

1795 S Lower Boulder Rd Subdivision

Sugarload'n Acres

2024-01-22

NOTES:

1. *This Table of Contents follows the order of Boulder Town’s Ordinances, not specifically in order by page number. The ordinances jump around some, so please see pagination notes where necessary.*
2. *Follow the page numbers at the bottom right of each page. The top right is for Ordinance page numbers for each individual section / item.*

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On "Water & Fire Suppression Plan" Plat Map 18

NOTE: Water Study (G1-E) states hydrants every 400 feet.

(G4): Storm Drainage System 65

NOTE: Approval Letter from Boulder Irrigation

APPLICATION FOR SUBDIVISIONS**APPLICANT INFORMATION**

Date: 2023-06-08

Name: Sugarloaf Valley Farms, LLC

Address: 2405 S Lower Boulder Rd

City: Boulder

State: Utah

Zip: 84716

Phone:

Fax:

Cell Phone: 720-346-3679

Email: shawn@owenent.com

Contact Person: Shawn Owen

SUBDIVISION APPLICATION

Fee Amount: \$ 50

Proposed Number of Lots: Two

Location/Address of Proposed Application: 1795 S. Lower Boulder Rd, Boulder UT, 84716

Current Zoning District: 002 BOULDER DISTRICT

Name of Property Owners: SUGARLOAF VALLEY FARMS,

Signature of Applicant(s):

**Boulder Town Office Use Only**

Date Received:

Date Determined Complete:

Fees Paid:

Subdivision Concept Plan Application Requirements and Review Procedures



1. **Application Form.** A Concept Plan Application shall be completed and submitted to the Zoning Administrator. A Concept Plan Application Form completed and signed by the owner(s) of the Subject Property, as identified on the property assessment rolls of Garfield County, or authorized agent of the owner(s), of the lands proposed to be subdivided. If the Application Form is signed by an agent of the owner(s), the Application Form shall be accompanied by an affidavit identifying the agent as being duly authorized to represent the owner(s) in all matters related to the Concept Plan Application.



2. **Copies of Concept Plan.** Provide a minimum of five (5) copies in an 11x17 size of the proposed subdivision with the Concept Plan Application.



3. **The Concept Plan Application should include the following:**

- X A conceptual layout of the proposed subdivision for the entire area of the subdivision site (hereinafter the "Subject Property") including all proposed lots meeting the minimum development standards required by the Boulder Town Zoning Ordinance for the Zoning District in which the Subject Property is located including lot area, lot frontage, lot width, and yard requirements.
- X A conceptual layout of all streets including proposed rights-of-way widths, street lengths, and proposed street connections to all adjacent streets and adjoining properties.
- X North arrow, scale, and date of preparation.
- X Vicinity map.
- X Proposed subdivision name. **5 S**

FIGURE 1

CONCEPT SUBDIVISION PLAN APPLICATION REVIEW PROCEDURES

Concept Plan Review Meeting - -

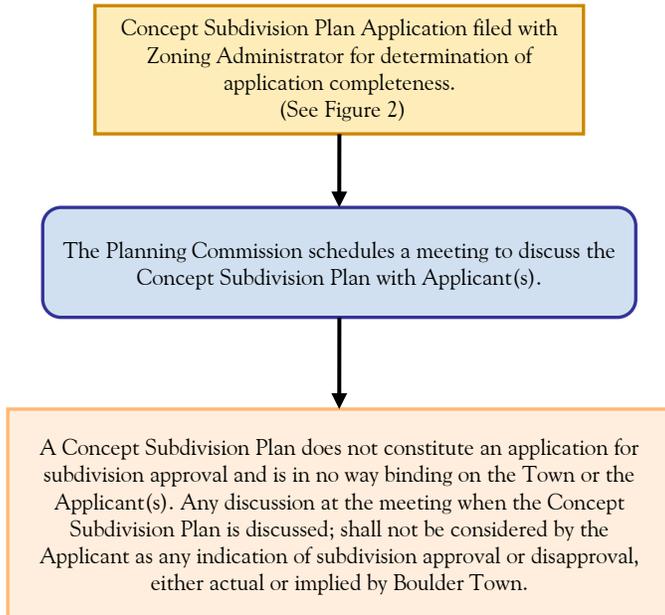
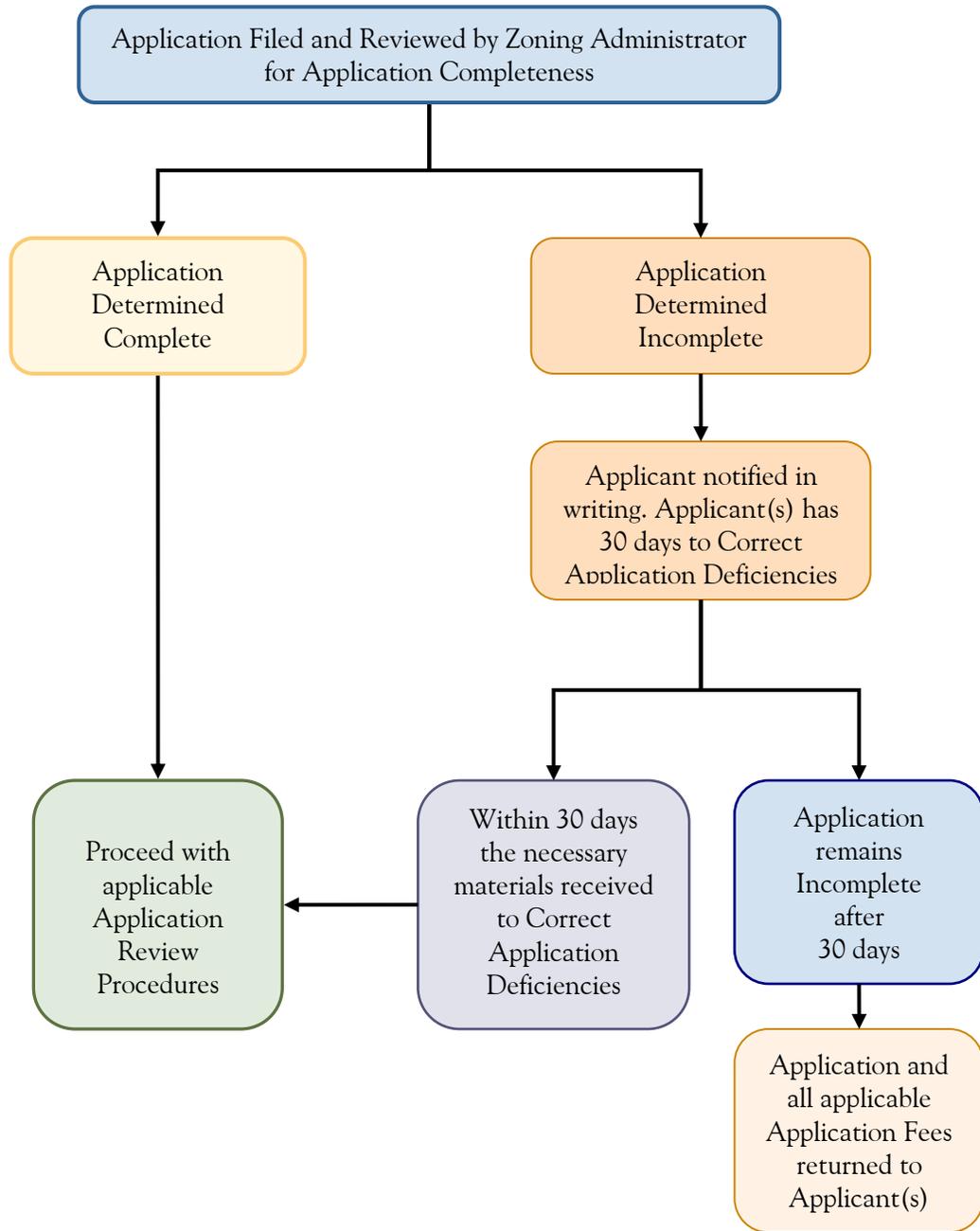


