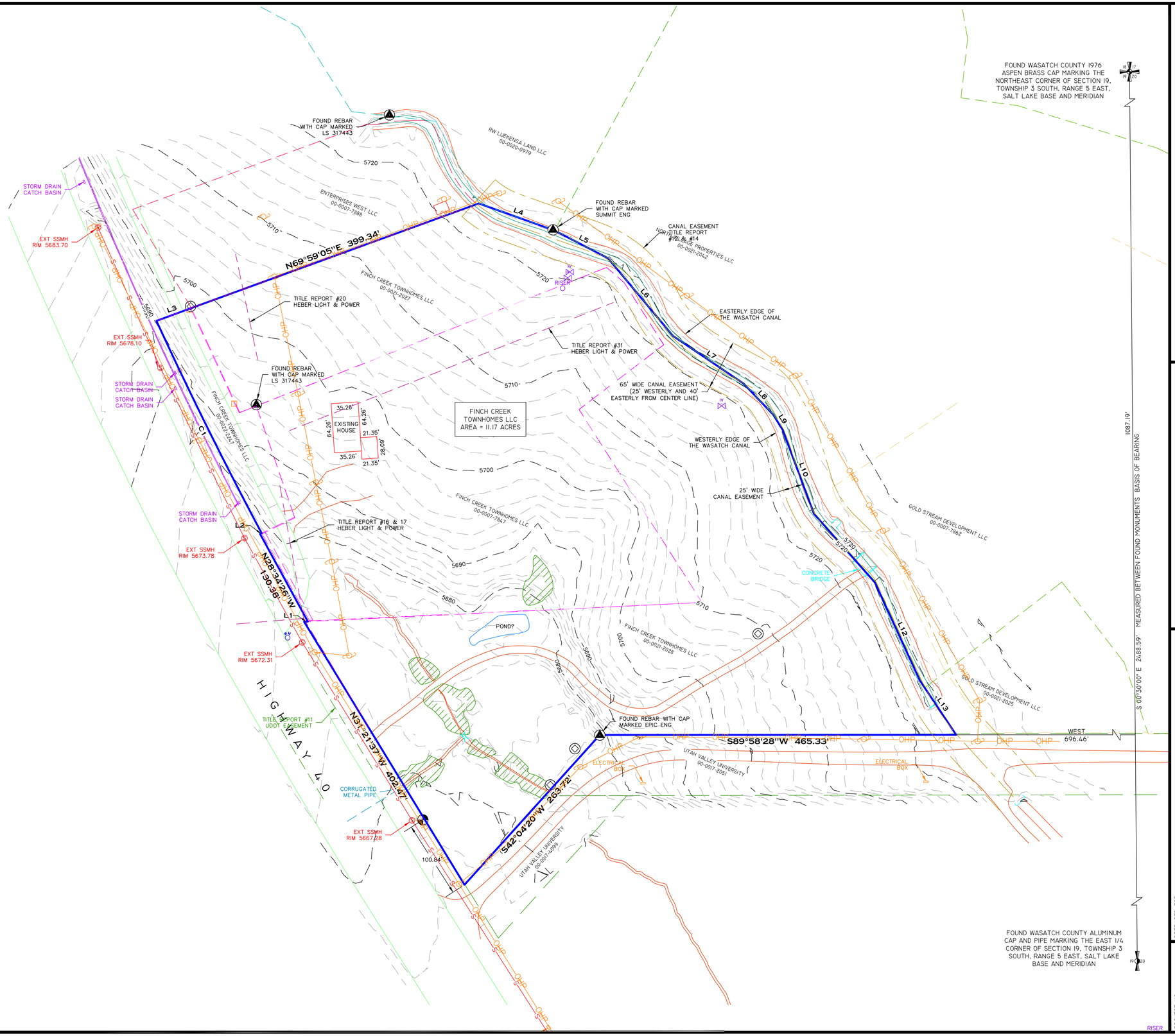
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	309.58'	5258.78'	3°22'23"	309.54'	N26°20'37"W	154.84'

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	4.87'	N87°13'09"E
L2	2.27'	N64°00'00"E
L3	48.59'	N69°49'27"E
L4	104.96'	S70°20'17"E
L5	78.81'	S62°37'14"E
L6	132.39'	S39°53'29"E
L7	111.02'	S55°57'44"E
L8	56.24'	S43°39'59"E
L9	23.20'	S32°00'02"E
L10	117.27'	S20°24'36"E
L11	119.93'	S41°35'39"E
L12	140.91'	S24°37'46"E
L13	85.31'	S33°44'06"E

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.



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ALTA/NSPS SURVEY

WASATCH COUNTY

LOCATED IN THE NORTHEAST 1/4 OF SEC 19, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN

PREPARED FOR: FINCH CREEK TOWNHOMES LLC

PROJECT: FINCH CREEK ALTA

PROJECT NO. 26-04-135

SHEET 2 OF 2

Heber City Council Staff Report

MEETING DATE:	8/18/2026
SUBJECT:	Discuss the Tava-Highlands Public Infrastructure District (PID)
RESPONSIBLE:	Tony Kohler, Max Martin
DEPARTMENT:	Planning
STRATEGIC RELEVANCE:	Community Development

SUMMARY

Highlands developers, including DR Horton Forestar, have petitioned Heber City for the creation of 3 Public Infrastructure Districts (PID) encompassing 75.29 acres plus potential annexation areas into the PID. A PID is a tool authorized by the State of Utah created to assist in the payment of development infrastructure.

On July 7, 2026, the City Council held the required public hearing for the proposed PID (see attached minutes). The next step for the City in this process is to discuss what appropriate Enhanced Improvements should be implemented in the Governing Doc. After that is decided, the final City action is to consider adopting Resolution 2026-16.

The policy questions for Council include:

- What Enhanced Improvements should be part of the PID?
- At what level should the Enhanced Improvements be aimed at: 5% or 10% of the PID cost?
- Are there other concerns with the PID documents that need rectified before being considered for approval?

RECOMMENDATION

Staff recommends Council discuss what Enhanced Improvements should be included in the Governing Doc. Once Council is comfortable with the Enhanced Improvements, Resolution 2026-16 can be considered for adoption at a future meeting. Staff recommends Council provide feedback to the petitioners and have the petitioners return in two weeks with an amended Governing Doc that includes a list of Couuncil's preferred Enhanced Improvements.

BACKGROUND

The City's PID Policy requires that a development within a PID offer amenities above and beyond what is required within the development code and a master development agreement (MDA). Some key considerations from the PID Policy include:

- Preserve the open lands that surround Heber
- Create friendly neighborhoods and centers that focus on homes, jobs, shopping, and recreation in places where Heber residents and others can gather and interact regularly
- Enhance and strengthen downtown – the heart of the Heber community
- Grow, promote, and diversify recreational opportunities

Other considerations of the City's PID Policy include:

- Encourage housing that results in an increase in attainable residences for those making near or less than the area median income
- Provide housing options, both “for sale” and “for rent,” for employees in industries such as education, government, etc.
- Create opportunities for sustainable and environmentally focused developments

The City and petitioners have discussed various Enhanced Improvements to be included in the Governing Doc, such as:

- Park enhancements (covered seating areas, dog watering stations, including lawn in the dog park, etc.)
- Accelerated transportation connectivity, including the collector street from Highlands northward past UVU to the North Village Views
- Accelerated trail connectivity along Highway 40

DISCUSSION

The City has the power to dictate what the PID can be used for, and if done correctly a PID can bring value to the City, the Residents, and the Developer. Council should ensure a comfort level with negotiations on the proposed Enhanced Improvements.

FISCAL IMPACT

None. PIDs are financed through a mil levy specific to the identified legal descriptions in the Governing Doc.

CONCLUSION

Enhanced Improvements are a necessary part of the City's PID Policy.

ALTERNATIVES

No action is recommended at this time.

POTENTIAL MOTIONS

No action is recommended at this time.

ACCOUNTABILITY

Department: Planning
Staff member: Tony Kohler, Community Development Director

EXHIBITS

1. 7-7-26 CC minutes
2. Creation Resolution Tava-Highlands PID Nos. 13 2026-08-12
3. Governing Document, Tava-Highlands (FINAL with enhanced improvements), 2026-08-12
4. Presentation for Work Session 2026-08-18 Tava-Highlands PID FINAL_01

HEBER CITY CORPORATION
75 North Main Street
Heber City, UT 84032
Heber City Council Meeting
July 7, 2026

APPROVED Minutes

4:00 p.m. Work Meeting
6:00 p.m. Regular Meeting

I. WORK MEETING - 4:00 P.M.

Mayor Franco called the meeting to order at 4:02 p.m. and welcomed everyone present.

City Council Present:	Mayor Heidi Franco Council Member Yvonne Barney - remotely Council Member Aaron Cheatwood Council Member Mike Johnston Council Member Morgan Murdock Council Member Sid Ostergaard
Staff Present:	City Manager Matt Brower Community Development Director Tony Kohler City Engineer Russ Funk Finance Manager Sara Jane Nagel Public Works Director Matthew Kennard IT Director Anthon Beales City Attorney Jeremy Cook City Recorder Trina Cooke Chief of Police Parker Sever

Staff Participating Remotely: IT Director Anthon Beales, Public Works Director Matthew Kennard, Human Resource Director Cherie Ashe, Administrative Assistant to the City Manager Lainee Meyers, Finance Manager Sara Nagel, City Engineer Russ Funk, Engineering Technician Desiree Muheim, and Accounting Technician Wendy Anderson.

Also Present: Jason Glidden, Michael Plowman, Russ Watts, Bob McKinley, Grace Doerfler, Phil Jordan, Matt Chipman, Annette McRae, Kelli Cottle, Audrey Linford, Janet Gee, Curtis Leavitt, Linda L. Middleton, Tori Broughton, Tracy Taylor, Don K. Taylor, Dylan Taylor, Kat Lawry, Steve Lawry, La Turnblow, Tom Wynne, Dave Harris, and others who did not sign in or whose handwriting was illegible.

Also Attending Remotely: (names are shown as signed-in online) TC, A, B, BPollock, CB, Claudia O'Grady, Dallin Koecher, Grace Doerfler, Jen, Keri Smith, Shorty5, SRH, and TMT.

1. Celebration Housing Development Agreement (Tony Kohler, Community Development Director) - *20 min*

Council Member Johnston wished to state that he had no conflict of interest, but wanted to declare that Russ Watts was a client of the company he worked for.

Community Development Director Tony Kohler recalled the City's ongoing negotiations with Celebration Workforce Housing. The hope was to provide affordable housing to the community that would be agreeable to both parties. Parking availability had been a challenge for the project. Project representative Russ Watts further described the project plan and design to the Council. Council discussed parking possibilities, the number of proposed units, phasing, and pricing.

2. Affordable Housing 101: Federal/State Funding Tools-What are Low Income Housing Tax Credits and how are they Used? (Claudia O'Grady (UHC)) - *60 min*

Jason Glidden with Mountainlands Affordable Housing and Claudia O'Grady with the Utah Housing Corporation shared a presentation as included in the meeting recording. Ms. O'Grady covered the understanding of housing needs, rent limits, income limits, and affordable housing needs in Utah housing. She explained the concepts of the housing program offered through Utah Housing Corporation and the tax credits that helped the program work. Ms. O'Grady listed the key participants contributing to the program, outlined the homeownership structure therein, and shared the types of tax credits available. Council discussed both the benefits and concerns with the program and its projects.

3. 1200 S & Mill Rd Roundabout Design Discussion (Russ Funk, City Engineer) - *20 min*

City Engineer Russ Funk recalled the level-of-service anticipated for the future at the intersection of 1200 South and Mill Road. He presented roundabout design options, as included in the meeting materials, to assist with traffic flow. He shared concerns from property owners that would be impacted by the construction of a roundabout at the intersection. Council discussed the size preference for the proposed roundabout, the impacted property owners, whether the County would be willing to partner with the City, and how best to proceed.

II. BREAK - 10 MIN

III. REGULAR MEETING - 6:00 P.M.

1. Call to Order

Mayor Franco called the meeting to order at 6:19 p.m. and welcomed everyone present.

2. Pledge of Allegiance (Sid Ostergaard, Council Member)

Council Member Oster led the recitation of the Pledge of Allegiance.

3. Prayer/Thought by Invitation (Yvonne Barney, Council Member)

Mayor Franco shared a prayer.

IV. AWARDS, RECOGNITION, and PROCLAMATIONS:

1. Mayor's Award to Don Taylor, Retiring MAG Trail Coordinator

Mayor Franco presented Don Taylor with the Mayor's Award and expressed gratitude from the City for his service as the Mountainlands Association of Governments (MAG) Trails Planner. Mr. Taylor thanked the Mayor and Council for the award and spoke briefly about his many accomplishments.

2. Mayor's Contest Awards - Alexis Linford, Bauer Cottle, Esther Linford, Rocky Cottle, Eve Linford

Each of the Mayor's contest award winners read their entries. Eve Linford, Rocky Cottle, Esther Linford, Bauer Cottle, and Alexis Linford. Mayor Franco presented each winner with an award.

V. CONFLICT OF INTEREST DISCLOSURE:

There were no conflicts disclosed.

VI. PUBLIC HEARINGS: (Council May Take Action Following Public Comment and Upon Conclusion of the Public Hearing)

1. Public Hearing for proposed Tava-Highlands Public Infrastructure District (PID) (Tony Kohler, Community Development Director)

Community Development Director Tony Kohler clarified that Council was not being asked to take action that night. The agenda item was to hold the Public Hearing only. He provided a brief background of the development project. Project representative Max Martin shared project details and the group's hope to be approved for a PID (Public Infrastructure District) as a funding mechanism for the project. Tom Wynne explained the financing mechanism the PID would provide versus funding through a bank.

Mr. Martin shared the cost benefit to the homeowner with a PID versus without a PID for the housing products they intended to offer. He reviewed the potential City amenities the PID could provide. Council further discussed details of the PID.

Randall Larson with Gilmore Bell provided further details of the financial benefits of using a PID for the development.

Mayor Franco opened the Public Hearing at 7:24 p.m.

Annette McRae said she was running for Utah State Senate. She expressed appreciation for the Council's discussion of the proposed PID and said the Council had brought up many of the concerns she had with PIDs as well. She wanted to see more solid accountability and transparency. She broke down the numbers for a homeowner with the cost of a PID and felt it was not a wash. She felt it was trading a lower upfront cost for a longer long-term burden placed on the homeowner rather than the developer. Ms. McRae cited the ongoing PID lawsuits in Park City.

Linda Middleton had been researching the issue ever since she had cared for her father who had perfect hearing. She needed a single level but they had built three-story homes. Assisted living cost $5,000.00 per month. She did not think anyone could control insurance costs in the future. She had to replace her roof due to a hail storm and insurance rates had gone up. She did not know what the cost was but knew we would be paying. The developments would scrape off the topsoil, then a windstorm would come through, and she would be breathing the dust and the soot from the fires, and had to wash her car every day, which she said we did not have the water for. She felt the environment and air quality were under attack. She could not imagine where we would get the water.

Russ Funk, speaking as a Wasatch County Resident, explained that he did not generally care for PIDs but felt that in this case, where the developer was offering an affordable product, he supported the plan. He wanted to see language that held the developer to the affordable product. City Attorney Jeremy Cook did not know that a PID governing document could contain the proposed language that would be enforceable.

Annette McRae read that the State Auditor had counted at least 24 PIDs in Summit and Wasatch Counties since 2019, carrying up to $3.9 billion in debt, which was four times the general obligation bond in the entire state of Utah combined. She said if the Council approved the PID, they would be locked in for three decades. She felt the developer should bear the cost of the infrastructure and thought the PID would create a snowball of problems. She understood the proposed amenities were appetizing but said she generally did not like PIDs.

The Public Hearing was closed at 7:45 p.m.

Mr. Martin clarified that the developers could not pay themselves for their board participation but were allowed to cover the administrative costs. Council felt the item should return to a future meeting to continue the discussion.

VII. PUBLIC COMMENTS: (2 min per person/30 min max)

Mayor Franco opened the Public Comment Period at 7:50 p.m.

Linda Middleton wanted to thank everyone that had made the Utah 250 event happen. She also loved the car event prior to the free concert at the park and felt the car event was wonderful. She loved the summer in the park and said it was a joy for her. She expressed appreciation for the free music and loved maintaining the residential hometown feel. She felt Heber City was Heaven.

Annette McRae, running for Senate District 20, wished to discuss the Maverick Mine. She was concerned about groundwater contamination. She read the Utah Code surrounding groundwater rules for protecting the water. She asked if the rule was adequate and felt there was a discrepancy in the project documents. The mines air permit capped production at 900 tons per year but the operations plan described extracting one million tons annually. She had emailed the Council her research packet. She asked the Council to look into it and said once the water was contaminated, there was no putting it back in the toothpaste tube.

Council Member Barney read a public comment emailed to her from Steve Phillips. The email is included at the end of these meeting minutes.

The Public Comment period was closed at 8:03 p.m.

VIII. CONSENT AGENDA:

Mayor Franco asked for clarification of the dollar amount of Consent Agenda item two, which was provided by the City Engineer Russ Funk. He had received additional information for the cost of the project since the Staff Report had been uploaded.

Motion: Council Member Cheatwood moved to approve the Consent Agenda as outlined.
Second: Council Member Murdock made the second.
Voting Yes: Council Members Ostergaard, Johnston, Barney, Cheatwood, and Murdock.
Voting No: None.
The **Motion Passed Unanimously, 5-0.**

1. May 19, 2026, City Council Meeting Minutes, June 2, 2026, City Council Meeting Minutes, and June 25, 2026, Special City Council Meeting Minutes (Trina Cooke, City Recorder)

2. Authorization to approve a Final Design and Construction Services Agreement with Sunrise Engineering for the Public Works Salt Storage Structure Repair/Replacement Project (Russ Funk, City Engineer)

3. Mayoral Nominations for the Arts Advisory Committee: Phil Jordan, Janet Gee, Laurie Turnblom (Heidi Franco, Mayor)

IX. GENERAL BUSINESS ITEMS:

1. Report on Atlas Towers Location of Lease in Cemetery (Tony Kohler, Community Development Director)

Community Development Director Tony Kohler recalled Council's approval for a cell tower to be located at the cemetery. He updated Council on further discussion with Atlas Towers and the Public Works Staff to outline the plan for installation. Atlas had provided initial design drawings with the tower built to resemble a pine tree. The process would require a zone change that would need to go to the Planning Commission for a recommendation to Council for approval. The proposed code change would remove the max tower height of 35 feet that was currently in place. Council further discussed the tower design.

X. ACTION ITEMS: (Council can discuss; table; continue; or approve items)

1. Authorization to Commence Main Street Plaza Schematic (30%) Design & Utilization of a Construction Management/General Contractor (CM/GC) (Tony Kohler, Community Development Director, Lars Erickson) - *40 min*

Community Development Director Tony Kohler recalled the previous discussions with Council regarding the proposed park design updates. Terracon was proposing a step-by-step plan beginning with 30% of the proposal phasing to ease Council into the updates at the park and make them more comfortable with the costs. Mr. Kohler proposed onboarding a Construction Manager/General Contractor (CMGC) with the first phase. He reviewed the proposed process as outlined in the attached Staff Report. Dave Harris with Terracon provided additional clarification of the proposed plan to move forward with a list of services that would be included in the first 30% phase. He suggested bringing in Susie Becker with Zions Public Finance to provide the City with an economic impact study. Mr. Kohler shared a letter of cost estimate from Ms. Becker for the proposed study. The attached presentation provided costs for the reduced scale phase, a task list, and reviewed the team's talent. Council discussed their preferences regarding how to proceed, as well as moving forward with plans for C Street.

Mayor Franco opened the discussion for public comment at 9:15 p.m.

Linda Middleton said she loved the park and used it often. She loved the car show, the music, and the walkability. She expressed appreciation for the newly placed monument. She was concerned with the multiple events in the valley competing on the same night as the Heber Market on Main. She felt that was how families showed up with their kids for the free events. She did not feel the park should be used to make money. She had gone to Midway to see the symphony but she loved the rock and roll. Ms. Middleton felt the "no parking" signs were obnoxious. She said there were homes around the park that were year-round businesses and needed the parking in the winter. She appreciated the maintenance workers who kept the park clean and said if dogs were allowed in the park they would be peeing everywhere. She wanted to know why the City was trying to fix something that wasn't broken. She thought the park worked as it was. She suggested speaking with the business owners. She wanted the park to remain free for the citizens.

Phil Jordan had developed projects for thirty years. He acknowledged the process was messy. He felt the 30% phase was a good way forward and that the City had an amazing team with Terracon. He felt these projects had been very successful elsewhere. He noted the tough decisions the Council would have to make along the way. He suggested implementing more than one cost-estimator as well as a stake-holder committee. He proposed a design contingency and described it as a useful tool to move forward.

The public comment period was closed at 9:27 p.m.

Motion: Council Member Johnston made the motion to authorize Terracon to commence with the Main Street Plaza Schematic, which is 30% design with the utilization of a construction management general contractor going through phase A as described with a budget of three hundred seventy four thousand dollars.
Second: Council Member Cheatwood made the second
Voting Yes: Council Members Ostergaard, Johnston, Cheatwood, Murdock, and Barney.
Voting No: None.
The **Motion Passed Unanimously, 5-0.**

XI. RECESS AS THE HEBER CITY COUNCIL AND CONVENE AS THE CRA BOARD:

Motion: Council Member Cheatwood made the motion to recess as the Heber City Council and Convene as the CRA (Community Redevelopment Agency) Board.
Second: Council Member Murdock made the second.
Voting Yes: Council Members Ostergaard, Johnston, Barney, Cheatwood, and Murdock.

Voting No: None.
The **Motion Passed Unanimously, 5-0.**
The CRA board convened at 9:33 p.m.

1. Leveraging CRA (Community Reinvestment Agency) Owned Properties to Advance Envision Central Heber Long Range Plan (Tony Kohler, Community Development Director) - *45 min*

Community Development Director Tony Kohler reviewed the City-owned properties and the properties under contract in the CRA area. The City had acquired the Wasatch Wave building and an outbuilding used for printing located behind it, the Heber Light and Power (HL&P) building, and was under contract to purchase the former fire station. Staff had recently interviewed realtors and property management firms to discuss potential uses. He was seeking Council direction for the possible uses of the buildings. City Manager Matt Brower proposed that the former Wave building and the printer press building be converted into commercial retail or dining to help revitalize downtown. The Heber Light and Power building was in disrepair and the recommendation was to raze it for additional parking. Council considered possible tenants, length of lease options, remodeling, and costs involved.

Mr. Brower informed Council of the status of negotiations with Wasatch County to purchase the former fire station. He hoped to lease the space within the buildings for commercial uses and to have the tenants pay for the improvements. He listed the following decisions needed from Council:

1. get a realty firm under contract to load the vacant buildings for commercial use
2. continue forward with the purchase of the Fire Station
3. next steps for the HL&P building

Motion: Council Member Cheatwood moved to extend the meeting to 10:30 p.m.
Second: Council Member Murdock made the second.
Voting Yes: Council Members Ostergaard, Johnston, Barney, Cheatwood, and Murdock.
Voting No: None.
The **Motion Passed Unanimously, 5-0.**

Council discussion continued regarding potential uses for revitalization of the downtown block and recently acquired, or soon-to-be acquired, building space. Mr. Brower agreed to return to a future meeting with more numbers, information, and a timeline.

XII. ADJOURN AS THE CRA BOARD AND RECONVENE AS THE HEBER CITY COUNCIL:

Motion: Council Member Cheatwood made the motion to adjourn as the CRA Board and reconvene as the Heber City Council.

Second: Council Member Ostergaard made the second.
Voting Yes: Council Members Ostergaard, Johnston, Barney, Cheatwood, and Murdock.
Voting No: None.
The **Motion Passed Unanimously, 5-0.**

The CRA meeting was adjourned at 10:11p.m.

XIII. COMMUNICATION:

Mr. Brower shared the success of the City-sponsored Red, White, and Blue Festival that had drawn more than 16,000 visitors over the weekend. He had been contacted by several business owners that had chosen to remain open over the weekend and had banner sales. He thanked the Council for sponsoring the Red, White, and Blue Festival. He commended Mayor Franco for her essay contest.

Mayor Franco asked about the monument placement and design. Council Member Johnston volunteered to design the monument stand. Council further discussed the design and location for the monument stand.

Mayor Franco proposed Council provide board reports during the coming Council meetings

Council Member Murdock asked for an update on the Jordanelle Ridge conservation easement. Mr. Brower agreed to push for the meeting needed with the County.

Mayor proposed using the POSTT (Parks, Open Space, Trails, and Trees) committee to draft the preservation fee ordinance.

XIV. CLOSED SESSION (As Needed by City Council)

There was no closed meeting held.

XV. ADJOURNMENT:

Motion: Council Member Ostergaard made the motion to adjourn.
Second: Council Member Cheatwood made the second.
Voting Yes: Council Members Ostergaard, Johnston, Cheatwood, and Murdock.
Voting No: None.
Council Member Barney was absent.
The **Motion Passed 4-0.**
The Heber City Council Meeting adjourned at 10:23 p.m.

HEBER CITY CORPORATE Seal WASATCH COUNTY, UTAH

Trina Cooke, City Recorder

PUBLIC COMMENTS RECEIVED BY EMAIL:

From: Tracy Taylor [redacted]
Sent: Tuesday, July 7, 2026 4:37 PM
To: CC Public Comments <ccpublic@heberut.gov>; Heidi Franco <hfranco@Heberut.gov>
Subject: (EXTERNAL) Highland PID concerns- Auditor Alert 2025-05

Hi Heber City Council-

Please explain tonight what the FINANCIAL benefit to Heber City Citizens/ Taxpayers is, if you try to justify approving this PID for Highlands. Not a future benefit in price of a home, that does NOT benefit the citizens. Not a future benefit to some random public building or amenity that the developer promises to the public, THAT does not financially benefit the Taxpayers. If you cannot name a single FINANCIAL benefit, I would say this approval in not justified. And the State Auditor below, has already determined MAJOR possible liability to citizens. Please do not approve this PID.

Tracy Taylor

With another PID application on your work meeting today, I feel compelled to remind you of the State Auditor's concerns and ask you to have a more wide-ranging discussion (and appropriate research) FIRST of whether PIDS are in the public's best interest. If PID's fail, the state auditor has weighed in that the public entities that approved them will be on the hook. This may create negligence, on your part, to protect your CURRENT citizens if you choose to move forward on any more PIDs.

When Wohali failed last year, the State Auditor sent Coalville a message: https://www.kpcw.org/state-regional/2026-04-21/summit-county-golf-resort-bankruptcy-ignites-debate-over-development-financing

Please review the message from the State Auditor, below.

Please do your due diligence on PIDs.

Thank you,

Tracy Taylor

Wasatch Taxpayers Association

cell: [redacted]

From: Office of the State Auditor <stateauditor@utah.gov>
Sent: Thursday, March 19, 2026 3:47 PM
To: Tracy Taylor [redacted]
Subject: Auditor Alert 2025-05 - Component Unit Report

VIEW THIS EMAIL IN BROWSER

STATE OF UTAH
OFFICE OF THE UTAH STATE AUDITOR

TINA M. CANNON
UTAH STATE AUDITOR

Auditor Alert 2025-05

FINALIZED

Date: March 19, 2026

Subject: Component Unit Reporting

Introduction

Recently, a developer associated with a Public Infrastructure District (PID) declared bankruptcy. The bankruptcy creates concerns regarding the viability of the project and whether the associated PID will

be able to satisfy bonding requirements. This PID was created by a city that appointed the board and will take ownership of the infrastructure constructed by the PID. Furthermore, the PID was required to report annually to the city, and the city must approve any annexations or withdrawals of property into or from the PID. Governmental Accounting Standards Board (GASB) codification 2100 provides guidance for determining if a government entity, such as this PID, is a component unit of a primary government.

Component Unit Determination

Component units are legally separate organizations for which elected officials of the primary government are financially accountable. In addition, a component unit can be another organization for which the nature and significance of its relationship with a primary government is such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete (GASB 2100.119). A primary government can be any general-purpose government entity such as a state, county, city, or town, or a special purpose government entity such as a college or university, school district or water district, provided they function as their own separate legal entity with their own elected governing body.

The main factors to consider when determining whether a government entity is a component unit of a primary government are:

1. Financial Accountability – See GASB codification 2100.120
2. Control - See GASB codification 2100.121-.124.
3. Imposition of will – See GASB codification 2100.125-.126
4. Financial Benefit or Burden on Primary Government – See GASB codification 2100.127-.133

Component Unit Reporting

Financial statements of the reporting entity should provide an overview of the entity yet allow users to distinguish between the primary government and its component units (GASB codification 2100.144).

Component units can be categorized into discrete component units and blended component units. Discrete component units' financial data must be reported in the primary government's financial statements in one or more columns separate from the financial data of the primary government (GASB codification 2600.107). Blended component units' financial activities are more intertwined with the activities of the primary government and are presented together in the financial statements (GASB codification 2600.112).

Conclusion

Primary governments must determine which government entities qualify as component units. In making this determination, the primary government must consider:

- The appointment of the potential component unit board
- If there is a potential financial benefit/burden relationship that exists between the primary government and the potential component unit
- If the primary government can impose its will on the potential component unit
- If it would be misleading to exclude a potential component unit from its financial statements

Determining if an entity is a component unit should be approached from a perspective of accountability and transparency. Creating entities should account for their actions including the acts of the officials they appoint to operate other governmental agencies. The level of reporting and disclosure should be documented by the creating entity and auditors should provide an opinion on the adequacy of the report.

In the case of most Public Infrastructure Districts, the creating entity will meet the requirements to include the activity of those districts as a discretely presented component unit if they appoint the majority of the board, have a potential benefit or burden relationship, or can impose their will on the entity. Primary governments and external auditors should be mindful of the criteria for including the financial information of component units, including required information in the notes to the financial statements.

Note: several bills from the Utah 2026 General Session were passed that affect PIDs such as HB17, HB475S04, HB492S06, HB507S04, SB39, SB225S03, and SB278S04 and are currently awaiting the governor's action before becoming law, typically on May 6, 2026. The facts and circumstances in place at the end of an audit period must be considered when making a component unit determination. Any changes made to a potential component unit's structure in response to bills enacted from the Utah 2026 General Session or subsequent legislative sessions cannot be applied retroactively. Component unit determinations must follow GASB standards, a nonexchange transaction from a potential component unit to a creating entity constitutes a financial benefit regardless of assertions in statute to the contrary.

Auditor Alert 2025-05 PDF

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From: Rick Fersch [redacted]
Sent: Tuesday, July 7, 2026 10:39 AM
To: CC Public Comments <ccpublic@heberut.gov>
Subject: (EXTERNAL) PLEASE DO NOT RAISE OUR TAXES!

Warning! This message was sent from outside your organization and we were unable to verify the sender.

We moved to Heber from Seattle to avoid high taxes! We are retired on fixed incomes- if you raise property taxes - we will have to cover from our other living expenses! PLEASE reduce expenses- don't raise our taxes!

Rick and patti fersch, [redacted]
Sent from my iPhone

From: Steve Phillips [redacted]
Sent: Tuesday, 07 July 2026 14:26:54
To: Yvonne Barney <ybarney@heberut.gov>
Subject: (EXTERNAL) Please Stand Firm on Highlands PIDs

Council member Barney,

Thank you for your cautious approach to the Highlands Public Infrastructure Districts. I'm writing to encourage you to continue opposing or delaying this proposal.

You have already noted that PIDs may lower upfront home prices while saddling future buyers with extra fees on top of regular property taxes. That means shifting roughly 40 million dollars in

infrastructure costs onto a relatively small group of Highlands homeowners over decades, which undermines true affordability for "missing middle" and lower-income families.

You also referenced the Utah State Auditor's strong concerns about PIDs and the problems seen in other Utah communities. Given that experience—and the failed Wohali/Coalville situation—you are right to question whether these districts provide enough transparency and oversight to justify granting a private project special taxing authority.

Please continue to insist on clear, independent analysis of 30-year homeowner costs and on strong safeguards before even considering Highlands PIDs. Your caution reflects good stewardship of both the city and future residents.

Sincerely,

Steve Petersen

From: WELLS BARKER [redacted]
Sent: Tuesday, July 7, 2026 3:00 PM
To: Heidi Franco <hfranco@Heberut.gov>; Aaron Cheatwood <acheatwood@heberut.gov>; Sid Ostergaard <sostergaard@heberut.gov>; Mike Johnston <mjohnston@heberut.gov>; Morgan Murdock <mmurdock@heberut.gov>; Yvonne Barney <ybarney@heberut.gov>; Russell Funk <rfunk@Heberut.gov>; Trina Cooke <tcooke@Heberut.gov>
Subject: (EXTERNAL) Round-A-bout at Mill Road and 1200 South.

Dear Mayor, City Council Members, City Engineer, City Recorder, and City Staff,

We are writing regarding the proposed roundabout at or near my property located at 1150 S. Mill Road. Heber, Utah

Unfortunately, we are unable to attend tonight's City Council meeting due to a family funeral. Because this proposal directly affects our property, privacy, access, businesses, property value, and future use of the property, **We respectfully request that this email be entered into the public record for tonight's meeting.**

The City Engineer stopped by the property today and informed us that the City is considering placing a large roundabout on the corner of my property. **We are very concerned that this information was provided so close to a City Council meeting and without enough time for us to review the project, understand the scope, ask questions, consult with appropriate professionals, or meaningfully respond.**

We are not opposed to appropriate safety improvements. However, a project of this size and location could have serious long-term impacts on my property, my businesses, access, privacy, property value, and future use of the property. For that reason, **we respectfully request that the City not vote on, approve, fund, acquire right-of-way for, or otherwise advance this project until directly impacted**

property owners have received full information and a meaningful opportunity to respond at a future public meeting.

