SARATOGA SPRINGS

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1. 2020-7-27 Cc Agenda

   Documents:

   2020-7-27 CC AGENDA SPECIAL MEETING.PDF

2. 2020-7-27 Cc Packet

   Documents:

   2020-7-27 CC PACKET.PDF

AGENDA – City Council Special Meeting
Mayor Jim Miller
Mayor Pro Tem Ryan Poduska
Council Member Christopher Carn
Council Member Michael McOmber
Council Member Chris Porter
Council Member Stephen Willden

CITY OF SARATOGA SPRINGS
Monday, July 27, 2020, 5:00 pm
Pursuant to State and Federal Guidelines concerning COVID19, this Meeting will be conducted electronically.
Meetings are streamed live electronically at
https://www.youtube.com/c/CityofSaratogaSprings

SPECIAL MEETING

1. Call to Order.
2. Roll Call.
3. Code Amendment – Title 2, City Initiated; Ordinance 20-26 (7-27-20).
4. UDOT Purchase of City Right of Way, SR-68, 1140 North Redwood Road Signal; Resolution R20-35 (7-27-20).

ADJOURNMENT

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ADJOURNMENT

ORDINANCE NO. 20-26 (7-27-20)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SARATOGA SPRINGS, UTAH RELATING TO THE DISPOSITION OF REAL PROPERTY; ADOPTING A NEW SECTION 2.08 OF THE CITY OF SARATOGA SPRINGS MUNICIPAL CODE

WHEREAS, on September 6, 2011, ordinances previously adopted by the City Council of the City of Saratoga Springs were codified pursuant to Utah Code § 10-3-707; and

WHEREAS, pursuant to authority granted in Utah Code Annotated § 10-3-701 *et seq*., the City Council for the City of Saratoga Springs may adopt and amend laws, ordinances, regulations, and codes that comprise the regulatory, penal ordinances, and administrative ordinances of the City of Saratoga Springs; and

WHEREAS, Utah Code Annotated § 10-8-2(4) requires municipalities, prior to disposal of a significant parcel of property, to hold a public hearing with 14 days' advance public notice and to allow public comment at such public hearing; and

WHEREAS, Utah Code Annotated § 10-8-2(4) authorizes municipalities to define what constitutes a significant parcel of real property subject to the public hearing requirement under Utah Code Annotated § 10-8-2(4)(a).

WHEREAS the City of Saratoga Springs, Utah ("City") owns real property and wishes to define what constitutes a significant parcel of real property.

NOW THEREFORE BE IT ORDAINED, by the City Council of the City of Saratoga Springs:

SECTION I – ENACTMENT

That there is adopted a new section 2.08 of the City of Saratoga Springs Municipal Code – Real Property Disposal, which is provided as follows:

Chapter 2.08. Real Property Disposal.

Sections:

2.08.01. Purpose of Provisions – Statutory Authority.
2.08.02. Definitions.
2.08.03. Disposal of Significant Parcels of Real Property – Method.
2.08.04. Disposal of Non-Significant Parcels of Real Property – Method.

2.08.01. Purpose of Provisions – Statutory Authority.

In enacting the ordinance codified in this chapter, it is the purpose of the City Council to provide for the manner of disposal of real property held by the City. Disposal of real property shall be done in accordance with this Chapter. This Section shall not apply to a vacation of a road or easement under Utah Code Chapter 10-9a.

2.08.02. Definitions.

For the purposes of this chapter, the following definitions apply:

1. **"Full and adequate consideration"** means consideration for an interest in real property that is at least reasonably proximate to the real property interest's fair market value. Such consideration may be other than monetary; and

2. **"Public hearing"** means any special or regularly scheduled meeting of the City Council, for which all persons interested in the hearing's subject may appear and be heard and for which 14 days' advance public notice is published in a newspaper of general circulation in Saratoga Springs and on the Utah Public Notice Website; and

3. "**Real property"** means land and improvements thereon; and

4. **"Significant parcel of real property"** means:

   (a) A fee simple interest in a parcel of real property one acre or greater in size where the parcel of real property will be deeded or transferred through other instruments to another governmental entity for a perpetual public purpose with an accompanying deed or other instrument restriction; or

   (b) A fee simple interest in a parcel of real property .25 acres or greater in size where the parcel of real property will be deeded or transferred through other instruments to a private party or another governmental entity without a deed or other instrument restriction prohibiting non-public use of the real property.

5. "**Nonsignificant parcel of real property"** means:

   (a) A fee simple interest in a parcel of real property less than one acre in size where the parcel of real property will be deeded or transferred through other instruments to another governmental entity for a perpetual public purpose with an accompanying deed or other instrument restriction; or

   (b) A fee simple interest in a parcel of real property less than .25 acres in size where the parcel of real property will be deeded or transferred through other instruments to a private party or another governmental entity without a deed or other instrument restriction prohibiting non-public use of the real property; or

   (c) Property interests less than fees simple, such as easements, leases and licenses.

2.08.03. Disposal of Significant Parcels of Real Property – Methods.

1. Proposed dispositions of significant parcels of real property require a public hearing.

2. Upon approval of the disposition of the significant parcels of real property by the City Council and after the public hearing, the City Manager and/or the City Mayor may execute the documents necessary to effect the disposition of such real property.

3. The disposition of real property, including fee interests, shall be by any lawful manner or means.

4. Dispositions shall not be for less than full and adequate consideration unless otherwise permitted by law.

2.08.04. Disposal of Non-Significant Parcels of Real Property – Methods.

1. Subject to the conditions set forth herein, the City Manager shall have discretion over the disposition and manner of disposition of non-significant parcels of real property, and approval by the City Council of the disposition is not necessary.

2. The City Mayor or City Manager may sign the deed or other instrument disposing of non-significant parcels of real property without City Council consideration or approval.

3. The disposition of non-significant real property, including fee interests, easement interests, licenses, and leasehold interests, shall be by any lawful manner or means.

4. Dispositions shall not be for less than full and adequate consideration unless otherwise permitted by law.

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

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

SECTION III – EFFECTIVE DATE

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

SECTION IV – SEVERABILITY

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

SECTION V – PUBLIC NOTICE

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

a. deposit a copy of this ordinance in the office of the City Recorder; and
b. publish notice as follows:
    i. publish a short summary of this ordinance for at least one publication in a newspaper of general circulation in the City; or
    ii. post a complete copy of this ordinance in three public places within the City.

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 27th day of July, 2020.

Signed: _____
Jim Miller, Mayor

Attest: _____
Cindy LoPiccolo, City Recorder

	VOTE
Christopher Carn	_____
Michael McOmber	_____
Ryan Poduska	_____
Chris Porter	_____
Stephen Willden	_____

City Council
Staff Report

Author: Jeremy D. Lapin, P.E., City Engineer
Subject: Transfer of Right-of Way to UDOT
Date: July 27, 2020
Type of Item: ROW Transaction

Description:

A. Topic:

This item is for the approval of a Right-of-Way transfer with the Utah Department of Transportation (UDOT) to convey approximately 0.3 acres of property (12,879 sf) located on the West side of the intersection of Market Street and Redwood Road.

B. Background:

In order to complete the installation of a signal at the intersection of Market Street and Redwood Road UDOT needs to acquire sufficient ROW to install the signal and appurtenant items. One area that is needed by UDOT is the portion of the existing Market Street ROW that abuts Redwood Road on the west side.

C. Analysis:

To facilitate the construction of the Market Street/Redwood Road signal, it is necessary to transfer 12,879 sf of ROW from Saratoga Springs to UDOT. The property will remain public ROW, is required by UDOT to complete the signal installation and therefore it is in the City's best interest to transfer the property to UDOT in good faith and for adequate and fair consideration.

Staff recommends a valuation of the property at $8.50 per SF based upon a broker's price opinion provided by Davenport Consulting which has been included. Based upon documentation provided by UDOT, also included, the value of the signal being installed is $240,045.35 which includes a $132,890 cost in construction (contractor supplied equipment and labor) as well as $107,155.35 in state furnished materials and infrastructure for the signal.

D. Legal Requirements:

In order to transfer the property, the must be in the public interest (UCA 10-8-2(1)(a)(iii)) and be '"in good faith and for adequate consideration.'" *Salt Lake County Commission v. Salt Lake County Attorney*, 985 P.2d 899, 909 (1999). In determining whether adequate consideration is given, the City must make findings as to what the benefit is in present market terms and what the benefits are of the property transaction. *Id*.

E. Proposed Findings:

1) The property transaction is in good faith because the small portion of property is currently public ROW and will continue to be public ROW under UDOT's ownership and the City will be transferring the property for fair market value.
2) The City is receiving fair market value for the property. A recent broker's analysis of similarly-situated property within the same zone in the relatively same area was at $8.50 per square foot. At 12,879 sf for a total valuation of $109,471.50.The City is receiving a signal from UDOT valued at approximately $240,045.35 and is therefore receiving fair market value.

Recommendation:

Staff recommends that the City Council approve the transfer of the subject property to UDOT in exchange for the installation of a signal at the intersection of Redwood Road and market Street.

Broker's price opinion
for the City of Saratoga Springs
1140 North Redwood Road
Parcel # 66:741:0005 2.6 acres

Dear City of Saratoga Springs,

Please find the attached comparable sales data for your property located at 1140 North Redwood Road, parcel number 66:741:0005.

As a broker, I would normally like to find several similar comparable parcels that have closed transactions to give an opinion. I was able to find 2 comparable sales that are similar in size, location and zoning. It would be ideal to have additional sales data, however I believe there is sufficient data and knowledge of the market to make create a broker's price opinion.

The subject property is similar in location, zoning and size to MLS number 1589763 which sold for $8.48 approximately 13 months ago. The market has remained strong since this transaction. MLS number 1589763 is smaller than your property at 1140 N. Redwood Road which would typically yield a higher sales price per square foot than your property. However, with the strong market, my opinion is that your property would sale for about $8.50 / sf if it were listed today. It may actually sale for higher with the knowledge that Costco is coming to the area. However if you had the property appraised, the appraiser would place heavy emphasis on sold data rather than speculation.