FIGURE 2

DETERMINATION OF APPLICATION COMPLETENESS PROCEDURES



Vicinity Map

1975 S Lower Boulder Road



F - Property Owner's Addresses within 300 Feet of Subdivision



Fire Hydrants on S Lower Boulder Road by 1795 S

Ordinance

c. Fire Protection and Suppression Requirements. The Boulder Town Fire Authority shall review and make necessary recommendations, as determined necessary by the Fire Authority for necessary fire protection and suppression services for the subject property. It shall be the responsibility of the applicant to provide information and materials as required by the Boulder Town Fire Authority, necessary to review and make recommendations for the fire protection and suppression facilities and services.

Fire Hydrant Locations

1. North of 1700 S Lower Boulder Road.
2. South of 1700 S Lower Boulder Road.



pe text here



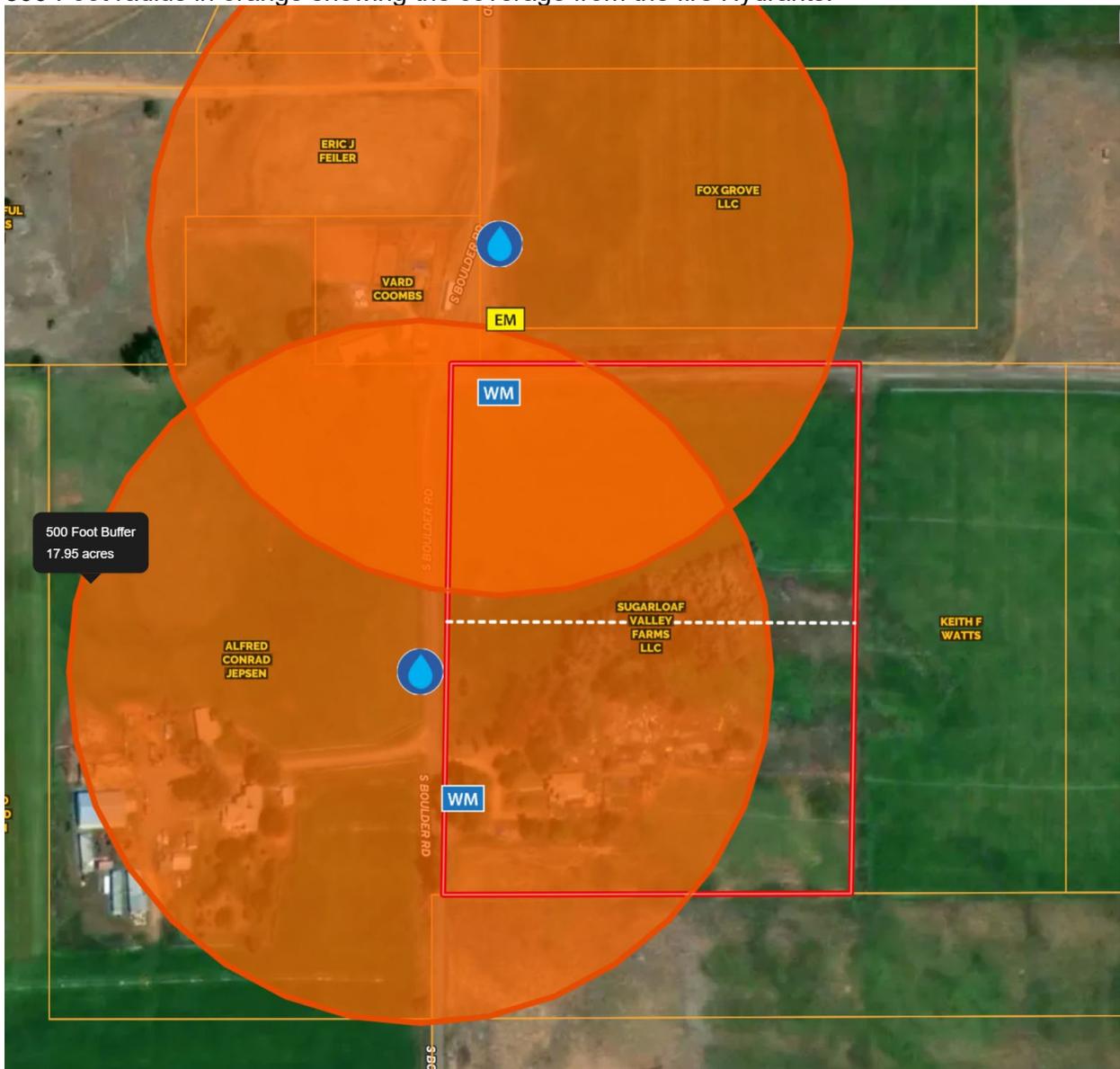
**North of 1700 S Lower Boulder Road.
37.876958, -111.414013**