Before this project moves forward in any way, We are requesting copies of all studies, plans, drawings, reports, records, communications, and supporting information related to this proposed roundabout, including but not limited to the following:

1. **Project drawings and right-of-way information**
   Please provide all concept drawings, engineered drawings, maps, surveys, design plans, right-of-way maps, property-impact maps, and any drawings showing the proposed footprint of the roundabout and how it would affect my property.

2. **Property taking, easements, and access changes**
   Please clarify whether the City anticipates any permanent taking of land, temporary construction easement, utility easement, drainage easement, sidewalk/trail easement, slope easement, access modification, driveway relocation, setback issue, or other encumbrance affecting my property.

3. **Eminent domain, condemnation, and acquisition process**
   Please confirm whether the City anticipates using eminent domain, condemnation, or the threat of condemnation for any portion of this project. Please also provide the City's right-of-way acquisition policy, acquisition timeline, appraisal process, negotiation process, and any documents explaining how affected property owners will be compensated.

4. **Property value impact and appraisal**
   Please provide any study or analysis showing how a large roundabout directly adjacent to my property may affect property value, resale value, marketability, privacy, noise, lighting, access, parking, future use, and overall desirability. If any property, easement, or access right is affected, we request a before-and-after appraisal that evaluates the property before the project and after the project, including damage to the remaining property.

5. **Severance damages and damage to the remaining property**
   Please explain how the City will evaluate severance damages or damages to the remaining property if any portion of the property is acquired or impacted. Any valuation should address not only the value of land taken, but also impacts to access, parking, businesses, privacy, noise, lighting, signage, landscaping, future use, redevelopment potential, and marketability.

6. **Business impact**
   Please provide an analysis of how this project may affect my two businesses, including customer access, parking, deliveries, employee access, vendor access, visibility, signage, safety, traffic flow, and disruption during construction. We also request information about whether mitigation or compensation would be available if access or business operations are negatively impacted.

7. **Traffic and safety studies**
   Please provide the full traffic study used to justify this project, including current traffic counts,

projected traffic counts, turning movements, peak-hour data, crash history, safety concerns, pedestrian safety analysis, bike safety analysis, emergency vehicle access, school bus access, and large truck turning templates.

8. **Crash history and safety justification**
   Please provide the crash history for this intersection for the last 5–10 years, including crash type, severity, date, contributing factors, and whether a roundabout would have prevented or reduced those crashes. Please also provide the engineering justification, warrant analysis, or decision matrix used to determine that a roundabout is necessary at this location.

9. **Alternatives analysis**
   Please provide documentation showing what alternatives were studied before recommending a roundabout, including a traffic signal, 4-way stop, turn lanes, speed reduction measures, smaller intersection improvements, a mini-roundabout, pedestrian improvements, or a no-build option. We would also like to understand why a large roundabout is being recommended over less intrusive options.

10. **City bypass impact**
    Please provide any study or modeling showing how the proposed city bypass will affect traffic flow at this intersection. We would like to understand whether the roundabout is being designed based on current traffic, projected post-bypass traffic, or future development assumptions. It seems premature to advance a permanent design at this intersection without understanding how the bypass will change traffic volumes, turning movements, and safety conditions.

11. **Main Street and 12th South intersection impact**
    Please provide any traffic modeling or analysis showing how the intersection at Main Street and 12th South will affect this proposed roundabout, including backups, queuing, turning patterns, congestion, and peak-hour traffic. This roundabout should not be studied in isolation if nearby intersections will directly affect how it functions.

12. **Future development, developer involvement, and project funding**
    Please provide all information showing whether this project is connected to future development, subdivision approvals, developer agreements, impact fees, grants, UDOT requirements, County requirements, regional transportation plans, or the proposed bypass. Please also provide the funding source for this project, including whether it is being funded by the City, County, UDOT, federal funds, grants, impact fees, developer contributions, or any combination of these.

13. **Agency involvement**
    Please clarify whether UDOT, the County, any regional transportation agency, outside consultant, or private developer is involved in planning, funding, reviewing, requiring, or recommending this roundabout. Please provide all communications and documents involving those parties.

14. **Design standards and design vehicle**
    Please provide the design standards, engineering manuals, roundabout warrants, turning-radius requirements, speed assumptions, lane-width assumptions, and design vehicle used for this roundabout. Please also provide turning templates for passenger vehicles, emergency vehicles, school buses, garbage trucks, trailers, delivery trucks, semis, and any farm or commercial vehicles expected to use the intersection.

15. **Pedestrian, bicycle, school-route, and ADA analysis**
    Please provide the pedestrian, bicycle, school-route, and ADA accessibility analysis, including crosswalk locations, refuge islands, sidewalk impacts, lighting, visibility, and how pedestrians will safely cross near the roundabout.

16. **Construction impact and access plan**
    Please provide the proposed construction timeline, staging plan, road closure plan, detour plan, access plan, business access plan, work hours, utility disruption plan, dust/noise mitigation plan, and emergency access plan. We would also like written clarification that safe and reasonable access to my property and businesses will be maintained before, during, and after construction.

17. **Temporary construction easements**
    Please identify any temporary construction easement needed, the exact area affected, the duration, compensation, restoration obligations, and whether access to the home and businesses will be maintained at all times.

18. **Drainage, grading, irrigation, utilities, and snow removal**
    Please provide grading, drainage, stormwater, irrigation, and utility plans showing that this project will not create runoff, flooding, utility conflicts, irrigation damage, snow-storage problems, or long-term maintenance burdens for my property.

19. **Restoration obligations**
    Please provide the City's restoration plan for fencing, landscaping, trees, irrigation, driveways, parking areas, signage, mailboxes, utilities, drainage, and any other property features disturbed by the project.

20. **Environmental, noise, lighting, and visual impacts**
    Please provide any noise, lighting, air quality, environmental, tree removal, visual impact, or neighborhood character analysis prepared for this project.

21. **Privacy, cameras, lighting, and center-island design**
    If the City ultimately moves forward with a roundabout at this location, We want to be very clear about privacy and design concerns. We do not want any traffic cameras, surveillance cameras, or monitoring equipment installed in a way that faces or records my home, yard, business entrances, parking areas, or private property. We would also oppose a statue, monument, public art feature, sign, or other decorative structure in the center of the roundabout if it would draw additional attention to the area, encourage people to stop or gather, create visual clutter, impact traffic visibility, or further reduce the privacy and quiet

enjoyment of the property. Any lighting, signage, landscaping, or center-island design should be reviewed with directly impacted property owners before final approval.

22. **Long-term maintenance plan**
    Please provide the long-term maintenance plan for the roundabout, including snow removal, landscaping, irrigation, lighting, signage, weeds, trash, repairs, and who will be responsible for ongoing costs.

23. **Future use of the property**
    Please provide any analysis showing how this project may affect setbacks, parking requirements, business licensing, future development, redevelopment, sale of the property, driveway permits, signage, fencing, landscaping, and overall future use of the property.

24. **Construction safety, liability, and point of contact**
    Please provide the construction safety plan, traffic control plan, contractor insurance requirements, liability coverage, and the point of contact for property damage, access issues, or business disruption during construction.

25. **Public process and notice**
    Please provide information about when this project was first proposed, when it was placed on the City Council agenda, what notice was given to directly impacted property owners, whether a public open house has been held, and whether there will be another meeting where affected property owners can review the studies and provide input before any decision is made.

26. **Records, communications, and public documents**
    Please preserve and provide all records, communications, studies, drawings, emails, text messages, meeting notes, staff notes, consultant materials, traffic models, developer communications, agency communications, internal discussions, and public meeting materials related to the proposed roundabout, bypass impacts, property acquisition, design alternatives, funding, affected properties, and this intersection.

Please treat this email as a formal request for all public records related to this project, including but not limited to traffic studies, engineering reports, drawings, right-of-way maps, property-impact analyses, business-impact analysis, cost estimates, funding applications, meeting minutes, staff reports, consultant communications, internal communications, developer communications, agency communications, and any studies involving the city bypass or the Main Street and 12th South intersection.

Again, we are not opposed to safety improvements. However, **We are deeply concerned about the scale, timing, and potential impact of this proposal. A project that directly affects private property, business operations, access, property value, privacy, and future use should not move forward without full transparency, adequate notice, and meaningful participation from the property owners most directly affected.**

Because we cannot attend tonight's meeting due to a family funeral, we respectfully request that this item be tabled or postponed until directly impacted property owners have had the opportunity to review the relevant documents and provide input at a future public meeting. We also request an on-site meeting with the City Engineer, project designer, City Manager, and affected property owners before any design is finalized or advanced.

Please confirm that this email has been received and entered into the public record for tonight's meeting. We would also appreciate confirmation of who will be responsible for providing the requested documents and what the expected timeline will be.

Sincerely,

Wells and Sue Barker
[redacted]

Heber City, Utah

August 18, 2026

The City Council (the "Council") of Heber City, Utah (the "City"), met in regular session (including by electronic means) on August 18, 2026, at its regular meeting place in Heber City, Utah at 6:00 P.M., with the following members of the Council being present:

Heidi Franco	Mayor
Aaron Cheatwood	Councilmember
Sid Ostergaard	Councilmember
Mike Johnston	Councilmember
Morgan Murdock	Councilmember
Yvonne M. Barney	Councilmember

Also present:

Trina Cooke	City Recorder
Matt Brower	City Manager
Jeremy Cook	City Attorney

Absent:

After the meeting had been duly called to order and after other matters not pertinent to this Resolution had been discussed, the City Recorder presented to the Council a Certificate of Compliance with Open Meeting Law with respect to this August 18, 2026, meeting, a copy of which is attached hereto as **Exhibit A**.

Thereupon, the following Resolution was introduced in writing, read in full and pursuant to motion duly made by Councilmember _____ and seconded by Councilmember _____ adopted by the following vote:

AYE:

NAY:

The resolution was later signed by the Mayor and recorded by the City Recorder in the official records of the City. The resolution is as follows:

RESOLUTION 2026-__

A RESOLUTION OF THE CITY COUNCIL (THE "COUNCIL") OF HEBER CITY, UTAH (THE "CITY"), PROVIDING FOR THE CREATION OF TAVA-HIGHLANDS PUBLIC INFRASTRUCTURE DISTRICT NOS. 1 – 3 (COLLECTIVELY THE "DISTRICTS") AS INDEPENDENT DISTRICTS; AUTHORIZING AND APPROVING A GOVERNING DOCUMENT; APPROVING AN ANNEXATION AREA; APPOINTING BOARDS OF TRUSTEES OF THE DISTRICTS; AUTHORIZING OTHER DOCUMENTS IN CONNECTION THEREWITH; AND RELATED MATTERS.

WHEREAS, a petition (the "**Petition**") was filed with the City requesting the approval, by resolution, of the creation of Public Infrastructure Districts pursuant to the Public Infrastructure District Act, Title 17D, Chapter 4, Utah Code Annotated 1953, as amended (the "**PID Act**") and relevant portions of the Limited Purpose Local Government Entities - Special Districts, Title 17B (together with the PID Act, the "**Act**") within the City and approve an annexation area ("**Annexation Area**") which any of the Districts may annex into or withdraw therefrom without further approval or hearings of the City or the Council, as further described in the Governing Document (as hereinafter defined) for the purpose of financing public infrastructure costs; and

WHEREAS, pursuant to the terms of the Act, the City may create one or more public infrastructure districts by adoption of a resolution of the Council and with consent of 100% of all surface property owners proposed to be included in each District (the "**Property Owners**"); and

WHEREAS, the Petition, containing the consent of such Property Owners has been filed with the City, and it is in the best interests of the Property Owners, that the creation of the Districts be authorized in the manner and for the purposes hereinafter set forth; and

WHEREAS, the City, prior to consideration of this Resolution, held public hearings after 6:00 P.M. to receive input from the public regarding the creation of the Districts and the Property Owners have waived the 60-day protest period pursuant to Section 17D-4-201(2)(b) of the Act; and

WHEREAS, the hearing on the Petition was held at the City Hall because there is no reasonable place to hold a public hearing within the Districts' boundaries, and the hearing at the City Hall was held as close to the applicable area as reasonably possible; and

WHEREAS, the City properly published notice of the public hearing in compliance with Section 17B-1-211(1) of the Act; and

WHEREAS, none of the Property Owners submitted a withdrawal of consent to the creation of the Districts before the public hearing on the Petition; and

WHEREAS, according to attestations filed with the City, each board member appointed under this Resolution is registered to vote at the board member's primary residence and, all of the surface property owners having consented in the Petition to a waiver of the residency requirement pursuant to Section 17D-4-202(3)(a) of the PID Act, each board member is eligible to serve as a board member of the Districts under Section 17D-4-202(3)(c) of the PID Act as an agent of an owner of land within the Districts' boundaries (as further set forth in the Petition); and

WHEREAS, it is necessary to authorize the creation of the Districts under and in compliance with the laws of the State of Utah and to authorize other actions in connection therewith; and

WHEREAS, the governance of the Districts shall be in accordance with the Act and the terms of a governing document (the "**Governing Document**") attached hereto as Exhibit B approved by resolution of the Council pursuant to Section 17D-4-202(1)(a) of the PID Act; and

WHEREAS, the Governing Document authorizes the Districts to fund the construction of certain enhanced park, transportation, and/or recreation improvements within the Project that directly benefit the residents of the Districts and the City and that are not otherwise required by the Development Agreement (the "**Enhanced Improvements**," as further detailed in Exhibit E to the Governing Document); and

WHEREAS, pursuant to the requirements of the Act, there shall be signed, authenticated, and submitted to the Office of the Lieutenant Governor of the State of Utah for the District a Notice of Impending Boundary Action for each District attached hereto as Exhibit C (the "**Boundary Notice**") and Final Local Entity Plat attached to each as Boundary Notice Appendix B (or as shall be finalized in accordance with the boundaries approved hereunder) (the "**Plat**").

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL, AS FOLLOWS:

1. Terms defined in the foregoing recitals shall have the same meaning when used herein. All action heretofore taken (not inconsistent with the provisions of this Resolution) by the Council and by officers of the Council directed toward the creation and establishment of the Districts, are hereby ratified, approved and confirmed.

2. The Districts are hereby created as separate entities from the City in accordance with the Governing Document and the Act. The boundaries of each of the Districts shall be as set forth in the Governing Document and the Plat.

3. Pursuant to the terms of the PID Act, the Council does hereby approve the annexation of any area within the Annexation Area Boundaries (as defined in the Governing Document) into any of the Districts without any further action of the Council or the City and further approves withdrawal of any area within the Initial District Boundaries (as defined in the Governing Document) or Annexation Area Boundaries from any District without any further action, hearings, or resolutions of the Council or the City, upon compliance with the terms of the PID Act and the Governing Document.

4. The Council does hereby authorize the Districts to provide services relating to the financing and construction of public infrastructure within and without the Annexation Area upon annexation thereof into the Districts without further request of the District to the City to provide such service under 17B-1-407, Utah Code Annotated 1953 or resolutions of the City under 17B-1-408, Utah Code Annotated 1953.

5. It is hereby found and determined by the Council that the creation of the Districts is appropriate to the general welfare, order and security of the City, and the organization of the Districts pursuant to the PID Act is hereby approved.

6. The Governing Document in the form presented to this meeting and attached hereto as Exhibit B is hereby authorized and approved and the Districts shall be governed by the terms thereof and applicable law.

7. Petitioners for the PID have nominated the five initial board members of the PID, and Heber City consents to and approves the recommendation of Petitioners as set forth below. Heber City shall no authority to approve or appoint future board members.

The initial Board of the Districts is hereby appointed as follows:

(a) Trustee 1 – Max Martin, for an initial 6-year term;

(b) Trustee 2 – Kelly Beres, for an initial 4-year term;

(c) Trustee 3 – Owen Lindsay, for an initial 6-year term;

(d) Trustee 4 – Brandon Jack, for an initial 4-year term;

(e) Trustee 5 – Curtis Leavitt, for an initial 6-year term;

(f) Such terms shall commence on the date of issuance of a Certificate of Incorporation by the Office of the Lieutenant Governor of the State of Utah.

8. The Council does hereby authorize the Mayor or a Councilmember to execute the Boundary Notices in substantially the form attached as Exhibit C, the Plats, and such other documents as shall be required to accomplish the actions contemplated herein on behalf of the Council for submission to the Office of the Lieutenant Governor of the State of Utah.

9. Prior to recordation of a Certificate of Incorporation for each of the Districts, the Council does hereby authorize the Mayor, a Councilmember, the City Attorney, or the City Manager to make any corrections, deletions, or additions to the Governing Document, and the Boundary Notice or any other document herein authorized and approved (including, but not limited to, corrections to the property descriptions therein contained) which may be necessary to conform the same to the intent hereof, to correct errors or omissions therein, to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instruments, to the provisions of this Resolution or any resolution adopted by the Council or the provisions of the laws of the State of Utah or the United States.

10. Within thirty (30) days after the day on which the Office of the Lieutenant Governor of the State of Utah issues a certificate of incorporation for a District under Section 67-1a-6.5, Utah Code Annotated 1953, as amended, the Board of Trustees of such District (the "**District Board**") shall, pursuant to Section 17D-4-303(3) of the PID Act and Section X.A of the Governing Document, record a notice with the Wasatch County Recorder, which notice shall (a) contain a description of the boundaries of such District; (b) state that a copy of the Governing Document is on file at the office of the City; (c) state that such District may finance and repay infrastructure and other improvements through the levy of a property tax; and (d) state the maximum rate that such District may levy. The District Board shall provide a copy of each recorded notice to the City. The Council acknowledges that, pursuant to Section 17D-4-303(3)(c) of the PID Act, the effective

date of each District for purposes of assessing property tax is the day on which the notice for such District is recorded, and that, pursuant to Section 17D-4-303(4) of the PID Act, no District may levy a tax or levy or collect a fee until the notice for such District is recorded.

11. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

12. All acts, orders, and resolutions, or parts thereof, in conflict with this Resolution are hereby rescinded.

13. This Resolution shall take effect immediately upon adoption. However, if the Plat is not finalized for submission to the Office of the Lieutenant Governor within thirty (30) days after the adoption of this Resolution, the effective date of this Resolution shall instead be deemed to be the date the Plat is finalized, as certified in writing by the Mayor, any member of the City Council, or the City Attorney.

PASSED AND ADOPTED by the City Council of Heber City, Utah, this ___ day of _____, 2026.

HEBER CITY, UTAH

By:_____
Mayor

ATTEST:

By:_____
City Recorder

(Here follows other business not pertinent to the above.)

Pursuant to motion duly made and seconded, the meeting of the Council of the City adjourned.

By:_____
Mayor

ATTEST:

By:_____
City Recorder

STATE OF UTAH)
: ss.
COUNTY OF WASATCH)

I, Trina Cooke, the undersigned duly qualified and acting City Recorder of Heber City, Utah (the "City"), do hereby certify as follows:

The foregoing pages are a true, correct, and complete copy of the record of proceedings of the City Council (the "Council"), had and taken at a lawful meeting of the Council on August 18, 2026, commencing at the hour of 6:00 P.M., as recorded in the regular official book of the proceedings of the Council kept in my office, and said proceedings were duly had and taken as therein shown, and the meeting therein shown was duly held, and the persons therein were present at said meeting as therein shown.

All members of the Council were duly notified of said meeting, pursuant to law.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, this August 18, 2026.

By:_____
City Recorder

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Trina Cooke, the undersigned City Recorder of Heber City, Utah (the "City"), do hereby certify that I gave written public notice of the agenda, date, time and place of the regular meeting held by the Council (the "Council") on August 18, 2026, not less than twenty-four (24) hours in advance of the meeting. The public notice was given in compliance with the requirements of the Utah Open and Public Meetings Act, Section 52-4-202, Utah Code Annotated 1953, as amended, by:

(a) causing a Notice, in the form attached hereto as Schedule 1, to be posted at the City's principal offices at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting;

(b) causing a copy of such Notice, in the form attached hereto as Schedule 1, to be published on the Utah Public Notice Website (http://pmn.utah.gov) at least twenty-four (24) hours prior to the convening of the meeting; and

(c) causing a copy of such notice, in the form attached hereto as Schedule 1 to be posted on the City's official website at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2026 Annual Meeting Schedule for the Council (attached hereto as Schedule 2) was given specifying the date, time and place of the regular meetings of the Council of the City to be held during the year, by causing said Notice to be posted at least annually (a) on the Utah Public Notice Website created under Section 63A-16-601, Utah Code Annotated 1953, as amended, (b) on the City's official website and (c) in a public location within the City that is reasonably likely to be seen by residents of the City.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature August 18, 2026.

By:_____
City Recorder

SCHEDULE 1

NOTICE OF MEETING AND AGENDA

SCHEDULE 2

NOTICE OF ANNUAL MEETING SCHEDULE

EXHIBIT B

GOVERNING DOCUMENT

EXHIBIT C

NOTICE OF IMPENDING BOUNDARY ACTION

NOTICE OF IMPENDING BOUNDARY ACTION

(Tava-Highlands Public Infrastructure District No. 1)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Heber City, Utah (the "**Council**"), acting in its capacity as the creating entity for Tava-Highlands Public Infrastructure District No. 1 (the "**District**"), at a regular meeting of the Council, duly convened pursuant to notice, on August 18, 2026, adopted a *Resolution Providing for the Creation of Public Infrastructure District*, a true and correct copy of which is attached as **APPENDIX "A"** hereto and incorporated by this reference herein (the "**Creation Resolution**").

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-73-507, approved as a Final Local Entity Plat by the Surveyor of Wasatch County, Utah, is attached as **APPENDIX "B"** hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Council hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-215.

DATED this August 18, 2026.

CITY COUNCIL OF HEBER CITY, UTAH, acting in its capacity as the creating authority for TAVA-HIGHLANDS PUBLIC INFRASTRUCTURE DISTRICT NO. 1

By:_____
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
:ss.
COUNTY OF WASATCH)

SUBSCRIBED AND SWORN to before me this ___ day of _____, 2026.

_____
NOTARY PUBLIC

NOTICE OF IMPENDING BOUNDARY ACTION

(Tava-Highlands Public Infrastructure District No. 2)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Heber City, Utah (the "**Council**"), acting in its capacity as the creating entity for Tava-Highlands Public Infrastructure District No. 2 (the "**District**"), at a regular meeting of the Council, duly convened pursuant to notice, on August 18, 2026 adopted a *Resolution Providing for the Creation of Public Infrastructure District*, a true and correct copy of which is attached as **APPENDIX "A"** hereto and incorporated by this reference herein (the "**Creation Resolution**").

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-73-507, approved as a Final Local Entity Plat by the Surveyor of Wasatch County, Utah, is attached as **APPENDIX "B"** hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Council hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-215.

DATED this August 18, 2026.

CITY COUNCIL OF HEBER CITY, UTAH,
acting in its capacity as the creating authority for
TAVA-HIGHLANDS PUBLIC INFRASTRUCTURE DISTRICT NO. 2

By:_____
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
:ss.
COUNTY OF WASATCH)

SUBSCRIBED AND SWORN to before me this ___ day of _____, 2026.

_____
NOTARY PUBLIC

NOTICE OF IMPENDING BOUNDARY ACTION

(Tava-Highlands Public Infrastructure District No. 3)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Heber City, Utah (the "**Council**"), acting in its capacity as the creating entity for Tava-Highlands Public Infrastructure District No. 3 (the "**District**"), at a regular meeting of the Council, duly convened pursuant to notice, on August 18, 2026 adopted a *Resolution Providing for the Creation of Public Infrastructure District*, a true and correct copy of which is attached as **APPENDIX "A"** hereto and incorporated by this reference herein (the "**Creation Resolution**").

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-73-507, approved as a Final Local Entity Plat by the Surveyor of Wasatch County, Utah, is attached as **APPENDIX "B"** hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Council hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-215.

DATED this August 18, 2026.

CITY COUNCIL OF HEBER CITY, UTAH,
acting in its capacity as the creating authority for
TAVA-HIGHLANDS PUBLIC INFRASTRUCTURE DISTRICT NO. 3

By:_____
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
:ss.
COUNTY OF WASATCH)

SUBSCRIBED AND SWORN to before me this ___ day of _____, 2026.

_____
NOTARY PUBLIC

GOVERNING DOCUMENT

FOR

TAVA-HIGHLANDS PUBLIC INFRASTRUCTURE DISTRICT NOS. 1-3

HEBER CITY, UTAH

Prepared by

Dated, August 18, 2026

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EXHIBIT C	Initial District Boundaries Map and Annexation Area Map
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EXHIBIT E	Enhanced Improvements

I. INTRODUCTION

A. Purpose and Intent. The Districts are independent units of local government, separate and distinct from the City, and, except as may otherwise be provided for by state or local law or this Governing Document, their activities are subject to review by the City only insofar as they may deviate in a material manner from the requirements of the Governing Document. It is intended that the Districts will provide a part or all of the Public Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the Districts. The primary purpose of the Districts will be to finance the construction of these Public Improvements.

B. Need for the Districts. There are currently no other governmental entities, including the City, located in the immediate vicinity of the Districts that consider it desirable, feasible, or practical to undertake the planning, design, acquisition, construction, installation, relocation, redevelopment, and financing of the Public Improvements needed for the Project. Formation of the Districts is therefore necessary in order for the Public Improvements required for the Project to be provided in the most economic manner possible.

C. Objective of the City Regarding Districts' Governing Document. The City's objective in approving the Governing Document for the Districts is to authorize the Districts to provide for the planning, design, acquisition, construction, installation, relocation and redevelopment of the Public Improvements from the proceeds of Debt to be issued by the Districts. All Debt is expected to be repaid by a tax mill levy no higher than the Maximum Debt Mill Levy for commercial and residential properties, and/or repaid by Assessments. Debt which is issued within these parameters will insulate property owners from excessive tax burdens to support the servicing of the Debt and will result in a timely and reasonable discharge of the Debt.

This Governing Document is intended to establish a limited purpose for the Districts and explicit financial constraints that are not to be violated under any circumstances. The primary purpose is to provide for the Public Improvements associated with development and regional needs. Although the Districts have authority to directly provide public improvements, the Districts also have the authority to pledge tax revenues to an interlocal entity that provides public improvements through an Interlocal Agreement with the City or relevant public entity.

It is the intent of the Districts to dissolve upon payment or defeasance of all Debt incurred or upon a determination that adequate provision has been made for the payment of all Debt, so long as the Districts do not own or operate any Public Improvements. If the Districts have authorized operating functions under an Interlocal Agreement, they may retain only the power necessary to impose and collect taxes or Fees to pay for these costs.

The Districts shall be authorized to finance the Public Improvements that can be funded from Debt to be repaid from Assessments or from tax revenues collected from a mill levy which shall not exceed the Maximum Debt Mill Levy on taxable properties and which shall not exceed the Maximum Debt Mill Levy Imposition Term on taxable properties (or repaid from a combination of Assessments and a mill levy). It is the intent of this Governing Document to assure, to the extent possible, that no taxable property bear an economic burden that is greater than that associated with the Maximum Debt Mill Levy in amount and that no taxable property bear an economic burden that is greater than that associated with the Maximum Debt Mill Levy Imposition

Term in duration, even under bankruptcy or other unusual situations. Generally, the cost of Public Improvements that cannot be funded within these parameters is not a cost to be paid by the Districts.

D. Applicability. This Governing Document is not intended to and does not create any rights or remedies in favor of any party other than the City. Failure of the Districts to comply with any terms or conditions of this Governing Document shall not relieve any party of an obligation to the Districts or create a basis for a party to challenge the incorporation or operation of the Districts, or any Debt issued by the Districts.

II. DEFINITIONS

In this Governing Document, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Annexation Area Boundaries: means the boundaries of the area described in the Annexation Area Map which have been approved by the City for annexation into the Districts upon the meeting of certain requirements.

Annexation Area Map: means the map attached hereto as **Exhibit C**, describing the property proposed for annexation within the Districts.

Assessment: means (1) the levy of an assessment secured by a lien on property within the Districts to pay for the costs of Public Improvements benefitting such property or (2) an assessment by the Districts levied on private property within the Districts to cover the costs of an energy efficient upgrade, a renewable energy system, or an electric vehicle charging infrastructure, each as may be levied pursuant to the Assessment Act.

Assessment Act: means collectively, (i) Title 11, Chapter 42, Utah Code as may be amended from time to time and (ii) the C-PACE Act.

Board: means the board of trustees of the Districts.

Bond, Bonds or Debt: means bonds or other obligations, including loans of any property owner, for the payment of which any District has promised to impose an ad valorem property tax mill levy, and/or collect Assessments.

City: means Heber City, Utah.

City Code: means the City Code of Heber City, Utah.

City Council: means the City Council of Heber City, Utah.

C-PACE Act: means Title 11, Chapter 42a of the Utah Code, as amended from time to time and any successor statute thereto.

C-PACE Bonds: means bonds, loans, notes, or other structures and obligations of the Districts issued pursuant to the C-PACE Act, including refunding C-PACE Bonds.

C-PACE Assessments: means assessments levied under the C-PACE Act.

Developer: means Forestar (USA) Real Estate Group, Inc.

Development Agreement: means a preliminary development plan or other process established by the City for identifying, among other things, Public Improvements necessary for facilitating development for property within the Districts' Area as approved by the City pursuant to the City Code and as amended pursuant to the City Code from time to time.

District 1: means the Tava-Highlands Public Infrastructure District No. 1.

District 2: means the Tava-Highlands Public Infrastructure District No. 2.

District 3: means the Tava-Highlands Public Infrastructure District No. 3.

Districts: means collectively, District No. 1, District No. 2, and District No. 3.

District Act: means the Special District Act and the PID Act.

District Area: for each District, means the property within the Initial District Boundary Map for that District, and the property within the Annexation Area Map.

End User: means any owner, or tenant of any owner, of any taxable improvement within the Districts, who is intended to become burdened by the imposition of ad valorem property taxes subject to the Maximum Debt Mill Levy. By way of illustration, a resident homeowner, renter, commercial property owner, or commercial tenant is an End User. The business entity that constructs homes or commercial structures is not an End User.

Enhanced Improvements: means enhanced park, transportation or recreation improvements within the Project that directly benefit the residents within the Districts and that are not otherwise required by the Development Agreement. The Districts and City agree that the Enhanced Improvements generally consist of the improvements detailed in Exhibit E.

Fees: means any fee imposed by a District for administrative services provided by the Districts.

Financial Plan: means the Financial Plan described in Section VII which describes (i) the potential means whereby the Public Improvements may be financed; (ii) how the Debt is expected to be incurred; and (iii) the estimated operating revenue derived from property taxes for the first budget year.

General Obligation Debt: means a Debt that is directly payable from and secured by ad valorem property taxes that are levied by the Districts and does not include Limited Tax Debt.

Governing Document: means this Governing Document for the Districts approved by the City Council.

Governing Document Amendment: means an amendment to the Governing Document approved by the City Council in accordance with the City's ordinance and the applicable state law and approved by the Board in accordance with applicable state law.

Initial District Boundaries: for each District, means the boundaries of the area described for that District in the Initial District Boundary Map.

Initial District Boundary Map: means the map(s) attached hereto as **Exhibit C**, describing the initial boundaries of the Districts.

Limited Tax Debt: means a debt that is directly payable from and secured by ad valorem property taxes that are levied by a District which may not exceed the Maximum Debt Mill Levy.

Maximum Debt Mill Levy: means the maximum mill levy any of the Districts is permitted to impose for payment of Debt as set forth in Section VII.C below.

Municipal Advisor: means a consultant that: (i) advises a District on matters related to the issuance of bonds by governmental entities, including the pricing, sales, and marketing of bonds and the procuring of bond ratings, credit enhancement and insurance with respect to bonds; (ii) is qualified to provide the advice described in (i); (iii) is not an officer or employee of the District receiving advice; (iv) has not been engaged to provide underwriting services in connection with a transaction in which the person or firm will provide advice to the District; and (v) has experience doing business related to the issuance of bonds in the state of Utah.

Net Proceeds: means the gross proceeds of the sale of bonds, less any of the following: (1) amounts applied or to be applied to pay transaction and administrative expenses, including underwriting discount, (2) amounts to pay cost of issuance, and (3) amounts to pay capitalized interest and to fund any reserves deemed necessary or appropriate by a District, not including any investment earnings realized thereon.

Project: means the development or property known as the Highlands Residential Development.

PID Act: means Title 17D, Chapter 4 of the Utah Code, as amended from time to time and any successor statute thereto.

Public Improvements: means a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped and financed as generally described in the District Act, except as specifically limited in Section V below to serve the future taxpayers and inhabitants of a District Area as determined by the Board, and includes Public Infrastructure and Improvements as defined in the PID Act.

Special District Act: means Title 17B of the Utah Code, as amended from time to time.

State: means the State of Utah.

Taxable Property: means real or personal property within the District Area subject to ad valorem taxes imposed by a District.

Trustee: means a member of the Board.

Utah Code: means the Utah Code Annotated 1953, as amended.

Utah Procurement Code: means Title 63G, Chapter 6a of the Utah Code, as amended from time to time.

III. BOUNDARIES

The area of the Initial Districts' Boundaries includes approximately 75.29 acres, with the area of each of the Districts as follows: District No. 1 is 75.07 acres; District No. 2 is 0.11 acres, and District No. 3 is 0.11 acres. The total area proposed to be included in the Annexation Area Boundaries includes approximately 116.26 acres (including the entirety of the Initial Districts Boundaries). A vicinity map is attached hereto as **Exhibit B**. A map of the Initial District Boundaries and Annexation Area Map is attached hereto as **Exhibit C**. It is anticipated that the Districts' boundaries may change from time to time as they undergo annexations and withdrawals pursuant to Section 17D-4-201, Utah Code, subject to Section V.A.5 below.