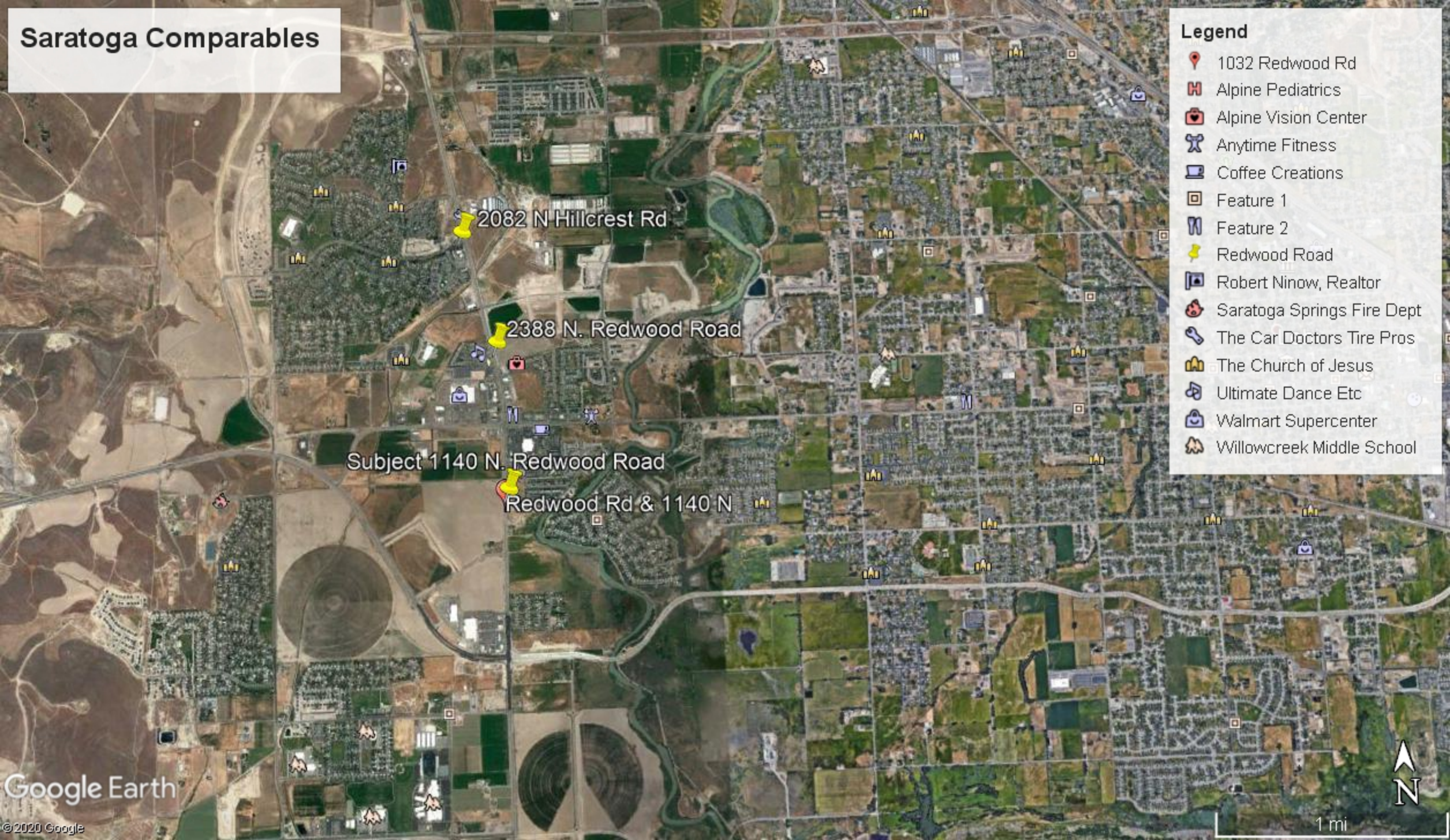
I would suggest that you consider approximately $8.50 / sf as the current market value.

Let me know if you have additional sales data that you would like me to consider or if you have any questions or concerns.

Thank you,

Brandi Davenport
Principal Broker
801-964-9324
brandi@davenport-realestate.com

Saratoga Comparables



MLS# 1589763

Tour/Open: None
Sold Price: $650,000
Original List Price: $720,000
Status: Sold
Lease Price: $0
Price Per:
CDOM: 36
Entry Date: 03/29/2019
DOM: 36
CTDOM: 2
Contract Date: 06/04/2019
Sold Date: 06/06/2019
Concessions: $0
Sold Terms: Cash
Address: 2388 N Redwood Rd
NS/EW: 2388 /
City: Saratoga Springs, UT 84045
County: Utah
Plat:
LOT #:
Tax ID: 58-023-0120 • History
Taxes: $1,522
Zoning Code: COMMER
HOA Fee: $0
School Dist:
Elem:
Jr High:
Sr High:
Other Schl:
Acre FT./Share: 0.00 |
Acre FT./Share: 0.00 |
Acre FT./Share: 0.00 |
Wells: 1 | Certified
Surface: |
Dev. Spring: |
Culinary Well Health Inspected:
Prop Type: Residential; Commercial
Acres: 1.76
Frontage: 0.0
Side: 0.0
Back: 0.0
Irregular: No
Facing:
Drv. Access Dirt; Gravel
Water Distance:
Sewer Distance:
Gas Distance:
Usable Electric:
Pressurized Irr.:
Conn. Fees:
Irrigation Co:
Water:
Exterior Feat.: Out Buildings
Irrigation:
Land Use: Landscaping: Part; Mature Trees
Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public
Zoning: Single-Family; Commercial
Possession: negotiable
Terms: Cash; Conventional
CCR:
Lot Facts: Corner Lot; Fenced: Part
Pre-Market:
Township:
Range:
Section:
Section Desc.:
Driving Dir:

76,666 sf Sold for $8.48 / sf

Best comparable. 1 year ago. Regular shape. Close to subject. Smaller parcel could yield higher per square foot sales price, however it is 1 year old and the market has remained strong.

Remarks: Best corner property in one of the fastest growing areas in Utah! Mixed zoning makes this an amazing commercial/retail/residential property! A stop light and road going east are in the master plans making this a hard corner. Close to Edge Homes, DR Horton and Ivory homes. Minutes away from the Silicon Slopes and the freeway! This place is booming! Two parcels are included: 58:023:0120 58:023:0118
Agt Remarks: Owners remain in home on property. Call for appointment
HOA Remarks:
Clos Remarks:

Attached Documents

Owner: Michael Locke
Owner Type: Property Owner

Contact: Marcus Case
Contact Type: Agent
Ph 1: 801-234-9014
Ph 2: 801-310-6805
L/Agent: Peggy Case
Email: peggyc@utahproperties.com
Ph: 801-310-6805
Cell: 801-310-6805
Co-Agent: Marcus Case
Email: marcusc@utahproperties.com
Ph: 801-234-9014
Cell: 801-234-9014
L/Office: Berkshire Hathaway HomeServices Elite Real Estate
Ph: 801-224-9011
Fax: 801-764-2333
L/Broker: Bruce R Tucker
B/Agent: MLS NON
Email:
Ph: 000-000-0000
Cell:

MLS# 1539041

Tour/Open: None
Sold Price: $600,000
Original List Price: $1,000,000
Status: Sold
Lease Price: $0
Price Per:
CDOM: 435
Entry Date: 07/11/2018
DOM: 69
CTDOM: 38
Contract Date: 09/18/2018
Sold Date: 10/26/2018
Concessions: $0
Sold Terms: Cash
Address: 2082 N Hillcrest Rd
NS/EW: 2082 /
City: Saratoga Springs, UT 84045
County: Utah
Plat: HARVEST POINT
LOT #: 1
Tax ID: 41-802-0001 • History
Taxes: $9,093
Zoning Code:
HOA Fee: $0
School Dist: Alpine
Elem: Saratoga Shores
Jr High: Willowcreek
Sr High: Westlake
Other Schl:
Acre FT./Share: 0.00 |
Acre FT./Share: 0.00 |
Acre FT./Share: 0.00 |
Wells: |
Surface: |
Dev. Spring: |
Culinary Well Health Inspected:
Prop Type: Commercial
Acres: 2.18
Frontage: 0.0
Side: 0.0
Back: 0.0

94,961 sf Sold for $6.32 / sf

2 years old. Parcel size closer to subject.

Facing:
Drv. Access
Water Distance:
Sewer Distance:
Gas Distance:
Usable Electric:
Pressurized Irr.:
Conn. Fees:
Irrigation Co:
Water: Stubbed
Exterior Feat.:
Irrigation:
Land Use:
Utilities: Gas: Stubbed; Power: Stubbed; Sewer: Stubbed
Zoning: Commercial
Possession:
Terms: Cash; Commercial Fin. Req.; Conventional
CCR:
Lot Facts:
Pre-Market:
Township:
Range:
Section:
Section Desc.:
Driving Dir:
Remarks: 2.18 acres of improved property, lots 1 & 2 of Harvest Point Commercial development in Saratoga Springs. Amazing location with high traffic, great visibility, easy access and frontage to Redwood road. High growth area, easy lots to build on. The listing includes Parcel 1 tax id 41-802-0001 1.49 ac and Parcel 2 tax id 41-802-0002 .69 ac. Parcels could be sold separately.
Agt Remarks: Buyer to verify all information.
HOA Remarks:
Clos Remarks: SOLD PRICE IS FOR tax id 41-802-0001 1.49 ac lot 1 only, lot 2 will be sold separately

Owner:
Owner Type: Property Owner
Contact: Taylor
Contact Type: Agent
Ph 1: 801-706-1187
Ph 2:
L/Agent: Taylor Keys
Email: taylor@rogsignature.com
Ph: 801-706-1187
Cell: 801-706-1187
L/Office: RealtyONE Group Signature
Ph: 801-208-3800
Fax: 801-208-3801
L/Broker: Angela Jones-Faber
B/Agent: Allan Groves
Email: allan@keyrenter.com
Ph: 801-214-8289
Cell: 801-694-1924
B/Office: Keyrenter Real Estate
Ph: 801-566-6700
Fax:
BAC: 3%
Dual/Var: No
List Type: Exclusive Right to Sell (ERS)
Comm Type: Gross
Wthdrwn Dt:
Off Mkt Dt:
Exp Dt: 05/31/2019

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Procurement Estimate for PIN 18529 - SR-68; Redwood Rd Signal in Saratoga Springs - S-0068(132)32