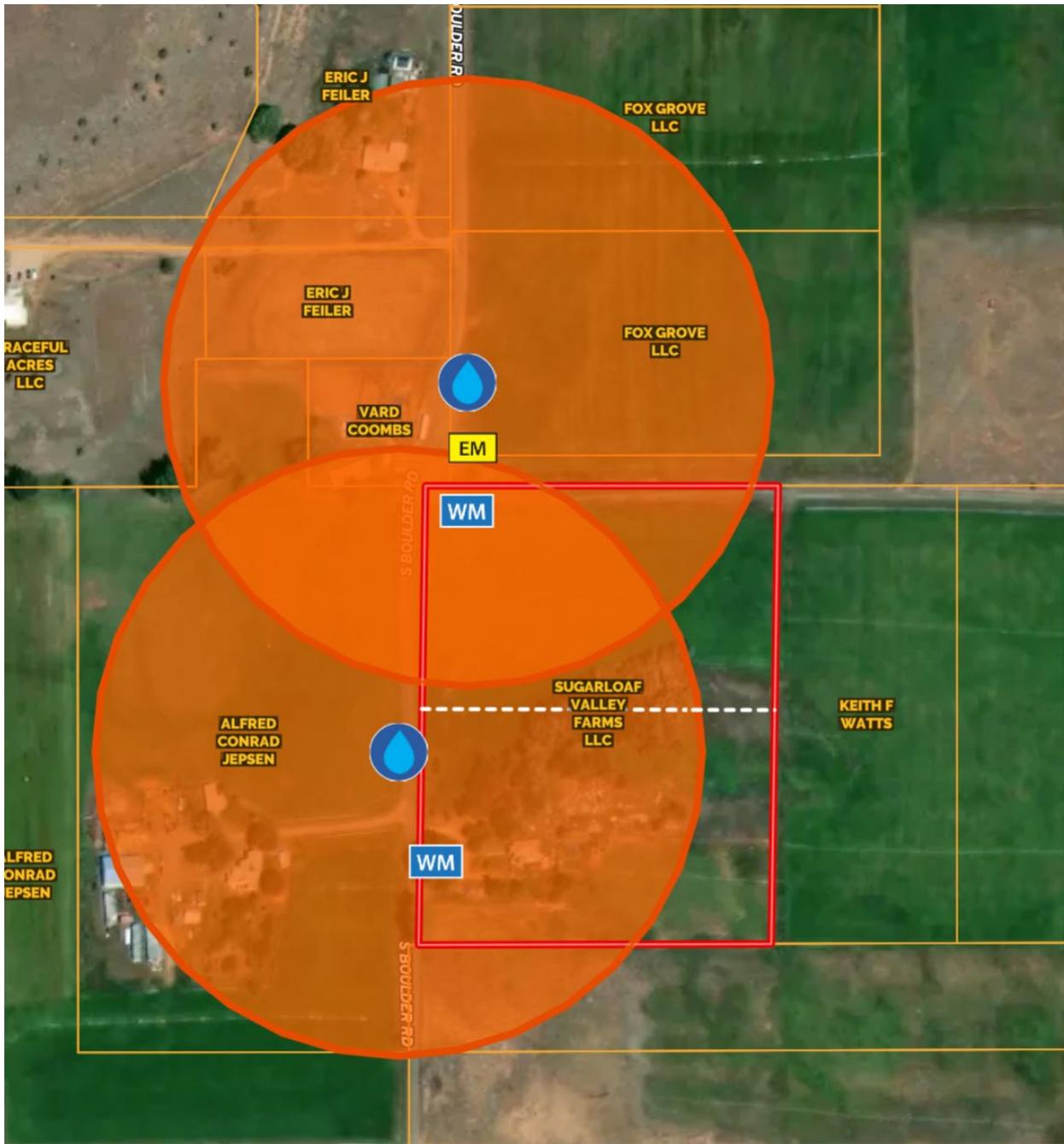


**South of 1700 S Lower Boulder Road.
37.878604, -111.413620**

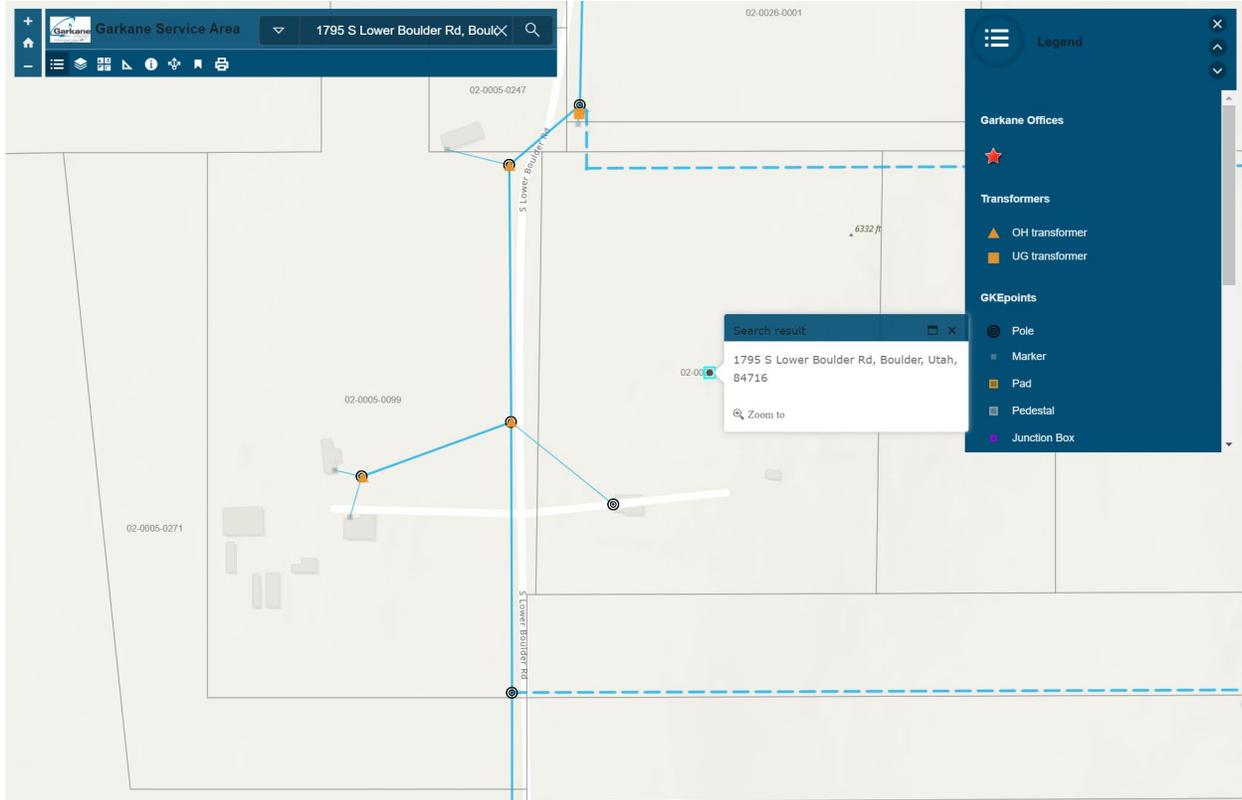


500 Foot radius in orange showing the coverage from the fire Hydrants.





(C5-B) Existing Power Lines with Source Connections per Garkane

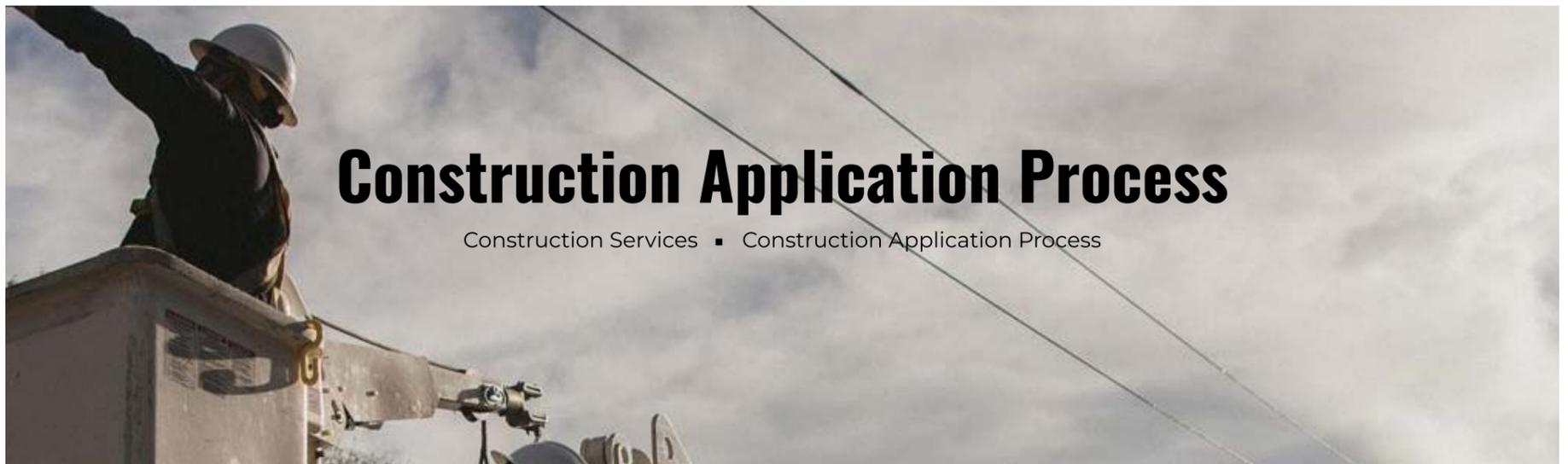


Footnote:

<https://garkaneenergy.com/garkane-service-area-map>

OUTAGES: 800-747-5403 | CONTACT: 800-747-5403


[Contact Us](#) </contact-us> [Report an Outage](#) </report-outage>

[Pay Your Electric Bill](https://garkaneenergy.smarthub.coop/login.html#login:) <https://garkaneenergy.smarthub.coop/login.html#login:> [Pay your Propane Bill](https://myfuelaccount.com/garkane) <https://myfuelaccount.com/garkane>


For any questions regarding New Construction, Subdivision, or RV park development requirements,

Please call Taleana Virostko at **435-414-9610** or email her at fsr@garkane.com

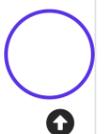
Construction Application Process

NOTICE: Due to ongoing manufacturing delays and scarcity of construction materials, the completion of new construction projects may be delayed. Delays on 3-phase transformers are expected to be anywhere from 24-36 months, and we are also expecting similar delays on single-phase transformers anywhere from 6-36 months.

Process to set up power to your property

- **1.** The first step in getting power hooked up to your new construction facility with Garkane is to fill out and sign a "New Construction Application"