IV. BENEFITS, PROPOSED LAND USE, AND ASSESSED VALUATION

The Districts anticipate providing many benefits to the City and surrounding areas in the form of financing for the Public Improvements to be constructed and dedicated to the City or other appropriate entity, utility, or owners association in conjunction with the approved Project plans and this Governing Document. The Districts are authorized by the City to fund the construction of Enhanced Improvements, and the Districts agree to invest at least 5% of Net Proceeds from Bonds secured by ad valorem property taxes in the Enhanced Improvements.

The Districts' Area consists of mostly undeveloped land. The current assessed valuation of the Districts' Area at build-out is expected to be sufficient to reasonably discharge the Debt under the Financial Plan. Upon build-out, the District's Area is anticipated to include approximately 576 residential units, including attached and detached single-family styles.

Approval of this Governing Document by the City does not imply approval of the development of a specific area within the Districts, nor does it imply approval of the number of residential units or the total site/floor area of commercial or industrial buildings identified in this Governing Document or any of the exhibits attached thereto, unless the same is contained within an approved Development Agreement.

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES

A. Powers of the Districts and Governing Document Amendment. The Districts shall have the power and authority to provide the Public Improvements within and without the boundaries of the Districts as such power and authority is described in the PID Act, and other applicable statutes, common law and the Constitution, subject to the limitations set forth herein.

1. Operations and Maintenance Limitation. The purpose of the Districts is to plan for, design, acquire, construct, install, relocate, redevelop and finance the Public Improvements. The Districts shall dedicate the Public Improvements or Enhanced Improvements to the City or other appropriate public entity in a manner consistent with rules and regulations of the City and applicable provisions of the City Code. The Districts shall be authorized, but not obligated, to own, operate and maintain Public Improvements not otherwise required to be dedicated to the City or other public entity, including, but not limited to site grading and erosion control, street improvements (including roads, curbs, gutters, culverts, sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements), traffic and safety controls, retaining walls, park and recreation improvements and facilities, trails, open space, landscaping, drainage improvements (including detention and retention ponds, trickle channels, and other drainage facilities), irrigation system improvements (including wells, pumps, storage facilities, and distribution facilities), culinary and secondary water system improvements (including water mains, service lines, meters, storage tanks, and distribution facilities), sanitary sewer system improvements (including sewer mains, laterals, manholes, and appurtenances), storm sewer system improvements (including storm drain mains, inlets, manholes, and water quality treatment structures), utilities (gas/power), and all necessary equipment and appurtenances incident thereto.

2. Construction Standards Limitation. The Districts will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the City and of other governmental entities having proper jurisdiction. The Districts will obtain applicable permits for construction and installation of Public Improvements prior to performing such work. Land easements, or improvements to be conveyed or dedicated to the City and any other local government entity shall be conveyed in accordance with the related standards at no cost to the City. All public infrastructure within the Districts which will be connected to and owned by another public entity shall be subject to all design and inspection requirements and other standards of such public entity. The Districts shall be subject to City zoning, subdivision, building codes, and all other applicable City ordinances and regulations. Approval of the Governing Document shall not bind the City to approve other matters which the Districts or Developer may request. The Districts shall pay all fees and expenses as provided in the Governing Document.

3. Procurement. The Districts shall be subject to the Utah Procurement Code, Title 63G, Chapter 6a. Notwithstanding this requirement, the Districts may acquire completed or partially completed improvements for fair market value as reasonably determined by an independent engineer that the Districts employ or engage to perform the necessary engineering services for and to supervise the construction or installation of the Public Improvements.

4. Privately Placed Debt. Prior to the issuance of privately placed Debt (excluding Assessment Bonds, or C-PACE Bonds), the Districts shall obtain the certification of a Municipal Advisor substantially as follows:

> We are [I am] a Municipal Advisor within the meaning of the District's Governing Document.
>
> We [I] certify that (1) the net effective interest rate to be borne by [insert the designation of the Debt] does not exceed a reasonable

current [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

5. Annexation and Withdrawal.

(a) In accordance with Section 17D-4-201(3), Utah Code, any of the Districts may annex any area within the Annexation Area Boundaries upon (i) obtaining the consents required under such Section, and (ii) the passage of a resolution of such District's Board approving such annexation. The City, by approval of this Governing Document, has expressly authorized such annexations in accordance with the requirements of the PID Act, and no further consent, approval, or action of the City shall be required.

(b) In accordance with Section 17D-4-201(4), Utah Code, any of the Districts may withdraw any area from the District upon (i) obtaining the consents required under such Section, and (ii) the passage of a resolution of such District's Board approving such withdrawal. The City, by approval of this Governing Document, has expressly authorized such withdrawals in accordance with the requirements of the PID Act, and no further consent, approval, or action of the City shall be required.

(c) Upon any annexation or withdrawal in accordance with this Section V.A.5, the affected District shall provide the City with a description of the revised District Boundaries for the City's records.

(d) An annexation or withdrawal effected in accordance with this Section V.A.5 shall not constitute an amendment of this Governing Document.

6. Overlap Limitation. Without the written consent of the City, the Districts shall not consent to the organization of any other public infrastructure district organized under the PID Act within the Districts' Area which will overlap the boundaries of the Districts unless the aggregate mill levy for payment of Debt of such proposed district(s) will not at any time exceed the Maximum Debt Mill Levy of the Districts.

7. Initial Debt Limitation. On or before the effective date of approval by the City of a Development Agreement, the Districts shall not: (a) issue any Debt; nor (b) impose a mill levy for the payment of Debt by direct imposition or by transfer of funds from the operating fund to the Debt service funds; nor (c) impose and collect any Assessments used for the purpose of repayment of Debt.

8. Bankruptcy Limitation. All of the limitations contained in this Governing Document, including, but not limited to, those pertaining to the Maximum Debt Mill

Levy, Maximum Debt Mill Levy Imposition Term, and the Fees have been established under the authority of the City to approve a Governing Document with conditions pursuant to Section 17D-4-201(5), Utah Code. It is expressly intended that such limitations:

> (a) Shall not be subject to set aside for any reason or by any court of competent jurisdiction, absent a Governing Document Amendment; and
>
> (b) Are, together with all other requirements of Utah law, included in the "political or governmental powers" reserved to the state under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the "regulatory or electoral approval necessary under applicable non-bankruptcy law" as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

9. Governing Document Amendment Requirement. Any Debt, issued with a pledge or which results in a pledge, that exceeds the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term, shall be deemed a material modification of this Governing Document and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the City as part of a Governing Document Amendment. This Governing Document has been designed with sufficient flexibility to enable the Districts to provide required facilities under evolving circumstances without the need for numerous amendments. Subject to the limitations and exceptions contained herein, this Governing Document may be amended by passage of a resolution of the City and the applicable Districts approving such amendment.

10. Preliminary Engineering Survey. The Districts shall have authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, maintenance, and financing of the Public Improvements within and without the boundaries of the District, to be more specifically defined in the Development Agreement. An estimate of the costs of the Public Improvements which may be planned for, designed, acquired, constructed, installed, relocated, redeveloped, maintained or financed was prepared based upon a preliminary engineering survey and estimates derived from the zoning on the property in the Districts' Area and is approximately Thirty-One Million Dollars ($31,000,000). The costs of Public Improvements are estimates and the approval of this Governing Document does not constitute the City's approval of actual costs for Public Improvements.

All of the Public Improvements will be designed in such a way as to assure that the Public Improvements standards will be compatible with those of the City and/or any other applicable public entity and shall be in accordance with the requirements of the Development Agreement.

All construction cost estimates are based on the assumption that construction conforms to applicable local, State or Federal requirements.

VI. THE BOARD OF TRUSTEES

A. Board Composition. Each Board shall be composed of five (5) Trustees who shall serve at large. In accordance with Section 17D-4-202, Utah Code, the initial Trustees for each District, their respective initial terms, and the milestones for transition to elected seats are as follows:

Seat	Initial Trustee	Initial Term	Transition to Elected Seat
Trustee 1	Max Martin	Six (6) years	After the end of a full term during which 20% of the Anticipated Units have received certificates of occupancy
Trustee 2	Kelly Beres	Four (4) years	After the end of a full term during which 40% of the Anticipated Units have received certificates of occupancy
Trustee 3	Owen Lindsay	Six (6) years	After the end of a full term during which 60% of the Anticipated Units have received certificates of occupancy
Trustee 4	Brandon Jack	Four (4) years	After the end of a full term during which 80% of the Anticipated Units have received certificates of occupancy
Trustee 5	Curtis Leavitt	Six (6) years	After the end of a full term during which 100% of the Anticipated Units have received certificates of occupancy

Each of the foregoing initial Trustees shall serve as a Trustee on the Board of each of District No. 1, District No. 2, and District No. 3. All Trustees are deemed to be appointed upon the date of issuance of a Certificate of Incorporation by the Office of the Lieutenant Governor of the State of Utah and the terms thereof commence on that date. In accordance with the PID Act, appointed Trustees shall not be required to be residents of such District, all of the surface property owners within the Districts having consented to a waiver of the residency requirement under Section 17D-4-202(3)(a), Utah Code.

B. Future Board Composition. At the time of the first issuance of Debt by a District, such District shall estimate the total number of residential units within the District at full buildout of the property within the District (the "Anticipated Units"), as may be amended by subsequent resolution of the Board. Upon any annexation or withdrawal in accordance with this Governing Document, a District may adjust its Anticipated Units to reflect such boundary change.

1. Districts Without Anticipated Units. For so long as a District has no Anticipated Units, the Board of such District shall, in accordance with Section 17D-4-202, Utah Code, appoint and reappoint Trustees to such Board so long as each such appointee is a surface owner of land, or an agent or officer of a surface owner of land, within the boundaries of such District and otherwise meets the eligibility requirements set forth in the PID Act. Any property owner owning at least 1/5 of the taxable value of the property within such District shall be entitled

to nominate one Trustee seat for each 1/5 value; provided, however, that the Board retains discretion to reject any nominee and request a new nominee from such property owner. Upon any annexation or other boundary adjustment that results in a District having Anticipated Units, such District shall thereafter be subject to Section VI.B.2 below.

2. Districts With Anticipated Units – Transition to Elected Board. For any District with Anticipated Units, the seats for the Board of such District shall transition from appointed to elected seats according to the milestones set forth in the table in Section VI.A above. No transition pursuant to this Section shall become effective until the next scheduled regular election of the District following a full term. Registered voters within this Section shall mean voters whose "principal place of residence," as that term is defined under Section 20A-2-105(1)(a), Utah Code, is within a District.

C. Reelection and Reappointment. Upon the expiration of a Trustee's respective term, the Board of the applicable District shall, in accordance with Section 17D-4-202, Utah Code, either reappoint the Trustee to the Board or appoint a new Trustee to the Board; provided that, until such time as a District's board seats have transitioned from appointment to election in accordance with Section VI.B.2 above, any such appointee shall be a surface owner of land, or an agent or officer of a surface owner of land, within the boundaries of such District, and shall otherwise meet the eligibility requirements set forth in the PID Act.

D. Vacancy. Any vacancy on a Board, whether resulting from resignation, death, removal, disqualification, or any other cause, shall be filled by appointment of the applicable Board in accordance with Section 17D-4-202, Utah Code; provided that, until such time as the applicable District's board seats have transitioned from appointment to election in accordance with Section VI.B.2 above, any such appointee shall be a surface owner of land, or an agent or officer of a surface owner of land, within the boundaries of such District, and shall otherwise meet the eligibility requirements set forth in the PID Act. A Trustee appointed to fill a vacancy shall serve for the remainder of the unexpired term of the vacated position.

E. Compensation**.** Unless otherwise permitted by the PID Act, only Trustees who are residents of the District may be compensated for services as Trustee. Such compensation shall be in accordance with state law.

F. Conflicts of Interest. Trustees shall disclose all conflicts of interest. In accordance with Section 67-16-16, Utah Code, each Trustee shall annually submit a written conflict of interest disclosure statement to the Districts' filing clerk, who shall post an electronic copy on the Districts' website and provide the Lieutenant Governor with a link to that posting. Each disclosure shall remain posted until the Trustee leaves office. Any Trustee who discloses such conflicts in accordance with Section 17D-4-202(9) and Section 67-16-7 and 67-16-8, Utah Code, shall be entitled to vote on such matters.

VII. FINANCIAL PLAN

A. General.

The Districts shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation, and/or redevelopment of the Public Improvements from their revenues and by and through the proceeds of Debt to be issued by the Districts. In addition, the Districts shall be permitted to finance the prepayment of impact fees for the Project. The Financial Plan for the Districts shall be to issue such Debt as the Districts can reasonably pay within the Maximum Debt Mill Levy Imposition Term from revenues derived from the Maximum Debt Mill Levy, Assessments, and other legally available revenues (collectively, the "Debt Issuance Parameters"). For any capital appreciation Debt issued by the Districts, the Debt Issuance Parameters shall be applied based on the par amount of such Debt at issuance and not the accreted value at maturity or conversion. Assessment Debt and C-PACE Bonds are not subject to the Debt Issuance Parameters, and there is no limit on the amount of Assessment Debt or C-PACE Bonds the Districts may issue, so long as such issuances are made in accordance with the provisions of the Assessment Act and/or the C-PACE Act, as applicable. All bonds and other Debt issued by the Districts may be payable from any and all legally available revenues of the Districts, including general ad valorem taxes to be imposed upon all Taxable Property within the Districts and Assessments. The Districts may also rely upon various other revenue sources authorized by law. These will include the power to assess Fees, penalties, or charges, including as provided in Section 17D-4-304, Utah Code, as amended from time to time. Notwithstanding the foregoing, the Districts shall not be permitted to issue Debt, other than refunding prior issuances of Debt, after December 31, 2056.

Any impact fee reimbursement or credits which become available due to the financing of Public Improvements by the Districts shall be for the benefit of the Districts and not any developer. The specifics of the scope and availability of impact fee reimbursements shall be reserved and will be addressed in a future interlocal agreement between the City and the Districts.

B. Maximum Voted Interest Rate and Maximum Underwriting Discount.

The interest rate on any Debt is expected to be the market rate at the time the Debt is issued. In the event of a default, the proposed maximum interest rate on any Debt is not expected to exceed eighteen percent (18%). The proposed maximum underwriting discount will be five percent (5%). Debt, when issued, will comply with all relevant requirements of this Governing Document, State law and Federal law as then applicable to the issuance of public securities.

C. Maximum Debt Mill Levy.

1. The "Maximum Debt Mill Levy" shall be the maximum mill levy the Districts are permitted to impose upon the taxable property within the Districts for payment of Limited Tax Debt, and shall be 0.005 per dollar of taxable value of taxable property in such District (5 mills, or $500.00 per $100,000.00 of taxable value); provided that such levy shall be subject to adjustment as provided in Section 17D-4-301(13), Utah Code.

2. Such Maximum Debt Mill Levy may only be amended pursuant to a Governing Document Amendment and as provided in Section 17D-4-202, Utah Code.

3. In the event the District has issued Limited Tax Debt, any Assessments (other than C-PACE Assessments) imposed by such District on a parcel zoned for residential uses shall be payable at or before the time of conveyance to an End User with respect to such parcel. For the avoidance of doubt, if the District has not issued Limited Tax Debt, Assessments levied by such District are not required to be prepaid at the time a building permit is issued or prior to conveyance. Any C-PACE Assessments may be repayable in accordance with the provisions of such act.

D. Maximum Debt Mill Levy Imposition Term.

Each bond issued by the Districts shall mature within Thirty-One (31) years from the date of issuance of such bond. In addition, no mill levy may be imposed for the repayment of a series of bonds after a period exceeding forty (40) years from the first date of imposition of the mill levy for such bond (the "**Maximum Debt Mill Levy Imposition Term**").

All Assessments for capital improvements (other than Assessments under the C-PACE Act) imposed by the Districts on a parcel zoned for residential uses shall be payable at or before the time a building permit is issued with respect to such parcel. Any Assessments issued under the C-PACE Act may be repayable in accordance with the provisions of such act.

E. Debt Repayment Sources.

The Districts may impose a mill levy on taxable property within their respective boundaries as a primary source of revenue for repayment of debt service. The Districts may also rely upon various other revenue sources authorized by law. At the Districts' discretion, these may include the power to assess Fees, Assessments, penalties, or charges, including as provided in Section 17D-4-304, Utah Code, as amended from time to time. Except as described in Section VII.C, the debt service mill levy in the Districts shall not exceed the Maximum Debt Mill Levy or the Maximum Debt Mill Levy Imposition Term, except for repayment of General Obligation Debt.

The Districts shall not be permitted to charge an End User the costs of any portion of a Public Improvement for which such End User has already paid or is presently obligated to pay through any combination of mill levy, Assessment, or impact fee. This provision shall not prohibit the division of costs between mill levies, Assessments, or impact fees, but is intended to prevent double taxation of End Users for the costs of Public Improvements.

F. Debt Instrument Disclosure Requirement.

In the text of each Bond and any other instrument representing and constituting Debt, the Districts shall set forth a statement in substantially the following form:

> By acceptance of this instrument, the owner of this Bond agrees and consents to all of the limitations in respect of the payment of the principal of and interest on this Bond contained herein, in the resolution of the District authorizing the issuance of this Bond and in the Governing Document for creation of the District.

Similar language describing the limitations in respect of the payment of the principal of and interest on Debt set forth in this Governing Document shall be included in any document used

for the offering of the Debt for sale to persons, including, but not limited to, a developer of property within the boundaries of the Districts.

G. Security for Debt.

The Districts shall not pledge as security any land, assets, funds, revenue or property of the City, or property to be conveyed to the City, as security for the indebtedness set forth in this Governing Document. Approval of this Governing Document shall not be construed as a guarantee by the City of payment of any of the Districts' obligations; nor shall anything in the Governing Document be construed so as to create any responsibility or liability on the part of the City in the event of default by the Districts in the payment of any such obligation. All debt issued by the Districts for which a tax is pledged to pay the debt service shall meet the requirements of all applicable statutes.

H. Districts' Operating Costs.

The estimated cost of acquiring land, engineering services, legal services and administrative services, together with the estimated costs of the Districts' organization and initial operations, are anticipated to be Fifty Thousand Dollars ($50,000), which will be eligible for reimbursement from Debt proceeds.

In addition to the capital costs of the Public Improvements, the Districts will require operating funds for administration and to plan and cause the Public Improvements to be constructed. The first year's operating budget is estimated to be approximately Fifty Thousand Dollars ($50,000) which is anticipated to be derived from property taxes and other revenues and may also be financed for a period of time until the Districts' revenues are anticipated to be sufficient to bear such costs. The Districts may also enter into a reimbursement agreement with the developer of the Project to reimburse such developer for any such administrative costs paid by developer.

I. Bond and Disclosure Counsel; Municipal Advisor.

It is the intent of the City that the Districts shall use competent and nationally recognized bond and disclosure counsel and a Municipal Advisor with respect to District Bonds to ensure proper issuance and compliance with this Governing Document.

VIII. ANNUAL REPORT

A. General. The Districts shall be responsible for submitting an annual report to the City Manager's Office no later than July 30th of each year, commencing July 30, 2027, with information for fiscal year 2026.

B. Reporting of Significant Events. The annual report shall include information as to any of the following:

1. Boundary changes made or proposed to the Districts' boundaries as of the last day of the prior fiscal year, if changed;

2. List of current interlocal agreements, if changed (to be delivered to the Creating Entity upon request);

3. Names and terms of Board members and officers with progress toward transition to elected board;

4. Districts' office contact information, if changed;

5. Rules and regulations of the Districts regarding bidding, conflict of interest, contracting, and other governance matters, if changed;

6. A summary of any litigation which involves the Districts' Public Improvements as of the last day of the prior fiscal year, if any;

7. Status of the Districts' construction of the Public Improvements as of December 31 of the prior year and listing all facilities and improvements constructed by the Districts that have been dedicated to and accepted by the City as of the last day of the prior fiscal year;

8. A summary of the total debt authorized and total debt issued by the Districts as well as any presently planned debt issuances;

9. Official statements of current outstanding bonded indebtedness, if not previously provided to the City;

10. Current year budget including a description of the Public Improvements to be constructed in such year;

11. Financial statements of the Districts for the most recent completed fiscal year (such statements shall be audited if required by bond documents or statute);

12. Notice of any uncured events of default by the Districts, which continue beyond a ninety (90) day period, under any Debt instrument; and

13. Any inability of the Districts to pay their respective obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period; and

14. List of all current contracts for services or construction (to be delivered to the City upon request); and

15. Current approved Governing Document, if changed.

IX. DISSOLUTION

Each District shall be dissolved in accordance with Section 17D-4-401, Utah Code, and any other applicable provisions of the PID Act and the Special District Act. Without limiting the foregoing, each District shall be dissolved promptly following the satisfaction of the conditions

set forth in Section 17D-4-401(1), including (a) payment of all Debt and other indebtedness of such District, (b) satisfaction or defeasance of all of such District's contractual obligations, and (c) the construction, acceptance, and transfer of all Public Improvements (other than any privately owned public infrastructure, facilities, or properties) to the public entity responsible for the maintenance and operation thereof. Any assets remaining after the satisfaction of such conditions and the payment of dissolution-related costs shall be distributed in accordance with Section 17D-4-401(5), Utah Code.

X. DISCLOSURE TO PURCHASERS

A. Recorded Disclosure. Within thirty (30) days of the Office of the Lieutenant Governor of the State of Utah issuing a Certificate of Incorporation for each District, the Board of said District shall record a notice with the recorder of Wasatch County and provide a copy of the notice to the City. Such notice shall (a) contain a description of the boundaries and annexation area of the District, (b) state that a copy of this Governing Document is on file at the office of the City, (c) state that the District may finance and repay infrastructure and other improvements through the levy of a property tax; (d) state the Maximum Debt Mill Levy of the District; and (e) if applicable, stating that the debt may convert to general obligation debt and outlining the provisions relating to conversion. A copy of the notice shall further be provided to the City.

B. Notice to Buyers and Lessees. The Developer and the Board shall ensure that the Developer, homebuilders, commercial developers, and commercial lessors, as applicable, disclose the following information prior to entering into any purchase contract or lease or acceptance of any deposit relating to such residential or commercial property with initial resident homeowners or commercial property owners and/or commercial tenants, as applicable:

1. All of the information in the first paragraph of this Section X.A;

2. A disclosure outlining the impact of any applicable property tax, in substantially the following form:

> "Under the maximum property tax rate of the District, **for every $100,000 of taxable value**, there would be an **additional annual property tax of $500** for the duration of the District's Bonds."

3. Such disclosures shall be contained on a separate-colored page of the applicable closing documents and shall require a signature of such purchaser acknowledging the foregoing.

4. The Developer and the Board shall ensure that the Developer, homebuilders, and commercial developers, and commercial lessors, as applicable post a notice, in the same form and size (or larger) as the form attached as **Exhibit D** in a conspicuous area on bright-colored paper within all model homes and sales offices within the Districts.

5. The Developer and the Board shall ensure that the Developer, homebuilders, and commercial developers, and commercial lessors, as applicable post a notice that is 18" x 24" which states: **NOTICE: This Development is located within the Tava-Highlands Public Infrastructure Districts**. Such notice shall be placed outside any model homes or sales office in the Development and utilize large font such that the words fill the sign.

6. The Developer shall obligate any homebuilder, commercial developer, or

bulk lot purchaser to provide the notices contained in 1, 2, and 3 above as part of any purchase agreement to such homebuilder, commercial developer, or bulk lot purchaser.

C. Annual Notice. On or before August 1 of each year, commencing in the first calendar year following the year in which a District issues debt, such District shall mail a notice to all owners of property within the boundaries of the Districts providing:

1. A disclosure outlining the impact of any applicable property tax, in substantially the following form:

> "At the District's maximum property tax rate, an additional annual property tax would be levied in the amount of $0.005 per dollar of taxable value (5 mills, or $500.00 per $100,000.00 of taxable value) within the District, for the duration of the District's Bonds."

2. The applicable tax rate of the District for the then current year;

3. That budgets and financial information for the District may be found on the State Auditor's Website (currently https://reporting.auditor.utah.gov/searchreports/s/); and

4. Contact information for members of the Board.

XI. ENFORCEMENT

In accordance with Section 17D-4-201(5) of the Utah Code, the City has imposed certain limitations on the powers of the Districts through this Governing Document. The City shall have the right to enforce any of the provisions, limitations or restrictions in this Governing Document against the Districts, through any and all legal or equitable means available to the City, including, but not limited to, injunctive relief, specific performance, and/or monetary damages.

EXHIBIT A

Legal Description of the Districts' Initial Boundaries

Legal Description of Tava-Highlands PID Nos. 1–3 Initial Boundaries

PID #1

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE WASATCH CANAL, AND THE SOUTH PROPERTY LINE OF THE UTAH VALLEY STATE COLLEGE PROPERTY AS DESCRIBED PER ENTRY NO. 333087, SAID INTERSECTION BEING NORTH 00°29'50" WEST 118.62 FEET ALONG THE SECTION LINE AND EAST 427.42 FEET FROM THE WASATCH COUNTY SURVEY ALUMINUM PIPE CAP MONUMENT MARKING THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS FOR THIS DESCRIPTION IS SOUTH 04º04'03" EAST 2857.85 FEET ALONG A LINE DEFINED BY WASATCH COUNTY WATER SERVICE AREA NO. 1 SURVEY CONTROL MONUMENTS NO. 706 AND NO. 708 (BOTH ALUMINUM PIPE CAP MONUMENTS) SEE THE SURVEY CONTROL SHEET FOR THE CENTRAL UTAH WATER CONSERVANCY DISTRICT, WASATCH COUNTY WATER EFFICIENCY PROJECT, DRAWING NO. G-8 AS RECORDED IN BOOK 630 AT PAGES 766-767 AND AS ENTRY NO. 259146 OF THE WASATCH COUNTY RECORDS);
AND RUNNING THENCE ALONG SAID SOUTH PROPERTY LINE NORTH 58°00'22" EAST 202.21 FEET; THENCE NORTH 48°11'59" EAST 1119.99 FEET TO THE EASTERLY LINE OF THE TIMPANOGAS CANAL EASEMENT; THENCE ALONG THE EASTERLY LINE OF THE TIMPANOGAS CANAL EASEMENT AS DEFINED IN ENTRY 212641 ON FILE AND OF RECORD IN THE WASATCH COUNTY RECORDER'S OFFICE THE FOLLOWING TWENTY-FIVE COURSES: 1.) SOUTH 17°22'52" EAST 10.92 FEET TO THE POINT OF CURVATURE OF A 177.03 FOOT RADIUS CURVE TO THE LEFT 2.) 66.25 FEET SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°26'27", (CHORD BEARS SOUTH 28°06'06" EAST, 65.86 FEET); 3.) SOUTH 38°49'19" EAST 68.81 FEET TO THE POINT OF CURVATURE OF A 251.84 FOOT RADIUS CURVE TO THE LEFT; 4.)153.32 FEET SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°52'56" (CHORD BEARS SOUTH 56°15'47" EAST 150.97 FEET); 5.) SOUTH 73°42'15" EAST 47.85 FEET TO THE POINT OF CURVATURE OF A 125.11 FOOT RADIUS CURVE TO THE LEFT; 6.) 102.18 FEET EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°47'37" (CHORD BEARS NORTH 82°53'56" EAST 99.36 FEET); 7.) NORTH 59°30'08" EAST 51.86 FEET TO THE POINT OF CURVATURE OF A 93.38 FOOT RADIUS CURVE TO THE RIGHT; 8.) 92.41 EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56°41'56" (CHORD BEARS NORTH 87°51'06" EAST 88.68 FEET); 9.) SOUTH 63°47'56" EAST 33.28 FEET TO THE POINT OF CURVATURE OF A 62.98 FOOT RADIUS CURVE TO THE LEFT; 10.) 17.42 FEET EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°50'53" (CHORD BEARS SOUTH 71°43'23" EAST 17.36 FEET; 11.) SOUTH 79°38'49" EAST 47.57 FEET TO THE ARC OF A 93.79 FOOT RADIUS CURVE TO THE RIGHT.
12.) 102.94 FEET EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°53'13" (CHORD BEARS SOUTH 48°12'13" EAST 97.85 FEET;
13.) SOUTH 16°45'36" EAST 37.83 FEET TO THE POINT OF CURVATURE OF A 386.33 FOOT RADIUS CURVE TO THE LEFT;
14.) 75.16 FEET SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°08'48" (CHORD BEARS SOUTH 22°20'00" EAST 75.04 FEET) TO THE POINT OF REVERSE CURVATURE WITH A 82.84 FOOT RADIUS CURVE TO THE RIGHT;
15.) 73.24 FEET SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°39'13" (CHORD BEARS SOUTH 02°34'48" EAST 70.87 FEET);
16.) SOUTH 22°44'49" WEST 52.83 FEET TO THE POINT OF A 176.59 FOOT RADIUS CURVE TO THE LEFT;
17.) 109.27 FEET SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°27'14" (CHORD BEARS SOUTH 05°01'12" WEST 107.54 FEET);

18.) SOUTH 12°42'25” EAST 91.64 FEET TO THE POINT OF CURVATURE OF A 201.47 FOOT RADIUS CURVE TO THE LEFT;
19.) 112.37 FEET EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°57'22” (CHORD BEARS SOUTH 28°41'06” EAST 110.92 FEET);
20.) SOUTH 44°39'47” EAST 168.84 FEET TO THE POINT OF CURVATURE OF A 141.62 FOOT RADIUS CURVE TO THE RIGHT;
21.) 36.20 FEET SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°38'41” (CHORD BEARS SOUTH 37°20'26” EAST 36.10 FEET);
22.) SOUTH 30°01'06” EAST 122.94 FEET TO THE POINT OF CURVATURE OF A 312.41 FOOT RADIUS CURVE TO THE LEFT;
23.) 68.37 FEET SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°32'20” (CHORD BEARS SOUTH 36°17'16” EAST 68.23 FEET);
24.) SOUTH 42°33'26” EAST 33.06 FEET TO THE POINT OF A 684.07 FOOT RADIUS CURVE TO THE RIGHT;
25.) 9.55 FEET SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 00°48'00” (CHORD BEARS SOUTH 42°09'26” EAST 9.55 FEET);
THENCE LEAVING SAID EASTERLY LINE OF THE TIMPANOGAS CANAL EASEMENT NORTH 89°59'12” WEST 330.19 FEET; TO A POINT ON THE WEST LINE OF THE MARK POTTER PARCEL, AS DESRIBED PER ENTRY NO. 544002, ON FILE IN THE OFFICE OF THE WASATCH COUNTY RECORDER; THENCE ALONG THE WEST PROPERTY LINE OF SAID PARCEL SOUTH 0°00'48" WEST 425.00 FEET TO THE NORTHWEST CORNER OF THE MARK POTTER PARCEL 2, AS DESCRIBED PER SAID ENTRY NO. 544002; THENCE SOUTH 0°32'12" EAST 134.12 FEET TO THE SOUTHWEST PROPERTY CORNER OF SAID PARCEL 2; THENCE ALONG THE SOUTH PROPERTY LINE NORTH 89°49'38" EAST 528.67 FEET; THENCE SOUTH 00°00'09” WEST 705.59 FEET ALONG THE CENTER SECTION LINE; THENCE NORTH 89°59'56” WEST 162.09 FEET; THENCE NORTH 00°21'55” EAST 8.45 FEET TO A POINT ON A 26.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THE CENTER OF WHICH BEARS SOUTH 38°20'43” WEST; THENCE NORTHWESTERLY 17.40 FEET ALONG THE ARC OF SAID CURVE; CHORD TO SAID CURVE BEARS NORTH 70°49'38” WEST 17.08 FEET; THENCE NORTH 89°59'59” WEST 13.83 FEET; THENCE SOUTH 00°21'55” WEST 93.00 FEET; THENCE NORTH 89°59'59” WEST 164.34 FEET; THENCE NORTH 48°45'17” WEST 406.46 FEET; THENCE SOUTH 41°14'43” WEST 158.50 FEET; THENCE NORTH 48°45'17” WEST 52.06 FEET; THENCE SOUTH 41°14'43” WEST 231.00 FEET; THENCE NORTH 48°45'17” WEST 10.00 FEET;
THENCE SOUTH 41°14'46” WEST 85.00 FEET; THENCE SOUTH 48°45'17” EAST 50.69 FEET; THENCE SOUTH 41°14'56” WEST 121.14 FEET TO A POINT ON THE WEST LINE OF WASATCH CANAL AS DESCRIBED IN THAT CONTRACT AND GRANT OF EASEMENT RECORDED AS ENTRY NO. 212641 OF SAID RECORDS; THENCE ALONG SAID WEST LINE OF THE WASATCH CANAL THE FOLLOWING FORTY-NINE COURSES: (1) NORTH 56°31'55" WEST 24.56 FEET; (2) NORTHWESTERLY 52.18 FEET ALONG A 139.48 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 21°26'10" AND A LONG CHORD OF NORTH 45°48'50" WEST 51.88 FEET; (3) NORTH 35°05'45" WEST 32.66 FEET; (4) NORTHWESTERLY 24.90 FEET ALONG A 52.16 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 27°21'17" AND A LONG CHORD OF NORTH 48°46'23" WEST 24.67 FEET; (5) NORTH 62°27'02" WEST 31.01 FEET; (6) NORTHWESTERLY 59.68 FEET ALONG A 100.00 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 34°11'34" AND A LONG CHORD OF NORTH 45°21'15" WEST 58.80 FEET; (7) NORTH 28°15'28" WEST 46.48 FEET; (8) NORTHWESTERLY 27.92 FEET ALONG A 75.00 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 21°19'55" AND A LONG CHORD OF NORTH 38°55'26" WEST 27.76 FEET; (9) NORTH 49°35'23" WEST 30.70 FEET; (10) NORTHWESTERLY 89.92 FEET ALONG A 200.95 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 25°38'22" AND A LONG CHORD OF NORTH 36°46'12" WEST 89.18 FEET; (11) NORTH 23°57'01" WEST 161.09 FEET; (12) NORTHERLY 56.02 FEET ALONG A 129.03 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 24°52'29" AND A LONG CHORD OF NORTH 11°30'47" WEST 55.58 FEET; (13) NORTH 0°55'28" EAST 27.79 FEET; (14)