	Itemized Price List							
	DESCRIPTION	Std Dwg	Spec	Unit	M&P	Unit Price	QTY	Subtotal
	Mobilization					2018		
1	Mobilization for Installation, Upgrade, or Repair - Box Elder, Cache, Rich Counties		01501	Lump	Paid as defined in Attachment B, "Preparatory work and operations necessary for moving personnel, equipment, supplies, and incidentals to the project site prior to beginning work." Mobilization specification. Includes time and travel for pre-construction meetings.	$900.00		$0.00
2	Mobilization for Installation, Upgrade, or Repair - Weber, Morgan Counties		01501	Lump		$900.00		$0.00
3	Mobilization for Installation, Upgrade, or Repair - Tooele, Summit, Wasatch, Utah Counties		01501	Lump		$1,500.00	1	$1,500.00
4	Mobilization for Installation, Upgrade, or Repair - Davis, Salt Lake Counties		01501	Lump		$900.00		$0.00
5	Mobilization for Installation, Upgrade, or Repair - Iron, Garfield, Kane, Washington Counties		01501	Lump		$3,000.00		$0.00
6	Mobilization for Installation, Upgrade, or Repair - Beaver, Piute, Wayne, Millard, Sevier, Emery, Juab, Sanpete, Carbon, Duchesne Counties		01501	Lump		$2,500.00		$0.00
7	Mobilization for Installation, Upgrade, or Repair - Grand, Uintah, Daggett, San Juan Counties		01501	Lump		$3,000.00		$0.00
8	Mobilization for Small Project Upgrades or Repair - Weber and Davis Counties		01501	Lump		$750.00		$0.00
9	Mobilization for Small Project Upgrades or Repair - Salt Lake County		01501	Lump		$750.00		$0.00
10	Mobilization for Small Project Upgrades or Repair - Utah County		01501	Lump		$750.00		$0.00
11	Mobilization for Emergency Work (additional to Items 1-10)		01501	Lump	Paid in addition to items 1-10 for mobilization to an "Emergency" site as directed by Traffic & Safety	$1,500.00		$0.00
12	Deliver or pick up steel materials at Intermountain Galvanizing, 1085 West 400 North, Lindon, Utah		02892	Lump		$400.00	1	$400.00
13	Public Involvement		01540	Lump	As Requested by UDOT. Included in cost: flyers, talking to property owners, etc. If an ad is required, the department will pay the cost (if required and approved.) Includes talking to municipalities when local roads are affected.	$400.00		$0.00
	Traffic Control (TC)				10% max of project value for <$50k, 8% max for $50k to $100k, 6% max for > $100K. Excludes UHP price value			
14	Set Up TC Beyond Shoulder	TC	01554	Each	Excludes short-duration closures (less than 60 min.) Includes transport of all traffic control devices to/from project site, set up, maintain, and remove a specified lane or shoulder closure. If the set up is reconfigured, it will become a Maintain Traffic Control item.	$120.00		$0.00
15	Set Up TC Shoulder Closure	TC	01554	Each		$150.00	15	$2,250.00
16	Set Up TC Single Lane Closure	TC	01554	Each		$200.00	5	$1,000.00
17	Set Up TC Two Lane Closure	TC	01554	Each		$225.00		$0.00
18	Maintain TC Beyond Shoulder	TC	01554	Each	Excludes short-duration closures (less than 60 min.) Each change in location of on-site Traffic Control setup will count as one "Maintain" item.	$90.00		$0.00
19	Maintain TC Shoulder Closure	TC	01554	Each		$90.00	15	$1,350.00
20	Maintain TC Single Lane Closure	TC	01554	Each		$90.00	5	$450.00
21	Maintain TC Two Lane Closure	TC	01554	Each		$90.00		$0.00
22	Flagging	TC	01554	Hour	Use of non-certified flaggers will result in non-payment of this item. (Operator or laborer without a flagging card is not permitted.)	$28.00		$0.00
23	Utah Highway Patrol or Local Police	Pass Through Only			Requires UHP/Police Invoice for payment. No mark-ups allowed on this item. Max 4 hrs unless otherwise approved.			$0.00
24	Additional Advance Warning Arrow Panel	TC	01554	Dev/day	This item is intended as additional warning within a full TC closure or as requested by UDOT. Not to be used under Short-Duration closures.	$70.00		$0.00
25	Variable Message Sign (VMS)	TC	01554	Dev/day		$175.00		$0.00
	Removal							
26	Remove Manhole		02221	Each	These items include all cutting, jacking, equipment, labor, and transport/disposal and fees.	$1,500.00		$0.00
27	Remove Concrete Sidewalk		02221	Sq ft		$2.50		$0.00
28	Remove Concrete Curb & Gutter		02221	Foot		$15.00		$0.00
29	Remove Concrete		02221	Foot	This item includes all cutting, jacking, equipment, labor, and transport/disposal and fees. (For example, rasied median B3, B4, B5, M2, etc.)	$23.50		$0.00
30	Remove Concrete Driveway		02221	Sq ft	These items include all cutting, jacking, equipment, labor, and transport/disposal and fees.	$4.50		$0.00
31	Remove Concrete Pavement		02221	Sq yd		$22.00		$0.00
32	Remove Asphalt Pavement		02221	Sq yd		$14.50		$0.00
33	Remove Mast Arm Signal Pole - Salvage/Remove		02892	Each	This item includes removing nearside signal heads, ped heads and push buttons, if present.	$425.00		$0.00
34	Remove Mast Arm & Signal Heads - Salvage/Remove		02892	Each	This item includes removing signal heads and mast arm mounted signs, if present.	$700.00		$0.00
35	Remove Signal Pole Foundation - Top 12"		02892	Each	These items include all cutting, jacking, equipment, labor, and transport/disposal and fees.	$350.00		$0.00
36	Remove Luminaire Extension, Arm - Salvage/Remove		02892	Each		$225.00		$0.00
37	Remove Highway Luminaire, Arm - Salvage/Remove		02892	Each		$225.00		$0.00
38	Remove Highway Luminaire Pole Foundation - Top 12"		02892	Each		$340.00		$0.00
39	Remove Ped Pole (15', 11' and 5.5' poles) - Salvage/Remove		02892	Each		$155.00		$0.00
40	Remove Traffic Signal Pole Foundation - Top 12"		02892	Each		$155.00		$0.00
41	Remove Signal Cabinet & Foundation		02892	Each	This item is for removal of both elements & includes restoration of the area to surrounding conditions. Removal of the cabinet only is considerd part of the "Size 6 Signal Cabinet" item if a Size 6 Signal Cabinet is being placed.	$600.00		$0.00
42	Remove Power Pedestal & Foundation		02892	Each	This item is for permanent removal and restoration of the area. Removal as part of replacement is incidental to the "Underground Service Pedestal" items, below.	$175.00		$0.00
43	Remove Power Meter Base		16530	Each	Includes removal of pipe, cable, meter base, switch, (all above ground elements) and coordination with local serving power company.	$225.00		$0.00
44	Remove Type I Junction Box		02892	Each	These items are intended for remove-only operations. They are not intended for use in combination with new box installations or replacements; those items include removal of existing boxes. Includes all backfill and restoration of area to surrounding conditions.	$185.00		$0.00
45	Remove Type II Junction Box		02892	Each		$185.00		$0.00
46	Remove Type III Junction Box		02892	Each		$185.00		$0.00
47	Remove Wire from Conduit		16530	Foot	Item applies to any and all wire types.	$0.35		$0.00
48	Remove Tree - less than or equal to 15' tall		02221	Each	Includes disposal	$700.00		$0.00
49	Remove Tree - greater than 15' tall		02221	Each	Includes disposal	$1,500.00		$0.00
50	Remove Overhead Device - Salvage/Remove		02892	Each	Such as mast arm mounted sign, signal head, preemption sensor, radar detection sensor, video camera, wire radio, etc. Includes cost of disposal or salvaging (transport.)	$200.00		$0.00
51	Remove Pedestrian Clamshell Assembly - Salvage/Remove	SL	02892	Each	This item is not applicable with pedestrian clamshell assembly replacements. Includes labor and equipment to remove and transport/disposal and fees.	$60.00		$0.00
52	Remove Pedestrian Push Button Assembly & Sign - Salvage/Remove	SL	02892	Each	This item is not applicable with pedestrian push button assembly and sign replacements. Includes labor and equipment to remove and transport/disposal and fees.	$60.00		$0.00
	Roadway							
53	Site Clearing and Grubbing		02231	Sq yd		$7.50	60	$450.00
54	Roadway Excavation		02316	Cu Yd	This item is not applicable when used in conjunction with UDOT specifications regarding concrete items.	$26.00		$0.00
55	Granular Backfill Borrow		02056	Ton	Includes installation (spreading, compaction, etc) and transport. These items are not applicable when used in conjunction with UDOT specifications regarding concrete items.	$45.00		$0.00
56	Untreated Base Course		02721	Ton		$45.00		$0.00