- **2.** Provide a simple site plan, plat map with dimensions, property line, and service location. email fsr@garkane.com (click here </sites/default/files/images/site%20plan2020.png> for a site plan example)
- **3.** Small Commercial or Irrigation accounts must provide an electric load calculation by an electrical engineer.
- **4.** Submit a \$390 engineering deposit. Call 435-414-9610 to pay by credit card or visit any office. The engineering fee will go towards expenses such as those incurred as part of the design process, and will be applied towards the final cost of the job. The application for new service will place the applicant's request for service into the New Construction Schedule and will also be used to establish a billing account for the new service.
- **5.** Guide, Workflow, & Timeline for new construction process - Click Here </sites/default/files/files/new%20construction/garkanes%20guide%2c%20workflow%2c%20timeline%20aug%202014.pdf>

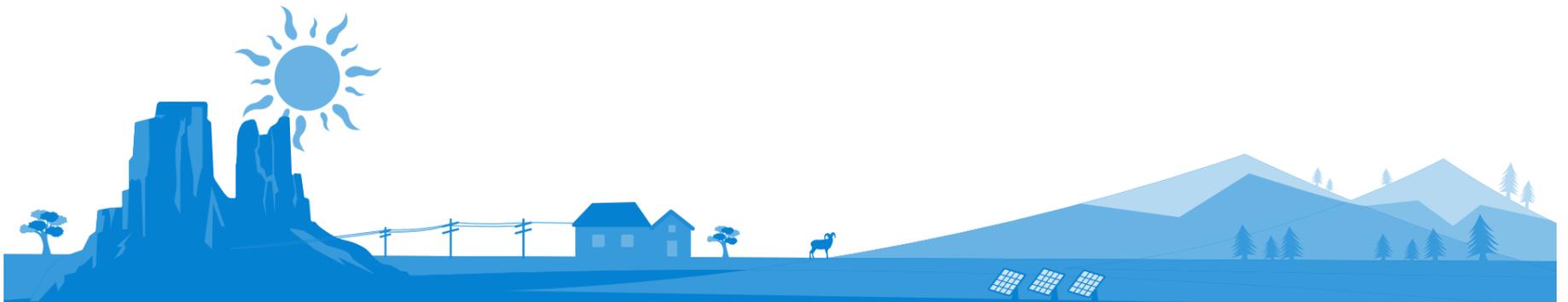
Handbook & Guidelines



- Click here </sites/default/files/files/new%20construcion/new%20urd%20conduit%20specs%202023%20may%209.pdf> - NEW conduit specs 2023, please review before starting your trenching
- Click here </sites/default/files/files/new%20construcion/construction%20handbook_8_23.pdf> to download

(A New Construction Handbook is also available for pickup in any Garkane office)

Application Forms

CONTACT INFO

Garkane Energy Cooperative, Inc.