NORTHWESTERLY 13.67 FEET ALONG A 19.04 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 41°08'53" AND A LONG CHORD OF NORTH 19°38'58" WEST 13.38 FEET; (15) NORTH 40°13'25" WEST 94.27 FEET; (16) NORTHERLY 88.73 FEET ALONG A 107.33 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 47°22'02" AND A LONG CHORD OF NORTH 16°32'24" WEST 86.23 FEET; (17) NORTH 7°08'37" EAST 78.23 FEET; (18) NORTHERLY 25.17 FEET ALONG A 99.68 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14°27'55" AND A LONG CHORD OF NORTH 0°05'21" WEST 25.10 FEET; (19) NORTH 7°19'18" WEST 115.57 FEET; (20) NORTHWESTERLY 22.33 FEET ALONG A 12.44 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 102°52'01" AND A LONG CHORD OF NORTH 58°45'19" WEST 19.45 FEET; (21) SOUTH 69°48'41" WEST 41.25 FEET; (22) NORTHWESTERLY 126.93 FEET ALONG A 109.54 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 66°23'22" AND A LONG CHORD OF NORTH 76°59'38" WEST 119.94 FEET; (23) NORTH 43°47'57" WEST 25.44 FEET; (24) NORTHWESTERLY 32.56 FEET ALONG A 99.98 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 18°39'30" AND A LONG CHORD OF NORTH 53°07'42" WEST 32.41 FEET; (25) NORTHWESTERLY 45.58 FEET ALONG A 162.73 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16°02'54" AND A LONG CHORD OF NORTH 54°26'00" WEST 45.43 FEET; (26) NORTH 46°24'33" WEST 16.21 FEET; (27) NORTHERLY 91.08 FEET ALONG A 98.34 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 53°04'03" AND A LONG CHORD OF NORTH 19°52'32" WEST 87.86 FEET; (28) NORTH 6°39'30" EAST 49.88 FEET; (29) NORTHWESTERLY 4.32 FEET ALONG A 3.28 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 75°25'34" AND A LONG CHORD OF NORTH 31°03'17" WEST 4.01 FEET; (30) NORTH 68°46'04" WEST 27.75 FEET; (31) NORTHWESTERLY 50.30 FEET ALONG A 340.23 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 8°28'12" AND A LONG CHORD OF NORTH 73°00'10" WEST 50.25 FEET; (32) NORTH 77°14'16" WEST 41.08 FEET; (33) NORTHWESTERLY 51.44 FEET ALONG A 124.93 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 23°35'29" AND A LONG CHORD OF NORTH 65°26'31" WEST 51.08 FEET; (34) NORTH 53°38'47" WEST 38.81 FEET; (35) NORTHWESTERLY 61.02 FEET ALONG A 138.65 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 25°12'50" AND A LONG CHORD OF NORTH 41°02'22" WEST 60.52 FEET; (36) NORTH 28°25'57" WEST 39.08 FEET; (37) NORTHWESTERLY 43.52 FEET ALONG A 64.31 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 38°46'17" AND A LONG CHORD OF NORTH 47°49'05" WEST 42.69 FEET; (38) NORTH 67°12'14" WEST 30.51 FEET; (39) NORTHWESTERLY 99.61 FEET ALONG A 133.72 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 42°40'53" AND A LONG CHORD OF NORTH 45°51'47" WEST 97.32 FEET; (40) NORTH 24°31'21" WEST 30.12 FEET; (41) NORTHWESTERLY 61.74 FEET ALONG A 273.10 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12°57'12" AND A LONG CHORD OF NORTH 30°59'57" WEST 61.61 FEET; (42) NORTH 37°28'33" WEST 20.28 FEET; (43) NORTHERLY 79.97 FEET ALONG A 65.40 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 70°03'24" AND A LONG CHORD OF NORTH 2°26'51" WEST 75.08 FEET; (44) NORTH 32°34'51" EAST 61.85 FEET; (45) NORTHERLY 4.17 FEET ALONG A 4.35 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 54°54'55" AND A LONG CHORD OF NORTH 5°07'24" EAST 4.01 FEET; (46) NORTH 22°20'04" WEST 44.62 FEET; (47) NORTHERLY 41.59 FEET ALONG A 59.20 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 40°14'52" AND A LONG CHORD OF NORTH 2°12'38" WEST 40.74 FEET; (48) NORTH 17°54'48" EAST 63.72 FEET; (49) NORTHERLY 6.30 FEET ALONG A 12.00 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 30°03'44" AND A LONG CHORD OF NORTH 2°52'56" EAST 6.22 FEET TO THE POINT OF BEGINNING. CONTAINING 75.07 ACRES.

PID #2

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING SOUTH 0º08'37" EAST 488.17 FEET ALONG THE SECTION LINE AND EAST 1885.12 FEET FROM THE WASATCH COUNTY SURVEY ALUMINUM PIPE CAP MONUMENT MARKING THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS FOR THIS DESCRIPTION IS SOUTH 04º04'03" EAST 2857.85 FEET ALONG A LINE DEFINED BY WASATCH COUNTY WATER SERVICE AREA NO. 1 SURVEY CONTROL MONUMENTS NO. 706 AND NO. 708 (BOTH ALUMINUM PIPE CAP MONUMENTS) SEE THE SURVEY CONTROL SHEET FOR THE CENTRAL UTAH WATER CONSERVANCY DISTRICT, WASATCH COUNTY WATER EFFICIENCY PROJECT, DRAWING NO. G-8 AS RECORDED IN BOOK 630 AT PAGES 766-767 AND AS ENTRY NO. 259146 OF THE WASATCH COUNTY RECORDS); AND RUNNING THENCE EAST 70.00 FEET; THENCE SOUTH 70.00 FEET; THENCE WEST 70.00 FEET; THENCE NORTH 70.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.11 ACRES.

PID #3

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT BEING SOUTH 0º08'37" EAST 658.17 FEET ALONG THE SECTION LINE AND EAST 1884.69 FEET FROM THE WASATCH COUNTY SURVEY ALUMINUM PIPE CAP MONUMENT MARKING THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS FOR THIS DESCRIPTION IS SOUTH 04º04'03" EAST 2857.85 FEET ALONG A LINE DEFINED BY WASATCH COUNTY WATER SERVICE AREA NO. 1 SURVEY CONTROL MONUMENTS NO. 706 AND NO. 708 (BOTH ALUMINUM PIPE CAP MONUMENTS) SEE THE SURVEY CONTROL SHEET FOR THE CENTRAL UTAH WATER CONSERVANCY DISTRICT, WASATCH COUNTY WATER EFFICIENCY PROJECT, DRAWING NO. G-8 AS RECORDED IN BOOK 630 AT PAGES 766-767 AND AS ENTRY NO. 259146 OF THE WASATCH COUNTY RECORDS);
AND RUNNING THENCE EAST 70.00 FEET; THENCE SOUTH 70.00 FEET; THENCE WEST 70.00 FEET; THENCE NORTH 70.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.11 ACRES.

EXHIBIT B

Vicinity Map

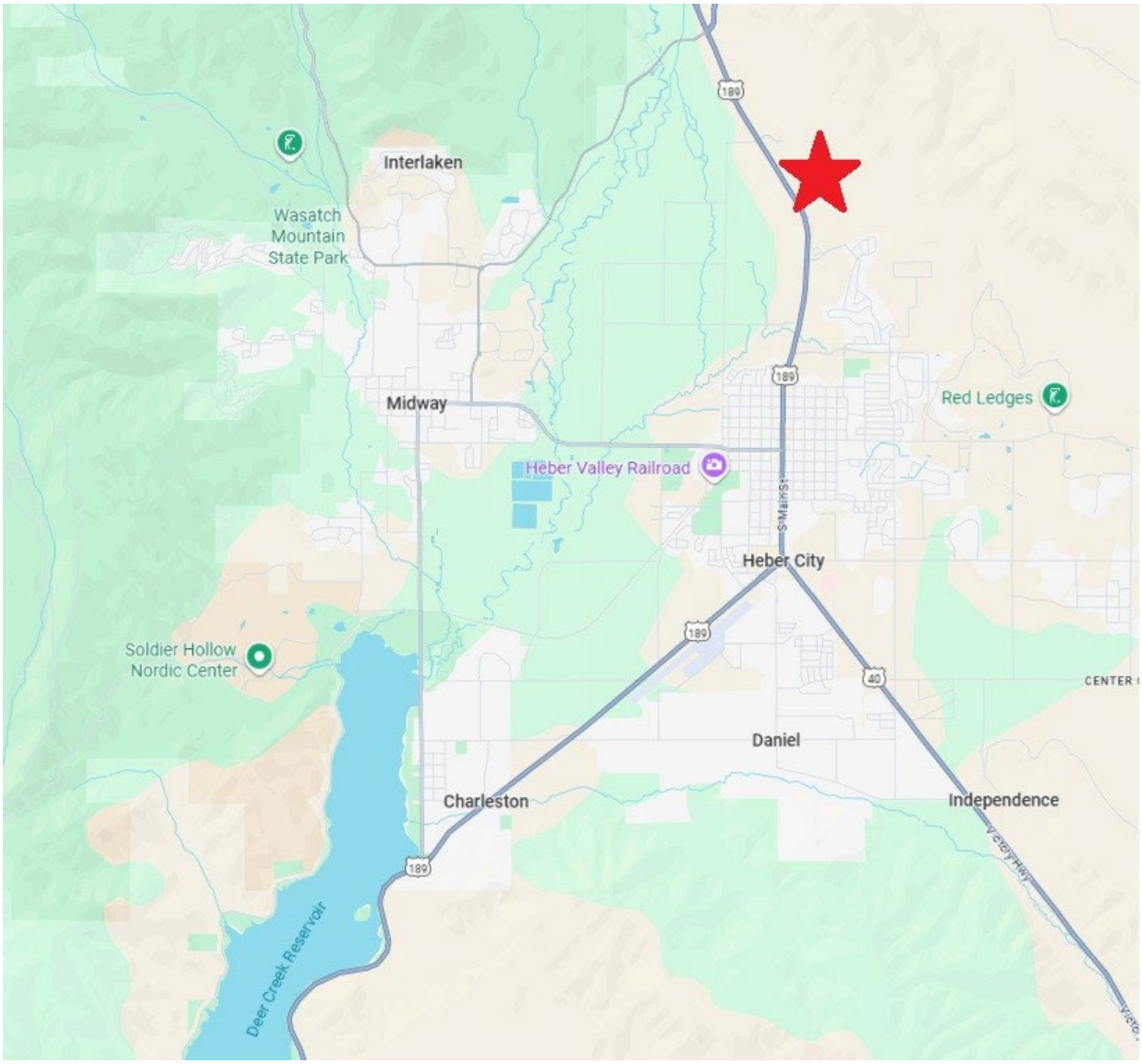


EXHIBIT C

Initial District Boundaries Map and Annexation Area Map

TAVA-HIGHLANDS
PUBLIC INFRASTRUCTURE DISTRICT NO. 1
FINAL LOCAL ENTITY PLAT

LOCATED WITHIN SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH

LEGAL DESCRIPTION

PID #1

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE WASATCH CANAL, AND THE SOUTH PROPERTY LINE OF THE UTAH VALLEY STATE COLLEGE PROPERTY AS DESCRIBED PER ENTRY NO. 333087, SAID INTERSECTION BEING NORTH 00°29'50" WEST 118.62 FEET ALONG THE SECTION LINE AND EAST 427.42 FEET FROM THE WASATCH COUNTY SURVEY ALUMINUM PIPE CAP MONUMENT MARKING THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS FOR THIS DESCRIPTION IS SOUTH 04°04'03" EAST 2857.85 FEET ALONG A LINE DEFINED BY WASATCH COUNTY WATER SERVICE AREA NO. 1 SURVEY CONTROL MONUMENTS NO. 706 AND NO. 708 (BOTH ALUMINUM PIPE CAP MONUMENTS) SEE THE SURVEY CONTROL SHEET FOR THE CENTRAL UTAH WATER CONSERVANCY DISTRICT, WASATCH COUNTY WATER EFFICIENCY PROJECT, DRAWING NO. G-8 AS RECORDED IN BOOK 630 AT PAGES 766-767 AND AS ENTRY NO. 259146 OF THE WASATCH COUNTY RECORDS);

AND RUNNING THENCE ALONG SAID SOUTH PROPERTY LINE NORTH 58°00'22" EAST 202.21 FEET; THENCE NORTH 48°11'59" EAST 1119.99 FEET TO THE EASTERLY LINE OF THE TIMPANOGAS CANAL EASEMENT; THENCE ALONG THE EASTERLY LINE OF THE TIMPANOGAS CANAL EASEMENT AS DEFINED IN ENTRY 212641 ON FILE AND OF RECORD IN THE WASATCH COUNTY RECORDER'S OFFICE THE FOLLOWING TWENTY-FIVE COURSES: 1.) SOUTH 17°22'52" EAST 10.92 FEET TO THE POINT OF CURVATURE OF A 177.03 FOOT RADIUS CURVE TO THE LEFT 2.) 66.25 FEET SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°26'27", (CHORD BEARS SOUTH 28°06'06" EAST, 65.86 FEET); 3.) SOUTH 38°49'19" EAST 68.81 FEET TO THE POINT OF CURVATURE OF A 251.84 FOOT RADIUS CURVE TO THE LEFT; 4.)153.32 FEET SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°52'56" (CHORD BEARS SOUTH 56°15'47" EAST 150.97 FEET); 5.) SOUTH 73°42'15" EAST 47.85 FEET TO THE POINT OF CURVATURE OF A 125.11 FOOT RADIUS CURVE TO THE LEFT; 6.) 102.18 FEET EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°47'37" (CHORD BEARS NORTH 82°53'56" EAST 99.36 FEET); 7.) NORTH 59°30'08" EAST 51.86 FEET TO THE POINT OF CURVATURE OF A 93.38 FOOT RADIUS CURVE TO THE RIGHT; 8.) 92.41 EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56°41'56" (CHORD BEARS NORTH 87°51'06" EAST 88.68 FEET); 9.) SOUTH 63°47'56" EAST 33.28 FEET TO THE POINT OF CURVATURE OF A 62.98 FOOT RADIUS CURVE TO THE LEFT; 10.) 17.42 FEET EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°50'53" (CHORD BEARS SOUTH 71°43'23" EAST 17.36 FEET; 11.) SOUTH 79°38'49" EAST 47.57 FEET TO THE ARC OF A 93.79 FOOT RADIUS CURVE TO THE RIGHT.

12.) 102.94 FEET EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°53'13" (CHORD BEARS SOUTH 48°12'13" EAST 97.85 FEET;

13.) SOUTH 16°45'36" EAST 37.83 FEET TO THE POINT OF CURVATURE OF A 386.33 FOOT RADIUS CURVE TO THE LEFT;

14.) 75.16 FEET SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°08'48" (CHORD BEARS SOUTH 22°20'00" EAST 75.04 FEET) TO THE POINT OF REVERSE CURVATURE WITH A 82.84 FOOT RADIUS CURVE TO THE RIGHT;

15.) 73.24 FEET SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°39'13" (CHORD BEARS SOUTH 02°34'48" EAST 70.87 FEET);

16.) SOUTH 22°44'49" WEST 52.83 FEET TO THE POINT OF A 176.59 FOOT RADIUS CURVE TO THE LEFT;

17.) 109.27 FEET SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°27'14" (CHORD BEARS SOUTH 05°01'12" WEST 107.54 FEET);

18.) SOUTH 12°42'25" EAST 91.64 FEET TO THE POINT OF CURVATURE OF A 201.47 FOOT RADIUS CURVE TO THE LEFT;

19.) 112.37 FEET EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°57'22" (CHORD BEARS SOUTH 28°41'06" EAST 110.92 FEET);

20.) SOUTH 44°39'47" EAST 168.84 FEET TO THE POINT OF CURVATURE OF A 141.62 FOOT RADIUS CURVE TO THE RIGHT;

21.) 36.20 FEET SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°38'41" (CHORD BEARS SOUTH 37°20'26" EAST 36.10 FEET);

22.) SOUTH 30°01'06" EAST 122.94 FEET TO THE POINT OF CURVATURE OF A 312.41 FOOT RADIUS CURVE TO THE LEFT;

23.) 68.37 FEET SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°32'20" (CHORD BEARS SOUTH 36°17'16" EAST 68.23 FEET);

24.) SOUTH 42°33'26" EAST 33.06 FEET TO THE POINT OF A 684.07 FOOT RADIUS CURVE TO THE RIGHT;

25.) 9.55 FEET SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 00°48'00" (CHORD BEARS SOUTH 42°09'26" EAST 9.55 FEET);

THENCE LEAVING SAID EASTERLY LINE OF THE TIMPANOGAS CANAL EASEMENT NORTH 89°59'12" WEST 330.19 FEET; TO A POINT ON THE WEST LINE OF THE MARK POTTER PARCEL, AS DESRIBED PER ENTRY NO. 544002, ON FILE IN THE OFFICE OF THE WASATCH COUNTY RECORDER; THENCE ALONG THE WEST PROPERTY LINE OF SAID PARCEL SOUTH 0°00'48" WEST 425.00 FEET TO THE NORTHWEST CORNER OF THE MARK POTTER PARCEL 2, AS DESCRIBED PER SAID ENTRY NO. 544002; THENCE SOUTH 0°32'12" EAST 134.12 FEET TO THE SOUTHWEST PROPERTY CORNER OF SAID PARCEL 2; THENCE ALONG THE SOUTH PROPERTY LINE NORTH 89°49'38" EAST 528.67 FEET; THENCE SOUTH 00°00'09" WEST 705.59 FEET ALONG THE CENTER SECTION LINE; THENCE NORTH 89°59'56" WEST 162.09 FEET; THENCE NORTH 00°21'55" EAST 8.45 FEET TO A POINT ON A 26.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THE CENTER OF WHICH BEARS SOUTH 38°20'43" WEST; THENCE NORTHWESTERLY 17.40 FEET ALONG THE ARC OF SAID CURVE; CHORD TO SAID CURVE BEARS NORTH 70°49'38" WEST 17.08 FEET; THENCE NORTH 89°59'59" WEST 13.83 FEET; THENCE SOUTH 00°21'55" WEST 93.00 FEET; THENCE NORTH 89°59'59" WEST 164.34 FEET; THENCE NORTH 48°45'17" WEST 406.46 FEET; THENCE SOUTH 41°14'43" WEST 158.50 FEET; THENCE NORTH 48°45'17" WEST 52.06 FEET; THENCE SOUTH 41°14'43" WEST 231.00 FEET; THENCE NORTH 48°45'17" WEST 10.00 FEET;

THENCE SOUTH 41°14'46" WEST 85.00 FEET; THENCE SOUTH 48°45'17" EAST 50.69 FEET; THENCE SOUTH 41°14'56" WEST 121.14 FEET TO A POINT ON THE WEST LINE OF WASATCH CANAL AS DESCRIBED IN THAT CONTRACT AND GRANT OF EASEMENT RECORDED AS ENTRY NO. 212641 OF SAID RECORDS; THENCE ALONG SAID WEST LINE OF THE WASATCH CANAL THE FOLLOWING FORTY-NINE COURSES:

(1) NORTH 56°31'55" WEST 24.56 FEET; (2) NORTHWESTERLY 52.18 FEET ALONG A 139.48 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 21°26'10" AND A LONG CHORD OF NORTH 45°48'50" WEST 51.88 FEET; (3) NORTH 35°05'45" WEST 32.66 FEET; (4) NORTHWESTERLY 24.90 FEET ALONG A 52.16 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 27°21'17" AND A LONG CHORD OF NORTH 48°46'23" WEST 24.67 FEET; (5) NORTH 62°27'02" WEST 31.01 FEET; (6) NORTHWESTERLY 59.68 FEET ALONG A 100.00 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 34°11'34" AND A LONG CHORD OF NORTH 45°21'15" WEST 58.80 FEET; (7) NORTH 28°15'28" WEST 46.48 FEET; (8) NORTHWESTERLY 27.92 FEET ALONG A 75.00 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 21°19'55" AND A LONG CHORD OF NORTH 38°55'26" WEST 27.76 FEET; (9) NORTH 49°35'23" WEST 30.70 FEET; (10) NORTHWESTERLY 89.92 FEET ALONG A 200.95 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 25°38'22" AND A LONG CHORD OF NORTH 36°46'12" WEST 89.18 FEET; (11) NORTH 23°57'01" WEST 161.09 FEET; (12) NORTHERLY 56.02 FEET ALONG A 129.03 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 24°52'29" AND A LONG CHORD OF NORTH 11°30'47" WEST 55.58 FEET; (13) NORTH 0°55'28" EAST 27.79 FEET; (14) NORTHWESTERLY 13.67 FEET ALONG A 19.04 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 41°08'53" AND A LONG CHORD OF NORTH 19°38'58" WEST 13.38 FEET; (15) NORTH 40°13'25" WEST 94.27 FEET; (16) NORTHERLY 88.73 FEET ALONG A 107.33 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 47°22'02" AND A LONG CHORD OF NORTH 16°32'24" WEST 86.23 FEET; (17) NORTH 7°08'37" EAST 78.23 FEET; (18) NORTHERLY 25.17 FEET ALONG A 99.68 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14°27'55" AND A LONG CHORD OF NORTH 0°05'21" WEST 25.10 FEET; (19) NORTH 7°19'18" WEST 115.57 FEET; (20) NORTHWESTERLY 22.33 FEET ALONG A 12.44 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 102°52'01" AND A LONG CHORD OF NORTH 58°45'15" WEST 19.45 FEET; (21) SOUTH 69°48'41" WEST 41.25 FEET; (22) NORTHWESTERLY 126.93 FEET ALONG A 109.54 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 66°23'22" AND A LONG CHORD OF NORTH 76°59'38" WEST 119.94 FEET; (23) NORTH 43°47'57" WEST 25.44 FEET; (24) NORTHWESTERLY 32.56 FEET ALONG A 99.98 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 18°39'30" AND A LONG CHORD OF NORTH 53°07'42" WEST 32.41 FEET; (25) NORTHWESTERLY 45.58 FEET ALONG A 162.73 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16°02'54" AND A LONG CHORD OF NORTH 54°26'00" WEST 45.43 FEET; (26) NORTH 46°24'33" WEST 16.21 FEET; (27) NORTHERLY 91.08 FEET ALONG A 98.34 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 53°04'03" AND A LONG CHORD OF NORTH 19°52'32" WEST 87.86 FEET; (28) NORTH 6°39'30" EAST 49.88 FEET; (29) NORTHWESTERLY 4.32 FEET ALONG A 3.28 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 75°25'34" AND A LONG CHORD OF NORTH 31°03'17" WEST 4.01 FEET; (30) NORTH 68°46'04" WEST 27.75 FEET; (31) NORTHWESTERLY 50.30 FEET ALONG A 340.23 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 8°28'12" AND A LONG CHORD OF NORTH 73°00'10" WEST 50.25 FEET; (32) NORTH 77°14'16" WEST 41.08 FEET; (33) NORTHWESTERLY 51.44 FEET ALONG A 124.93 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 23°35'29" AND A LONG CHORD OF NORTH 65°26'31" WEST 51.08 FEET; (34) NORTH 53°38'47" WEST 38.81 FEET; (35) NORTHWESTERLY 61.02 FEET ALONG A 138.65 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 25°12'50" AND A LONG CHORD OF NORTH 41°02'22" WEST 60.52 FEET; (36) NORTH 28°25'57" WEST 39.08 FEET; (37) NORTHWESTERLY 43.52 FEET ALONG A 64.31 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 38°46'17" AND A LONG CHORD OF NORTH 47°49'05" WEST 42.69 FEET; (38) NORTH 67°12'14" WEST 30.51 FEET; (39) NORTHWESTERLY 99.61 FEET ALONG A 133.72 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 42°40'53" AND A LONG CHORD OF NORTH 45°51'47" WEST 97.32 FEET; (40) NORTH 24°31'21" WEST 30.12 FEET; (41) NORTHWESTERLY 61.74 FEET ALONG A 273.10 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12°57'12" AND A LONG CHORD OF NORTH 30°59'57" WEST 61.61 FEET; (42) NORTH 37°28'33" WEST 20.28 FEET; (43) NORTHERLY 79.97 FEET ALONG A 65.40 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 70°03'24" AND A LONG CHORD OF NORTH 2°26'51" WEST 75.08 FEET; (44) NORTH 32°34'51" EAST 61.85 FEET; (45) NORTHERLY 4.17 FEET ALONG A 4.35 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 54°54'55" AND A LONG CHORD OF NORTH 5°07'24" EAST 4.01 FEET; (46) NORTH 22°20'04" WEST 44.62 FEET; (47) NORTHERLY 41.59 FEET ALONG A 59.20 FEET RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 40°14'52" AND A LONG CHORD OF NORTH 2°12'38" WEST 40.74 FEET; (48) NORTH 17°54'48" EAST 63.72 FEET; (49) NORTHERLY 6.30 FEET ALONG A 12.00 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 30°03'44" AND A LONG CHORD OF NORTH 2°52'56" EAST 6.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 75.07 ACRES.

LINE & CURVE TABLES

Line Table		
Line #	Length	Direction
L1	10.92	S17° 22' 52"E
L2	68.81	S38° 49' 19"E
L3	47.85	S73° 42' 15"E
L4	51.86	N59° 30' 08"E
L5	33.28	S63° 47' 56"E
L6	47.57	S79° 38' 49"E
L7	37.83	S16° 45' 36"E
L8	52.83	S22° 44' 49"W
L9	91.64	S12° 42' 25"E
L10	168.84	S44° 39' 47"E
L11	122.94	S30° 01' 06"E
L12	33.06	S42° 33' 26"E
L13	134.12	S0° 32' 12"E
L14	162.09	N89° 59' 56"W
L15	8.45	N0° 21' 55"E
L16	13.83	N89° 59' 59"W
L17	93.00	S0° 21' 55"W
L18	164.34	N89° 59' 59"W
L19	158.50	S41° 14' 43"W
L20	52.06	N48° 45' 17"W
L21	10.00	N48° 45' 17"W
L22	85.00	S41° 14' 46"W
L23	50.69	S48° 45' 17"E
L24	121.14	S41° 14' 56"W
L25	24.56	N56° 31' 55"W
L26	32.66	N35° 05' 45"W
L27	31.01	N62° 27' 02"W
L28	46.48	N28° 15' 28"W
L29	30.70	N49° 35' 23"W
L30	161.09	N23° 57' 01"W
L31	27.79	N0° 55' 28"E
L32	94.27	N40° 13' 25"W
L33	78.23	N7° 08' 37"E
L34	115.57	N7° 19' 18"W
L35	41.25	S69° 48' 41"W
L36	25.44	N43° 47' 57"W
L37	16.21	N46° 24' 33"W
L38	49.88	N6° 39' 30"E
L39	27.75	N68° 46' 04"W
L40	41.08	N77° 14' 16"W
L41	38.81	N53° 38' 47"W
L42	39.08	N28° 25' 57"W
L43	30.51	N67° 12' 14"W
L44	30.12	N24° 31' 21"W
L45	20.28	N37° 28' 33"W
L46	61.85	N32° 34' 51"E
L47	44.62	N22° 20' 04"W
L48	63.72	N17° 54' 48"E

Curve Table				
Curve #	Length	Radius	Delta	Bearing	Chord
C1	66.25	177.03	21°26'27"	S28° 06' 06"E	65.86
C2	153.32	251.84	34°52'56"	S56° 15' 47"E	150.97
C3	102.18	125.11	46°47'37"	N82° 53' 56"E	99.36
C4	92.41	93.38	56°41'56"	N87° 51' 06"E	88.68
C5	17.42	62.98	15°50'53"	S71° 43' 23"E	17.36
C6	102.94	93.79	62°53'13"	S48° 12' 13"E	97.85
C7	75.16	386.33	11°08'48"	S22° 20' 00"E	75.04
C8	73.24	82.84	50°39'13"	S2° 34' 48"E	70.87
C9	109.27	176.59	35°27'14"	S5° 01' 12"W	107.54
C10	112.37	201.47	31°57'22"	S28° 41' 06"E	110.92
C11	36.20	141.62	14°38'41"	S37° 20' 26"E	36.10
C12	68.37	312.41	12°32'20"	S36° 17' 16"E	68.23
C13	9.55	684.07	0°48'00"	S42° 09' 26"E	9.55
C14	17.40	26.00	38°20'42"	N70° 49' 38"W	17.08
C15	52.18	139.48	21°26'10"	N45° 48' 50"W	51.88
C16	24.90	52.16	27°21'17"	N48° 46' 23"W	24.67
C17	59.68	100.00	34°11'34"	N45° 21' 15"W	58.80
C18	27.92	75.00	21°19'55"	N38° 55' 26"W	27.76
C19	89.92	200.95	25°38'22"	N36° 46' 12"W	89.18
C20	56.02	129.03	24°52'29"	N11° 30' 47"W	55.58
C21	13.67	19.04	41°08'53"	N19° 38' 58"W	13.38
C22	88.73	107.33	47°22'02"	N16° 32' 24"W	86.23
C23	25.17	99.68	14°27'55"	N0° 05' 21"W	25.10
C24	22.33	12.44	102°52'01"	N58° 45' 19"W	19.45
C25	126.93	109.54	66°23'22"	N76° 59' 38"W	119.94
C26	32.56	99.98	18°39'30"	N53° 07' 42"W	32.41
C27	45.58	162.73	16°02'54"	N54° 26' 00"W	45.43
C28	91.08	98.34	53°04'03"	N19° 52' 32"W	87.86
C29	4.32	3.28	75°25'34"	N31° 03' 17"W	4.01
C30	50.30	340.23	8°28'12"	N73° 00' 10"W	50.25
C31	51.44	124.93	23°35'29"	N65° 26' 31"W	51.08
C32	61.02	138.65	25°12'50"	N41° 02' 22"W	60.52
C33	43.52	64.31	38°46'17"	N47° 49' 05"W	42.69
C34	99.61	133.72	42°40'53"	N45° 51' 47"W	97.32
C35	61.74	273.10	12°57'12"	N30° 59' 57"W	61.61
C36	79.97	65.40	70°03'24"	N2° 26' 51"W	75.08
C37	4.17	4.35	54°54'55"	N5° 07' 24"E	4.01
C38	41.59	59.20	40°14'52"	N2° 12' 38"W	40.74
C39	6.30	12.00	30°03'44"	N2° 52' 56"E	6.22

SURVEYOR'S CERTIFICATE

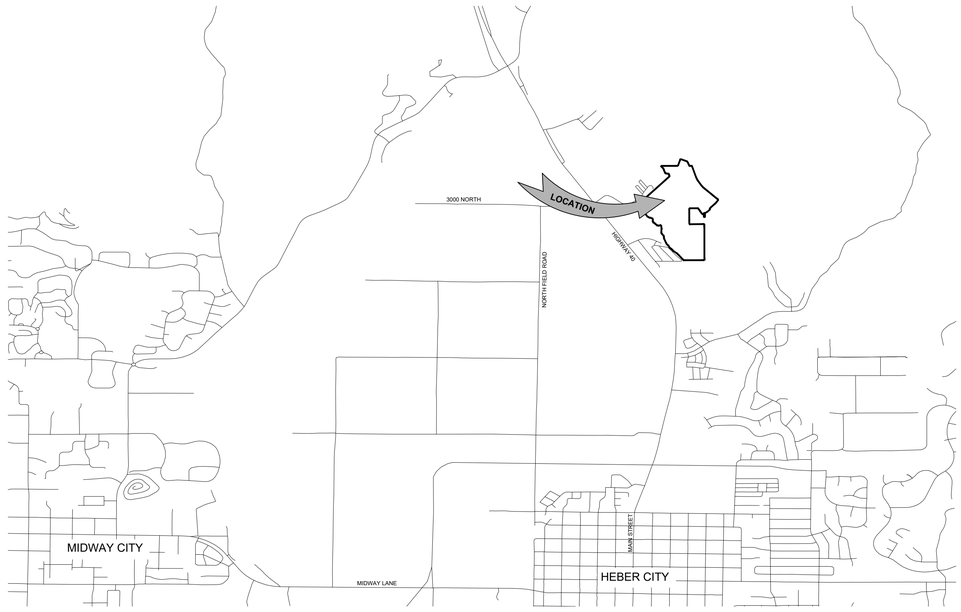
I, SATTAR N. TABRIZ, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NUMBER 155100 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT A FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-73-507, WAS MADE BY ME AND SHOWN HEREON AND IS A TRUE AND CORRECT REPRESENTATION OF SAID FINAL LOCAL ENTITY PLAT.

_____

SATTAR N. TABRIZ, PLS.