57	Flowable Fill		03575	Cu Yd	Measured by batch tickets. This item is not applicable when used in conjunction with UDOT specifications regarding conduit and boxes for ATMS; those items are to include the cost of Flowable Fill installation. Includes transport.	$140.00		$0.00
58	HMA - 1/2 inch		02741	Ton	Includes aggregates, asphalt binder, hydrated lime, tack coat, and other additives, etc. Includes transport.	$187.00		$0.00
59	HMA - 3/4 inch		02741	Ton		$192.00		$0.00
60	Portland Cement Concrete Pavement 7 inch Thick		02752	Sq Ft	Calculated from measured length multiplied by measured width not to exceed plan width. Includes transport.	$11.00		$0.00
61	Concrete Curb & Gutter - Less than 50 feet	GW	02776	Foot	Types B1, B2, and M1. Measured along the roadway face. Includes excavation, dowel bars, untreated base course, and backfill borrow.	$28.50		$0.00
62	Concrete Curb & Gutter- Greater than 50 feet	GW	02776	Foot		$28.50		$0.00
63	Concrete Curb - Less than 50 feet	GW	02776	Foot	Types B3, B4, B5, and M2. Measured along the roadway face. Includes excavation, dowel bars, untreated base course, and backfill borrow.	$23.00		$0.00
64	Concrete Curb - Greater than 50 feet	GW	02776	Foot		$23.00		$0.00
65	Plowable End Section	GW	02776	Each		$700.00		$0.00
66	Concrete Driveway, 7 inch thick	GW	02776	Sq Ft	Include Radius and Flares. Includes excavation, untreated base course, and backfill borrow. Includes all labor, equipment, and materials necessary for a complete driveway. The curb cut will remain part of the curb and gutter installation.	$12.00		$0.00
67	Concrete Sidewalk	GW	02776	Sq Ft	Includes untreated base course.	$7.50		$0.00
68	Pedestrian Access Ramp	GW	02771	Sq Ft	Includes ALL work and materials to excavate and construct an ADA compliant ramp. Excludes Detectable Warning Surface, pavement removal, curb & gutter, and new sidewalk panels outside of ramp section. Area to be measured from top of the flares.	$9.75		$0.00
69	Detectable Warning Surface	GW	02771	Sq Ft	Includes all labor and materials necessary for installing a new detectable warning panel.	$35.00		$0.00
70	Concrete Junction Box Collar	SL	02892	Sq Ft	This item is not applicable with new junction boxes. It only applies to existing junction boxes. Calculated excluding the area of junction box.	$33.00		$0.00
71	Reconstruct Manhole	CB	01892	Each		$1,350.00		$0.00
72	Reconstruct Valve Box		01892	Each		$400.00		$0.00
73	Reconstruct Catch Basin or Cleanout Box	CB	01892	Each		$1,500.00		$0.00
74	Solid cover or bicycle-safe grate and frame	GF	02635	Each		$900.00		$0.00
75	Open-Curb frame w/ bicycle safe grate	GF	02635	Each		$900.00		$0.00
76	New Catch Basin - Precast	CB	02633	Each		$1,500.00		$0.00
77	Landscape Grading		02922	Sq yd		$4.50		$0.00
78	Topsoil		02912	Ton		$35.00		$0.00
79	Turf Sod		02922	Sq Ft		$3.50		$0.00
80	Irrigation - Sch 40 1-1/2" PVC Pipe w/ Fittings		02610	Foot		$3.50		$0.00
81	Irrigation - Sch 40 3/4" PVC Pipe w/ Fittings		02610	Foot		$2.50		$0.00
82	Irrigation - Sprinkler Head w/ Riser			Each		$70.00		$0.00
	Underground							
83	Pothole for Utilities		02892	Each	This item may not be billed in conjuction with foundation excavation. Potholing for such is to be included in the foundation price.	$330.00		$0.00
84	Mast Arm Signal Pole Foundation - 3' x 12' - by Digger Derrick	SL	02466	Each	Includes installation of concrete foundation, anchor bolts, hardware to mount foundation to base of pole, and associated potholing. 14' deep foundations require a brass cap showing depth.	$3,000.00		$0.00
85	Mast Arm Signal Pole Foundation - 3' x 12' - by Vacuum Truck	SL	02466	Each		$4,000.00	3	$12,000.00
86	Mast Arm Signal Pole Foundation - 3' x 14' - Digger Derrick	SL	02466	Each		$3,900.00		$0.00
87	Mast Arm Signal Pole Foundation - 3' x 14' - Vacuum Truck	SL	02466	Each		$4,800.00	1	$4,800.00
88	Mast Arm Signal Pole Foundation - 4' x 14'	SL	02466	Each		$6,000.00		$0.00
89	Mast Arm Signal Pole Foundation in Ground Water or Sloughing Conditions	SL	02466	Each	In addition to Mast Arm Signal Pole Foundation items, for each foundation installed with these soil conditions.	$900.00		$0.00
90	Mast Arm Signal Pole Foundation in Rocky Soil Conditions	SL	02466	Each		$900.00		$0.00
91	Highway Luminaire Pole Foundation - 2.5' x 8' - by Digger Derrick	SL	02466	Each	Includes installation of concrete foundation, anchor bolts, and hardware to mount foundation to base of pole.	$2,000.00		$0.00
92	Highway Luminaire Pole Foundation - 2.5' x 8' - by Vacuum Truck	SL	02466	Each		$3,000.00		$0.00
93	Highway Luminaire Pole Foundation in Groundwater or Sloughing Conditions	SL	02466	Each	In addition to Highway Luminaire Pole Foundation items, for each foundation installed with these soil conditions.	$500.00		$0.00
94	Highway Luminaire Pole Foundation in Rocky Soil Conditions	SL	02466	Each		$500.00		$0.00
95	Traffic Signal/Ped Pole Foundation - 2' x 3'	SL	02466	Each		$600.00	5	$3,000.00
96	Size 6 Cabinet Foundation - Cast in Place	SL	02892	Each		$1,500.00	1	$1,500.00
97	Size 6 Cabinet Foundation - Precast	SL	02892	Each		$1,500.00		$0.00
98	Expand Size 5 Cabinet Foundation to Size 6	SL	02892	Each	Includes (4) new 2" PVC conduits in the expanded section, tied into existing Junction Box.	$1,400.00		$0.00
99	4 - 1D (1.25") Conduit - SDR11 HDPE	AT	13553	Foot	Not for signal conduit use.	$4.50		$0.00
100	2" Conduit - PVC		02892	Foot		$1.50		$0.00
101	2" Conduit - SDR11 HDPE		02892	Foot		$1.50	2610	$3,915.00
102	3" Conduit - PVC		02892	Foot		$3.00		$0.00
103	3" 90-degree sweep - PVC		02892	Each		$50.00	1	$50.00
104	3" Conduit - SDR11 HDPE		02892	Foot		$3.25	1790	$5,817.50
105	Pole Standoff Bracket		02892	Each		$45.00		$0.00
106	Conduit trenched in Native Soil, 18" cover (Excluding conduit cost)		02892	Foot		$5.00		$0.00
107	Conduit trenched in Native Soil, 24" cover (Excluding conduit cost)		02892	Foot		$7.00		$0.00
108	Conduit trenched in Native Soil, 36" cover (Excluding conduit cost)		02892	Foot		$9.00		$0.00
109	Conduit trenched in Native Soil, 60" cover (Excluding conduit cost)		02892	Foot		$11.00		$0.00
110	Additional Cost for Rocky Soil Conditions for Trenching in Native Soil		02892	Foot		$3.75		$0.00
111	1 - 2 conduits bored (Excluding conduit cost)		02892	Foot		$15.50	1200	$18,600.00
112	3 - 4 conduits bored (Excluding conduit cost)		02892	Foot		$23.50		$0.00
113	5 - 6 conduits bored (Excluding conduit cost)		02892	Foot		$27.50		$0.00
114	7 - 8 conduits bored (Excluding conduit cost)		02892	Foot		$30.00	450	$13,500.00
115	Additional Cost for Rocky Soil Conditions for Conduits Bored		02892	Foot	In addition to Conduits Bored items, for every foot of conduit bored with rocky soil conditions	$4.50		$0.00
116	Type A Junction Box	SL	02892	Each	These items include removal of existing boxes or excavation of native material, removal of pavement, etc as required. Includes all items to meet UDOT standard - backfill, flowable fill, maintenance markers, conduit plugs, grounding materials, a locate ball or disk, ground rod (if needed), grouting, 10" collar, bolts, etc.	$1,100.00		$0.00
117	Type B Junction Box	SL	02892	Each		$1,300.00		$0.00
118	Type B Junction Box - Divided	SL	02892	Each		$1,350.00	3	$4,050.00
119	Type C Junction Box	SL	02892	Each		$1,400.00	1	$1,400.00
120	Type II Junction Box - ATMS	AT	13554	Each	These items include removal of existing boxes or excavation of native material, etc as required. Includes all items to meet UDOT standard - backfill, flowable fill, maintenance	$1,475.00		$0.00
121	Type III Junction Box - ATMS	AT	13554	Each		$1,700.00	1	$1,700.00
	Wire/Electrical							
122	IMSA 50-2, 2 wire, AWG 14 gage		02892	Foot		$0.96		$0.00
123	IMSA 20-1, 4 wire, AWG 14 gage		02892	Foot		$1.25	1800	$2,250.00
124	IMSA 20-1, 7 wire, AWG 14 gage		02892	Foot		$1.35	3200	$4,320.00
125	Cable - State Furnished		02892	Foot	Applies to any State Furnished cable. **This item does not apply to Radar Pigtail installation, which is part of the "Radar Sensor" item.	$0.50		$0.00
126	Radar Detection Cable - Contractor Furnished		02892	Foot	Contractor cable must meet the same specs as Wavetronix cable; gauge, insulation, strain rating, coloration, etc. **This item does not apply to Radar Pigtial installation, which is part of the "Radar Sensor" item.	$1.35	1300	$1,755.00
127	Preemption System Cable - Contractor Furnished		02892	Foot	Contractor cable must meet the same specs as Wavetronix cable; gauge, insulation, strain rating, coloration, etc.	$1.25		$0.00
128	RHH-USE2-RHW2, 2 gage		16525	Foot		$3.00		$0.00
129	RHH-USE2-RHW2, 4 gage		16525	Foot		$2.10		$0.00