120 W 300 S, Loa, UT, United States,
84747

OUTAGES: 800-747-5403
CONTACT: 800-747-5403

TRANSLATE



Select Language

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Touchstone Energy® Cooperatives

The power of human connections®



SUBDIVISION DEVELOPMENT APPLICATION

Residential Subdivision Electric Service Requirements



We want to provide developers and their contractors with the information they need to plan and receive electric service for their development. We want to work with you and assist you, so that this process works smoothly. Our process to provide you with electricity is governed by several policies that are approved and monitored by Garkane Energy's Board of Directors.

Just as you must work with construction plans for the development of your Subdivision, we must develop plans for the power lines that will supply electricity to your Subdivision. Electric service to Subdivisions can be very complex with many variables. To begin your request for electrical service please provide the following.

1. **Residential Subdivision Development Application**
2. **Preliminary Plans In AutoCad or KMZ Format To Be Used In Design Of Subdivision**
3. **\$390 Nonrefundable Engineering Deposit for Budgetary Estimate**
Budgetary Estimate Given (Provided by Garkane)
4. **If proceeding with construction, 10% of budgetary estimate needs to be paid.**
5. **Complete Set Of Project Plans & Electronic File of Final Subdivision Plat**
Approved by and filed with the county, city or any other entity having jurisdiction, showing the location of lots, streets, alleys, existing buildings, existing utilities, and any other underground installations or obstructions. Submitting an electronic version of the development to be used to post the development to Garkane's mapping system and for use in laying out the electric backbone for the development. All versions of the plat should be in AutoCad (.dwg) format. Complete set of Project Plans should be in PDF format.
6. **Final Estimate Given (Provided by Garkane)**
7. **Permanent Right-Of-Way Easements** that are compatible with Garkane's policies for design, installation, operation, and maintenance of the system including the necessary access to and from the development. Garkane requires front lot line easements for underground electric facilities. It is also the responsibility of the developer to make sure the trenches for the primary wire are in the easement.

Once our System Design Department has received the required documents they may request a predesign meeting to be held before putting a cost estimate together.

Garkane's System Designer will email the cost estimate to the applicant at the email listed on the application. Payment in full is the signal to schedule and construct the facilities to serve you. You can mail payment to Garkane Energy, 1802 So. Hwy 89a, Kanab Ut, 84741 (please reference your work order on your check when mailing in payment).

Please refer to Garkane's New Construction Handbook on our website at www.garkaneenergy.com to see up-to-date specification and requirements for trenching and grade, as well as the electrical safety code clearance on overhead lines. The Developers will provide permanent final grade and property corner pins prior to the installation of underground facilities.

To ensure that Garkane meets your schedule, please keep Garkane informed of the status of your Subdivision and any changes that may arise. All construction activities must follow the agreements reached in the predesign meeting. It is very expensive to relocate facilities after construction. The Developer will pay this expense, if the relocation results from your requested changes or lack of compliance with the design.

SUBDIVISION DEVELOPMENT APPLICATION



Subdivision Name 1795 S Lower Boulder Rd

WO# _____

Applicant Name: Sugarloaf Valley Farms, LLC

Mailing Address 1499 W 120th Ave Suite 110

City Westminster State CO Zip 80234

Phone Number 720-346-3679

Email Address shawn@owenent.com

Contractor Name: _____

Phone Number _____

Email Address _____

Developer Name: _____

(If different than applicant)

Phone Number _____

Email Address _____

Service Address 1700 S Lower Boulder Rd

Lot or Parcel # Lot 1

City Boulder State UT Zip 84716

Engineering Firm: Plat & Plat

Contact Name Michael Plat

Phone Number 435-586-6151

Email Address platt@infowest.com

Preliminary Plans submitted? (required to process application)

Yes No

Engineering Deposit paid?

Yes No

Will the electrical lines cross land owned by others?

Yes No

Definition of a Developer

A person or an entity who develops a piece of property into more than two lots, duly approved by the governing body of the city, county, or state; with the intent being the sale of said lots for profit.

Responsibilities of the Developer

The developer shall, in advance, provide to Garkane an accurate plat map of the subdivision, duly approved by and filed with the county, city or any other entity having jurisdiction, showing the location of lots, streets, alleys, existing buildings, existing utilities, and any other underground installations or obstructions. The Developer will provide and identify permanent right-of-way easements that are compatible with Garkane's policies for design, installation, operation, and maintenance of the system including the necessary access to and from the development. Garkane requires front lot line easements for underground electric facilities. The Developer will provide Garkane with all pertinent load data to be used in design. It is also the responsibility of the developer to make sure the trenches for the primary wire are in the easements. The Developer will provide permanent final grade and property corner pins prior to the installation of underground facilities.

Process for submitting electronic plats for subdivisions

The Garkane System Design Department and Geographic Information Systems require all developers to submit to Garkane the latest and most updated (preliminary) electronic version of their development before a Garkane System Designer can meet with persons involved in planning the backbone for that development. This information will be used to post the development to Garkane's mapping system and for use in laying out the electric backbone for that development.

The developer can upload the document on a USB memory stick (jump or thumb drive) and bring it to Garkane, or email it to:

fsr@garkane.com


Signature of Applicant
5 S

2024-01-22

Date
P ge

ACCOUNT APPLICATION FOR SERVICE & MEMBERSHIP



Account Information

Sugroers LLC

Applicant Name

- 5 5

SS# or Tax ID#

Spouse or Co-Applicant

5 S Lower Bouer Bouer t h

Mailing / Billing Address City State Zip

5 S Lower Bouer Bouer t h

Service Address City State Zip

- -

Cell Phone (preferred contact #)

shwn owenent co

Email

Date

Date of Birth

Loa Business Office

120 West 300 South
P O Box 465
Loa, Utah 84747
(435)836-2795
Fax:(435) 836-2497

Hatch Business Office

468 N. HWY 89
Hatch, UT 84735
(435) 735-4288
Fax: (435) 735-4312

Kanab Business Office

1802 S. HWY 89A
Kanab, UT 84741
(435) 644-5026
Fax: (435) 644-8120

Will you need Propane service at this location? Yes No

Visit:

www.garkaneenergy/content/propane
to fill out an application

Is anyone in your household on a Life Support System? Yes No

3rd Party Notification? Yes No
Name Phone #

Type of Service Needed: Residential Commercial Irrigation Security Light

The undersigned (hereinafter called "Applicant") hereby applies for membership in and agrees to purchase electric energy from Garkane Energy Cooperative, Inc. (hereinafter called the "Cooperative") upon the following terms and conditions:

1. Applicant will comply with and be bound by the provisions of the Articles of Incorporation and Bylaws of the Cooperative, and such rules and regulations as may from time to time be adopted by the Cooperative.
2. Applicant assumes no personal liability or responsibility for any debts or liabilities of the Cooperative, and it is expressly understood that under the law his/her private property is exempt from execution for any such debts or liabilities.
3. Applicant understands and agrees that he will not become a Member of the Cooperative unless and until this application is expressly accepted by the Board of Directors.
4. Applicant agrees to make all payments to the Cooperative at one of its Business Offices or at such other location as designated by the Cooperative. If legal suit is commenced to collect amounts due the Cooperative, Applicant agrees and acknowledges that such action may be filed, at the option of the Cooperative, in any county in which services were received by Applicant with all costs incurred in collecting the same including court costs and attorney fees to be paid by Applicant.
5. Consistent with the Cooperative's Bylaws, Applicant, as property owner, hereby grants to the Cooperative rights-of-way to place, construct, operate, maintain and replace power lines and equipment associated with the provision of electricity and to cut and trim trees and shrubbery to keep them clear of power lines, consistent with prudent utility practice, including the excavation, replacement, and repair of underground facilities.
6. Applicant hereby grants the Cooperative authority to communicate timely information about service interruptions, outage restoration efforts, and other account notices through text by phone, email, and other communication channels.
7. There is a \$50 account setup fee, which will be billed on your first statement.
8. A security deposit will be required in the amount of \$170, or an estimate of three months service, whichever is greater for a residential service.
9. When a portion of a dwelling is used regularly for business, professional or gainful purposes, the premises will be classified non-residential and the appropriate schedule applied.
10. Members must receive approval from Garkane before beginning construction of a utility connected generation system. Failure to do so will result in immediate disconnection for safety reason and will incur a \$300 call out fee.

Date Service Needed: rch st

Name of Last Account Holder: Shwn wen

Signature of Applicant

Co-Applicant Signature



Operation Roundup is a unique voluntary program designed to provide financial assistance to worthwhile projects and charities in our communities. The Co-op will roundup your electric bill to the next dollar and donate the proceeds. For example, if your bill is \$123.75, it would be rounded up to \$124 and the \$0.25 would be donated to local community projects. Yes, please sign me up

GARFIELD COUNTY CORPORATION
Tax Roll Master Record

June 20, 2023

9:20:32AM

Parcel: 02-0005-0098	Serial #:B-98	Entry: 276888
Name: SUGARLOAF VALLEY FARMS LLC		
c/o Name:		
Address 1: 1499 W 120TH AVE		Property Address LOWER BOULDER ROAD S 1795 BOULDER 84716-0000 Acres: 10.00
Address 2: SUITE 110		
City State Zip: WESTMINSTER	CO 80234-0000	
Mortgage Co:		
Status: Active	Year: 2023	District: 002 BOULDER DISTRICT 0.007968

Owners	Interest	Entry	Date of Filing	Comment
SUGARLOAF VALLEY FARMS LLC		276888	12/05/2019	(0531/0814)

Property Information	2023 Values & Taxes				2022 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
BR01 RESIDENTIAL PRIMARY BUILDING	0.00	63,105	34,708	276.55	60,100	33,055	263.38
LG01 LAND GREENBELT	9.00	4,950	45	0.36	4,500	45	0.36
LH01 LAND GB HOMESITE PRIMARY	1.00	19,000	10,450	83.27	19,000	10,450	83.27
RLF RESIDENTIAL LANDFILL FEE	0.00	0	0	60.00	0	0	60.00
Totals:	10.00	87,055	45,203	420.18	83,600	43,550	407.01

Greenbelt Class Code & Name	Zone Code & Name	Acres	Price/Acre	Market	Taxable	Status	Changed
GZ4 GRAZE IV	0001 GARFIELD COUNTY	9.00	550	4,950	45	Active	05/17/2023
Greenbelt Totals		9.00		4,950	45		

Property Type	Year Built	Square Footage	Basement Size	Building Type
BR01 RESIDENTIAL PRIMARY BUILDING	1951	1,060		1

<p>**** ATTENTION !! ****</p> <p>Tax Rates for 2023 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2023 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)</p>	2023 Taxes: 360.18 Special Fees: 60.00 Penalty: 0.00 Abatements: (0.00) Payments: (0.00) Amount Due: 420.18	2022 Taxes: 407.01 <p align="center">Review Date 02/26/2019</p> <p align="center">NO BACK TAXES!</p>
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Back Tax Summary							
Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2021	0.00	0.00	0.00	0.00	7.00%	424.77	0.00
2013	0.00	0.00	0.00	0.00	7.00%	10.53	0.00
Totals:	0.00	0.00	0.00	0.00		435.30	0.00

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

BEG AT A POINT S2°54'41"E 3325.00 FT FROM THE N 1/4 COR OF SEC 1 T34S R4E SLB&M SAID POINT BEING ON THE E SIDE OF AN EXISTING ROAD AND RUNNING TH N0°55'44"E ALONG SAID ROAD 275.65 FT; TH N89°59'33"E 582.35 FT; TH S0°54'44"W 753.00 FT; TH N89°05'16"W 582.35 FT; TH N0°54'44"E ALONG SAID ROAD 468.00 FT TO THE POB CONT 10.00 AC M/L

COUNTY COMMISSIONERS
 Jerry Taylor
 David Tebbs
 Leland Pollock
 Camille A Moore
 Clerk/ Auditor

GARFIELD COUNTY

Joseph A Thompson, Assessor
 Gina Peterson, Treasurer
 James D. Perkins, Sheriff
 Barry Huntington, Attorney
 Brayton Talbot, Recorder
 Gary D Owens
 Justice Court Judge
 Justice Court Judge

55 South Main Street PO Box 77 Panguitch, Utah 84759
 Ph. 435-676-1112 Fax 435-676-8239

GARFIELD COUNTY RECORDER E-MAIL TRANSMITTAL SHEET

TO: Donna Owen do.45@hotmail.com

FROM: CHELSEY GRAFF DEPUTY RECORDER
DEPARTMENT: GARFIELD COUNTY RECORDER'S OFFICE

DATE	DESCRIPTION	CHARGES	CREDIT	BALANCE
		BALANCE FORWARD:		
06/20/23	Emailed Parcel info (02-0005-0098)	\$4.00		\$4.00

Please pay last amount in Balance column

MAKE ALL CHECKS PAYABLE TO

Garfield County
 PO BOX 77
 Panguitch, Utah 84759

STATEMENT DATE
 AMOUNT DUE
 PAYMENT DUE DATE

**\$4.00
 UPON
 RECEIPT**

**PLEASE PAY FROM THIS E-MAIL SHEET
 THANK YOU FOR YOUR BUSINESS!
 CALL 435-676-1112 TO PAY BY CREDIT CARD**

PRIVATE ROAD USE AND MAINTENANCE AGREEMENT

An Agreement made as of September 17, 2018, applicable to the undersigned owners of the parcels described in the Private Easement and Right-Of-Way Agreement executed by the undersigned with this Agreement (“Private Easement Agreement”).