UTAH LICENSE NO.: 155100

VICINITY MAP



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SHEET 1 OF 2

ACCEPTANCE BY PUBLIC INFRASTRUCTURE DISTRICT	ACCEPTANCE BY LEGISLATIVE BODY	WASATCH COUNTY SURVEYOR'S CERTIFICATE	COUNTY RECORDER
THE TAVA-HIGHLANDS PUBLIC INFRASTRUCTURE DISTRICT BOARD, APPROVES & ACCEPTS THIS FINAL LOCAL ENTITY PLAT. THIS _____ DAY OF _____, A.D. 20___. _____ _____ NAME TITLE	THE CITY COUNCIL OF HEBER CITY, WASATCH COUNTY, UTAH, APPROVES THIS FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-73-507 OF THE UTAH CODE. THIS _____ DAY OF _____, A.D. 20___. _____ _____ MAYOR CLERK-RECORDER	THIS OFFICE HAS REVIEWED THIS PLAT AND ACCEPTS THIS PLAT AS MEETING THE REQUIREMENTS OF UTAH CODE TITLE 17, CHAPTER 73, SECTION 507. PART 2. THIS _____ DAY OF _____, A.D. 20___. _____ WASATCH COUNTY SURVEYOR	_____ RECORD NO. STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST OF: _____ DATE _____ TIME _____ BOOK _____ PAGE _____ FEES

DRAWN BY: MM
FIELD CREW: BM
CHECKED BY: SNT
DATE: 12/09/25

CLIENT: DR HORTON
DWG: PID 1.DWG
JOB No: 3891-
DRAWING IS REDUCED IF LESS THAN 22"x34"
DIMENSIONS AND NOTES TAKE PREFERENCE OVER SCALE.

TAVA-HIGHLANDS
PUBLIC INFRASTRUCTURE DISTRICT NO. 1
FINAL LOCAL ENTITY PLAT
LOCATED WITHIN SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH

REVISIONS

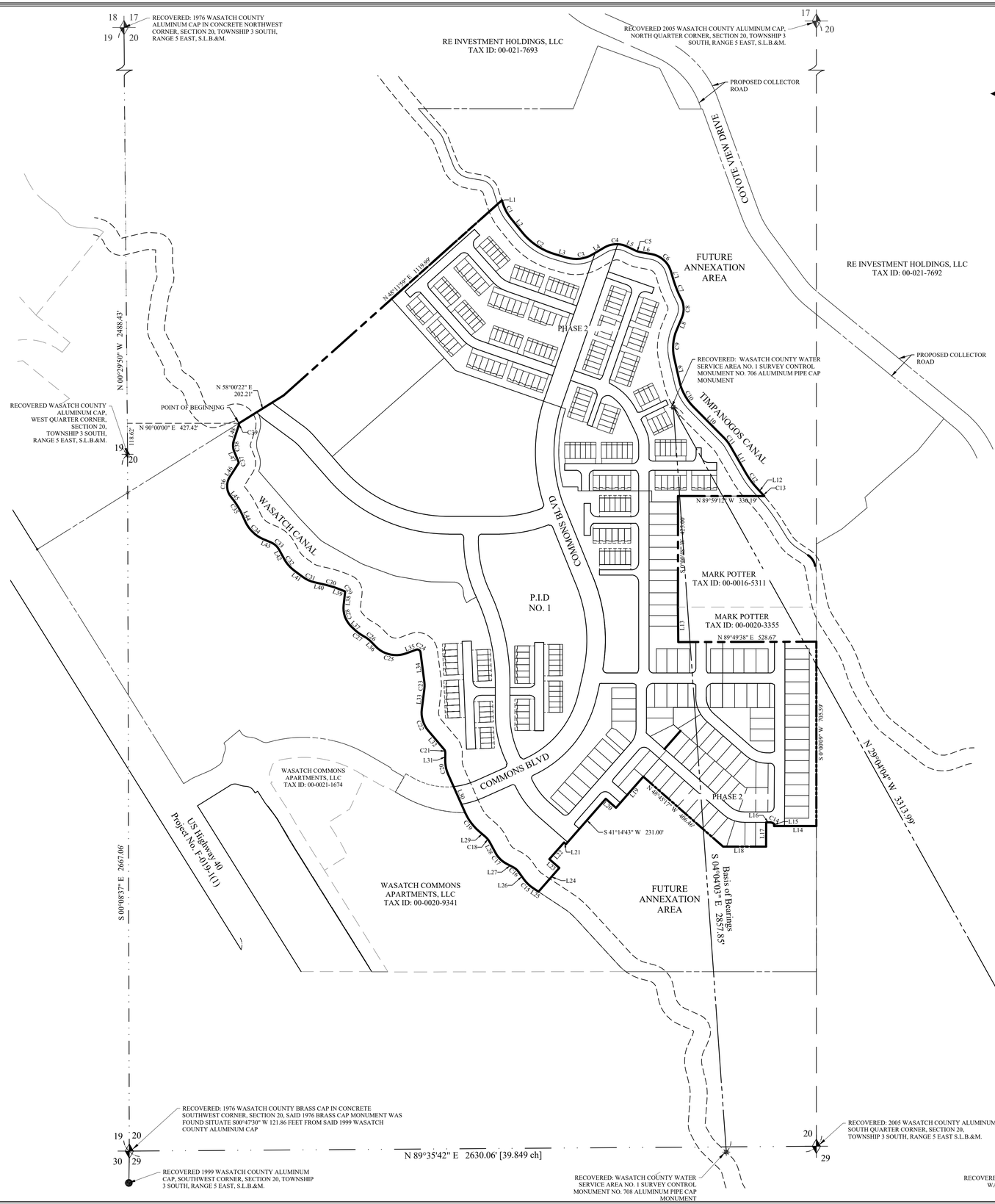
No.	DATE	BY	REVISION

Ward Engineering Group
Planning • Engineering • Surveying
Salt Lake City Office tel (801) 487-8040
231 WEST 800 SOUTH fax (801) 487-8668
Salt Lake City, Utah 84101

O:\Highlands\Survey\ACAD\PIDs\PID 1.dwg Apr 21, 2026 - 10:00am

TAVA-HIGHLANDS
PUBLIC INFRASTRUCTURE DISTRICT NO. 1
FINAL LOCAL ENTITY PLAT

LOCATED WITHIN SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH



MAP LEGEND

- BOUNDARY LINE
- SECTION LINE
- QUARTER SECTION LINE
- CENTERLINE
- RIGHT OF WAY
- LOT LINE
- DEED LINE
- EASEMENT LINE
- RADIAL LINE
- MONUMENT

GRAPHIC SCALE

200 0 100 200 400 600

(IN FEET)
1 inch = 200 ft.

DRAWN BY: MM
FIELD CREW: BM
CHECKED BY: SNT
DATE: 12/09/25

CLIENT: DR HORTON
DWG: PID 1.DWG
JOB No: 3891-
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TAVA-HIGHLANDS
PUBLIC INFRASTRUCTURE DISTRICT NO. 1
FINAL LOCAL ENTITY PLAT
LOCATED WITHIN SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH

REVISIONS

No.	DATE	BY	REVISION

Ward Engineering Group
Planning • Engineering • Surveying
Salt Lake City Office tel (801) 487-8040
231 WEST 800 SOUTH fax (801) 487-8668
Salt Lake City, Utah 84101

SHEET 2 OF 2

O:\Highlands\Survey\ACAD\PIDs\PID 1.dwg Apr 21, 2026 - 10:01am

TAVA-HIGHLANDS
PUBLIC INFRASTRUCTURE DISTRICT NO. 2
FINAL LOCAL ENTITY PLAT

LOCATED WITHIN SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH

LEGAL DESCRIPTION

PID #2

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING SOUTH 0º08'37" EAST 488.17 FEET ALONG THE SECTION LINE AND EAST 1885.12 FEET FROM THE WASATCH COUNTY SURVEY ALUMINUM PIPE CAP MONUMENT MARKING THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS FOR THIS DESCRIPTION IS SOUTH 04º04'03" EAST 2857.85 FEET ALONG A LINE DEFINED BY WASATCH COUNTY WATER SERVICE AREA NO. 1 SURVEY CONTROL MONUMENTS NO. 706 AND NO. 708 (BOTH ALUMINUM PIPE CAP MONUMENTS) SEE THE SURVEY CONTROL SHEET FOR THE CENTRAL UTAH WATER CONSERVANCY DISTRICT, WASATCH COUNTY WATER EFFICIENCY PROJECT, DRAWING NO. G-8 AS RECORDED IN BOOK 630 AT PAGES 766-767 AND AS ENTRY NO. 259146 OF THE WASATCH COUNTY RECORDS);

AND RUNNING THENCE EAST 70.00 FEET; THENCE SOUTH 70.00 FEET; THENCE WEST 70.00 FEET; THENCE NORTH 70.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.11 ACRES.

LINE TABLE

Line Table		
Line #	Length	Direction
L1	70.00	N90° 00' 00"E
L2	70.00	S0° 00' 00"E
L3	70.00	N90° 00' 00"W
L4	70.00	N0° 00' 00"E

SURVEYOR'S CERTIFICATE

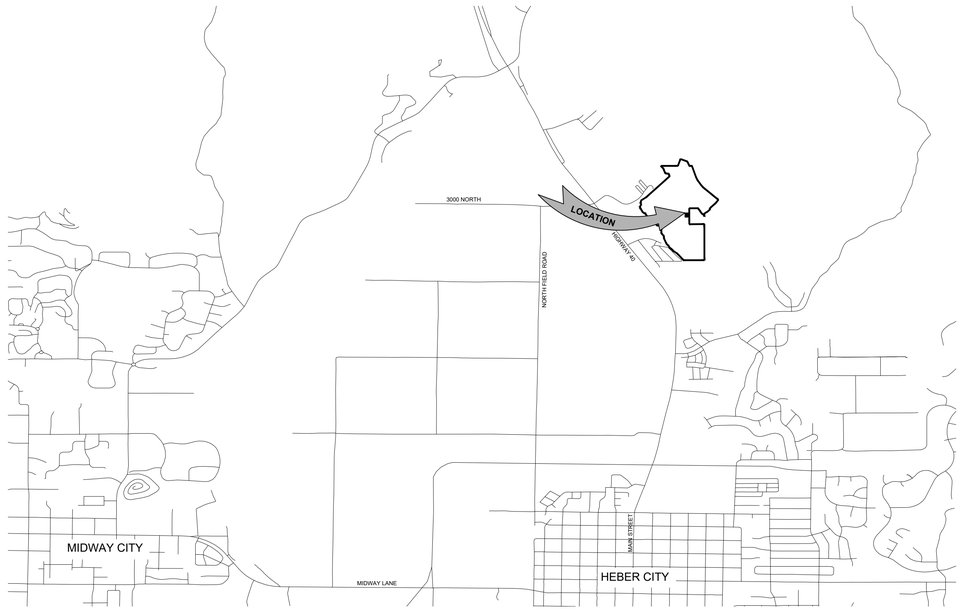
I, SATTAR N. TABRIZ, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NUMBER 155100 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT A FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-73-507, WAS MADE BY ME AND SHOWN HEREON AND IS A TRUE AND CORRECT REPRESENTATION OF SAID FINAL LOCAL ENTITY PLAT.

_____

SATTAR N. TABRIZ, PLS.

UTAH LICENSE NO.: 155100

VICINITY MAP



N.T.S.

SHEET 1 OF 2

ACCEPTANCE BY PUBLIC INFRASTRUCTURE DISTRICT	ACCEPTANCE BY LEGISLATIVE BODY	WASATCH COUNTY SURVEYOR'S CERTIFICATE	COUNTY RECORDER
THE TAVA-HIGHLANDS PUBLIC INFRASTRUCTURE DISTRICT BOARD, APPROVES & ACCEPTS THIS FINAL LOCAL ENTITY PLAT. THIS _____ DAY OF _____, A.D. 20___. _____ NAME _____ TITLE	THE CITY COUNCIL OF HEBER CITY, WASATCH COUNTY, UTAH, APPROVES THIS FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-73-507 OF THE UTAH CODE. THIS _____ DAY OF _____, A.D. 20___. _____ MAYOR _____ CLERK-RECORDER	THIS OFFICE HAS REVIEWED THIS PLAT AND ACCEPTS THIS PLAT AS MEETING THE REQUIREMENTS OF UTAH CODE TITLE 17, CHAPTER 73, SECTION 507. PART 2. THIS _____ DAY OF _____, A.D. 20___. _____ WASATCH COUNTY SURVEYOR	_____ RECORD NO. STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST OF: _____ DATE_____TIME_____BOOK_____PAGE_____ FEES

DRAWN BY: MM
FIELD CREW: BM
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CLIENT: DR HORTON
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JOB No: 3891-
DRAWING IS REDUCED IF LESS THAN 22"x34"
DIMENSIONS AND NOTES TAKE PRECEDENCE OVER SCALE.

TAVA-HIGHLANDS
PUBLIC INFRASTRUCTURE DISTRICT NO. 2
FINAL LOCAL ENTITY PLAT
LOCATED WITHIN SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH

REVISIONS

No.	DATE	BY	REVISION

Ward Engineering Group
Planning • Engineering • Surveying
Salt Lake City Office tel (801) 487-8040
231 WEST 800 SOUTH fax (801) 487-8668
Salt Lake City, Utah 84101

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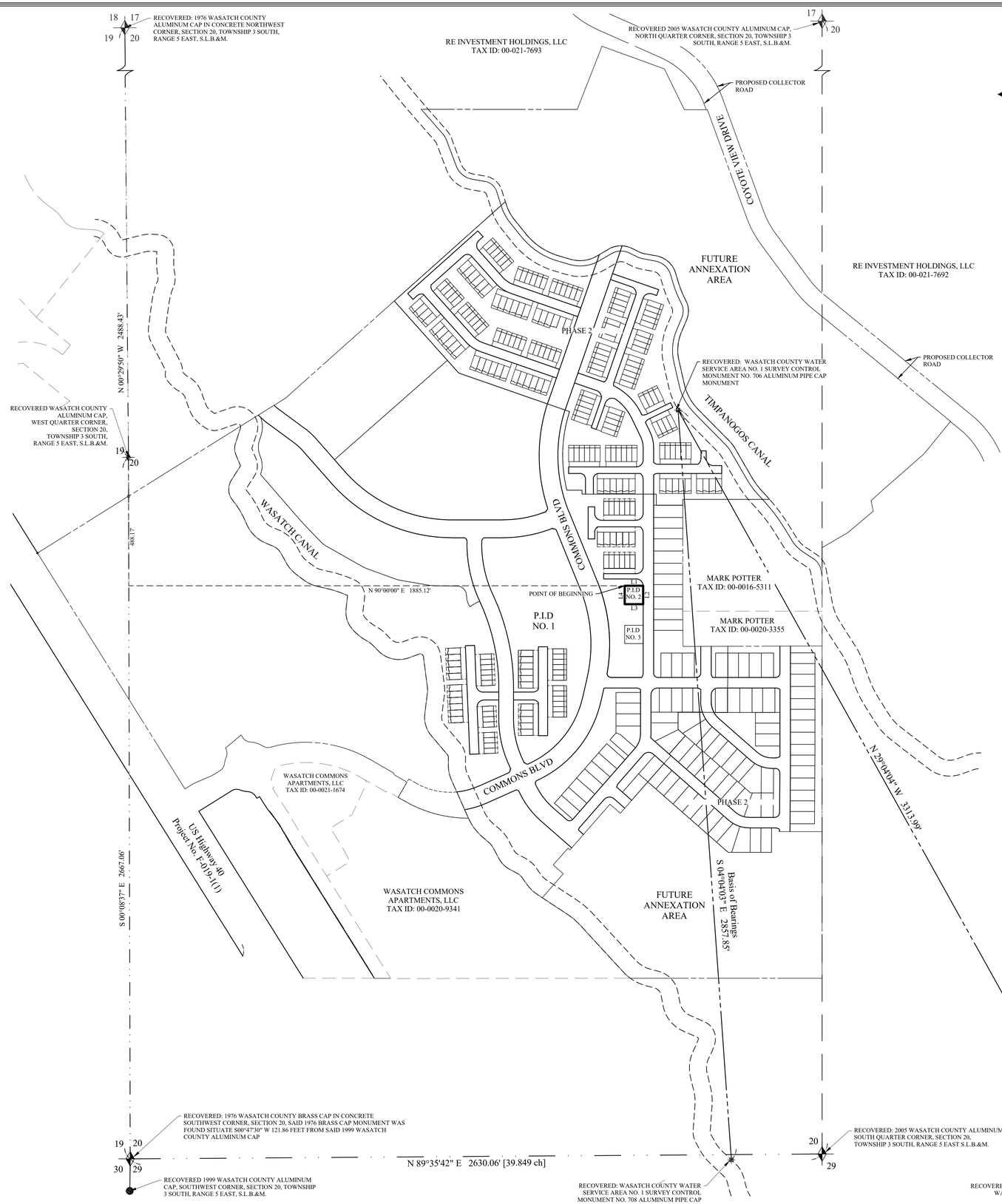
TAVA-HIGHLANDS
PUBLIC INFRASTRUCTURE DISTRICT NO. 2
FINAL LOCAL ENTITY PLAT

LOCATED WITHIN SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH



MAP LEGEND

- BOUNDARY LINE
- SECTION LINE
- QUARTER SECTION LINE
- CENTERLINE
- RIGHT OF WAY
- LOT LINE
- DEED LINE
- EASEMENT LINE
- RADIAL LINE
- MONUMENT

GRAPHIC SCALE

200 0 100 200 400 600

(IN FEET)
1 inch = 200 ft.

DRAWN BY: MM
FIELD CREW: BM
CHECKED BY: SNT
DATE: 12/09/25

CLIENT: DR HORTON
DWG: PID 1.DWG
JOB No: 3891-
DRAWING IS REDUCED IF LESS THAN 22"x34"
DIMENSIONS AND NOTES TAKE PREFERENCE OVER SCALE.

REVISIONS

No.	DATE	BY	REVISION

TAVA-HIGHLANDS
PUBLIC INFRASTRUCTURE DISTRICT NO. 2
FINAL LOCAL ENTITY PLAT
LOCATED WITHIN SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH

Salt Lake City Office tel (801) 487-8040
231 WEST 800 SOUTH fax (801) 487-8668
Salt Lake City, Utah 84101

Ward Engineering Group
Planning • Engineering • Surveying

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TAVA-HIGHLANDS
PUBLIC INFRASTRUCTURE DISTRICT NO. 3
FINAL LOCAL ENTITY PLAT

LOCATED WITHIN SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH

LEGAL DESCRIPTION

PID #3

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING SOUTH 0º08'37" EAST 658.17 FEET ALONG THE SECTION LINE AND EAST 1884.69 FEET FROM THE WASATCH COUNTY SURVEY ALUMINUM PIPE CAP MONUMENT MARKING THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS FOR THIS DESCRIPTION IS SOUTH 04º04'03" EAST 2857.85 FEET ALONG A LINE DEFINED BY WASATCH COUNTY WATER SERVICE AREA NO. 1 SURVEY CONTROL MONUMENTS NO. 706 AND NO. 708 (BOTH ALUMINUM PIPE CAP MONUMENTS) SEE THE SURVEY CONTROL SHEET FOR THE CENTRAL UTAH WATER CONSERVANCY DISTRICT, WASATCH COUNTY WATER EFFICIENCY PROJECT, DRAWING NO. G-8 AS RECORDED IN BOOK 630 AT PAGES 766-767 AND AS ENTRY NO. 259146 OF THE WASATCH COUNTY RECORDS);

AND RUNNING THENCE EAST 70.00 FEET; THENCE SOUTH 70.00 FEET; THENCE WEST 70.00 FEET; THENCE NORTH 70.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.11 ACRES.

LINE TABLE

Line Table		
Line #	Length	Direction
L1	70.00	N90° 00' 00"E
L2	70.00	S0° 00' 00"E
L3	70.00	N90° 00' 00"W
L4	70.00	N0° 00' 00"E

SURVEYOR'S CERTIFICATE

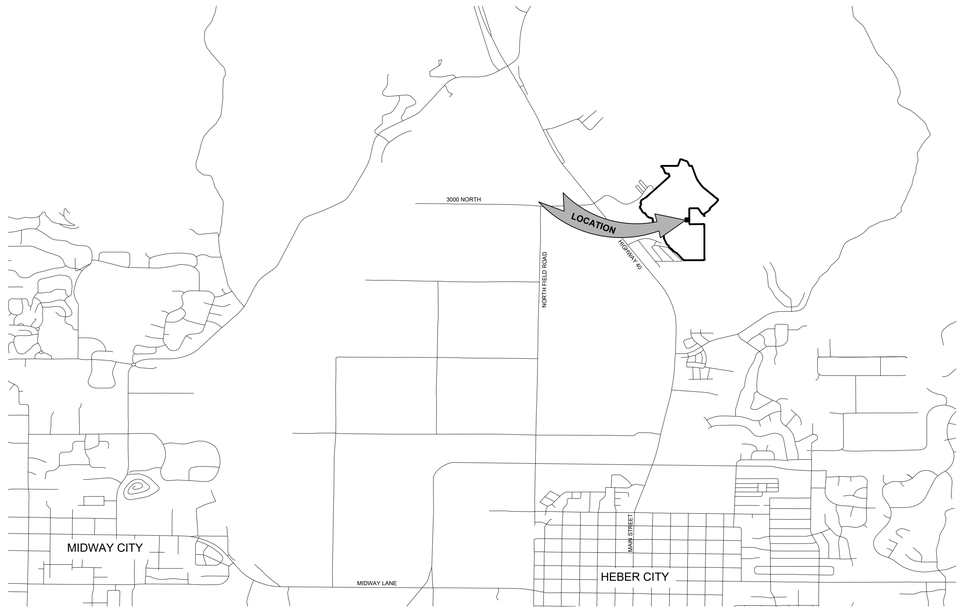
I, SATTAR N. TABRIZ, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NUMBER 155100 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT A FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-73-507, WAS MADE BY ME AND SHOWN HEREON AND IS A TRUE AND CORRECT REPRESENTATION OF SAID FINAL LOCAL ENTITY PLAT.

_____

SATTAR N. TABRIZ, PLS.

UTAH LICENSE NO.: 155100

VICINITY MAP



SHEET 1 OF 2

ACCEPTANCE BY PUBLIC INFRASTRUCTURE DISTRICT

THE TAVA-HIGHLANDS PUBLIC INFRASTRUCTURE DISTRICT BOARD, APPROVES & ACCEPTS THIS FINAL LOCAL ENTITY PLAT.

THIS _____ DAY OF _____, A.D. 20___.

_____ NAME

_____ TITLE

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF HEBER CITY, WASATCH COUNTY, UTAH, APPROVES THIS FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-73-507 OF THE UTAH CODE.

THIS _____ DAY OF _____, A.D. 20___.

_____ MAYOR

_____ CLERK-RECORDER

WASATCH COUNTY SURVEYOR'S CERTIFICATE

THIS OFFICE HAS REVIEWED THIS PLAT AND ACCEPTS THIS PLAT AS MEETING THE REQUIREMENTS OF UTAH CODE TITLE 17, CHAPTER 73, SECTION 507. PART 2.

THIS _____ DAY OF _____, A.D. 20___.

_____ WASATCH COUNTY SURVEYOR

COUNTY RECORDER

_____ RECORD NO.

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

DATE_____TIME_____BOOK_____PAGE_____

FEES

DRAWN BY: MM
FIELD CREW: BM
CHECKED BY: SNT
DATE: 12/09/25

CLIENT: DR HORTON
DWG: PID 1.DWG
JOB No: 3891-
DRAWING IS REDUCED IF LESS THAN 22"x34"
DIMENSIONS AND NOTES TAKE PRECEDENCE OVER SCALE.

TAVA-HIGHLANDS
PUBLIC INFRASTRUCTURE DISTRICT NO. 3
FINAL LOCAL ENTITY PLAT
LOCATED WITHIN SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH

REVISIONS

No.	DATE	BY	REVISION

Ward Engineering Group
Planning • Engineering • Surveying
Salt Lake City Office tel (801) 487-8040
231 WEST 800 SOUTH fax (801) 487-8668
Salt Lake City, Utah 84101

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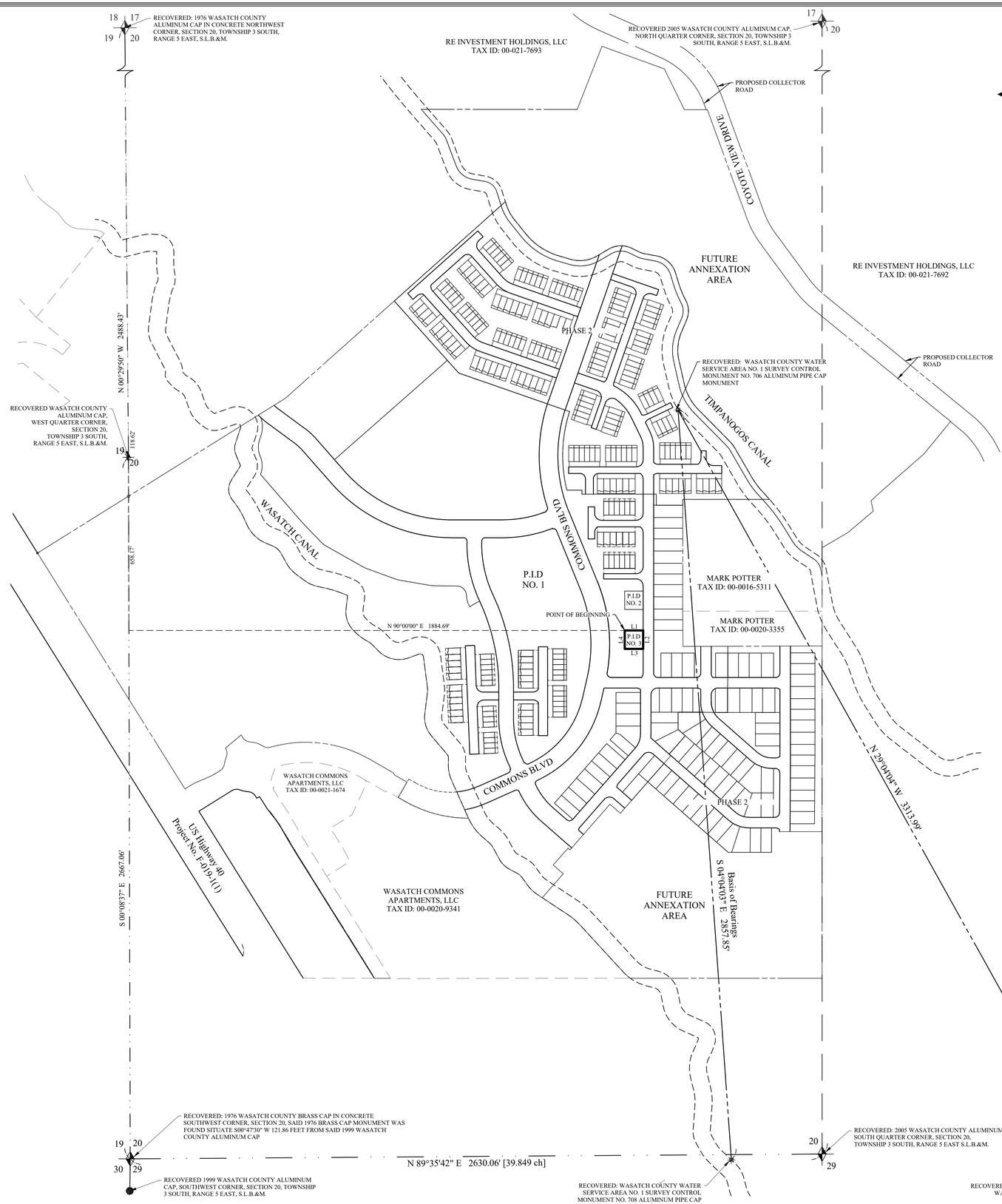
TAVA-HIGHLANDS
PUBLIC INFRASTRUCTURE DISTRICT NO. 3
FINAL LOCAL ENTITY PLAT

LOCATED WITHIN SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH



MAP LEGEND

- BOUNDARY LINE
- SECTION LINE
- QUARTER SECTION LINE
- CENTERLINE
- RIGHT OF WAY
- LOT LINE
- DEED LINE
- EASEMENT LINE
- RADIAL LINE
- MONUMENT

N
W E
S

GRAPHIC SCALE

200 0 100 200 400 600

(IN FEET)
1 inch = 200 ft.

SHEET 2 OF 2

DRAWN BY: MM
FIELD CREW: BM
CHECKED BY: SNT
DATE: 12/09/25

CLIENT: DR HORTON
DWG: PID 1.DWG
JOB No: 3891-
DRAWING IS REDUCED IF LESS THAN 22"x34"
DIMENSIONS AND NOTES TAKE PREFERENCE OVER SCALE.

TAVA-HIGHLANDS
PUBLIC INFRASTRUCTURE DISTRICT NO. 3
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REVISIONS

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Salt Lake City, Utah 84101

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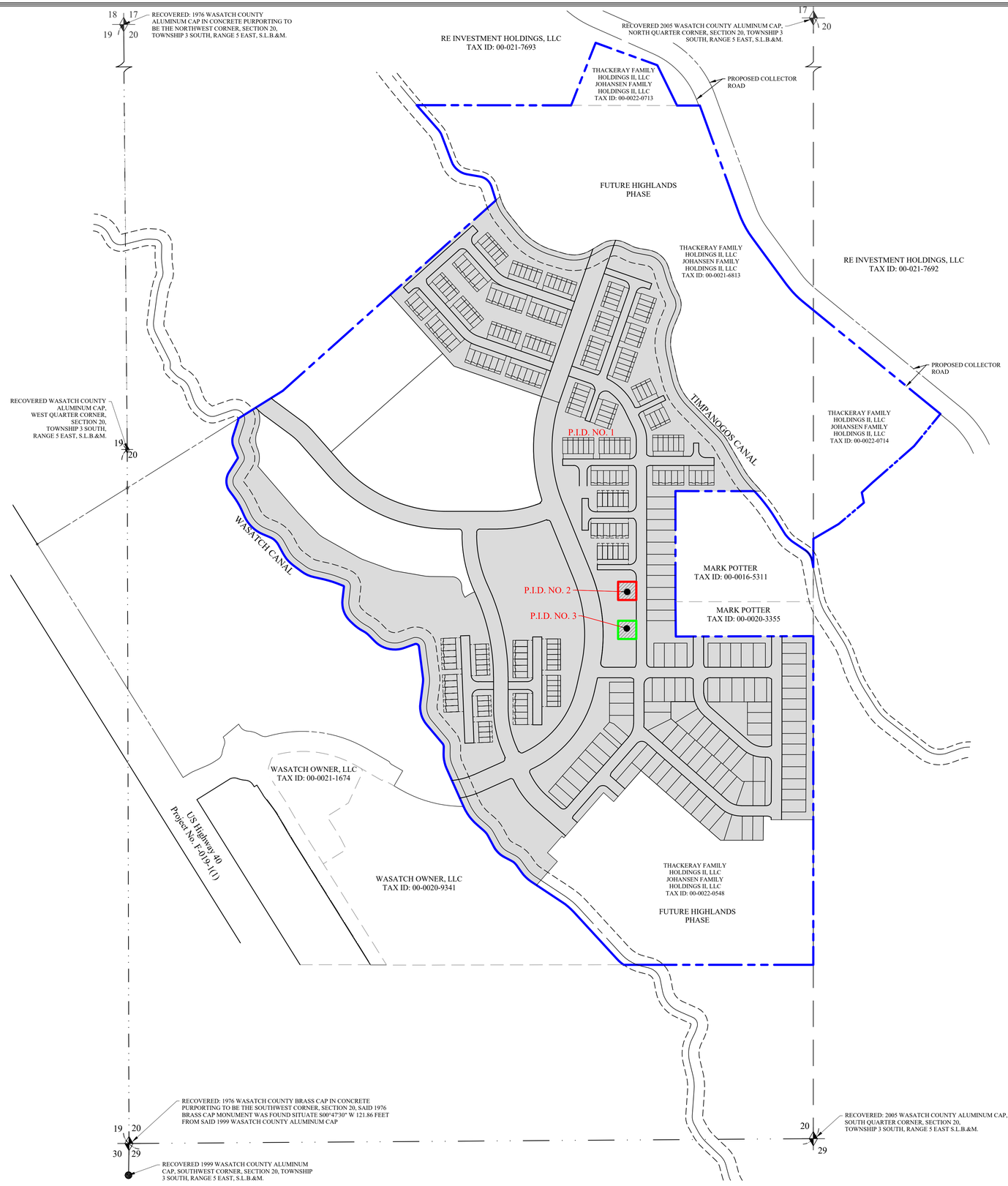
TAVA-HIGHLANDS
PUBLIC INFRASTRUCTURE DISTRICT NOS. 1-3
ANNEXATION AREA EXHIBIT

LOCATED WITHIN SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH



MAP LEGEND

- OVERALL HIGHLANDS ANNEXATION BOUNDARY
- P.I.D. NO. 1
- P.I.D. NO. 2
- P.I.D. NO. 3
- SECTION LINE
- RIGHT OF WAY
- LOT LINE
- MONUMENT

N W E S

GRAPHIC SCALE

200 0 100 200 400 600

(IN FEET)
1 inch = 200 ft.

SHEET 1 OF 1

DRAWN BY: MM
FIELD CREW: BM
CHECKED BY: SNT
DATE: 07/03/26

CLIENT: DR HORTON
DWG: SURVEY BASE
JOB No: 3891-
DRAWING IS REDUCED IF LESS THAN 22"x34"
DIMENSIONS AND NOTES TAKE PREFERENCE OVER SCALE.

TAVA-HIGHLANDS
PUBLIC INFRASTRUCTURE DISTRICT NOS. 1-3
ANNEXATION AREA EXHIBIT
LOCATED WITHIN SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
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Salt Lake City, Utah 84101

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EXHIBIT D

Disclosure Notice

NOTICE: This Development is located within the Tava-Highlands Public Infrastructure District Nos. 1-3.