130	RHH-USE2-RHW2, 6 gage		16525	Foot		$1.20	2140	$2,568.00
131	RHH-USE2-RHW2, 8 gage		16525	Foot		$1.10		$0.00
132	RHH-USE2-RHW2, 10 gage		16525	Foot		$0.90		$0.00
133	RHH-USE2-RHW2, 12 gage		16525	Foot		$0.90		$0.00
134	Bare Copper Ground Wire, No. 6		16525	Foot		$1.10	2000	$2,200.00
135	Stranded Insulated Ground Wire, AWG 12 gage		16525	Foot		$1.00		$0.00
136	Power Source, Underground Service Pedestal - State Furnished	SL	02892	Each	Includes installation of foundation, concrete pad and coordination with Region signal crew and Utility Coordinator for inspection and cut over with local serving power company.	$600.00		$0.00
137	Power Source, Underground Service Pedestal - Contractor Furnished	SL	02892	Each		$2,800.00	1	$2,800.00
138	Power Source, Dual-Metered Underground Service Pedestal - Contractor Furnished	SL	02892	Each	Includes installation of foundation, concrete pad and coordination with Region signal crew and Utility Coordinator for inspection and cut over with local serving power company.	$5,000.00		$0.00
139	Power Source, Dual-Metered Underground Service Pedestal - State Furnished	SL	02892	Each	Includes installation of foundation, concrete pad and coordination with Region signal crew and Utility Coordinator for inspection and cut over with local serving power company.	$600.00		$0.00
140	Battery-Backup Pedestal -- State Furnished	SL	02892	Each	Includes installation of foundation and concrete pad.	$600.00		$0.00
	ATMS							
141	Cat 5 Outdoor-rated Cable - Contractor Furnished	AT	13553	Foot	Item used in addition to the 6 strand pre-terminated drop cable, up to 300'. Billed in 100' increments	$0.90		$0.00
142	6 Strand Pre-terminated Drop Cable - Contractor Furnished (300 ft or less)	AT	13553	Each		$1,500.00	1	$1,500.00
143	6 Strand Pre-terminated Drop Cable - Contractor Furnished (per 100 ft added cable length)	AT	13553	Each		$175.00	11	$1,925.00
144	Type A Splice Case	AT	13553	Each		$950.00	1	$950.00
145	Type B Splice Case	AT	13553	Each		$1,000.00		$0.00
146	Fusion Splice	AT	13553	Each	Provide testing documentation per UDOT spec	$40.00	1	$40.00
147	CCTV Camera Cable - Contractor Furnished	AT	13553	Foot		$3.20		$0.00
148	CCTV Camera & Mount - State Furnished	AT	13553	Each	These items include cabinet wiring and RDPE setup for a fully functional CCTV.	$475.00		$0.00
149	CCTV Camera & Mount - Relocate	AT	13553	Each		$545.00		$0.00
150	Wireless Radio - State Furnished	AT	13553	Each		$450.00		$0.00
	Signal							
151	Mast Arm Signal Pole (for all arm lengths) - State Furnished	SL	02892	Each		$400.00	4	$1,600.00
152	Mast Arm Signal Pole Base Adapter - State Furnished		02892	Each		$175.00		$0.00
153	30 - 55 ft Mast Arm - State Furnished	SL	02892	Each		$650.00	1	$650.00
154	60 - 75 ft Mast Arm - State Furnished	SL	02892	Each		$800.00	3	$2,400.00
155	80 - 85 ft Mast Arm - State Furnished	SL	02892	Each		$950.00		$0.00
156	Mast Arm Field Cut		02892	Each		$200.00		$0.00
157	5.5', 11' or 15' Traffic Signal/Ped Pole - State Furnished	SL	02892	Each		$215.00	5	$1,075.00
158	Size 6 Cabinet - State Furnished	SL	02892	Each	Includes removal of the old cabinet, transport and salvage to UDOT. Includes all wiring and labor to bring the signal back online.	$800.00	1	$800.00
159	Pole-mounted Cabinet/Controller - Contractor Furnished	SL	02892	Each	Includes all materials and labor to install. Used for pedestrian-activated signal systems. (Flashing Beacons)	$3,000.00		$0.00
160	Type 0 Signal Head w/ LED Module & Flasher relay	SL	02892	Each	This item is inteded for signal head installations, replacement, and upgrades. Includes backplate, mounting bracket, assembly of head, and one relay flasher per direction (2-4 signal heads.) Replacements include removal and disposal or salvaging of old head, if present.	$600.00		$0.00
161	Type I, II, III Signal Head w/ LED Modules	SL	02892	Each	These items are intended for signal head installations, replacements, and upgrades. Includes backplate and retroreflective tape except for type V. Includes mounting bracket and assembly of the head. Replacements include removal and disposal or salvaging of old head, if present.	$945.00		$0.00
162	Type IV, VI Signal Head w/ LED Modules	SL	02892	Each		$1,300.00		$0.00
163	Type VII Signal Head w/ LED Modules	SL	02892	Each		$1,600.00		$0.00
164	Type V Signal Head w/ LED Modules	SL	02892	Each		$1,600.00		$0.00
165	Signal Head - State Furnished	SL	02892	Each	This item includes assembly of bracket and signal head (attaching visors and back plate to housing and installing LED modules) and installation.	$420.00	13	$5,460.00
166	Relocate Signal Head	SL	02892	Each	This item is not applicable to new installation or upgrades, above. Includes backplate, retroreflective tape, labor, and equipment to install.	$250.00		$0.00
167	LED Ball or Arrow Signal Module - State Furnished	SL	02892	Each		$45.00	42	$1,890.00
168	Backplate with retroreflective tape	SL		Each		$200.00		$0.00
169	Retroreflective tape installed in field	SL		Each	Per backplate. This item is not applicale to new installation or upgrades, above. Covers all backplate sizes per manufacturers requirements. May not be installed when temperatures are below 50 deg. Includes retroreflective tape, labor, and equipment required to install.	$150.00		$0.00
170	Mounting Bracket for Existing Signal Head	SL	02892	Each		$210.00		$0.00
171	Blank-Out Sign 24" x 24" - State Furnished	SL		Each		$250.00		$0.00
172	Blank-Out Sign 4' x 8' - State Furnished	SL		Each		$790.00		$0.00
173	Pedestrian Signal Clamshell Assembly	SL	02892	Each	Fully operational assembly - includes LED countdown module. Includes removal of existing assembly if present.	$650.00	8	$5,200.00
174	Relocate Pedestrian Signal Clamshell Assembly	SL	02892	Each	Item is not billable in conjunction with any other pedestrian signal items.	$180.00		$0.00
175	LED Pedestrian Signal Module, Countdown - Contractor Furnished	SL	02892	Each	Intended for module-replacements in existing clamshells.	$275.00		$0.00
176	LED Pedestrian Signal Module, Countdown - State Furnished	SL	02892	Each		$160.00		$0.00
177	Pedestrian Push Button Assembly & Sign	SL	02892	Each	Includes removal of existing assembly if present.	$350.00	8	$2,800.00
178	Audible Pedestrian Signal/Push Button/Sign Assembly - State Furnished	SL	02892	Each	This item includes removal/salvaging (if required) of existing assembly if present. Includes transport/disposal.	$125.00		$0.00
179	Relocate Pedestrian Push Button Assembly & Sign	SL	02892	Each	Item not billable in conjuction with any of the above ped-button items.	$120.00		$0.00
180	Pedestrian Push Button Frame Stand-off Bracket		02892	Each	Required when more than one push button is installed on a ped pole. Includes both brackets.	$190.00		$0.00
181	Mast Arm Mounted Sign (Medium Channel)	SL	02892	Sq Ft	Includes mounting hardware.	$60.00		$0.00
182	Mast Arm Mounted Sign (Sign Only)	SL	02892	Sq Ft	This item is intended for use with Mast Arm Mounted Sign Bracket.	$50.00	84	$4,200.00
183	Mast Arm Mounted Sign Bracket	SL	02892	Each	Mounting bracket as shown on Option B of standard drawing SL 3D. Includes z-bar.	$300.00	7	$2,100.00
184	Relocate Mast Arm Mounted Sign	SL	02892	Each	Includes reusing existing hardware with new bands.	$155.00		$0.00
185	Preemption System Sensor - City Furnished			Each		$200.00	3	$600.00
186	Radar Detection Sensor - State Furnished		02892	Each	Includes installation of the mount, sensor, connectorized pigtail cable, splice box, pole-mount box (if applicable), installation of radar panel or Click 650, and aiming.	$400.00	6	$2,400.00
187	Vibration Mitigator - State Furnished			Each	This item includes installation of device and mounting bracket on the end of the mast arm. No wiring or assembly is necessary.	$260.00	3	$780.00
188	Relocate Overhead Device		02892	Each	Such as preemption sensor, radar detection sensor, video camera, wireless radio, etc.	$350.00		$0.00
	Lighting							
189	20', 30', or 40' Signal Pole Luminaire Extension - State Furnished	SL	16525	Each		$270.00	4	$1,080.00
190	Single or Dual 10' Arm or 15' Arm, or Vertical Extension for Luminaire - State Furnished	SL	16525	Each		$150.00	4	$600.00
191	Rotate Luminaire Extension	SL	16525	Each		$275.00		$0.00
192	Relocate Luminaire Extension	SL	16525	Each		$350.00		$0.00
193	Highway Luminaire Pole - State Furnished	SL	16525	Each		$500.00		$0.00
194	Relocate Luminaire Pole, Arm and Fixture	SL	16525	Each		$525.00		$0.00
195	LED Luminaire - State Furnished		16525	Each	Includes Contractor-furnished wire in pole and fuse kits, removal of existing luminaire if present, and transport.	$275.00	4	$1,100.00
	Pavement Marking/Signing							
196	Remove Pavement Marking Paint by Water Blasting		02765	Foot		$3.00		$0.00
197	Remove Pavement Message by Water Blasting		02765	Each		$90.00		$0.00
198	Remove Pavement Marking Tape by Water Blasting		02765	Foot		$3.15		$0.00
199	Grooving for Thermoplastic Message/Marking on Concrete		02765	Foot		$10.00		$0.00

200	Pavement Marking Paint - 4" White or Yellow	ST	02765	Foot	A. Do not measure the gap in the broken line. B. Include all costs for the Manufacturer's Service Representative and other technical assistance in the contract unit price. C. Double length for two applications of pavement marking paint	$0.65		$0.00
201	Pavement Marking Paint - 8" White	ST	02765	Foot		$0.75		$0.00
202	Pavement Marking Paint - 12" White	ST	02765	Foot		$2.45		$0.00
203	Pavement Marking Paint - 24" White	ST	02765	Foot		$4.85		$0.00
204	Pavement Marking Tape		02768	Foot	This item includes all labor and equipment required to install 4" white or yellow tape.	$6.45		$0.00
205	Pavement Message	ST	02765	Each	Removal of unathorized, smeared, or damaged markings will not be paid for. Measurement: A. Letter = one. B. Arrow = one message. C. Multi-headed arrow = one message per arrow. D. School crossbars = one message per 24 inch x 10 ft bar. E. Railroad crossing markings = seven messages per lane: 1. R = one message each (two required); 2. X = two messages; 3. Transverse Bar = one message each (two required); 4. Stop Line = one message	$40.00		$0.00
206	Thermoplastic Message	ST	02768	Each	Removal of unathorized, smeared, or damaged markings will not be paid for. Measurement: A. Letter = one. B. Arrow = one message. C. Multi-headed arrow = one message per arrow. D. School crossbars = one message per 24 inch x 10 ft bar. E. Railroad crossing markings = seven messages per lane: 1. R = one message each (two required); 2. X = two messages; 3. Transverse Bar = one message each (two required); 4. Stop Line = one message. May not be installed when temperatures are below 50 deg.	$300.00		$0.00
207	Thermoplastic Message (crosswalk, stop lines)	ST	02768	Foot	May not be installed when temperatures are below 50 deg.	$11.50		$0.00
208	Slipbase Ground Mounted Tubular Steel Sign Post	SN	02891	Each	Includes installation of top casting, base plate, and hardware for mounting as required by SN Series Standard Drawings.	$650.00		$0.00
209	Steel Post Sign Mount, Less than 3' wide	SN	02891	Each		$200.00		$0.00
210	Steel Post Sign Mount, 3' or wider	SN	02891	Each		$425.00		$0.00
211	Wood Post Sign Mount		02891	Each		$200.00		$0.00
212	Auxiliary Sign Type A		02891	Sq Ft	Type A-1 and A-2	$70.00		$0.00
213	Auxiliary Sign Type PW		02891	Sq Ft	Type P-1 and P-2	$70.00		$0.00
214	Relocate Wood Post-Mounted Sign or Mailbox		01891	Each		$325.00		$0.00
215	Relocate Slipbase Steel Post-Mounted Sign	SN	02891	Each	Includes new foundation and anchor and removal of existing foundation.	$525.00		$0.00
216	Remove Sign Less than 20 sq ft		02891	Each	Includes removal of post, base, and foundation.	$75.00		$0.00
217	Remove Sign Panel			Each	This item includes removal and disposal of existing sign panel.	$75.00		$0.00
	Miscellaneous							
218	Troubleshooting/onsite consulting			Hour	Pre-approval is required.	$70.00		$0.00
219	Per Diem Hotel	Pass Through Only			Per hotel room per night. Standard UDOT rates apply.	$70.00	40	$70.00
220	Per Diem Meal				Per individual per day. Standard UDOT rates apply.	$45.00	$40.00	$45.00

Subtotal: $ 132,890.50

Procurement Construction Estimate	$ 132,890.50
State Furnished Materials (from form)	$ 107,155.35
State Furnished Materials ATMS (from ATMS form)	$ 786.24
Preliminary Engineering	$ 10,000.00
ATMS Integration	$ 3,000.00
Construction Engineering	$ 15,000.00
Utility Conflict	$ -
ROW	$ 6,000.00
Contingency	$ 10,000.00
Total	$ 284,832.09

State of Utah

GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

DEPARTMENT OF TRANSPORTATION

CARLOS M. BRACERAS, P.E.
Executive Director

JASON E. DAVIS, P.E.
Deputy Director of Engineering and Operations

TERIANNE S. NEWELL, P.E.
Deputy Director of Planning and Investment

July 15, 2020

Mark Christensen
Attn: Mark Christensen
1307 N Commerce Drive, Suite 200
Saratoga Springs, UT 84045

Dear Mark Christensen:

The Utah Department of Transportation (UDOT) has prepared an offer to purchase your property, which is located at 1140 North Redwood Road, Saratoga Springs, UT 84045 and has assigned parcel number(s) 100 to help identify your property during this process. The property has been valued using standard valuation methods. Based on those methods, UDOT hereby makes an offer to purchase your property for $.00.