RECITALS

WHEREAS, 1700 South is a private road (“Private Road”) situated in Boulder Town, Garfield County of, State of Utah which the undersigned, other than Fox Grove, LLC, have a right to use, and

WHEREAS, the undersigned parcel owners are the owners or users of the property on which the Private Road is located.

WHEREAS, the parties desire to enter into an Agreement regarding the costs of maintenance and improvements to said Private Road; and

WHEREAS, it is agreed that future parcel owners or users will be bound by and add their signatures to this document;

NOW THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:

- 1. Road Maintenance.** Road maintenance and road improvements for the Private Road will be undertaken and made whenever necessary to maintain the road in good operating condition at all times and to insure the provision of safe access by emergency vehicles. A majority vote of parcel owners is required for any road improvements and to accept the bid for any road improvement contract. If any parcel owner performs improvements, maintenance, repairs or replacements without the approval of the other lot owners prior to performing such work, the lot owner performing such work shall become liable for the entire cost thereof, unless such work is deemed an emergency.
- 2. Construction-Related Road Damage.** Any damage resulting from construction on any parcel owner’s property will be repaired at the cost of the parcel owner doing the construction. If only part of the damage resulted from construction activities, then the cost will be pro-rated with appropriate payment by the different parcel owners.
- 3. Parking.** For the safety of the residents, no machinery, trailers, vehicles or other property may be stored or parked upon the Private Road except parking of vehicles for reasonably limited periods of time.
- 4. Quiet, Limited Use.** The Parties recognize and respect each owners’ right to an expectation of minimal disturbance and quietude at all times with regard to the use of the Private Road. Use of the Private Road by the owner of any parcel for purposes beyond reasonably necessary vehicular and pedestrian ingress and egress and the installation and maintenance of underground utilities as described herein are prohibited. The Private Road shall not be used for recreational activities. Use of the Private Road by non-essential recreational vehicles such as ATVs from 10:00 p.m. to 8:00 a.m. are prohibited with the exception of emergencies or unexpected circumstances.

5. Cost Sharing. Road maintenance and road improvement costs shall be shared on a pro-rata basis between the parcel owners sharing access to the above mentioned road. Fox Grove and its successors in Lot 5 of the Fox Grove subdivision shall have no obligation to pay any of such costs. Each parcel owner's share of costs incurred shall be determined as follows: The owner of the Westphal Property will be responsible for all expenses for maintenance and improvement of the road on the portion of the Westphal easement located on the Fox Grove Property. The owners of the Westphal Property, the Schaus Property, and the W-V Trust Property shall each pay one-third (1/3) of the expenses for maintenance and improvement of the road on the portion of the Westphal easement located on the Schaus Property, W-V Trust Property, and the Owen Property.

6. Payment. Payment of maintenance and improvement costs will be made by each property owner within 2 weeks of receiving notice of approval of such costs by the parcel owners.

7. Definition of a Parcel. A parcel is defined as a land entity having a certified survey map (CSM), a platted subdivision lot number, or a parcel identification number in the case of unplatted lands. Each parcel is assessed and granted (1) vote regardless of the number of owners. If a parcel is owned by more than one person, all of the owners of the parcel will collectively be referred to as the "parcel owner" for purposes of this Agreement, and will be entitled to one collective vote (i.e. each parcel represents one vote in the matters covered by this Agreement).

8. Future Parcels. Should any additional parcels gain access to the Private Road by way of splitting existing parcels or otherwise, the owners of such parcels will be bound by all terms and conditions of this agreement, and will be required to pay that portion of the maintenance and improvement costs incurred after the split as determined using the formula contained in Paragraph No. 6 above. If any additional parcels are created after the original Private Road Maintenance Agreement is signed, the new parcel owners must also sign the agreement. When a parcel is being sold on a land contract, the land contract vendee shall be deemed the owner of record.

9. Effective Term. This Agreement shall be perpetual, and shall encumber and run with the land as long as the road remains private.

10. Binding Agreement. This Agreement shall be binding upon the parties hereto, their respective heirs, executors, administrators and assigns.

11. Amendment. This Agreement may be amended only by a two-thirds majority consent of all parcel owners.

12. Enforcement. This Agreement may be enforced by a majority of parcel owners. If a court action or lawsuit is necessary to enforce this Agreement, the party commencing such action or lawsuit shall be entitled to reasonable attorney fees and costs, if the party prevails.

13. Disputes. If a dispute arises over any aspect of the improvements, maintenance, repair or replacement, a third party arbitrator shall be appointed to resolve the dispute. The decision of the arbitrator shall be final and binding on all of the lot owners. Contact information for local arbitrators can be obtained through the American Arbitration Association. In selecting a third party arbitrator, each parcel shall be entitled to one vote, and the nominee receiving a majority of the votes shall be the arbitrator. All parties shall share in the cost of any arbitration.

14. **Recording This Document.** Original and amended copies of this document, including added signatures, shall not be recorded, but shall be referenced in the Private Easement Agreement executed together with this Agreement.

WATTS-VARGA REVOCABLE TRUST

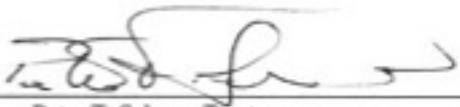
By Keith F. Watts
Keith F. Watts, Trustee

And By Lisa L. Varga
Lisa L. Varga, Trustee

Additional Signature Pages Follow


Donna J. Owen

SCHAUS FAMILY TRUST

By 
Peter T. Schaus, Trustee

And By 
Marion Judy Schaus, Trustee

Additional Signature Pages Follow

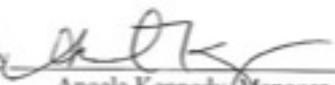
Glenn H. Westphal
Glenn H. Westphal

Deborah M. Westphal
Deborah M. Westphal

Additional Signature Page Follows

FOX GROVE, LLC

3 Oct 2018
Date

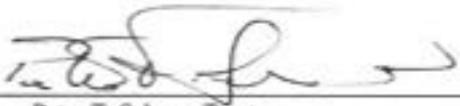
By 
Angela Kennedy, Manager

And By 
Daniel Kennedy, Manager

End of Document


Donna J. Owen

SCHAUS FAMILY TRUST

By 
Peter T. Schaus, Trustee

And By 
Marion Judy Schaus, Trustee

Additional Signature Pages Follow

Glenn H. Westphal
Glenn H. Westphal

Deborah M. Westphal
Deborah M. Westphal

Additional Signature Page Follows

Project Permit Application

Application Number: _____ (Official use only)

Owner of Property: Sugarloaf Valley Farms, LLC

Project Address: 1795 S Lower Boulder Rd, Boulder, UT 84716

Description of Proposed Project: Subdividing a 10-acre parcel (02-0005-0098 B / B-98) into two 5-acre parcels. The project for this application pertains to the water and drainage plans for the subdivision.