The Districts are authorized to impose a property tax of 0.005 per dollar of taxable value.

Under the maximum property tax rate of the Districts, for every $100,000 of taxable value, there would be an additional annual property tax of $500 for the duration of the Districts' Bonds.

EXHIBIT E

Enhanced Improvements

The Districts shall include the following enhanced improvements that directly benefit residents of the Districts and Heber City:

- **College Way Improvements**
  - Contribution of District funds to the City for the design and construction of the College Way roadway segment, filling an existing gap in the City's transportation plan for which no other funding source is currently available, and providing enhanced connectivity for District residents and the public to the UDOT highway, the arts center, and adjacent retail areas.

- **Highland Park Improvements**
  - Installation of enhanced playground equipment, including swings with an infant swing and an all-abilities swing; additional shade structures and bench placement; and replacement of wood-chip surfacing with poured-in-place rubber safety surfacing.

- **Dog Park Improvements**
  - Construction of a gravel walking path along the perimeter of the dog park and installation of a large shade structure and benches.

TAVA-HIGHLANDS

Public Infrastructure District Nos. 1–3

Heber City, Utah

Presented by: Forestar (USA) Real Estate Group Inc.

Heber City Council – Work Session | August 18, 2026

Governing Document Approval

THE HIGHLANDS DEVELOPMENT

Wasatch County
Heber City, Utah

WBA Local Government Law

FORESTAR

D·R·HORTON America's Builder

Forestar (USA) & DR Horton

Nationally Proven. Locally Invested

FORESTAR OVERVIEW

FORESTAR

Forestar Group Inc. ("Forestar" or "FOR") is a highly differentiated, pure-play, residential lot developer for the affordably-priced single-family home market

Operations in 64 markets across 24 states(1)

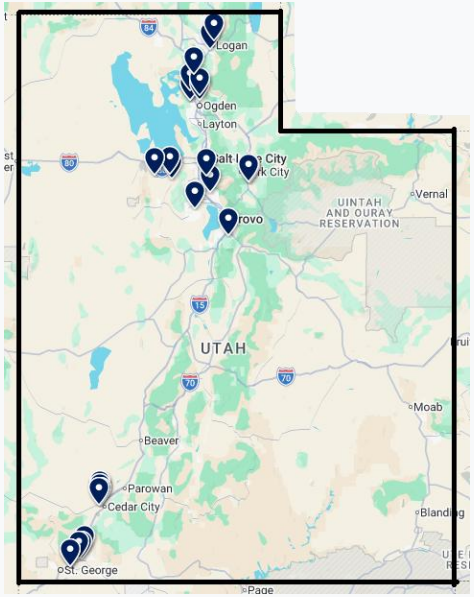
(1) As of March 31, 2026

RETURNS FOCUSED	Track record of solid operational results
PRUDENT	Fully-entitled projects with short durations
DISCIPLINED	Investing capital across a diverse, national footprint which mitigates risk
STRATEGIC	Strong relationship with D.R. Horton, the nation's largest homebuilder
EFFICIENT	Capturing market share while maintaining a low overhead model
STRONG LIQUIDITY	Balance sheet provides financial and operational flexibility
LEADERSHIP	Proven management team with significant land development experience

FORESTAR

As of March 31, 2026

D·R·HORTON
America's Builder



DR Horton Utah Team at Sundance Resort

Overall Development Plan — 116.26 Acres, 811 Total Units

HIGHLANDS RESIDENTIAL DEVELOPMENT SUMMARY

AREA= 116.26 AC. **ERU's= 579** (TOTAL AFFORDABLE HOUSING ERU's= 51)

DR HORTON	UNITS	UNIT SF	ERUs/UNIT	ERUs
SINGLE FAMILY RESIDENTIAL ALTA LOTS WITH ALTA HOME (40.5x93)	112	1,600 SF	0.75	84.0
SINGLE FAMILY RESIDENTIAL COTTAGE LOTS WITH COTTAGE HOME (46.5x93)	93	2,091 SF	1.0	93.0
STACKED FLATS				
1 BEDROOM	108	750 SF	0.33	35.6
2 BEDROOM	105	1,150 SF	0.50	52.5
3 BEDROOM	22	1,350 SF	0.75	16.5
TOWNHOMES - OLIVER	77	2,047 SF	1.0	77.0
TOWNHOMES - MILLBROOK	161	1,600 SF	0.75	120.75
TOWNHOMES - DALTON	133	1,399 SF	0.75	99.75
	TOTAL UNITS = 811			TOTAL ERUs = 579.10

STACKED FLATS SUMMARY			
SQ FT	Units	ERUs Rate	ERUs
<800	108	0.33	35.6
800-1200	105	0.50	52.5
1200-1600	22	0.75	16.5
>1600	0	1.00	0.0
GRAND TOTAL	235		104.6

LEGEND:

- HIGHLANDS PONDS
- ACCESS DRIVES
- RIPRAP CHANNEL
- PROPOSED ASPHALT
- PROPOSED CONCRETE SIDEWALK

All maps and images represented are conceptual and illustrative, should not be relied on for any purpose and are subject to change without notice or liability to any person or party. The Developer and its affiliates, at its sole discretion and without notice, reserves the right to change and remove any and all elements of the amenities, land uses, development, scale, phasing and timing of construction. Market conditions and the number of closed homes will determine any amenity timing and final footprint. Homeowner HOA dues provide access to designated amenities and are subject to change per the governing documents.

UNIT SUMMARY

Alta Lots (SF)	approx. 1,600 SF
112 units	0.75 ERU
Cottage Lots (SF)	approx. 2,091 SF
93 units	1.0 ERU
TH – Oliver	approx. 2,047 SF
77 units	1.0 ERU
TH – Millbrook	approx. 1,600 SF
161 units	0.75 ERU
TH – Dalton	approx. 1,399 SF
133 units	0.75 ERU
Stacked Flats*	750–1,350 SF
235 units	0.33–0.75

TOTAL: 811 units | 576 units in PID

** Stacked Flats by DHI Communities (outside PID boundaries). DR Horton builds all other product types.*

Why a PID? Public Need & Benefits

THE NEED

~$31,000,000

Estimated Public Infrastructure Cost

BENEFITS

College Way Improvements

City has a gap in their transportation plan, the PID can help fill that gap

Park Improvements

Additional shade structures and features in both the public and dog parks

Maintain Lower Home Prices

Infrastructure costs would have to shift from the PID to the home price

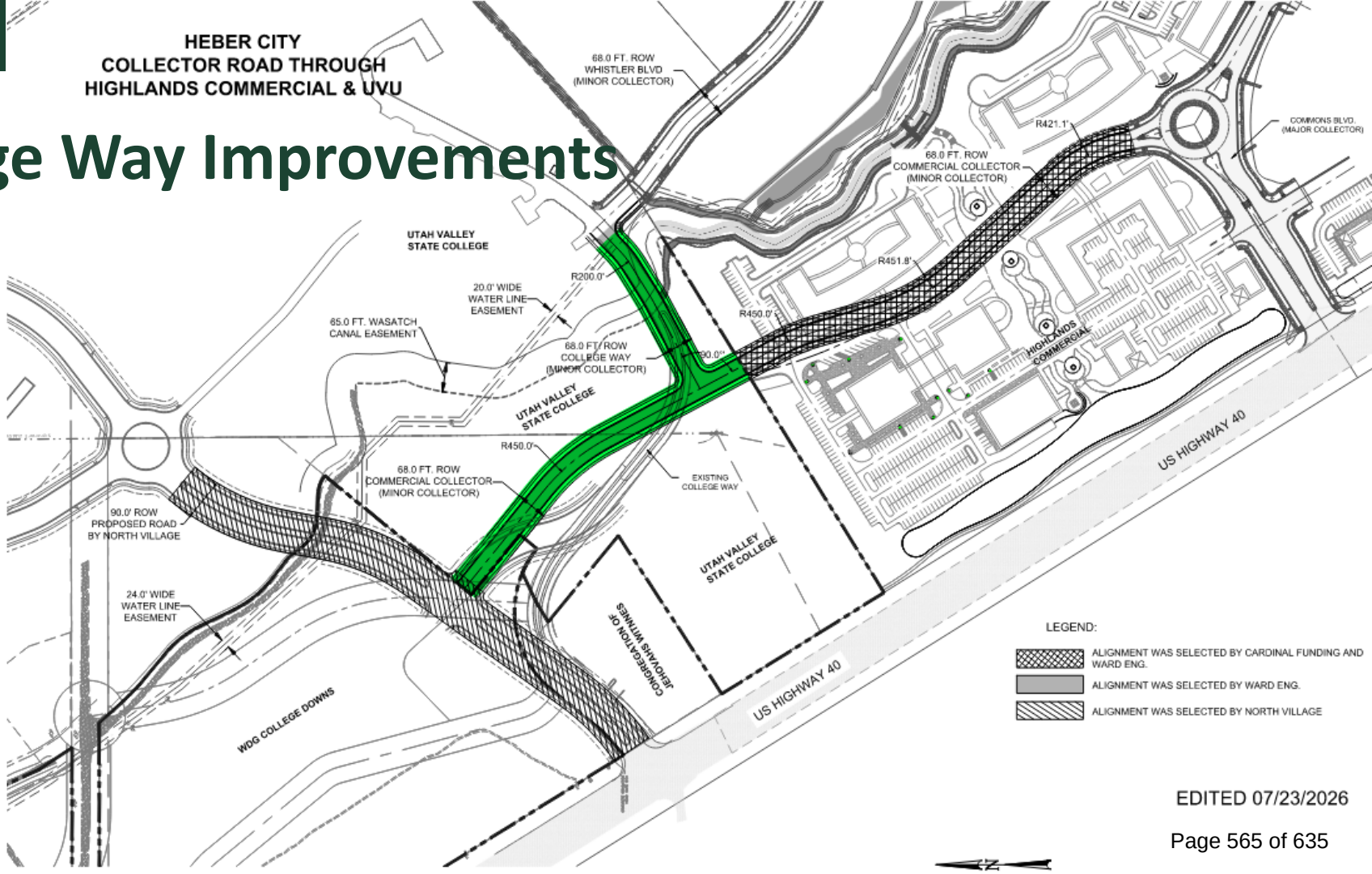
Attainable Housing

PID has no negative impact on the deed restricted affordable housing units

No City Liability

PID debt does not create any financial liability or obligation for Heber City

College Way Improvements



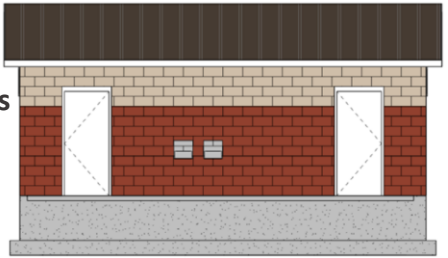
EDITED 07/23/2026

Wasatch Canal
189

HIGHLANDS
CENTRAL PARK CONCEPTUAL PLAN

Pickleball Courts (2)

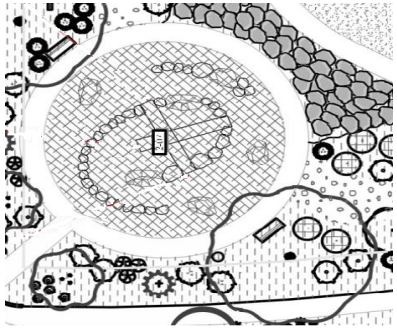
Restrooms



BIG T RECREATION

Playground Area
4,800 sf.

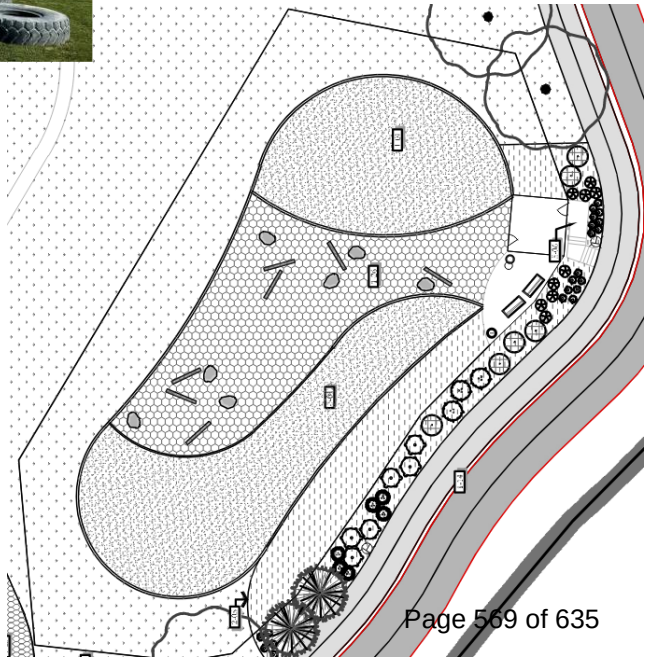
Terra Park



Pickleball Courts
30' x 20' Pavilion
Detention Basin
5' W Concrete Sidewalks
Grass Play Field (Informal)
Large Playground
Terra Park
Restroom Building
20' x 20' Pavilions
5' W Concrete Sidewalks
Soft Surface Bike/Hike Trail
Detention Basin
Dog Park
10' Asphalt Canal Trail
Canal

Total Park Acreage: 7.3 AC
1.24 Miles of Trails, Paths & Walks
Graphic is conceptual to show amenity offerings and approximate programmatic element placement. Exact amenity location and element/material detail can be found on the landscape and civil plans.

Dog Park



Public Project

In line with Heber City's PID Policy, the city will receive 10% of the net bond proceeds of the PID that can be used for a public project. This is what we propose:

College Way Improvements - $1,600,000

- Currently there is a gap in the city transportation plan.
- There are no funds available to build this section of road.
- Provides great connectivity for the community and the public to UDOT Highway, Arts Center, retail, and trailhead.

Highland Park Improvements - $400,000

- Added Equipment: Swings with baby swing and all-abilities swing
- Added Shade Structures and Benches
- Rubber Floor in place of wood chips

Dog Park Improvements - $70,000

- Added gravel walking path along the outside
- Added Large Shade Structure and Benches

Total Improvements - $2,070,000

Cost Benefit to the Homeowner — Townhome Product

WITHOUT A PID	
Purchase Price	**$489,990**
Down Payment (20%)	**$97,998**
Loan / Rate	**$391,992 @ 6.75%**
Principal & Interest	**$2,542.45/ mo**
Property Tax	**$208.93 / mo**
Total Monthly Payment	**$2,751.38**

WITH A PID	
Purchase Price	**$449,990**
Down Payment (20%)	**$89,998**
Loan / Rate	**$359,992 @ 6.75%**
Principal & Interest	**$2,334.90 / mo**
Property Tax	**$294.99 / mo**
Total Monthly Payment	**$2,629.89**

THE HOMEOWNER'S BOTTOM LINE

$8,000
less cash due at closing

~$122 / mo
lower total monthly payment

~$1458 / yr
in annual savings

~$43,740
Savings over 30 yrs

The PID levy is temporary — when the bonds are repaid, the levy ends and the homeowner keeps the lower-priced home and mortgage.

A Townhome at its marketed price; 30-yr fixed at 6.75%, 20% down; Utah primary-residence taxable value = 55% of market value. With-PID price reflects ~$40,000 of infrastructure funded by the PID rather than built into the purchase price.

Cost Benefit to the Homeowner — Single Family Product

WITHOUT A PID	
Purchase Price	$694,990
Down Payment (20%)	$138,998
Loan / Rate	$555,992 @ 6.75%
Principal & Interest	$3,606.15 / mo
Property Tax	$296.34/ mo
Total Monthly Payment	**$3,902.49**

WITH A PID	
Purchase Price	$654,990
Down Payment (20%)	$130,998
Loan / Rate	$523,992 @ 6.75%
Principal & Interest	$3,398.60 / mo
Property Tax	$429.38 / mo
Total Monthly Payment	**$3,827.98**

THE HOMEOWNER'S BOTTOM LINE

$8,000
less cash due at closing

~$75 / mo
lower total monthly payment

~$894 / yr
in annual savings

~$26,822
Savings over 30 yrs

The PID levy is temporary — when the bonds are repaid, the levy ends and the homeowner keeps the lower-priced home and mortgage.

A Single Family at its marketed price; 30-yr fixed at 6.75%, 20% down; Utah primary-residence taxable value = 55% of market value. With-PID price reflects ~$40,000 of infrastructure funded by the PID rather than built into the purchase price.

Affordable Housing

Home Price Based off Monthly Payment

Homeowners qualify based on how much they can afford to pay per month

Payment Calculation Includes, HOA, Taxes, PID Tax, Insurance, Utilities, and Mortgage

The Builder's Deed-Restricted Obligation

≤ 60% AMI	~11 units	**≈ $184,224**
≤ 80% AMI	~44 units	**≈ $285,693**

With in the Development agreement, DR Horton has committed to providing 55 affordable housing units. DR Horton is losing roughly **$155,000 per home** or $8.5M overall.

Family of 4 AMI - $136,200*
Examples

60% AMI - $81,720

Total Maximum Monthly Payment - **$1,812**
Includes, HOA, Taxes, PID Tax, Insurance, Utilities, and Mortgage

Home Price - $184,224 with PID
Home Price - $190,702 without PID

80% AMI - $108,960

Total Maximum Monthly Payment - **$2,493**
Includes, HOA, Taxes, PID Tax, Insurance, Utilities, and Mortgage

Home Price - $285,693 with PID
Home Price - $295,715 without PID

Wasatch County School Teachers
$72k - $108k (Steps 1-20)

Heber City Police Officers
Avg. $86,770

Heber City Employees

"Family of 4 AMI" comes from the Mountainlands Community Housing Trust website for Wasatch County. AMI Income Limits | Mountainlands Community Housing Trust

Financial Plan Overview

Preliminary Financing Analysis for LTGO PID Bonds prepared by Wells Fargo Securities (April 2026) — subject to final market conditions at time of issuance.

5 Mills
Max Debt Mill Levy
(per $1 taxable value)

$0.005
Max Rate
($500 per $100,000 taxable value)

$22.6M
Estimated Aggregate
Par Amount – New Money Bonds

Issuance Year	District	Par Amount (New Money Bonds)	Final Maturity	Financing Strategy	Rating Assumption (Senior Bonds)
2026	PID No. 1	$10,925,000	2056	New money only	Non-rated
2028	PID No. 2/3	$9,110,000	2058	New money only	Non-rated
2031	PID No. 1	$1,330,000	2061	New money & refinancing	Investment Grade
2033	PID No. 2/3	$1,235,000	2063	New money & refinancing	Investment Grade

All bonds tax-exempt. Capitalized interest covers early years. Debt Service Reserve Fund established at closing.

Itemized Overview

Estimated values. Could change due to market conditions

City Projects	Total - $ 2,070,000
College Way Improvements	$ 1,600,000
Dog Park Improvements	$ 70,000
Public Park Improvements	$ 400,000
Administration	**Total - $ 50,000**
Accounting	$ 15,000
Audit	$ 10,000
Insurance	$ 5,000
Legal/District Management	$ 20,000

Public Infrastructure	Total - $ 31,261,870
Grading/Misc	$ 3,881,270
Wet Utilities	$ 17,475,140
Dry Utilities	$ 7,570,710
Roadways	$ 2,334,750

- The PID will only cover about $20M of the $31M of Public Infrastructure.
- There is roughly $75,000,000 of infrastructure (private and public) in the entire project.

Proposed Mill Levy: Comparison & Impact

*The Highlands/Tava PID is no different than the other PIDS approved by the city

2025 CERTIFIED TAX RATES — HEBER AREA	
Wasatch County	0.001156
MCAT & County A&C Levies	0.000126
Wasatch Co. School District	0.006294
Heber City	0.000770
Fire Protection SSD	0.000420
Wasatch Co. SSD No. 21	0.000157
Central Utah Water CD	0.000380
Current Total Tax Rate	**0.009303**
Proposed Tava-Highlands PID	**0.005000**
Proposed New Total Rate	**0.014303**

COMPARABLE PID TAX RATES

Harvest Village PID	**0.005**
Jordanelle Ridge PID	**0.005**
Black Rock Mt. Resort PID	**0.010**
Wakara Ridge PID	**0.001**
DV Snow Park PID Nos. 1–3	**up to 0.015**
MIDA Cormont PID	**0.020**

IMPACT ON HOMEOWNER

At 5 mills: approx. $500 per $100,000 of taxable value annually
(e.g., ~$1,650/year on a $330,000 assessed taxable value for a $600,000 home)

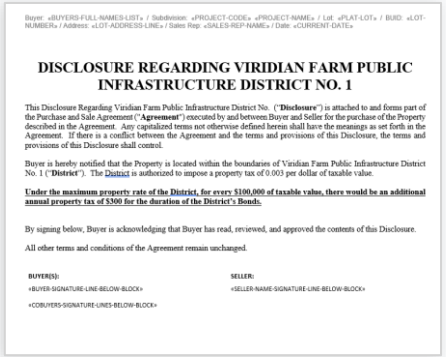
Property Owner Protections & Required Disclosures

100% Owner Consent

The Petitioner (Forestar) represents 100% of surface property owners within the proposed district boundaries and has executed the Petition with full notarized consent.

DR Horton has experience with PIDs

DR Horton currently has another community with a PID in Salem, UT. They post notices in the sales office and have disclosures to educate future homebuyers.



Buyer: «BUYERS-FULL-NAMES-LIST» / Subdivision: «PROJECT-CODE» «PROJECT-NAME» / Lot: «PLAT-LOT» / BUID: «LOT-NUMBER» / Address: «LOT-ADDRESS-LINE» / Sales Rep: «SALES-REP-NAME» / Date: «CURRENT-DATE»

DISCLOSURE REGARDING VIRIDIAN FARM PUBLIC INFRASTRUCTURE DISTRICT NO. 1

This Disclosure Regarding Viridian Farm Public Infrastructure District No. ("**Disclosure**") is attached to and forms part of the Purchase and Sale Agreement ("**Agreement**") executed by and between Buyer and Seller for the purchase of the Property described in the Agreement. Any capitalized terms not otherwise defined herein shall have the meanings as set forth in the Agreement. If there is a conflict between the Agreement and the terms and provisions of this Disclosure, the terms and provisions of this Disclosure shall control.

Buyer is hereby notified that the Property is located within the boundaries of Viridian Farm Public Infrastructure District No. 1 ("**District**"). The District is authorized to impose a property tax of 0.003 per dollar of taxable value.

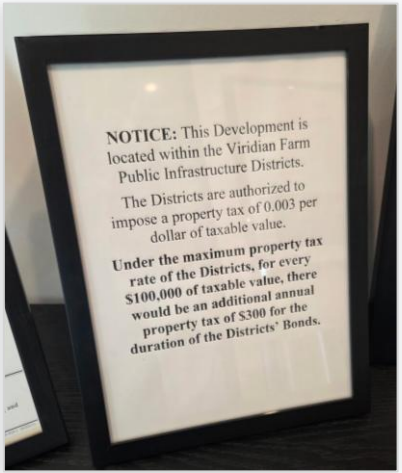
Under the maximum property rate of the District, for every $100,000 of taxable value, there would be an additional annual property tax of $300 for the duration of the District's Bonds.

By signing below, Buyer is acknowledging that Buyer has read, reviewed, and approved the contents of this Disclosure.

All other terms and conditions of the Agreement remain unchanged.

BUYER(S): «BUYER-SIGNATURE-LINE-BELOW-BLOCK» «COBUYERS-SIGNATURE-LINES-BELOW-BLOCK»

SELLER: «SELLER-NAME-SIGNATURE-LINE-BELOW-BLOCK»



Mill Levy Cannot Be Increased

The maximum mill levy of 5 mills is set in the Governing Document and cannot be increased without a full Governing Document Amendment approved by City Council — regardless of project success or failure.

Annual Notice

Annual written notice to all property owners disclosing the maximum rate, the current year's rate, where budgets and financials are posted, and Board contact information (Governing Document §X.C).

Recorded Notice on Property

Two notices are recorded against property in the Districts: the statutory boundary-action documents (Utah Code §17B-1-215(2)), and the Governing Document §X.A disclosure notice

Buyer Disclosure

Governing Document on file with City; signed disclosure on a separate colored page stating the maximum impact of '$500 per $100,000 of taxable value' (§X.B; Exhibit D posted in model homes).

Process to Date & Next Steps

March 26, 2026 **LOI & Petition Submitted**

Forestar submitted Letter of Intent, Petition (100% owner consent), and Final Local Entity Plats to Heber City

May 19, 2026 **Meeting with Heber City DAC**

District Advisory Committee review

June 3, 2026 **Governing Document Submission**

Draft Governing Document submitted for City review; WBA, PC serving as general counsel to the Districts

June 16, 2026 **City Council Working Session**

Governing Document presented to City Council for discussion and feedback

July 7, 2026 **Public Hearing**

September 1, 2026 **City Council Consideration of Resolution**

City Council votes to approve Governing Document and create Tava-Highlands PID Nos. 1–3

2026 **Bond Issuance (Series 2026)**

Closing of 2026 bond issuance with proceeds to fund Phase 1-4 infrastructure

Key Takeaways

For Heber City

- 576-home Highlands community, including 55 deed-restricted affordable homes
- College Way improvement funds plus Dog Park and Public Park upgrades
- A share of PID bond proceeds toward a City public project, consistent with the City's PID Policy
- No City liability for District debt – Governing Documents §VII.G

For Homebuyers

- ~$40,000 of infrastructure financed by the PID instead of built into the purchase price
- Lower total monthly cost (~$75-$122/mo on the examples shown) and ~$8,000 less cash at closing
- Less mortgage interest paid over the life of the loan; levy ends when the bonds are repaid

Built-In Protections

- 5-mill cap ($500 per $100,000 of taxable value) — changeable only by a Governing Document Amendment approved by City Council
- Recorded notices, signed buyer disclosures, and annual notice to owners
- Annual report to the City; Board seats transition to resident-elected as homes are occupied
- Districts dissolve upon repayment or defeasance of the bonds —
- Governing Document §IX

The Action Before Council

- Consider approval of the Governing Document for Tava-Highlands PID Nos. 1–3
- The Governing Document — not tonight's presentation — sets the binding limits on District powers, debt, and taxes

Public Hearing

Tava-Highlands Public Infrastructure District Nos. 1–3

Forestar (USA) Real Estate Group Inc. respectfully requests that the Heber City Council adopt a Resolution approving the Governing Document and creating Tava-Highlands Public Infrastructure District Nos. 1–3.

Applicant

Forestar (USA) Real Estate Group Inc.

Justine Klinke, Region VP
Lehi, UT

General Counsel

WBA, PC

Blair Dickhoner
Betsy Russon
Lehi, UT

Bond Counsel

Gilmore & Bell

Randall Larsen
Aaron Wade
Salt Lake City, UT

Underwriter

Wells Fargo

Tom Wynne
Ryan Poulsen
Denver, CO

Financial Advisor

Tierra Financial

Evan Kist
Amanda Salome
Arlington, TX

Heber City Council Staff Report

MEETING DATE: 8/18/2026

SUBJECT: Finance Director Statement of Proposed Property Tax Increase and Presentation of the Proposed Property Tax Impact Schedule

RESPONSIBLE: Sara Nagel

DEPARTMENT: Finance

STRATEGIC RELEVANCE:

SUMMARY

The following is direction from the Utah State Tax Commission (USTC) regarding their interpretation of the Truth in Taxation provisions that were created by HB 236.

- At every public meeting and public hearing where the budget is discussed from the first meeting in May until final budget adoption before September 1st:
    - The property tax impact schedule should be included as a separate item on the meeting or hearing agenda (except for the August hearing- allowable agenda items are specifically outlined in 59-2-919(8)(b)(i)(B))
    - Printed copies of the property tax impact schedule should be made available to the public at the meeting or hearing.

- At the first meeting in May and any public hearing on the budget before June 30th:
    - The property tax impact schedule must be presented to the public in addition to meeting the requirements listed above.

- The property tax impact schedule should be available on your entity's website from the first meeting in May until final budget adoption.

The City is following all USTC recommendations.

RECOMMENDATION

BACKGROUND

During the 2026 General Legislative Session, the Utah Legislature adopted HB 236, which modified certain requirements related to municipal budget adoption and the Truth-in-Taxation process under Utah Code §59-2-919.

HB 236 introduces an additional step earlier in the budget process. Specifically, if a municipality is considering a property tax rate that exceeds the certified tax rate, the Budget Officer must publicly state, at the time the tentative budget is presented, that the tentative budget includes a proposed property tax increase. This statement must include:

- The approximate dollar amount of additional ad valorem tax revenue to be generated;
- The purpose of the additional revenue;
- The approximate percentage increase in property tax revenue; and
- Notice that a formal Truth-in-Taxation hearing will be scheduled if the City proceeds with the proposed increase.

This requirement is intended to improve transparency by informing the public and governing body earlier in the budget process that a property tax increase is being contemplated, rather than waiting until the formal Truth-in-Taxation notice and hearing phase.

The presentation of the property tax impact statement requirement was satisfied during the May 5, 2026 City Council meeting.

DISCUSSION

FISCAL IMPACT

CONCLUSION

ALTERNATIVES

1. Approve as proposed
2. Approve as amended
3. Continue
4. Deny

POTENTIAL MOTIONS

Alternative 1 - Approval - Staff Recommended Option

I move to **approve** the item as presented, with the findings and conditions as presented in the conclusion above.

Alternative 2 - Approve as Amended

I move to **approve** the item as amended, as follows.

Alternative 3 - Continue
I move to **continue** the item to another meeting on [DATE], with direction to the applicant and/or Staff on information and / or changes needed to render a decision, as follows:

Alternative 4 - Denial
I move to **deny** the item with the following findings.

ACCOUNTABILITY

Department: Finance
Staff member: Sara Nagel, Finance Director

EXHIBITS

1. Proposed Property Tax Impact Schedule Updated

Proposed Property Tax Impact Schedule

Finance Director Statement: As part of the Fiscal Year 2027 Tentative Budget, Heber City will consider an increase to its certified property tax rate from 0.000751 to 0.000787 to generate an additional $174,000. The following information is intended to provide decision makers and the public with an explanation of how the City's operations would be affected if the proposed property tax increase is adopted. The City provided notice of and conducted a public hearing as required where members of the public had an opportunity to comment on the proposed increase.

Heber City's Certified Property Tax Rate		0.000751	
Heber City's Auditor's Certified Rate Revenue	$	3,626,863	
Proposed Revenue with Tax Change	$	3,800,863	
New Property Tax Revenue to Heber City	$	174,000	
Estimated Increase to Heber City's Property Tax Revenue		4.80%	
Estimated annual increase to a primary residence valued at $850,000	$	16.83	or 4.8%
Estimated annual increase to a business valued at $850,000	$	30.60	or 4.8%

Affected Department	Proposed Budget	Budget without Tax Change	Budget Change
Legislative	$ 275,700	$ 272,940	$ 2,760

Affected Department	Proposed Budget	Budget without Tax Change	Budget Change
Judicial	$ 399,400	$ 395,400	$ 4,000

Affected Department	Proposed Budget	Budget without Tax Change	Budget Change
Administrative	$ 1,462,400	$ 1,447,750	$ 14,650

Affected Department	Proposed Budget	Budget without Tax Change	Budget Change
General Gov't Buildings	$ 353,500	$ 349,960	$ 3,540

Affected Department	Proposed Budget	Budget without Tax Change	Budget Change
Attorney	$ 127,200	$ 125,930	$ 1,270

Affected Department	Proposed Budget	Budget without Tax Change	Budget Change
Human Resources	$ 169,900	$ 168,200	$ 1,700

Affected Department	Proposed Budget	Budget without Tax Change	Budget Change
Information Technology	$ 486,300	$ 481,430	$ 4,870

Affected Department	Proposed Budget	Budget without Tax Change	Budget Change
Engineering	$ 269,500	$ 266,800	$ 2,700

Affected Department	Proposed Budget	Budget without Tax Change	Budget Change
Building	$ 1,564,600	$ 1,548,920	$ 15,680

Affected Department	Proposed Budget	Budget without Tax Change	Budget Change
Planning	$ 904,700	$ 895,630	$ 9,070

Affected Department	Proposed Budget	Budget without Tax Change	Budget Change
Police	$ 7,133,100	$ 7,061,600	$ 71,500

Affected Department	Proposed Budget	Budget without Tax Change	Budget Change
Animal Control	$ 460,700	$ 456,080	$ 4,620

Affected Department	Proposed Budget	Budget without Tax Change	Budget Change
Roads	$ 1,745,800	$ 1,728,310	$ 17,490

Affected Department	Proposed Budget	Budget without Tax Change	Budget Change
Parks	$ 1,127,500	$ 1,116,200	$ 11,300

Affected Department	Proposed Budget	Budget without Tax Change	Budget Change
Cemetery	$ 883,300	$ 874,450	$ 8,850

Impact of Tax Increase: Departments across the city are experiencing increased costs in materials, services and labor. This increase will maintain the City's most stable revenue source at a level sufficient to providing essential services.

Total General Fund Change $ 174,000

Heber City Council Staff Report

MEETING DATE: 8/18/2026

SUBJECT: Resolution 2026-18 Adopting A Certified Tax Rate For Fiscal Year 2027

RESPONSIBLE: Sara Nagel

DEPARTMENT: Finance

STRATEGIC RELEVANCE:

SUMMARY

Resolution 2026-18 adopts the City's certified tax rate for Fiscal Year 2027. The proposed rate reflects a 4.8 percent increase above the certified tax rate and would generate approximately $174,000 in additional property tax revenue. Under state law, the City may adopt a rate lower than the proposed increase but may not adopt a rate higher than 4.8 percent.