Although this letter is provided as part of an attempt to negotiate with you for the sale of your property or an interest in your property without using the power of eminent domain, UDOT may use that power if it is not able to acquire the property by negotiation. Because of that potential, the person negotiating on behalf of UDOT is required to provide the following disclosures to you:

* You are entitled to receive just compensation for your property.
* You are entitled to an opportunity to negotiate with UDOT over the amount of just compensation before any legal action will be filed.
* You are entitled to an explanation of how the compensation offered for your property was calculated.
* If an appraiser is asked to value your property, you are entitled to accompany the appraiser during an inspection of the property.
* You are entitled to discuss this case with the attorneys at the Office of the Property Rights Ombudsman. The office may be reached at 801-530-6391, or at Heber M. Wells Building, 160 East 300 South, Salt Lake City, UT, 84111.
    * The Office of the Property Rights Ombudsman is a neutral state office staffed by attorneys experienced in eminent domain. Their purpose is to assist citizens in understanding and protecting their property rights. You are entitled to ask questions and request an explanation of your legal options.
* If you have a dispute with UDOT over the amount of just compensation due to you, you are entitled to request free mediation or arbitration of the dispute from the Office of the Property Rights Ombudsman. As part of mediation or arbitration, you are entitled to request a free independent valuation of the property.
* Oral representations or promises made during the negotiation process are not binding upon the entity seeking to acquire the property by eminent domain.

State of Utah

GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

DEPARTMENT OF TRANSPORTATION

CARLOS M. BRACERAS, P.E.
Executive Director

JASON E. DAVIS, P.E.
Deputy Director of Engineering and Operations

TERIANNE S. NEWELL, P.E.
Deputy Director of Planning and Investment

I will be pleased to visit with you or your representative to discuss this offer and to answer any questions you might have about the acquisition process. Please review all the enclosed documents:

* Ombudsman's Acquisition Brochure - Your Guide to Just Compensation
* Offer to Purchase
* Statement of Just Compensation
* Right of Way Contract
* Deed(s) and/or Easement(s)
* Map and legal description

I will be calling you to discuss the enclosed documents and to answer any questions you may have regarding this UDOT Project. If you don't hear from me in the next couple of days it might mean that I have been unable to locate a good telephone number for you. As that may be the case, please give me a call and leave your contact phone number and best time for me to contact you. My contact information is on my business card and also printed below. For your records please make yourself a copy of the documents you are signing before sending them back.

If you are in agreement with our offer, please sign and initial the contract, offer to purchase, all deed(s) and/or easement(s). All deed(s) and/or easement(s) must be signed and notarized. Once all of the required documents have been signed and approved by UDOT, closing documents will be prepared. Please note the signed documents must be approved by the UDOT Director of Right of Way before they will be a final enforceable contract. Upon receipt of the signed documents, a check will be issued payable to you after all applicable liens have been paid. This payment along with a copy of the fully executed contract will be returned to you in approximately six weeks. If you have any questions about the closing or acquisition process, please contact me at your earliest convenience.

On behalf of UDOT, I look forward to working with you.

Sincerely,

Todd Keizer (Consultant)
310-497-4012
Acquisition Agent / Right of Way Division
Utah Department of Transportation

OFFER TO PURCHASE RIGHT OF WAY

Pin: 18529 **Project No**: S-0068(132)32
Owner Name: Saratoga Springs City
Property Address: 1140 North Redwood Road, SARATOGA SPRINGS, UT 84045
Parcel No: 100
Authority No: 73572 **Tax Id:** 66:741:0005
Project Location: SR-68; Redwood Rd Signal in Saratoga Springs

The Utah Department of Transportation hereby makes you an offer of $.00 as Just Compensation for your property and/or easement(s) on your property.

This is the approved value for the parcel of land described in the Project shown above.

Utah Department of Transportation declares that this offer has been established by the Department as Just Compensation and is in accordance with applicable State laws and requirements. Just Compensation is defined as the fair market value of the property acquired. This amount is based on the land, improvements and any fixtures considered to be real property.

The public use for which the property or property right is being acquired herein, may include but is not limited to the following possible uses: the construction and improvement of a highway, which may include interchanges, entry and exit ramps, frontage roads, bridges, overpasses, rest areas, buildings, signs and traffic control devices, placement of utilities, clear zones, maintenance facilities, detention or retention ponds, environmental mitigation, maintenance stations, material storage, bio fuel production, slope protections, drainage appurtenance, noise abatement, landscaping, and other related transportation uses.

This letter is not a contract to purchase your property. It is merely an offer to purchase the property and/or purchase easement(s) on your property for $.00. Along with this Offer attached are the Statement of Just Compensation, Executive Summary of Property Owner's Rights, and the Agency's Brochure. Your signature is for the purpose of verifying that you have actually received these items. Signing this document does not prejudice your right to have the final amount determined through Condemnation proceedings in the event you do not accept this Offer. Information regarding your rights is explained in the agency's brochure.

Information about the acquiring process and procedures is included in the Agency's Brochure, which has been given to you. Other information regarding your rights as a property owner was also given to you with this offer. If you have questions regarding this offer or information given to you, please contact me, Todd Keizer (Consultant). I can be reached at 310-497-4012.

Receipt: Please sign below to indicate you have received the following documents:

- Ombudsman's Acquisition Brochure - Your Guide to Just Compensation
- Offer to Purchase & Offer Letter
- Statement of Just Compensation
- Right of Way Contract
- Deed(s) and/or Easement(s)
- Map and legal description

Date: _____ *By:* _____
Signature of Grantor/Owner

Date: _____ *By:* _____
Signature of Grantor/Owner

Date: 7/15/2020 *By:* _____
Todd Keizer (Consultant) / Acquisition Agent

Project No: S-0068(132)32 Parcel No.(s): 100

Pin No: 18529 Job/Proj No: 73572 Project Location: SR-68; Redwood Rd Signal in Saratoga Springs
County of Property: UTAH Tax ID / Sidwell No: 66:741:0005
Property Address: 1140 North Redwood Road SARATOGA SPRINGS UT, 84045
Owner's Address: 1307 N Commerce Drive, Suite 200,Saratoga Springs,UT,84045
Owner's Home Phone: Owner's Work Phone:
Owner / Grantor (s): Saratoga Springs City
Grantee: Utah Department of Transportation (UDOT)/The Department

July 15, 2020

RIGHT OF WAY DONATION

I/we Saratoga Springs City
acknowledging that I/we have the right to receive just compensation for the right of way parcel noted above, agree to donate said property to Utah Department of Transportation without compensation, and to deliver properly executed deeds with any and all releases necessary to provide clear title. Further, we understand that we have the right to know the appraised value of the property being donated, however we are waiving our right to have the property appraised.

Signed By: _____, As the Grantor
On this _____ day of _____.

STATE OF UTAH)
)s
COUNTY OF _____)

On the _____ day of _____, _____, personally appeared before me _____ the signer(s) of the within instrument, who duly acknowledge to me that they/he/she executed the same.

My commission expires Notary Public

_____ _____
Notary Date

Utah Department of Transportation
Right of Way Contract
Fee Simple Acquisition - Strip

Project No: S-0068(132)32 Parcel No.(s): 100

Pin No: 18529 Job/Proj No: 73572 Project Location: SR-68; Redwood Rd Signal in Saratoga Springs
County of Property: UTAH Tax ID / Sidwell No: 66:741:0005
Property Address: 1140 North Redwood Road SARATOGA SPRINGS UT, 84045
Owner's Address: 1307 N Commerce Drive, Suite 200,Saratoga Springs,UT,84045
Primary Phone: Owner's Home Phone: Owner's Work Phone:
Owner / Grantor (s): Saratoga Springs City
Grantee: Utah Department of Transportation (UDOT)/The Department

IN CONSIDERATION of the foregoing and other considerations hereinafter set forth, it is mutually agreed by the parties as follows:
The Grantor hereby agrees to convey and sell by Quit Claim a parcel(s) of land known as parcel number(s) 100 for transportation purposes. This contract is to be returned to: Todd Keizer (Consultant), Right of Way Agent c/o Utah Department of Transportation, 4501 South 2700 West, P.O. Box 148420, Salt Lake City, UT 84114-8420.

1. Grantor will transfer property free of all liens and encumbrances except recorded easements.
2. Grantor agrees to transfer property free of all debris and any hazardous materials (including paint or other household products.)
3. Grantor shall leave the property in the same condition, as it was when this contract was signed. No work, improvement, or alteration will be done to the property other than what is provided for in this agreement. Grantor agrees to maintain the property until the Department takes possession.
4. Grantor agrees to pay any and all taxes assessed against this property to the date of closing.
5. The Department shall pay the Grantor and or other parties of interest for the real property in the deed(s) and/or easement(s) referenced above.
6. "Transportation Purposes" is defined as follows: The public use for which the property or property right is being acquired herein, may include but is not limited to the following possible uses: the construction and improvement of a highway, which may include interchanges, entry and exit ramps, frontage roads, bridges, overpasses, rest areas, buildings, signs and traffic control devices, placement of utilities, clear zones, maintenance facilities, detention or retention ponds, environmental mitigation, maintenance stations, material storage, bio fuel production, slope protections, drainage appurtenance, noise abatement, landscaping, transit, project caused statutory relocations, and other related transportation uses.
7. The Grantor(s) is aware that Utah Code Ann. Sect. 78B-6-520.3 provides that in certain circumstances, the seller of property which is being acquired for a particular public use, is entitled to receive an offer to repurchase the property at the same price that the seller received, before the property can be put to a different use. Grantor(s) waives any right grantor may have to repurchase the property being acquired herein, and waives any rights Grantor(s) may have under Utah Code Ann. Sect. 78B-6-520.3.
8. Grantor shall indemnify and hold harmless Grantee from and against any and all claims, demands and actions, including costs, from lien holders or lessees of the property.
9. Upon execution of this contract by the parties, Grantor grants the Department, its contractors, permittees, and assigns, including but not limited to, utilities and their contractors, the right to immediately occupy and commence construction or other necessary activity on the property acquired for the state transportation project.

Additional Terms:

10. The property owner has agreed to donate the needed property to UDOT by Quit Claim Deed. Please see Donation Agreement executed by the property owner.

CONFIRMATION OF AGENCY DISCLOSURE. Buyer and Seller acknowledge prior written receipt of agency disclosure provided by their respective agent that has disclosed the agency relationships confirmed below. At the signing of the Purchase Contract;

Buyer's Agent Todd Keizer, represents purchaser.
Buyer's Brokerage Padgett Properties, represents purchaser.

Total Selling Price $0.00

Utah Department of Transportation
Right of Way Contract
Fee Simple Acquisition - Strip

Project No: S-0068(132)32 Parcel No.(s): 100

Pin No: 18529 Job/Proj No: 73572 Project Location: SR-68; Redwood Rd Signal in Saratoga Springs
County of Property: UTAH Tax ID / Sidwell No: 66:741:0005
Property Address: 1140 North Redwood Road SARATOGA SPRINGS UT, 84045
Owner's Address: 1307 N Commerce Drive, Suite 200,Saratoga Springs,UT,84045
Primary Phone: Owner's Home Phone: Owner's Work Phone:
Owner / Grantor (s): Saratoga Springs City
Grantee: Utah Department of Transportation (UDOT)/The Department

Grantor's Initials

_____

Grantor understands this agreement is an option until approved by the Director of Right of Way.
Grantors acknowledge and accept the percent of ownership listed below and agree that the portion of the total selling price they each receive, will correspond with their respective percent of ownership.
This Contract may be signed in counterparts by use of counterpart signature pages, and each counterpart signature page shall constitute a part of this Contract as if all Grantors signed on the same page.

	Percent		**Date**
_____	100%	_____	_____
		Mark Christensen	

Right of Way Agents

_____	7/15/2020
Todd Keizer (Consultant) / Acquisition Agent	
_____	_____
Nadia Bakr / Team Leader	
_____	_____
Approved by Director of Right of Way	

Utah Department of Transportation
Right of Way Division
Statement of Just Compensation

Project No: S-0068(132)32 Parcel No.(s): 100

Pin No: 18529 Job/Proj No: 73572 Project Location: SR-68; Redwood Rd Signal in Saratoga Springs
County of Property: UTAH Tax ID / Sidwell No: 66:741:0005
Property Address: 1140 North Redwood Road SARATOGA SPRINGS UT, 84045
Owner's Address: 1307 N Commerce Drive, Suite 200,Saratoga Springs,UT,84045
Owner's Home Phone: Owner's Work Phone:
Owner / Grantor (s): Saratoga Springs City
Grantee: Utah Department of Transportation (UDOT)/The Department

The following information is the basis for the amount estimated by Utah Department of Transportation to be just compensation.

Parcel No.	Type of Interest Acquired	Size	Units	Price Per Unit	Property %	Use	County
100	Land	12879	SQFT	$0	0	Commercial	UTAH

VALUE OF THE TAKING

							Factor		
100	--------->	12879	SQFT	$0	0	x	0	=	$0.00

Utah Department of Transportation declares that this offer is the amount that has been established by UDOT as just compensation and is in accordance with applicable State laws and requirements. Just compensation is defined as the fair market value of the property taken, plus damages, if any, to the remaining property, less any benefit which may accrue to said property by reason of the construction of the highway.

DATE: 7/15/2020

Todd Keizer (Consultant) / Acquisition Agent

OWNERSHIP RECORD

Deed Search By:	RDS County: Utah	Pin No:	18529
Date:	05/14/20	Project No:	S-0068(132)32
		Parcel No:	100
Property Address:	1140 North Redwood Road, Saratoga Springs, Utah 84045	Tax ID No.	66:741:0005
Record Owners:	Saratoga Springs City		
Owners Address:	1307 N Commerce Drive, Suite 200, Saratoga Springs, Utah 84045		
Type of Ownership:	Municipality		
Percent Owned:	100		

Entry No.	Book	Page	Type of Instrument	Date Signed	Date Recorded
49820:2020	N/A	N/A	Dedication Plat	04/02/2020	04/16/2020

Deed Description (verbatim):

A PORTION LOT 1, INTERMOUNTAIN SARATOGA SUBDIVISION RECORDED MAY 4, 2018 AS MAP NO. 16029 OF OFFICIAL RECORDS AND THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN, LOCATED IN SARATOGA SPRINGS UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE NORTH 00°20'44" EAST 1791.61 FEET ALONG SECTION LINE [NORTH 00°20'51" EAST BY RECORD];

THENCE EAST 754.21 FEET TO A POINT ON THE BOUNDARY OF THE UNIVERSITY OF UTAH SARATOGA SPRINGS SUBDIVISION RECORDED MARCH 26 2018 AS MAP NO. 15973 OF OFFICIAL RECORDS AND THE POINT OF BEGINNING;

THENCE NORTH 30°43'13" WEST 77.00 FEET ALONG THE UNIVERSITY OF UTAH SUBDIVISION BOUNDARY;

THENCE NORTH 59°16'47" EAST 210.33 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 1038.50 FEET, A CENTRAL ANGLE OF 10°01'04" AND A CHORD THAT BEARS NORTH 64°17'19" EAST 181.34 FEET;

THENCE ALONG SAID CURVE NORTHEASTERLY AN ARC DISTANCE OF 181.57 FEET;

THENCE NORTH 69°17'51" EAST 117.87 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 100°00'01" AND A CHORD THAT BEARS NORTH 19°17'51" EAST 22.98 FEET;

THENCE ALONG SAID CURVE NORTHERLY AN ARC DISTANCE OF 26.18 FEET;

THENCE NORTH 75°31'26" EAST 80.20 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID LOT 1, INTERMOUNTAIN SARATOGA SUBDIVISION AND A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 73°34'04" AND A CHORD THAT BEARS SOUTH 67°28'39" EAST 17.96 FEET;

THENCE ALONG SAID EASTERLY AND SOUTHERLY BOUNDARY OF SAID LOT 1 THROUGH THE FOLLOWING EIGHT (8) CALLS, TO-WIT:

1. ALONG SAID CURVE SOUTHEASTERLY AN ARC DISTANCE OF 19.26 FEET;
2. THENCE SOUTH 37°07'58" EAST 84.85 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 110°32'01" AND A CHORD THAT BEARS SOUTH 24°33'59" WEST 24.65 FEET;
3. THENCE ALONG SAID CURVE SOUTHWESTERLY AN ARC DISTANCE OF 28.94 FEET;
4. THENCE SOUTH 78°17'48" WEST 81.44 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 80°02'07" AND A CHORD THAT BEARS NORTH 70°42'05" WEST 19.28 FEET;
5. THENCE ALONG SAID CURVE WESTERLY AN ARC DISTANCE OF 20.94 FEET;
6. THENCE SOUTH 69°17'51" WEST 136.74 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 961.50 FEET, A CENTRAL ANGLE OF 10°01'04" AND A CHORD THAT BEARS SOUTH 64°17'19" WEST 167.90 FEET;
7. THENCE ALONG SAID CURVE SOUTHWESTERLY AN ARC DISTANCE OF 168.11 FEET;
8. THENCE SOUTH 59°16'47" WEST 210.33 FEET TO THE POINT OF BEGINNING.

CONTAINS 50639 SQUARE FEET OR 1.163 ACRES, MORE OR LESS.

Subject to easements, restrictions and rights of way of record.

Grantor(s): Suburban Land Reserve, Inc. and Costco Wholesale Corporation
Grantee(s) Saratoga Springs City

Entry No.	Book	Page	Type of Instrument	Date Signed	Date Recorded
63196:2020	N/A	N/A	Quit Claim Deed	04/21/2020	05/11/2020

Deed Description (verbatim):

BEING A PORTION OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF REDWOOD ROAD (SR-68), FROM WHICH POINT THE CENTER QUARTER CORNER BEARS SOUTH 89°48'44" WEST, A DISTANCE OF 47.56 FEET;

THENCE ALONG SAID EAST RIGHT OF WAY LINE, SOUTH 00°22'37" WEST, A DISTANCE OF 313.38 FEET;

THENCE SOUTH 41°35'46" WEST, A DISTANCE OF 82.30 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 504.36 FEET, A CENTRAL ANGLE OF 26°44'23" AND A CHORD THAT BEARS SOUTH 70°46'32" WEST 233.25 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 235.38 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 449.50 FEET, A CENTRAL ANGLE OF 32°35'40" AND A CHORD THAT BEARS SOUTH 73°42'10" WEST 252.28 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 255.71 FEET;

THENCE WEST, A DISTANCE OF 414.02 FEET (TO A POINT FROM WHICH THE SOUTHEASTERLY CORNER OF ``PARCEL 1", AS SHOWN ON THE INTERMOUNTAIN SARATOGA SUBDIVISION PLAT 16029, BEARS THE FOLLOWING TWO (2) COURSES AND DISTANCES:

THENCE WEST, A DISTANCE OF 276.10 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 538.50 FEET, A CENTRAL ANGLE OF 14°15'41" AND A CHORD THAT BEARS SOUTH 82°52'09" WEST 133.69 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 134.04 FEET);

THENCE NORTH 45°00'00" EAST, A DISTANCE OF 16.97 FEET;

THENCE EAST, A DISTANCE OF 402.02 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 437.50 FEET, A CENTRAL ANGLE OF 32°35'40" AND A CHORD THAT BEARS NORTH 73°42'10" EAST, A DISTANCE OF 245.54 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 248.89 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 516.36 FEET, A CENTRAL ANGLE OF 26°07'37" AND A CHORD THAT BEARS NORTH 70°28'09" EAST 233.43 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 235.46 FEET;

THENCE NORTH 41°35'46" EAST, A DISTANCE OF 79.65 FEET;

THENCE NORTH, A DISTANCE OF 303.98 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 14;

THENCE ALONG SAID EAST-WEST MID-SECTION LINE, NORTH 89°48'44" EAST, A DISTANCE OF 10.54 FEET TO THE POINT OF BEGINNING.

CONTAINS 14704 SQUARE FEET OR 0.338 ACRES, MORE OR LESS.

Subject to easements, restrictions and rights of way of record.

Grantor(s): Suburban Land Reserve, Inc.
Grantee(s) Saratoga Springs City

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Quit Claim Deed

PIN 18529
Parcel No.: 100
Project No. S-0068(132)32
Tax ID. 66:741:0005

The City of Saratoga Springs, a municipal corporation of the State of Utah, Grantor, hereby QUIT CLAIMS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84119, for the sum of Ten ($10) Dollars, and other good and valuable considerations, the following described parcel of land in Utah County, State of Utah, to-wit:

A parcel of land in fee for the purpose of adding additional lanes to SR-68 and to construct and maintain a traffic signal and appurtenant parts related to project S-0068(132)32, being part of an entire tract of property situate in the NE1/4SW1/4 Section 14, T. 5 S., R. 1 W., S.L.M. The boundaries of said parcels of land are described as follows:

Beginning at a point on the existing Westerly right-of-way line of Redwood Road (SR-68) which point is 47.56 ft. South 89°48'44" West from the center quarter corner of said Section 14, said point is also 44.51 feet perpendicularly distant westerly from the project control line opposite engineers station 6+04.39; thence, South 00°22'37" West along said west right-of-way line, 528.79 feet to a point 47.99 feet perpendicularly distant westerly from the project control line opposite engineer station 0+75.61; thence North 44°48'35" West 77.56 feet to a point 102.65 feet perpendicularly distant westerly from the project control line opposite engineer station 1+30.64; thence North 02°44'29" West 110.31 feet to a point 107.92 feet perpendicularly distant westerly from the project control line opposite engineer station 2+40.82; thence North 41°35'46" East 79.65 feet to a point 55.05 feet perpendicularly distant westerly from the project control line opposite engineer station 3+00.38; thence North 303.98 feet to a point 55.05 feet perpendicularly distant westerly from the project control line opposite engineer station 6+04.35; thence North 89°48'44" East 10.54 feet to the point of beginning. The above parcel of land contains 12,879 square feet or 0.296 acre, more or less.