RECOMMENDATION

Staff recommends that the City Council adopt Resolution 2026-18, establishing the Fiscal Year 2027 certified tax rate of .000787, a 4.8% increase.

BACKGROUND

At the May 19, 2026 City Council meeting, the Council adopted Resolution 2026-11, acknowledging the City's intent to increase property taxes and setting the required Truth-in-Taxation public hearing for August 5, 2026.

The City held the hearing on August 5 in full compliance with Utah state code section 59. During the hearing, staff presented:

- An overview of how property taxes are calculated and administered in Utah.
- A history of the City's budgeting process and tax rate decisions.
- An explanation of how the proposed 4.8 percent increase was determined and how the increase would affect certain property owners.

The proposed increase would result in the following annual changes:

- A primary residential property valued at $850,000 would see an increase of $16.83 annually ($1.40 monthly).
- A primary residential property valued at $451,000 would see an increase of $8.93 annually ($0.72 monthly).

- A business property valued at $850,000 would see an increase of $30.60 annually ($2.55 monthly).

Heber City has adopted five property tax increases since 2011. The illustration below highlights how these historical increases have affected an actual Heber City property. Although many factors influence a property's assessed value, including improvements, market conditions, and County assessments, this example reflects a typical home in Heber City. Staff also noted the substantial rise in assessed value from 2022 to 2024, along with the corresponding decrease in the certified tax rate.

Historical Property Tax Increase Impacts

Tax Year	Certified Tax Rate	Proposed Tax Rate	Increase %	Primary Property Value	Heber City Taxes Owed	% of Total Property Value	Annual Increase	Monthly Increase
2010	0.000923	0.000961	4.11%	342,116	$ 180.83	0.0529%	7.15	0.60
2014	0.001130	0.001496	32.39%	294,831	$ 242.59	0.0823%	59.35	4.95
2021	0.000941	0.001035	10.00%	411,851	$ 234.45	0.0569%	21.29	1.77
2023	0.000682	0.000737	8.06%	802,410	$ 325.26	0.0405%	24.27	2.02
2024	0.000705	0.000771	9.40%	840,620	$ 356.46	0.0424%	30.51	2.54
2026	0.000751	0.000787	4.80%	955,250	$ 413.48	0.0433%	18.91	1.58

DISCUSSION

The proposed certified tax rate for Fiscal Year 2027 reflects the City's continued effort to balance responsible fiscal stewardship with long-term essential service needs. Throughout the budget and Truth-in-Taxation process, Staff emphasized transparency by providing residents with clear explanations on the intended use of the additional revenue and how the increase would affect property owners through the Proposed Property Tax Impact Schedule. Additionally, Staff provided residents with several educational videos on the City's website. Because state law is designed to maintain stable revenue rather than stable rates, municipalities must periodically evaluate whether existing revenues sufficiently keep pace with service demands, inflation, and community expectations.

The recommended 4.8 percent increase is intended to sustain current service levels across multiple General Fund departments. Adoption of the certified tax rate is an integral step in finalizing the FY 2027 budget and aligns with the City's broader strategy of predictable, transparent, and responsible financial planning.

Property tax is the City's most stable and reliable funding source, providing critical support less susceptible to economic fluctuations than sales-based revenues. It currently accounts for approximately 23 percent of total General Fund revenues and covers about 31 percent of General Fund salaries and benefits, underscoring its key role in maintaining essential staffing and services. Several taxing entities across the State are shifting policy towards regular, incremental increases, with West Valley City recently adopting a resolution to increase property taxes up to 3% according to a CPI index. Additionally, Central Utah Water Conservancy District follows a policy of annually adjusting its certified tax rate to 0.0004.

Recent legislative changes have expanded transparency requirements and encouraged earlier public engagement in the budget process, increasing community awareness and expectations for clear fiscal communication. Staff anticipates renewed legislative proposals surrounding property taxes, including potential tax-increase limits and voter referendums tied to future adjustments in certified tax rates. These ongoing discussions highlight the importance of adopting careful, data-driven policies that maintain compliance with evolving state standards while ensuring the City continues to meet resident service expectations.

FISCAL IMPACT

Adoption of the proposed Fiscal Year 2027 certified tax rate reflecting a 4.8 percent increase from .000751 to .000787 will generate approximately $174,000 in additional General Fund property tax revenue. These funds will support ongoing operational needs across multiple departments and help offset inflationary cost pressures.
As stated above, if the increase is not approved, the City would need to reduce General Fund expenditures by the same amount, on a pro rata basis across multiple departments. Such reductions may affect service delivery and planned maintenance or operational needs.

CONCLUSION

The proposed Fiscal Year 2027 certified tax rate reflects a careful balance between maintaining essential City services and minimizing financial impacts to residents and businesses. The 4.8 percent or $174,000 increase is modest relative to historical adjustments and is necessary to support ongoing operational needs across the General Fund. Staff has complied with all Truth-in-Taxation requirements, provided public education on the tax process, and outlined the consequences of adopting a lower rate. Adoption of Resolution 2026-18 will help ensure stable funding for core municipal functions heading into the 2027 fiscal year.

ALTERNATIVES

1. Approve as proposed
2. Approve as amended
3. Continue
4. Deny

POTENTIAL MOTIONS

Alternative 1 - Approval - Staff Recommended Option

I move to **approve** the item as presented, with the findings and conditions as presented in the conclusion above.

Alternative 2 - Approve as Amended

I move to **approve** the item as amended, as follows.

Alternative 3 - Continue
I move to **continue** the item to another meeting on [DATE], with direction to the applicant and/or Staff on information and / or changes needed to render a decision, as follows:
Alternative 4 - Denial
I move to **deny** the item with the following findings.

ACCOUNTABILITY

Department: Finance
Staff member:

EXHIBITS

1. Resolution 2026-18 Adopting Certified Tax Rate

HEBER CITY, UTAH
RESOLUTION NO. 2026-18

A RESOLUTION ADOPTING A CERTIFIED TAX RATE FOR FISCAL YEAR 2027.

WHEREAS, Utah State Code, § 10-6-118 mandates that before June 30 of each fiscal period, or, in the case of a property tax increase under Sections 59-2-919 through 59-2-923, before September 1 of the year for which a property tax increase is proposed, the governing body shall by resolution adopt a budget for the ensuing fiscal period for each fund for which a budget is required under this chapter; and

WHEREAS, Utah Code § 59-2-919 establishes the notice and public hearing requirements applicable to certified tax rate adoption and property tax revenue disclosures; and

WHEREAS, Utah Code § 59-2-923 authorizes a taxing entity to continue expenditures prior to adoption of its final annual budget or tax rate using either the tentative budget; and

WHEREAS, the City has provided proper public notice of the Truth-in-Taxation hearing, including publication of the certified tax rate, disclosure of anticipated revenues, and proper agenda posting as required under Utah law; and

WHEREAS, The City Council desires to increase the certified tax rate by four point seven seven percent (4.77%); and

WHEREAS, the City Council finds that adopting the certified tax rate for Fiscal Year 2027 is in the best interest of the City and ensures adequate funding to maintain essential municipal operations;

WHEREAS, Utah State Code requires that City hold a Truth in Taxation public hearing, and the date set for said hearing is August 5, 2026; and

WHEREAS, the Utah State law requires that city budgets be adopted by resolution,

NOW THEREFORE, BE IT RESOLVED by the City Council of Heber City, Utah that:

1. **Adoption of Certified Tax Rate.**
   The City Council hereby adopts the certified tax rate of .000787 for the Fiscal Year 2027 as calculated and provided by the Utah State Tax Commission.

2. **Property Tax Revenue.**
   The property tax revenues generated under the certified tax rate of $174,000 are hereby approved for Fiscal Year 2027 and shall be incorporated into the City's final budget.

3. **Compliance with Truth-in-Taxation Requirements.**
   The City Council declares that all notice, hearing, and disclosure obligations under Utah Code §§ 10-6-118, 59-2-919, and 59-2-923 have been fully satisfied.

4. **Budget Adoption Timeline.**
   The final budget for Fiscal Year 2027 shall be adopted on or before September 1, and the certified copy shall be filed with the State Auditor within 30 days thereafter, in accordance with Utah Code § 10-6-118.

5. **Interim Expenditures.**
   The final budget for Fiscal Year 2027 shall be adopted on or before September 1, and the certified copy shall be filed with the State Auditor within 30 days thereafter, in accordance with Utah Code § 10-6-118.

This Resolution shall take effect and be in force from and after its adoption.

ADOPTED and PASSED by the City Council of Heber City, Utah, this _____day of _____, 2026, by the following vote:

	AYE	NAY
Council Member Yvonne Barney	_____	_____
Council Member Aaron Cheatwood	_____	_____
Council Member Mike Johnston	_____	_____
Council Member Morgan Murdock	_____	_____
Council Member Sid Ostergaard	_____	_____

APPROVED:

_____
Mayor Heidi Franco

ATTEST:

_____
City Recorder

Heber City Council Staff Report

MEETING DATE: 8/18/2026

SUBJECT: Resolution 2026-20 Adopting Fiscal Year Final 2027 Budget Including Heber City CRA

RESPONSIBLE: Sara Nagel

DEPARTMENT: Finance

STRATEGIC RELEVANCE: Necessary Administrative Action

SUMMARY

Resolution 2026-20 adopts the final budget for Fiscal Year 2026–2027, including the budget for the Heber City Community Reinvestment Agency (CRA). This budget reflects Council priorities, public input, and staff recommendations, ensuring the City's continued fiscal stability and support for strategic initiatives. The budget complies with all applicable state statutes and has been publicly vetted through a transparent and participatory process.

RECOMMENDATION

Staff recommends the City Council adopt Resolution 2026-20, approving the FY 2026-2027 Final Budget and the CRA Budget, as presented.

BACKGROUND

The budget process for FY 2026-2027 included several phases of strategic planning, staff development, and Council deliberation. Key steps in the process included:

- January: Council held a two-day strategic retreat to set priorities.
- January: The City Manager and Finance Director prepared revenue projections.
- January: Departments began work on operating and capital budgets.
- February: Departments submitted personnel requests.
- March: Departments submitted operating and capital budget requests.
- March: The City Manager and Finance Director conducted budget interviews with each Department Director.

- May 5: Finance presented and Council adopted the tentative budget and acknowledged the intent to proceed with the truth-in-taxation process.
- May 6 and 8: Council held two budget workshops.
- May 19: Council resolves to moved forward with Truth in Taxation and sets TNT public hearing date for August 5
- June 2: Council held a public hearing for the proposed budget.
- August 5: Council held a truth-in-taxation public hearing for the proposed property tax increase.

DISCUSSION

The proposed budget reflects strategic decisions made to address ongoing service needs, maintain infrastructure, and align with council priorities. Key decisions incorporated into the final FY 2026-2027 budget include:

- Modify TAP Tax allocation: 18.5% Grants, 25% Trails Maintenance and 56.5% Park Projects and Infrastructure to implement the full recommendation of the Arts Grant Committee.
- Approve five additional FTE: Senior Planner III, Sewer UMO, School Resource Officer, Building Permit Technician, General Government Building Maintenance
- Approve transitioning two PT employees to FT employees: Airport Admin and Executive Admin Assistant
- Approve Employee COLA by the Mountain Plains February CPI of 2.4%
- Proceed with the Capital Improvement Plan including $232K for Salt Shed Reconstruction.
- Implement Zions Bank recommended utility rate increases: Water–12%, Sewer–8%, PI–0%, Storm–9%
- Proceed with Truth in Taxation to consider a 4.8% ($174,000) property tax increase.

Budget details can be found atHeberut.gov.

FISCAL IMPACT

This resolution formally appropriates funding for all City operations, debt obligations, and capital investments for FY 2026–2027. It ensures legal compliance with Utah Code Title 10, Chapter 6 and provides financial capacity for core services and infrastructure investment. The budget is balanced and reflects prudent financial planning.

CONCLUSION

The City Council has fulfilled all statutory requirements for adopting the Fiscal Year 2026–2027 Final Budget by:

1. Holding a duly noticed public hearing on June 2, 2026, in accordance with Utah State Code.
2. Providing proper public notice for all hearings related to the budget process.

Guided by Council's priorities established during the January strategic retreat and further refined through budget workshops in May, Staff has prepared a balanced budget that reflects both the City's long-term goals and current economic conditions.

Staff recommends that the Council adopt the Fiscal Year 2026–2027 Final Budget, including the Community Reinvestment Agency (CRA) Budget, by resolution.

ALTERNATIVES

1. Approve as proposed
2. Approve as amended
3. Continue
4. Deny

POTENTIAL MOTIONS

Alternative 1 - Approval - Staff Recommended Option

I move to **approve** the item as presented, with the findings and conditions as presented in the conclusion above.

Alternative 2 - Approve as Amended

I move to **approve** the item as amended, as follows.

Alternative 3 - Continue

I move to **continue** the item to another meeting on [DATE], with direction to the applicant and/or Staff on information and / or changes needed to render a decision, as follows:

ACCOUNTABILITY

Department: Finance
Staff member:

EXHIBITS

1. Resolution 2026-20 Adopting the Final Budget for Fiscal Year 2026-2027 Including the Heber City CRA
2. Exhibit A Budget
3. FY2027 CIP Summary

HEBER CITY, UTAH
RESOLUTION NO. 2026-20

A RESOLUTION ADOPTING THE FINAL BUDGET FOR FISCAL YEAR 2026-2027, INCLUDING THE COMMUNITY REINVESTMENT AGENCY BUDGET

WHEREAS, pursuant to Utah Code § 10-6-118, before June 30 of each fiscal year, or before September 1 if a property tax increase has been approved through the Truth in Taxation process, the governing body must adopt, by resolution or ordinance, a budget for the ensuing fiscal period for each fund required under Chapter 6; and

WHEREAS, the Council has previously adopted Resolution No. 2026-18, setting an increased certified tax rate following a duly noticed Truth in Taxation public hearing process; and

WHEREAS, the Budget Officer prepared and submitted a tentative budget for the fiscal year 2026-2027, which was made available for public inspection, and a public hearing was held as required by Utah Code § 10-6-113 and § 10-6-114; and

WHEREAS, following completion of the hearing(s) and consideration of public input, the Council desires now to adopt the final budget in accordance with Utah Code § 10-6-118;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Heber City, Utah that:

1. **Budget Adoption**
   The budget for Heber City for the fiscal year beginning July 1, 2026, and ending June 30, 2027, as presented in the budget document attached hereto as Exhibit A, is hereby adopted as the final annual budget for the City, encompassing all required funds, including general, enterprise, special revenue, capital projects, debt service, internal service funds and Community Reinvestment Agency funds.
2. **Property Tax Rate**
   The proposed property tax rate, as established in Resolution No. 2026-18 following the Truth in Taxation process, is hereby incorporated into this final budget as the authorized levy for the fiscal year.
3. **Property Tax Revenue**
   Property tax revenue, based on the proposed tax rate, is anticipated to total $3,800,863.

This Resolution shall take effect immediately upon adoption.

ADOPTED and PASSED by the City Council of Heber City, Utah, this _____day of _____, 2026, by the following vote:

	AYE	NAY
Council Member Yvonne Barney	_____	_____
Council Member Aaron Cheatwood	_____	_____
Council Member Mike Johnston	_____	_____
Council Member Morgan Murdock	_____	_____
Council Member Sid Ostergaard	_____	_____

APPROVED:

_____
Mayor Heidi Franco

ATTEST:

_____
City Recorder

HEBER CITY

FISCAL YEAR 2027 PROPOSED BUDGET BOOK

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Funds Summary Overview

Fund Summary Overview

The City's budget is organized and presented by fund to ensure transparency, accountability, and compliance with generally accepted accounting principles (GAAP) and applicable state requirements. Each fund represents a distinct fiscal and accounting entity, with its own set of revenues, expenditures, and fund balance, established to support specific services or legal purposes.

Funds are grouped by type based on their intended use and financial characteristics. Governmental funds are used to account for the City's core public services and capital activities, while proprietary funds account for operations that are financed and operated in a manner similar to private business enterprises.

Governmental Funds

Governmental funds are primarily supported by taxes, intergovernmental revenues, and restricted or committed revenue sources. These funds focus on the provision of essential public services and infrastructure.

General Fund
The General Fund is the City's primary operating fund and supports core services such as administration, public safety, planning, and general operations. It is the most flexible fund and serves as the foundation of the City's financial structure.

Special Revenue Funds
Special Revenue Funds are used to account for revenues that are legally restricted or committed for specific purposes, such as trails, parks, arts, or other dedicated programs. Expenditures from these funds must align with the purpose of the associated revenue source.

Capital Project Funds
Capital Project Funds account for the acquisition or construction of major capital assets, including buildings, infrastructure, and long-term improvements. These funds typically have defined project scopes and timelines and may be supported by grants, impact fees, or dedicated revenues.

Debt Service Funds
Debt Service Funds are used to accumulate resources for the payment of principal and interest on the City's long-term debt obligations, ensuring timely and structured debt repayment.

Proprietary Funds

Proprietary funds are used to account for activities that are financed primarily through user fees and charges rather than general taxes. These funds emphasize cost recovery and long-term financial sustainability.

Enterprise Funds
Enterprise Funds support business-type activities such as water, sewer, or airport operations. Revenues are generated primarily from service charges, and rates are structured to cover operating costs, capital needs, and reserves.

Internal Service Funds
Internal Service Funds account for services provided internally to City departments on a cost-reimbursement basis, such as fleet or information technology. These funds promote cost transparency and efficient resource allocation across departments.

Fund Balance and Financial Planning

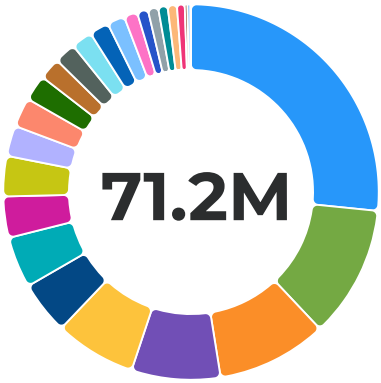
Each fund maintains an appropriate fund balance or net position to support operational stability, cash flow needs, and long-term financial resilience. Fund balance levels are monitored to ensure compliance with City policy and state requirements, while also providing flexibility to respond to economic uncertainty, emergencies, and future capital needs.

Together, these funds reflect the City's commitment to responsible financial stewardship, long-range planning, and the effective delivery of public services.

All Funds Summary

Expenditures by Fund

FY27 Expenditures by Fund



General Fund	**$18,955,593**	26.60%
Capital Improvement Fund - Airport	**$8,096,325**	11.36%
Sewer Water Operating Fund	**$6,769,379**	9.50%
Culinary Water Operating Fund	**$5,453,224**	7.65%
Capital Improvement Fund - Transportation Tax	**$4,986,416**	7.00%
Impact Fee Fund - Parks	**$3,240,000**	4.55%
North Village Storm Water Impact Fee Fund	**$3,134,200**	4.40%
Pressurized Irrigation Operating Fund	**$2,539,543**	3.56%
Internal Service Fund	**$2,469,272**	3.47%
Culinary Water Capital Fund	**$1,873,000**	2.63%
Sewer Water Impact Fee Fund	**$1,799,069**	2.53%
Impact Fee Funds - Streets	**$1,585,134**	2.22%
Pressurized Irrigation Capital Fund	**$1,343,500**	1.89%
Storm Water Operating Fund	**$1,316,043**	1.85%
Debt Service Fund	**$1,291,359**	1.81%
North Village Street Impact	**$1,183,646**	1.66%
Airport Special Service Fund	**$1,081,828**	1.52%
Culinary Water Impact Fee Fund	**$826,548**	1.16%

Expenditures by Fund

Category	FY 2025 Actuals	FY2026 Budgeted	FY 2026 Projected	FY 2027 Budgeted	FY2026 Budgeted vs. FY 2027 Budgeted (% Change)
General Fund	$16,678,280	$17,931,363	$17,805,689	$18,955,593	5.71%
Airport Special Service Fund	$595,076	$950,611	$939,019	$1,081,828	13.80%
Covid 19 Fund	$792,806	-	-	-	-
Debt Service Fund	$1,291,710	$1,290,608	$1,290,608	$1,291,359	0.06%

Category	FY 2025 Actuals	FY2026 Budgeted	FY 2026 Projected	FY 2027 Budgeted	FY2026 Budgeted vs. FY 2027 Budgeted (% Change)
Capital Improvement Fund - Airport	$6,093,664	$7,116,124	$1,477,000	$8,096,325	13.77%
Capital Improvement Fund	$6,917,627	$598,697	$1,589,745	$470,197	-21.46%
Impact Fee Fund - Public Safety	$255,000	$165,000	$200,000	$165,000	-
CRA 2020 Fund	$886,067	$40,000	$2,281,500	$40,000	-
Impact Fee Funds - Streets	$961,949	$3,330,377	$2,492,666	$1,585,134	-52.40%
Impact Fee Fund - Parks	$4,364,406	$1,794,227	$875,000	$3,240,000	80.58%
Capital Improvement Fund - Transportation Tax	$2,337,345	$2,953,542	$1,333,453	$4,986,416	68.83%
Capital Improvement Fund - Class C Road	$1,674,560	$665,000	$665,000	$665,000	-
Culinary Water Operating Fund	$2,642,896	$6,578,596	$5,698,111	$5,453,224	-17.11%
Sewer Water Operating Fund	$4,333,377	$10,511,925	$8,952,324	$6,769,379	-35.60%
Storm Water Operating Fund	$782,800	$1,393,764	$1,937,040	$1,316,043	-5.58%
Pressurized Irrigation Operating Fund	$904,200	$4,480,559	$5,034,534	$2,539,543	-43.32%
Culinary Water Impact Fee Fund	$2,747,746	$2,067,281	$2,721,570	$826,548	-60.02%
Sewer Water Impact Fee Fund	$103,832	$2,961,839	$993,839	$1,799,069	-39.26%
Pressurized Irrigation Impact Fee Fund	$522,536	$381,597	$26,297	$572,293	49.97%
Internal Service Fund	$2,514,549	$2,447,402	$2,810,338	$2,469,272	0.89%
Culinary Water Capital Fund	$4,641,167	$5,796,000	$3,885,800	$1,873,000	-67.68%
Sewer Water Capital Fund	$7,004,876	$8,825,000	$4,108,450	$570,500	-93.54%
Stormdrain Capital Fund	$293,641	$5,000	$31,150	$177,500	3,450.00%
Pressurized Irrigation Capital Fund	$4,550,953	$4,082,999	$5,689,700	$1,343,500	-67.10%
Trails, Arts and Parks Fund	$209,008	$1,840,000	$504,850	$644,875	-64.95%
Perpetual Care Fund	$800,000	-	-	-	-
North Village Storm Water Impact Fee Fund	-	$1,957,666	-	$3,134,200	60.10%
North Village Street Impact	-	$1,432,409	$839,000	$1,183,646	-17.37%
Total Expenditures	**$74,900,071**	**$91,597,585**	**$74,182,682**	**$71,249,443**	**-22.21%**

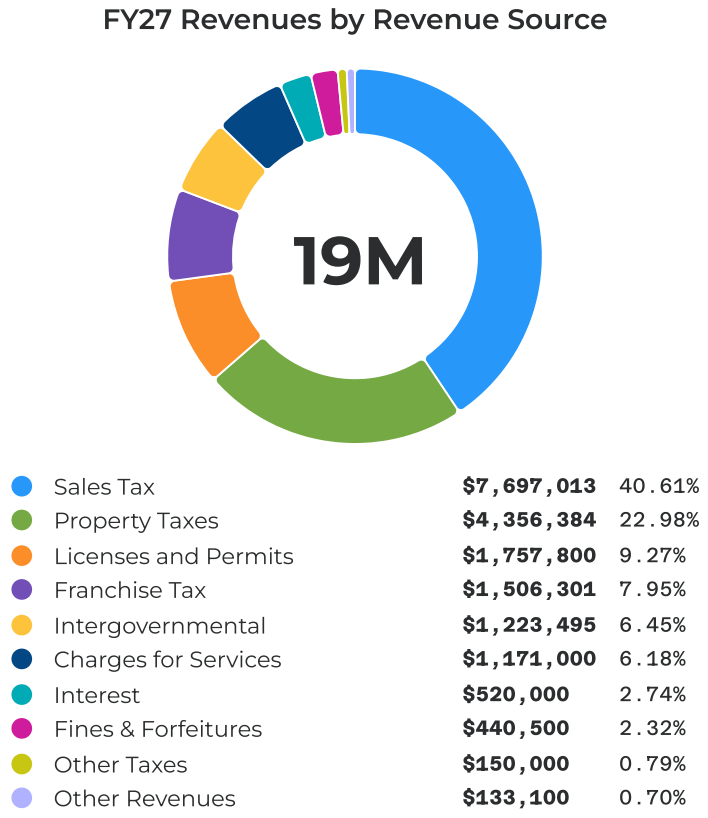
General Fund (10)

Comprehensive Fund Summary

Category	FY 2025 Actuals	FY2026 Budgeted	FY 2026 Projected	FY 2027 Budgeted
Beginning Fund Balance	$7,058,448	$6,260,965	$6,260,965	$5,732,344
Revenues				
Total Revenues	$15,053,223	$17,677,332	$17,277,068	$18,955,593
Expenditures				
Total Expenditures	$16,678,280	$17,931,363	$17,805,689	$18,955,593
Total Revenues Less Expenditures	-$1,625,057	-$254,031	-$528,621	-
Ending Fund Balance	$5,433,391	$6,006,934	$5,732,344	$5,732,344

Ending fund balances are based on revenues and expenditures recorded in the City's financial system and may not reflect year-end audit adjustments. Accordingly, these amounts may not tie to the subsequent year's beginning fund balances, which are based on audited financial statements.

Revenues by Revenue Source



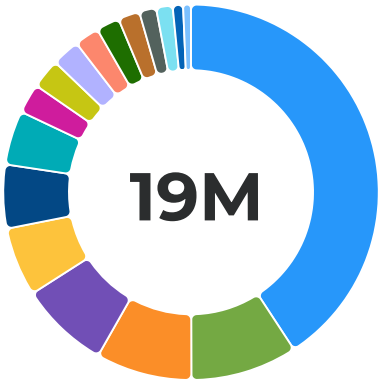
Revenues by Revenue Source

Category	FY 2025 Actuals	FY2026 Budgeted	FY 2026 Projected	FY 2027 Budgeted	FY2026 Budgeted vs. FY 2027 Budgeted (% Change)
Property Taxes	$3,559,181	$4,059,134	$3,652,869	$4,356,384	7.32%
Sales Tax	$5,719,321	$7,260,542	$7,335,703	$7,697,013	6.01%
Franchise Tax	$1,273,462	$1,506,301	$1,389,846	$1,506,301	-
Other Taxes	$153,364	$150,000	$122,093	$150,000	-
Licenses and Permits	$1,742,831	$1,384,395	$1,746,880	$1,757,800	26.97%
Charges for Services	$425,795	$1,146,100	$698,000	$1,171,000	2.17%
Intergovernmental	$739,454	$968,460	$1,211,300	$1,223,495	26.33%
Fines & Forfeitures	$523,690	$400,300	$504,500	$440,500	10.04%
Interest	$564,654	$500,000	$469,000	$520,000	4.00%
Other Revenues	$351,471	$302,100	$146,877	$133,100	-55.94%
Total Revenues	**$15,053,223**	**$17,677,332**	**$17,277,068**	**$18,955,593**	**7.23%**

Expenditures by Object

Expenditures by Department

FY27 Expenditures by Department



Police Department	**$7,727,315**	40.77%
Roads	**$1,745,756**	9.21%
Building Department	**$1,564,588**	8.25%
Administrative	**$1,462,444**	7.72%
Parks	**$1,127,550**	5.95%
Planning Department	**$1,040,316**	5.49%
Cemetery	**$883,253**	4.66%
Information Technology	**$486,309**	2.57%
Midway Police Services	**$481,296**	2.54%
Animal Control	**$460,698**	2.43%
Judicial	**$399,403**	2.11%
Transfers	**$380,794**	2.01%
General Government Buildings	**$353,529**	1.87%
Legislative	**$275,735**	1.45%
Engineering	**$269,531**	1.42%
Human Resources	**$169,913**	0.90%
Attorney	**$127,163**	0.67%

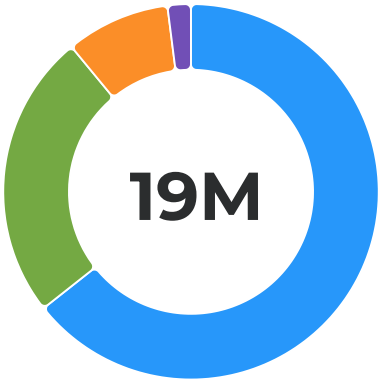
Expenditures by Department

Category	FY 2025 Actuals	FY2026 Budgeted	FY 2026 Projected	FY 2027 Budgeted	FY2026 Budgeted vs. FY 2027 Budgeted (% Change)
Legislative	$324,220	$278,227	$323,404	$275,735	-0.90%
Judicial	$399,077	$411,106	$437,544	$399,403	-2.85%
Administrative	$1,437,255	$1,378,430	$1,443,939	$1,462,444	6.09%
General Government Buildings	$305,853	$245,233	$251,927	$353,529	44.16%
Attorney	$219,653	$208,574	$177,747	$127,163	-39.03%
Human Resources	$159,291	$124,435	$138,463	$169,913	36.55%
Information Technology	$327,880	$445,934	$425,499	$486,309	9.05%
Engineering	$289,759	$332,017	$290,714	$269,531	-18.82%

Category	FY 2025 Actuals	FY2026 Budgeted	FY 2026 Projected	FY 2027 Budgeted	FY2026 Budgeted vs. FY 2027 Budgeted (% Change)
Building Department	$1,245,384	$1,424,080	$1,380,525	$1,564,588	9.87%
Planning Department	$741,721	$908,063	$867,335	$1,040,316	14.56%
Animal Control	$382,880	$429,019	$414,927	$460,698	7.38%
Roads	$1,566,939	$1,653,836	$1,450,231	$1,745,756	5.56%
Parks	$877,305	$889,536	$971,367	$1,127,550	26.76%
Midway Police Services	$333,432	$444,272	$582,501	$481,296	8.33%
Cemetery	$657,339	$680,397	$686,498	$883,253	29.81%
Transfers	$529,191	$1,082,490	$857,375	$380,794	-64.82%
Police Department	$6,881,101	$6,995,711	$7,105,693	$7,727,315	10.46%
Total Expenditures	**$16,678,280**	**$17,931,363**	**$17,805,689**	**$18,955,593**	**5.71%**

Expenditures by Expense Type

FY27 Expenditures by Expense Type



Salaries and Benefits	**$12,198,187**	64.35%
Operations	**$4,676,753**	24.67%
Capital Outlay	**$1,699,859**	8.97%
Transfers	**$380,794**	2.01%

Expenditures by Expense Type

Category	FY 2025 Actuals	FY2026 Budgeted	FY 2026 Projected	FY 2027 Budgeted	FY2026 Budgeted vs. FY 2027 Budgeted (% Change)
Salaries and Benefits	$10,868,770	$11,262,600	$11,285,425	$12,198,187	8.31%
Operations	$3,993,841	$4,463,463	$4,483,169	$4,676,753	4.78%
Capital Outlay	$1,286,478	$1,122,810	$1,179,720	$1,699,859	51.39%
Transfers	$529,191	$1,082,490	$857,375	$380,794	-64.82%
Total Expenditures	**$16,678,280**	**$17,931,363**	**$17,805,689**	**$18,955,593**	**5.71%**

FY 2027 CAPITAL IMPROVEMENT PLAN SUMMARY

	23	41	42	44	46	47	48	50	56	57	58	60	66	67	68	69	61	Grand Total
	Trails, Arts and Parks	**Airport Capital Improvements**	**Capital Improvement**	**CRA**	**Street Impact Fees**	**Parks Impact Fees**	**Transporation Tax**	**NV Street Impact Fees**	**Culinary Water Impact**	**Sewer Water Impact**	**Pressurized Irrigation Impact**	**North Village Storm Water Impact Fees**	**Culinary Water Capital**	**Sewer Capital**	**Storm Water Capital**	**Presurrized Irrigation Capital**	**Internal Service**	
Restricted for:	**TAP projects and grants**	**Airport projects**	**General projects**	**Improvements in CRA area**	**Street projects in Impact Fee Master Plan**	**Park projects in Impact Fee Master Plan**	**Street improvements and projects**	**Street projects in NV area in Impact Fee Master Plan**	**Water projects in Impact Fee Master Plan**	**Sewer projects in Impact Fee Master Plan**	**PI projects in Impact Fee Master Plan**	**SW projects in NV area in Impact Fee Master Plan**	**Water improvements and projects**	**Sewer improvements and projects**	**SW improvements and projects**	**PI improvements and projects**	**Vehical and Equipment purchases and maintenance**	
Projected Beginning Fund Balances	743,838	633	0	313,127	2,678,720	2,804,425	4,993,758	744,654	1,927,571	3,230,805	1,501,821	2,090,539	1,178,710	7,127,485	727,390	1,135,329	(552,919)	42,268,405
Total Projected Revenue	662,800	7,744,233	305,500	370,750	2,043,630	1,793,121	2,344,500	797,242	566,596	404,598	252,683	1,044,012	-	-	-	-	2,848,670	56,643,482
Total Operating Expenses	(184,775)	-	-	(40,000)	-	-	-	-	-	-	-	-	-	-	-	-	(1,191,717)	(28,888,678)
Total Available Funds	1,221,863	7,744,866	305,500	643,877	4,722,350	4,597,546	7,338,258	1,541,896	2,494,167	3,635,403	1,754,504	3,134,551	1,178,710	7,127,485	727,390	1,135,329	1,104,034	70,023,209
Total CIP Requests	(460,000)	(8,096,325)	(305,500)	-	(1,567,500)	(3,240,000)	(4,699,000)	(1,183,646)	-	(1,788,000)	(571,000)	(3,134,200)	(1,873,000)	(570,500)	(177,500)	(1,343,500)	(1,277,544)	(30,287,215)
Interfund Transfers	-	352,092	224,485	-	(17,634)	-	(287,416)	-	(815,000)	-	-	-	1,266,000	1,447,000	120,000	1,497,000	-	-
Debt Service			(164,697)				63,345		(11,548)	(11,069)	(1,294)							(3,975,539)
Projected Ending Fund Balance, net	761,863	633	59,788	643,877	3,137,216	1,357,546	2,415,187	358,250	1,667,619	1,836,334	1,182,210	351	571,710	8,003,985	669,890	1,288,829	(173,510)	35,760,455
Fleet & Equipment																		
2 Grasshopper Mowers 725DT																	43,756	43,756
P&C Ford F-150 Crew 6.5																	62,800	62,800
P&C Back Hoe Lease																	17,500	17,500
PD Lease Replacement Program (10)																	653,411	653,411
PW Ford F150 Purchase Program (5)																	71,315	71,315
Sewer and Storm Drain Easement Machine																	95,000	95,000
Sewer Department F-350 CAB & Chasis																	68,462	68,462
Water & Roads Ford F-150 Crew 6.5																	62,800	62,800
General Government Projects																		
Salt Shed Reconstruction			232,500															232,500
PW Storage Building Enclosing													162,000	202,500	67,500	40,500	202,500	675,000
Heber Valley Airport																		
Land Acquistion		6,850,525																6,850,525
Runway Relocation Master Redesign		1,245,800																1,245,800
Parks, Cemetery and Trails																		
Developer Reimbursement Projects						1,687,000												1,687,000
P-087 - NV Highlands Park - $2.5M						-												-
P-088 - NV Wasatch Canal Trail - $372K						-												-
P-089 - NV Timpanogos Canal Trail - $24K						-												-
P-090 - NV Commons Blvd Trails - $314K						-												-
P-036 - Center Creek Trail - $47.6K						-												-
P-065 - Mill Road Trail - $60.2K						-												-
P-069 - Medical Way Trail - 1300 S to Hwy 40 - $173K						-												-
P-081 - 300 West Safe School Route			73,000			-												73,000
P-082 - Muirfield Park Expansion	-					1,000,000												1,000,000
P-086 - 300 South Trail Design						353,000												353,000
P-096 - Main Street Park Ph 2 Impv	200,000					200,000												400,000
P-103 - Stone Creek to Heritage Farm PTC	30,000																	30,000
Parkview Place Playground Equipment	230,000																	230,000
Pressurized Irrigation																		
Developer Reimbursement Projects											571,000							571,000
I-002 - 1200 West - 430 S to 1000 W - $123K																144,000		144,000
I-003 - 1200 West - 430 S to 500 S - $225K																184,000		184,000
I-011 - 300 East - East Bypass to 1600 N (12-inch) - $223K																		-
I-034 - Central Heber PI - 100 West - 200 S to 100 N									-							303,000		303,000
I-035 - Central Heber PI - 300 West - SR 113 to 500 N									-							512,000		512,000
PI Badger Ultrasonic/LTE Water Meters																160,000		160,000
Storm Water																		
Developer Reimbursement Projects												3,094,200						3,094,200
D-02A (NV) - Upper Detention Basin - Fizgerald - $603K																		-
D-02E (NV) - Wasatch Canal Crossin g- Fitzgerald - $263K																		-
D-03A (NV) - Upper Detention Basin - Commons - $2.4M																		-
D-03B (NV) - Intermediate Detention Basin - Commons - $1.545M																		-
D-03D (NV) - Timp Canal Crossing - Commons - $301K																		-
D-03E (NV) - Waatch Canal Crossing - Commons - $301K																		-
D-04A (NV) - Upper Detention Basin - Highlands - $788K																		-
D-05A (NV) - Upper Detention Basin - UVU - $539K																		-
D-008 (NV) - NV Storm Water MP Update												40,000						40,000
D-030 Spring Runoff Study															110,000			110,000

FY 2027 CAPITAL IMPROVEMENT PLAN SUMMARY

	23	41	42	44	46	47	48	50	56	57	58	60	66	67	68	69	61	Grand Total
	Trails, Arts and Parks	**Airport Capital Improvements**	**Capital Improvement**	**CRA**	**Street Impact Fees**	**Parks Impact Fees**	**Transporation Tax**	**NV Street Impact Fees**	**Culinary Water Impact**	**Sewer Water Impact**	**Pressurized Irrigation Impact**	**North Village Storm Water Impact Fees**	**Culinary Water Capital**	**Sewer Capital**	**Storm Water Capital**	**Presurrized Irrigation Capital**	**Internal Service**	
Restricted for:	**TAP projects and grants**	**Airport projects**	**General projects**	**Improvements in CRA area**	**Street projects in Impact Fee Master Plan**	**Park projects in Impact Fee Master Plan**	**Street improvements and projects**	**Street projects in NV area in Impact Fee Master Plan**	**Water projects in Impact Fee Master Plan**	**Sewer projects in Impact Fee Master Plan**	**PI projects in Impact Fee Master Plan**	**SW projects in NV area in Impact Fee Master Plan**	**Water improvements and projects**	**Sewer improvements and projects**	**SW improvements and projects**	**PI improvements and projects**	**Vehical and Equipment purchases and maintenance**	
Projected Beginning Fund Balances	743,838	633	0	313,127	2,678,720	2,804,425	4,993,758	744,654	1,927,571	3,230,805	1,501,821	2,090,539	1,178,710	7,127,485	727,390	1,135,329	(552,919)	42,268,405
Total Projected Revenue	662,800	7,744,233	305,500	370,750	2,043,630	1,793,121	2,344,500	797,242	566,596	404,598	252,683	1,044,012	-	-	-	-	2,848,670	56,643,482
Total Operating Expenses	(184,775)	-	-	(40,000)	-	-	-	-	-	-	-	-	-	-	-	-	(1,191,717)	(28,888,678)
Total Available Funds	1,221,863	7,744,866	305,500	643,877	4,722,350	4,597,546	7,338,258	1,541,896	2,494,167	3,635,403	1,754,504	3,134,551	1,178,710	7,127,485	727,390	1,135,329	1,104,034	70,023,209
Total CIP Requests	(460,000)	(8,096,325)	(305,500)	-	(1,567,500)	(3,240,000)	(4,699,000)	(1,183,646)	-	(1,788,000)	(571,000)	(3,134,200)	(1,873,000)	(570,500)	(177,500)	(1,343,500)	(1,277,544)	(30,287,215)
Interfund Transfers	-	352,092	224,485	-	(17,634)	-	(287,416)	-	(815,000)	-	-	-	1,266,000	1,447,000	120,000	1,497,000	-	-
Debt Service			(164,697)				63,345		(11,548)	(11,069)	(1,294)							(3,975,539)
Projected Ending Fund Balance, net	761,863	633	59,788	643,877	3,137,216	1,357,546	2,415,187	358,250	1,667,619	1,836,334	1,182,210	351	571,710	8,003,985	669,890	1,288,829	(173,510)	35,760,455
Transportation																		
Annual Sidewalk New Construction and Repair							210,000											210,000
Developer Reimbursement Projects - NV								1,133,646										1,133,646
T-012 (NV) - Commons Blvd - Whistler to Coyote View Dr - $184K								-										-
T-013 (NV) - Commons Blvd - Valley Hills Blvd to Whistler Blvd - $75K								-										-
T-014 (NV) - Commons Blvd - Roundabout to Valley Hills Blvd - $152K								-										-
T-015 (NV) - Commons Blvd - US40 to Commons Blvd RAB - $218K								-										-
T-020 (NV) - Whistler Blvd - $29K								-										-
T-042 (NV) - Commons Blvd RAB - $1.068M								-										-
Developer Reimbursement Projects					362,500													362,500
T-020b - 650 South - South Field Rd to City Boundry - $362.5K																		-
T-064 - Intersection Align Hwy 40 and Mill Rd UDOT					565,000		35,000											600,000
T-075 - Mill Road & 1200 S Roundabout					400,000													400,000
T-094 - 1200 S - US40 to 75 E Improvements					240,000													240,000
T-046 - 100 West - 500 North to 1000 South							1,904,000											1,904,000
T-060 - Annual Road Maintenance, Seal, Stripe, Cracks							2,000,000											2,000,000
T-091 - Annual Traffic Calming Improvements							200,000											200,000
T-092 - Main Street Signalized Crossing Enhancement							100,000											100,000
SS4A Main Street Safety Study							150,000											150,000
300 E Sidewalk (400 N to 500 N)							100,000											100,000
T-045 (NV) - NV Transportation MP Update								50,000										50,000
Sewer																		-
S-025 - Sage Brush Spring Creek Canal - 300 N to 100 S (24")										740,000								740,000
S-026 - SR113 - 800 W to 930 W										517,000								517,000
S-027 - SR113 - 930 W to South Field Road										531,000								531,000
S-050 - 100 West Sewer Replacement														368,000	-			368,000
Water																		
Badger Ultrasonic/LTE Water Meters													260,000					260,000
Composite Meter Lids													80,000					80,000
Hospital Well Sound Wall													170,000					170,000
Water Vault and Water Infrastructure													100,000					100,000
Water Well Site Spare Pump													60,000					60,000
W-075 - 100 West Water Replacement													375,000					375,000
W-076 - 300 West - SR 113 to 500 N													641,000					641,000
W-077 - Drinking Water Protection Plan Update													25,000					25,000
Capital Improvement Program Total	460,000	8,096,325	305,500	-	1,567,500	3,240,000	4,699,000	1,183,646	-	1,788,000	571,000	3,134,200	1,873,000	570,500	177,500	1,343,500	1,277,544	30,287,215

Heber City Council Staff Report

MEETING DATE: 7/21/2026

SUBJECT: **Mayor's Recommendation for Resolution 2026-19**

A RESOLUTION TO AUTHORIZE PROPERTY TAX ABATEMENTS TO QUALIFYING HEBER CITY SENIORS

RESPONSIBLE: Mayor Heidi Franco

STRATEGIC RELEVANCE: Affordability for Citizens

RECOMMENDATION

At the City's Strategic Retreat in January 2026, Mayor Franco focused on maintaining affordability with a proposed property tax abatement for low-income senior citizens who own primary residences in Heber City. Given the tremendous increase in housing prices and accompanying increases in property taxes with new growth, this is needed as these things are pricing our long-time residents out of the homes they've lived in for decades. Mayor Franco is now proposing this Resolution 2026-19.

Mayor Franco and Jeremy Cook met with the Wasatch County Clerk and staff to discuss the process for this. Wasatch County already offers several Property Tax Abatement Programs. This proposed City Property Tax Abatement is based on the County's two programs: the 'Circuit Breaker' program for Seniors with income below $44,221; and the Wasatch County 'Resolution 25-03' Program where low-income senior citizens with income below $65,534 yet above the $44,221, can apply for property tax relief.

This is the proposed City process for Resolution 2026-19 to start January 2027.

1- Wasatch County will qualify low-income seniors until Dec 31st of each year in these two Abatement Programs.
2- Then County will give Heber City the list of qualifying Heber City property owners in Jan of next year.
3- Heber City will distribute an additional Property Tax Abatement to qualified Heber City senior homeowners in Jan-Feb based on a **to be determined budget** compared to the **actual number** of qualified homeowners.

4- Heber City will use moneys from the "Sixth Amendment to the Development Agreement for the Upper Jordanelle Ridge Master Planned Community, March 3, 2026" to fund this program. (See: https://hebercityut.portal.civicclerk.com/event/461/files/attachment/3329.)

It provides revenues of $1,500 per building permit for the next 3,000 residential units constructed over the next decades, & part of it would be used for this property tax abatement program.

The FY 2026-27 Budget projects $250,000 from this Developer Fee this year; and up to $4.5 Million over the next 25 years.

5- Currently suggest the City distribute a lump sum abatement of two separate amounts for the two separate County programs.

Proposed City Property Tax Abatement Examples: (this is not decided yet)

- 75 Applicants in 'Circuit Breaker Program' @ $700 each = $52,500.
- Plus another 75 Applicants in 'County Program' @ $400 each = $30,000.
- Total 'Sixth Amendment' moneys used = $82,500.

In 2025, Wasatch County qualified approximately 146 applicants in Heber City for the low income property tax abatement program. We would plan for 150 qualified applicants in January 2027 at this point.

CONCLUSION

Recommend approval.

EXHIBIT A. PROPOSED CITY RESOLUTION 2026 -19, A RESOLUTION TO AUTHORIZE PROPERTY TAX ABATEMENTS TO QUALIFYING HEBER CITY SENIORS.

EXHIBIT B. PPT PRESENTATION ON RESOLUTION 2026-19

EXHIBIT C. WASATCH COUNTY RESOLUTION 25-03

EXHIBIT D. FORM TC-90H HOMEOWNERS TAX CREDIT APPLICATION

EXHIBIT E. FORM TC-90CY LOW-INCOME ABATEMENT AND HOMEOWNER'S TAX CREDIT APPLICATION

Exhibit A

HEBER CITY RESOLUTION 2026-19

A RESOLUTION TO AUTHORIZE PROPERTY TAX ABATEMENTS TO QUALIFYING HEBER CITY SENIORS

WHEREAS, housing costs and associated property taxes in Heber City increased significantly in this decade; and

WHEREAS, City utility rates also increased with more projected future increases, and

WHEREAS, the Heber City Council desires to help qualifying City seniors with primary residences afford their property taxes through property tax relief, and

WHEREAS, in accordance with Utah Code Annotated 59-2-1347, 59-2-1208, and 59-2-1803 which allows Property Tax Income Relief to seniors; etc., and

WHEREAS, the City Council desires to offer additional property tax relief to senior households who qualify for the 'Circuit Breaker' Abatement Program and the Wasatch County property tax relief program per Wasatch County Resolution 25-03.

Now, therefore, be it further resolved:

Section 1. The Heber City Council expresses its intent to provide property tax relief to Heber City's seniors with primary residential property who qualify for the Utah State 'Circuit Breaker' program and the Wasatch County 'Resolution 25-03' Program at the beginning of each calendar year.

Section 2. To receive this tax relief, eligible 66+ senior citizens in Heber City who are primary residential property owners can submit an application to Wasatch County per the Utah State Tax Commission's 'Circuit Breaker' program and Wasatch County's Resolution 25-03 Abatement Program; and be qualified through Wasatch County and state code requirements.

Section 3. Qualifications for Heber City seniors to receive city property tax abatements are according to State Form TC-90H -'Utah Homeowner's Tax Credit Application', and 'TC-90cy Low-Income Abatement and Homeowner's Tax Credit Application.'

Section 4. In January of the following calendar year, after Wasatch County has qualified senior applicants, then Heber City will calculate the number of qualified senior citizen primary

residential properties in collaboration with the Wasatch County Clerk's office. Heber City will also calculate the amount of budgeted money available for the City's property tax abatement relief program from Section 6 below.

Section 5. Heber City will then distribute lump sum property tax abatements to qualified 66+ senior citizens within the City to abate their previous year's property tax. The lump sum is not meant to pay for all city and county property taxes but provide some tax relief to qualified applicants.

Section 6. Heber City will use money from the '"Sixth Amendment to the Development Agreement for the Upper Jordanelle Ridge Master Planned Community, March 3, 2026" to finance this program. See: https://hebercityut.portal.civicclerk.com/event/461/files/attachment/3329 .

PASSED AND ADOPTED THIS _____ DAY OF _____, _____
BY THE HEBER CITY COUNCIL, STATE OF UTAH.

	AYE	NAY	ABSENT	ABSTAIN
YVONNE M. BARNEY	_____	_____	_____	_____
AARON CHEATWOOD	_____	_____	_____	_____
MIKE JOHNSTON	_____	_____	_____	_____
MORGAN MURDOCK	_____	_____	_____	_____
SID OSTERGAARD	_____	_____	_____	_____

APPROVED:

_____

Mayor Heidi Franco

ATTEST:

_____ Date: _____

RECORDER

PROPOSED CITY PROPERTY TAX ABATEMENT FOR QUALIFIED SENIOR CITIZENS

HEART OF THE WASATCH BACK

HEBER CITY

EST 1889

RESOLUTION 2026-19

Mayor Heidi Franco

Jeremy Cook, Legal Review

PURPOSE:

FOR 'A RESOLUTION TO AUTHORIZE PROPERTY TAX ABATEMENTS TO QUALIFYING HEBER CITY SENIORS.'

AFFORDABILITY ISSUE: City can help Seniors stay in their homes.

- Property Values increased by 53% just in 2021 – 2022.(1)
- 2010, Heber City AMI was $55,865.(2)
- 2024, Heber City AMI was $110,339 (3)
- Poverty Rates in Heber City are 5.3% of population = up to approximately 3,707 people.(4)
- **Annual Inflation Rates between 2021-2026 = 26% increase.** (5)
- Utility Rate increases (water, sewer, storm water, P&I) of 10%-36% from 2025-2027, with more planned.(6)

WASATCH COUNTY SENIOR ABATEMENTS:

https://www.wasatchcounty.gov/183/Property-Tax-Relief

1ST PROGRAM: **"Circuit Breaker Low Income -** Over 66 years of age by December 31, 2025, under 66 years of age and disabled, or under 66 years of age and experiencing extreme hardship, and your household income for 2025 was **less than $44,221**."

State Form with Qualifications, etc.
TC-90H, Utah Homeowner's Tax Credit Application

2ND PROGRAM: "A new [County] property tax abatement is available for primary residents over 66 years old whose **income is under $65,534** but exceeds the Circuit Breaker Low Income limit of $44,221."

County Form TC-90cy Low-Income Abatement and Homeowner's Tax Credit Application (PDF)

UTAH STATE TAX COMMISSION – 1ST PROGRAM:

County Programs for HOMEOWNERS

Homeowner Low-income Abatement

Eligibility

To qualify for this tax credit:

- You are a homeowner or manufactured homeowner.
- Your home is owner-occupied.
- Your 2025 total household income was less than $44,221 (UCA §59-2a-101(17)).
- You were a Utah resident for the entire year.
- You owned the home for the entire calendar year.
- One of the following three statements is true:
    - You qualified for the credit in 2025,
    - You are:
        a. at least 67 years of age, or
        b. you are an unmarried surviving spouse.

You must be able to prove Utah residency and household income to qualify.

Abatement Amount

Up to $1,412 of property tax can be abated, based on income, plus an additional credit equal to the tax on 20 percent of a home's fair market value.

UTAH CODE ANNOTATED 59-2A:

U.C.A. 59-21-303(1)(c)(ii):

"A homeowner's credit under this part **may not exceed the claimant's property tax liability for the residence** for the year in which the claimant applies for a homeowner's credit under this part."

U.C.A. 59-2a-304 (2):

"Only **one claimant per household per year** is entitled to payment under this part."

U.C.A. 59-2a-305: (For 1st Program)

(1) (a) Subject to Subsection (2), for a calendar year beginning on or after January 1, 2024, a claimant may claim a homeowner's credit that does not exceed the following amounts:

(Increased yearly by CPI Index)

If household income is	Homeowner's credit
$0 -- $13,884	$1,259
$13,885 -- $18,515	$1,105
$18,516 -- $23,141	$954
$23,142 -- $27,770	$726
$27,771 -- $32,401	$577
$32,402 -- $36,754	$351
$36,755 -- $40,840	$197

PROPOSED CITY PROCESS:

1- Wasatch County will qualify low-income seniors until Dec 31st of each year in these two Abatement Programs.

2- Then County will give Heber City the list of qualifying Heber City property owners in Jan of next year.

3- Heber City will distribute an additional Property Tax Abatement to qualified Heber City senior homeowners in Jan-Feb based on a to be determined budget compared to the actual number of qualified homeowners. (*Could be delayed.)

4- Heber City will use moneys from the "Sixth Amendment to the Development Agreement for the Upper Jordanelle Ridge Master Planned Community, March 3, 2026" to fund this program. (See: https://hebercityut.portal.civicclerk.com/event/461/files/attachment/3329 & 'Costs & Funding' next slides.)

5- Currently suggest the City distribute a lump sum abatement of two separate amounts for the two separate County programs. (See next slide.)

COSTS & FUNDING

In 2025, Wasatch County qualified approximately 146 applicants in Heber City for the low-income property tax abatement program.

- Planning for around 150 qualified applicants in January 2027.

FUNDING: Use the 'Sixth Amendment' Development Fee in FY 27 Budget Projections for Property Tax Abatement Costs.

- **Projected from FY 2027 Budget Workshop #1:** "Fee from 'Sixth Amendment': $1,500 for next 3,000 units commencing in March '26 = $4.5M." (1)

COSTS & FUNDING - 2

Financial Projections as of 7/16/26:

-Tony Kohler reports that in FY 2025-2026, the City already collected $36,000 in these fees. The money is not spent and will be transferred to a dedicated account.

-Tony estimates that City could have up to another 33 permits in the latter half of 2026—or in the Q1 & Q2 FY 2027 budget generating another $49,500.

-Other later FY 2027-28 projections (next year's construction season) could be up to another 110 permits generating another $165,00.

For Calendar Year 2026: Projections up to $85,500 (with $36,000 already collected).

For Calendar Year 2027: Projections up to $165,000.

Proposed City Abatement Examples: (*this is not decided yet, nor have total number of qualified applicants been determined until the end of Dec 2026.)

- 75 Applicants in 'Circuit Breaker Program' @ $700 each = $52,500.
- Plus another 75 Applicants in 'County Program' @ $400 each = $30,000.

HEART OF THE WASATCH BACK

HEBER CITY

EST 1889

Discussion

& NEXT STEPS

WASATCH COUNTY RESOLUTION 25-03
A RESOLUTION TO AUTHORIZE INCREASES TO THE TAX RELIEF INCOME LIMIT

WHEREAS, housing costs in Wasatch County have been increasing significantly in recent years; and

WHEREAS, the Wasatch County Council (the "Council") desires to help qualifying households afford their housing through property tax relief; and

WHEREAS, the council is given authority to provide tax relief in accordance with Utah Code §59-2-1347 which states in part: "If an interested person applies to a county legislative body for an adjustment or deferral of taxes levied against property located in the county, the county legislative body may accept a sum less than the full amount due, or defer the full amount due, where, in the judgment of the county legislative body, the best human interests and the interests of the state and the county are served;" and

WHEREAS, the state of Utah annually sets a household income limit for tax relief in accordance with Utah Code § 59-2-1208 as adjusted by the State of Utah and referred to hereafter as the "Tax Relief Income Limit," which is $40,840 in 2024; and

WHEREAS, in addition to meeting the Tax Relief Income Limit, in order to be a qualifying household of the indigent abatement provided for in Utah Code § 59-2-1803, taxpayers must also be 66+ years of age, or disabled or experiencing an extreme hardship, and

WHEREAS, the Council desires to offer additional tax relief for qualifying household making 50% more than the Tax Relief Income Limit who may still have difficulty affording their housing.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Wasatch County Council does hereby resolve that:

SECTION 1. The Council hereby expresses its intent to exercise its authority to provide tax relief to applicants with a gross household income equal to or less than 150% of the Tax Relief Income Limit ("Eligible Applicants").

SECTION 2. To Receive this tax relief, Eligible Applicants shall submit an application as described in Utah code § 59-2-1804 for the Council's review and decisions, which shall be entirely at the discretion of the Council.

SECTION 3. Tax relief hereunder, if granted, shall be in the form of a tax abatement in the same amounts as the indigent abatement defined in Utah Code § 59-2-1803 and 1804, which amount of totals half of the taxes due or the maximum authorized under the code, whichever is less.

SECTION 4. This tax relief is hereby granted for subsequent years until amended or repealed by the Council or is automatically repealed if the Utah State Legislature adopts an income limit in a legislative session that increases the state limit by at least 40%.

APPROVED and **PASSED** this 22 day of January, 2025

Karl McMillan,

Wasatch County Council Chairman

Attest: Joey D. Granger,

Wasatch County Clerk/Auditor

STATE OF UTAH COUNTY CLERK WASATCH COUNTY

	VOTE
Karl McMillan, Chairman	Y
Erik Rowland, Vice-Chair	Y
Kendall Crittenden	—
Colleen Bonner	Y
Mark Nelson	Y
Spencer Park	Y
Luke Searle	Y

Wasatch County Senior Abatement Application

First Name	Last Name	Date of Birth	Phone Number	Address

Primary Residence Parcel Number

Annual Household Income:

Wages	Dividends Interest	Pensions Annuities IRA / 401(k) distributions etc.	Social Security or Railroad Retirement	Current Year Capital Gains	Unemployment income or Worker's Compensation income	Business, rental, farm income	Total

(Income tax return must be attached to verify income*)

Signature of Applicant: _____

Date:_____

County Use Only:

Over age 66	Total Income Under $65,534	Primary Residence Status

2026 Income Ranges		County Credit Amount
$ 44,222.00	$ 48,600.00	$ 1,000.00
$ 48,601.00	$ 54,600.00	$ 750.00

Tax Return information and other sensitive personally identifiable information provided will be used only for property tax purposes within the Wasatch County Clerk/Auditor office and will not be sold or transferred.

$ 54,601.00	$ 60,600.00	$	600.00
$ 60,601.00	$ 65,534.00	$	500.00

Please return completed form to the Wasatch County Clerk before September 01.

Tax Return information and other sensitive personally identifiable information provided will be used only for property tax purposes within the Wasatch County Clerk/Auditor office and will not be sold or transferred.

Utah State Tax Commission

Homeowner's Tax Credit Application
(For low-income, elderly and widows/widowers)

Clear

TC-90H
Rev. 4/26

tax.utah.gov

Homeowners and mobile homeowners applying for property tax credit must file this form with the county where the home is located by Sept. 1, 2026.

Renters and mobile homeowners applying for lot rental refund, file form TC-90CB with the Utah State Tax Commission by Dec. 31, 2026.

Section 1 - Applicant's Name

If more than one person lives in a household, only one person may file an application.

Applicant's last name	Applicant's first name		Middle initial	Birth date	Social Security number
Spouse's last name (if spouse is living)	Spouse's first name		Middle initial	Birth date	Social Security number
Address	City	County	State	ZIP Code	Daytime telephone number

Enter your property serial/account number(s) from your most recent property tax billing notice:

Section 2 - Household Income

Household income must include **ALL household members' incomes.**

Complete and add lines 1 through 10 and enter the total on line 11. Household income is income received during 2025 by everyone living in the household as of Jan. 1, 2026, not just the applicant. Do not include income of children under 18 or your (or your spouse's) parents and grandparents, even if they live with you. **Send documentation for information provided below. If you enter any amounts on lines 2, 3, 4 or 5, you must include your federal tax return and all schedules. Amounts will be reviewed.**

Total people in household as of Jan. 1, 2026		
1. Wages, salaries, tips and other compensation (W-2, 1099Misc, 1040 Schedule C, etc.)	1	
2. Pension and annuities, including IRAs (taxable/nontaxable)	2	
3. Current-year capital gain or loss	3	
4. Business, rental, farm income	4	
5. Depreciation on claimed residence	5	
6. Total interest income, dividends (taxable/nontaxable)	6	
7. Social Security/Railroad retirement (but not Social Security Disability)(taxable/nontaxable)	7	
8. Unemployment, worker's compensation	8	
9. Veterans disability pensions	9	
10. Other income received under UCA §59-2a-101(20), such as alimony, loss carryforwards, etc.	10	
11. Total 2025 household income from all sources (add lines 1 through 10)	11	

You do not qualify if the amount on line 11 is greater than $44,221 (the 2025 maximum total income).

You may be required to submit additional information to support your claims.

Section 3 - Homeowner's Tax Credit

Applicant must answer all four questions below.

1. Did you qualify for the homeowner's tax credit last year, or will you be age 67 or older on **Dec. 31**, 2026, **OR** are you a widow or widower? ☐ Yes ☐ No

   If you are a widow or widower, enter your spouse's date of death:
2. Was the total household income (from Section 2, line 11) less than $44,221? ☐ Yes ☐ No
3. Will you provide your own financial support for 2026 (No one else can claim you on their 2026 tax return)? ☐ Yes ☐ No
4. Will you live in Utah for all of 2026? ☐ Yes ☐ No

   You must be domiciled in Utah for the entire 2026 calendar year to be eligible.

—*Continued on next page*

— Section 3, continued from page 1

If your name is not listed as the property owner of the Property Tax Billing Notice, attach legal documentation of ownership.

Only property tax on applicant's primary residence is eligible for property tax credit.

Is the home located on property that exceeds one acre?	☐ Yes	☐ No	If yes, total number of acres:	
Is any portion of the home rented out?	☐ Yes	☐ No	If yes, what percent is rented:	
Is a portion of the home used for business?	☐ Yes	☐ No	If yes, what percent is used:	

You must have owned the home on Jan. 1, 2026 to qualify.

If you qualify for property tax credit, you may also qualify for low-income abatement. See form TC-90L.

Section 4 - Residency Status of Applicant

Under state and federal law we can not process this application or issue a credit to anyone who does not provide this information.

→ **Check ONLY ONE box (providing false information subjects the signer to penalties for perjury):**

- 1. ☐ I am a U.S. citizen.
- 2. ☐ I qualify under 8 U.S.C. 1641 and I am in the U.S. lawfully.

→ **If you checked box 2, you must attach one of the following:**

- Employment authorization card
- Documentation showing I-94 (arrival departure) number*
- Alien Registration Number issued by U.S. Citizenship and Immigration Service*

*The I-94 (arrival/departure) number and the Alien Registration Number are issued by the U.S. Citizenship and Immigration Service.

Under penalties of perjury, I declare that I am a U.S. citizen OR that I qualify under 8 U.S.C 1641 and am in the United States lawfully.

Applicant signature	Date

Section 5 - Certification and Signature

Under penalties of perjury, I declare that, to the best of my knowledge and understanding, this information is true, correct and complete.

Applicant signature	Date	Spouse's signature (must sign if home is owned in joint tenancy)	Date

Preparer's name and address or organization (if not applicant)	Preparer's telephone number

2025 Homeowner's Tax Credit Refund Schedule

Lower Household Income Limit	Upper Household Income Limit	Maximum Homeowner Tax Credit
$0	$15,033	$1,412
15,034	20,048	1,245
20,049	25,057	1,082
25,058	30,069	835
30,070	35,083	674
35,084	39,796	429
39,797	44,221	262

To review the Privacy Notice regarding the collection and use of your personal data, scan this QR code, or visit tax.utah.gov/privacy

Heber City Council Staff Report

MEETING DATE: 7/21/2026

SUBJECT: **Mayor's Recommendation for Resolution 2026-19**

A RESOLUTION TO AUTHORIZE PROPERTY TAX ABATEMENTS TO QUALIFYING HEBER CITY SENIORS

RESPONSIBLE: Mayor Heidi Franco

STRATEGIC RELEVANCE: Affordability for Citizens

RECOMMENDATION

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This is the proposed City process for Resolution 2026-19 to start January 2027, yet could be delayed until further development fee money is collected.

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The FY 2026-27 Budget projects …up to $4.5 Million over the next 25 years.

**Latest figures from 7/16/26:

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- Plus another 75 Applicants in 'County Program' @ $400 each = $30,000.

- **Total 'Sixth Amendment' money used for Proposed Abatements = $82,500.**

In 2025, Wasatch County qualified approximately 146 applicants in Heber City for the low income property tax abatement program. We would plan for 150 qualified applicants in January 2027 at this point—or when money are available. The Council can also consider lowering the Abatement amounts to reflect current money available in January 2027.

CONCLUSION

Recommend approval.

EXHIBIT A. PROPOSED CITY RESOLUTION 2026 -19, A RESOLUTION TO AUTHORIZE PROPERTY TAX ABATEMENTS TO QUALIFYING HEBER CITY SENIORS.

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Section 1. The Heber City Council expresses its intent to provide property tax relief to Heber City's seniors with primary residential property who qualify for the Utah State 'Circuit Breaker' program and the Wasatch County 'Resolution 25-03' Program at the beginning of each calendar year.

Section 2. To receive this tax relief, eligible 66+ senior citizens in Heber City who are primary residential property owners can submit an application to Wasatch County per the Utah State Tax Commission's 'Circuit Breaker' program and Wasatch County's Resolution 25-03 Abatement Program; and be qualified through Wasatch County and state code requirements.

Section 3. Qualifications for Heber City seniors to receive city property tax abatements are according to State Form TC-90H -'Utah Homeowner's Tax Credit Application', and 'TC-90cy Low-Income Abatement and Homeowner's Tax Credit Application.'

Section 4. In January of the following calendar year, after Wasatch County has qualified senior applicants, then Heber City will calculate the number of qualified senior citizen primary

residential properties in collaboration with the Wasatch County Clerk's office. Heber City will also calculate the amount of budgeted money available for the City's property tax abatement relief program from Section 6 below.

Section 5. Heber City will then distribute lump sum property tax abatements to qualified 66+ senior citizens within the City to abate their previous year's property tax. The lump sum is not meant to pay for all city and county property taxes but provide some tax relief to qualified applicants.

Section 6. Heber City will use money from the '"Sixth Amendment to the Development Agreement for the Upper Jordanelle Ridge Master Planned Community, March 3, 2026" to finance this program. See: https://hebercityut.portal.civicclerk.com/event/461/files/attachment/3329 .

PASSED AND ADOPTED THIS _____ DAY OF _____, _____
BY THE HEBER CITY COUNCIL, STATE OF UTAH.

[INSERT NAMES / VOTES]

APPROVED:

_____

Mayor Heidi Franco

ATTEST:

_____ Date: _____

RECORDER