(Note: The above bearings are based on record information.)

Continued on Page 2

PIN 18529
Parcel No.: 100
Project No. S-0068(132)32

The Grantor specifically makes this conveyance subject to the restriction that the property shall forever be used by UDOT, its assigns, and successors in interest for a public purpose/public use, and at all times shall be used for the benefit of the public. If the public purpose/public use of the real property ever ceases, or if the real property ceases to be used for public purposes, for any reason, the real property shall automatically revert back to the City of Saratoga Springs.

The public use for which the property is being transferred includes the following possible uses: the construction and improvement of a highway, which may include interchanges, entry and exit ramps, frontage roads, bridges, overpasses, rest areas, buildings, signs and traffic control devices, placement of utilities, clear zones, maintenance facilities, detention or retention ponds, environmental mitigation, maintenance stations, material storage, bio fuel production, slope protections, drainage appurtenance, noise abatement, landscaping, and other related transportation uses.

IN WITNESS WHEREOF, said City of Saratoga Springs has caused this instrument to be executed by its proper officers thereunto duly authorized, this____ day of _____ , A.D. 20__.

CITY OF SARATOGA SPRINGS, a municipal corporation
By:

_____

Mark Christensen, City Manager

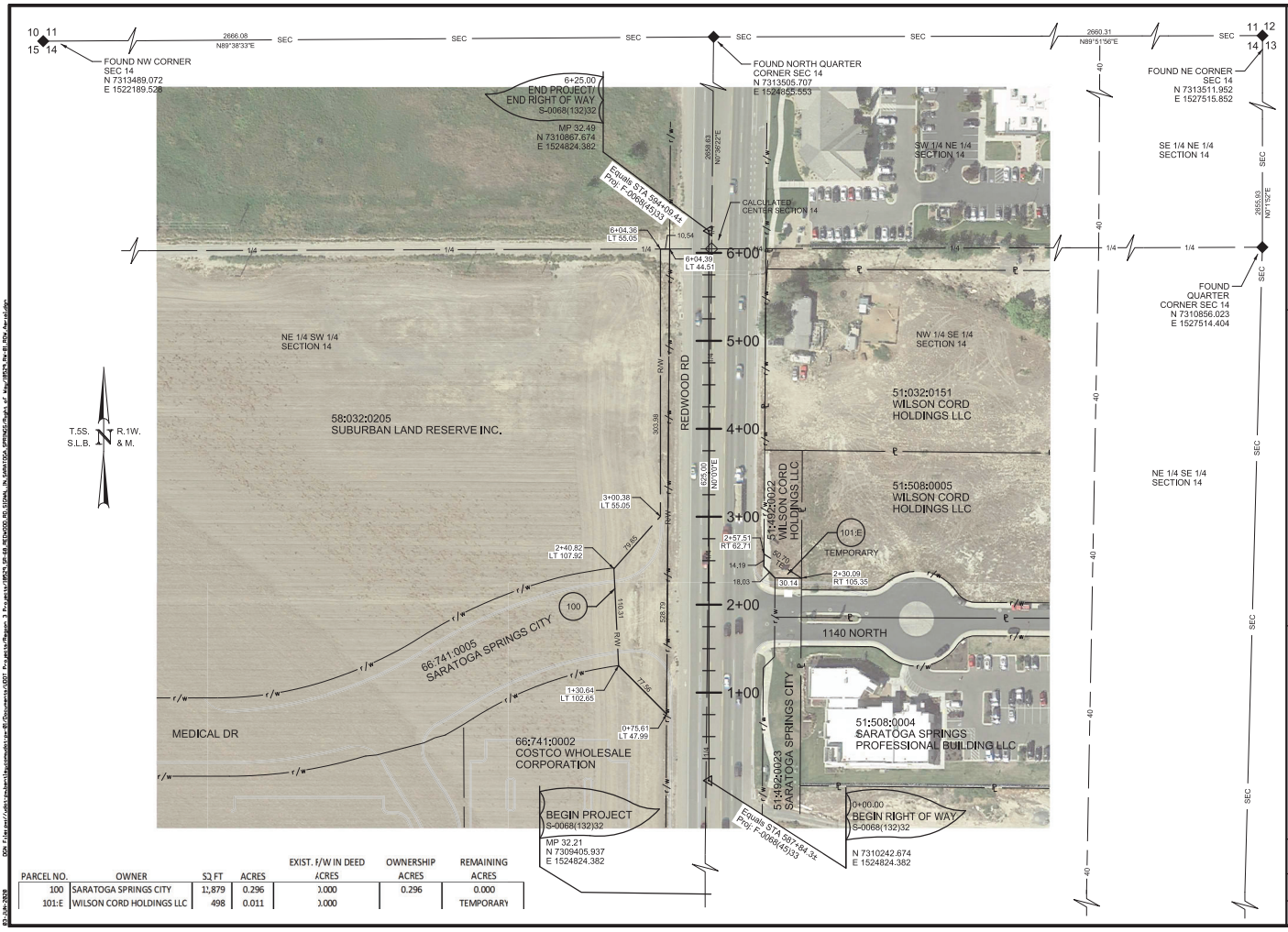
ATTEST:

_____
Cindy LoPiccolo, City Recorder

UTAH DEPARTMENT OF TRANSPORTATION
By:

_____

Authorized Agent



PARCEL NO.	OWNER	SQ FT	ACRES	EXIST. F/W IN DEED ACRES	OWNERSHIP ACRES	REMAINING ACRES
100	SARATOGA SPRINGS CITY	11,879	0.296	0.000	0.296	0.000
101:E	WILSON CORD HOLDINGS LLC	498	0.011	0.000		TEMPORARY

REVISIONS

NO.	DATE	APPROVED BY	REMARKS
6			
5			
4			
3			
2			
1			

UTAH DEPARTMENT OF TRANSPORTATION

SUNRISE ENGINEERING

DRAWN BY: DRH
QC CHECKED BY: RDS
DATE: 6/3/2020
APPROVED
PROFESSIONAL LAND SURVEYOR

SR-68: REDWOOD RD SIGNAL
IN SARATOGA SPRINGS
PROJECT NUMBER: S-0068(132)32
PW: 18529
RIGHT-OF-WAY

PROJECT
UTAH
COUNTY
SHEET NO. RW-01

RESOLUTION NO. R20-35 (7-27-20)

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SARATOGA SPRINGS, UTAH APPROVING THE SALE OF CERTAIN REAL PROPERTY

WHEREAS, the City of Saratoga Springs, Utah ("City") wishes to transfer the ownership of certain real property described in Exhibit A ("Property") to the Utah Department of Transportation ("UDOT"), which property is owned by the City and will be used by UDOT for the Redwood Road traffic light project ("Road Project"); and

WHEREAS, the City wishes to transfer ownership of the Property to UDOT so that UDOT may complete the Road Project, which is deemed by the City Council to be public purposes akin to the public purposes for which the Property was initially acquired by the City; and

WHEREAS, the City is authorized to dispose of real property according to the procedures in Utah Code § 10-8-2(4) ("state law"); and

WHEREAS, the City is authorized to dispose of non-significant real property interests without 14 days' advance notice of the disposition or a public hearing according to the procedures in the City's Municipal Code 2.08 ("city code"); and

WHEREAS, transfer of ownership of the Property to a public entity, UDOT, will be in the public interest, in good faith, for adequate consideration, and the transfer will further the public purposes for which the Property was initially acquired by the City.

WHEREAS, the City and UDOT have agreed to terms and conditions creating a restrictive covenant on the real property, restricting the use of the real property transferred to UDOT for public purposes only.

WHEREAS, UDOT irrevocably covenants with the City that there be and hereby is created the following restrictions on the use and enjoyment of said subject property, to be attached to and become part of the deed to the property. UDOT for itself, its heirs, assigns, and successors in interest, covenants and agrees that:

> The real property shall forever be used by UDOT, its assigns, and successors in interest for a public purpose/public use, and at all times shall be used for the benefit of the public. If the public purpose/public use of the real property ever ceases, or if the real property ceases to be used for public purposes, for any reason, the real property shall automatically revert back to the City.

WHEREAS, it is intended that this deed restriction is irrevocable and shall constitute an enforceable restriction running with the land, and shall bind all UDOT's assignees or successors in interest.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Saratoga Springs, Utah that the transfer of ownership of the Property is approved for the reasons listed above. Such transfer shall be done by recordation of a quit claim deed approved by the City Attorney and signed by the City Manager. This Resolution shall take effect immediately upon passage.

PASSED AND APPROVED this 27th day of July, 2020.

City of Saratoga Springs

_____

Jim Miller, Mayor

Attest:

_____

Cindy LoPiccolo, City Recorder

EXHIBIT A

Property Description

A parcel of land in fee for the purpose of adding additional lanes to SR-68 and to construct and maintain a traffic signal and appurtenant parts related to project S-0068(132)32, being part of an entire tract of property situate in the NE1/4SW1/4 Section 14, T. 5 S., R. 1 W., S.L.M. The boundaries of said parcels of land are described as follows:

Beginning at a point on the existing Westerly right-of-way line of Redwood Road (SR-68) which point is 47.56 ft. South 89°48'44" West from the center quarter corner of said Section 14, said point is also 44.51 feet perpendicularly distant westerly from the project control line opposite engineers station 6+04.39; thence, South 00°22'37" West along said west right-of-way line, 528.79 feet to a point 47.99 feet perpendicularly distant westerly from the project control line opposite engineer station 0+75.61; thence North 44°48'35" West 77.56 feet to a point 102.65 feet perpendicularly distant westerly from the project control line opposite engineer station 1+30.64; thence North 02°44'29" West 110.31 feet to a point 107.92 feet perpendicularly distant westerly from the project control line opposite engineer station 2+40.82; thence North 41°35'46" East 79.65 feet to a point 55.05 feet perpendicularly distant westerly from the project control line opposite engineer station 3+00.38; thence North 303.98 feet to a point 55.05 feet perpendicularly distant westerly from the project control line opposite engineer station 6+04.35; thence North 89°48'44" East 10.54 feet to the point of beginning. The above parcel of land contains 12,879 square feet or 0.296 acre, more or less.

(Note: The above bearings are based on record information.)