I hereby confirm that I am the owner (or authorized agent) of the above property and that I have read pages 5 and 6 below, the "Garfield County Building Permit" attachment explaining the County permit and inspection procedures, and that I will provide the required approval signatures and/or documentation as follows:

Irrigation: This project was reviewed and approved by the Boulder Irrigation Water Company, and it does not encroach on their easements.

Boulder Irrigation Co. Rep: _____

Date: _____

Ownership: Proof of ownership of this property by the applicant is attached in the form of a property tax notice or a recorded deed (attached).

Zoning:

The structure will will not be used for human habitation.

The structure does does not require electrical, plumbing, or mechanical.

The structure is N/A feet from the side yard & _____ feet from the front or rear property line. (See Plot Plan attached)

The structure is N/A feet high. The structure floor space is sq ft.

The location is on a slope of various degrees. (The plot plan is attached)

The property/structure is is no. in a flood plain.

Project Permit Application

Application Number: _____ (Official use only)

Owner of Property: Sugarloaf Valley Farms, LLC

Project Address: 1795 S Lower Boulder Rd, Boulder, UT 84716

Description of Proposed Project: Subdividing a 10-acre parcel (02-0005-0098 B / B-98) into two 5-acre parcels. The project for this application pertains to the water and drainage plans for the subdivision.

I hereby confirm that I am the owner (or authorized agent) of the above property and that I have read pages 5 and 6 below, the "Garfield County Building Permit" attachment explaining the County permit and inspection procedures, and that I will provide the required approval signatures and/or documentation as follows:

Irrigation: This project was reviewed and approved by the Boulder Irrigation Water Company, and it does not encroach on their easements.

Boulder Irrigation Co. Rep: Shane Coleman

Date: 1/22/24

Ownership: Proof of ownership of this property by the applicant is attached in the form of a property tax notice or a recorded deed (attached).

Zoning:

The structure will X will not ___ be used for human habitation.

The structure does ___ does not ___ require electrical, plumbing, or mechanical.

The structure is N/A feet from the side yard & ___ feet from the front or rear property line. (See Plot Plan attached)

The structure is N/A feet high. The structure floor space is sq ft.

The location is on a slope of various degrees. (The plot plan is attached)

The property/structure is X is no. ___ in a flood plain.

Boulder Irrigation & Water Development Company

January 22nd, 2023

To Whom it may concern,

The Boulder Irrigation & Water Development Company has no objections to the proposed subdivision on 1795 South Lower Boulder Road.

There is no impact on any of the Company's ditches or infrastructure.

Sincerely,

A handwritten signature in black ink that reads "Shane Coleman". The signature is written in a cursive style with a large initial "S".

Shane Coleman

Secretary

BOULDER FARMSTEAD WATER COMPANY

P.O. Box 1356

BOULDER, UTAH 84716

Applications for this use are as follows

Commercial/ All Subdivisions/ Single Family/ ADU - Town/ Greenhouses

APPLICATION FOR WATER SERVICE

Boulder Farmstead Water Company (BFWC) is a Mutual Water Company, a private, non-profit corporation owned by the Water Users and dedicated to the residents of Boulder.

One New service connection for Single Family Dwellings may be obtained, when available, by the purchase of one share of stock in the Company.

A share must be purchased and paid for in full non-refundable from Boulder Farmstead

If applying for a share that requires a building permit, you will need to specify the use on your application. When the share is paid in full then you may use it for a building permit application approval. No building permit will be signed or approved for any subdivision until all costs associated with the application are paid in full. A letter from the water company is required to sign off on applications that need approval from the Boulder Town or Planning Commission that uses Boulder Farmstead in their application for fire protection or culinary water uses.

Upon receiving your membership you will be charged a monthly flat fee of \$_____payable regardless of whether you use the water or not. The membership fee and all installation costs shall be paid in full before the water can be turned on.

The Homeowner Developer or sub-divider is responsible for all costs associated with the connection, except for the meter and yoke. These items will be furnished by BFWC to ensure uniformity. Please advise us as to where you want your connection made and when you want the work done. You are required to obtain permits from the Town for excavating any road and post any bonds needed for the project. Any damage to other utilities during installation will be paid for by the owner- power, phone, irrigation system.

All new meters will be installed within thirty feet of the property line regardless of a private road or private driveway or town street that will service one or more lots. A new mainline shall be installed at the owner's expense and shall meet these and all state requirements and shall include any new fire hydrants necessary and this shall become part of the water company system. Any new main lines installed on any private drives or private roads or other easements will be required to provide an easement for such main line for maintenance and repairs of 15 feet on each side of said main line. Subdivider shall provide a design to Water Co. so an engineer can review it at the sub-divider expense.

Int Here _____

BOULDER FARMSTEAD WATER COMPANY
P. O. BOX 1356
BOULDER UTAH 84716

membership approval.wpd

DATE 12/29/23

Name Sugarloaf Valley Farms LLC

The Board of Directors has approved your request for a membership in the Boulder Farmstead Water Company.

Your membership fee of \$7500.00 has been received and approved . All installation cost will be charged at time of installation. The Water Company will provide a meter, meter box and lid and you will responsible for all pipes, necessary pipe fittings and labor to bring the water to your property line. All work done between the main line and meter hookup will be done by B. F. W. C at your expense. A Curb Stop and a yard hydrant is required on your side of the connection before a meter can be installed.

The membership fee and construction costs for installation of hookup to the main line must be paid prior to the meter put into service.

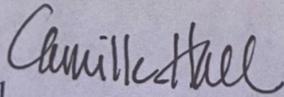
Upon receiving, your membership you will be charged a monthly flat fee of \$55.00 payable regardless of whether you use the water or not. Membership fee and all installation cost shall be paid before the water can be turned on and charge for any other water use.

Location Parcel #

Boulder Farmstead Water Company.

President

Camille Hall



(C-B) Existing Power Lines With Source Connections to

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

Sugarloaf Valley Farms, LLC
3601 W 97th Ave
Westminster, CO 80031

Cache Valley Bank
105 S Main St
Loa, UT 84747
97-232/1243

4151

Nov 06, 2023

PAY TO THE ORDER OF Boulder Farmstead Water CO \$ 7500.00

Seven Thousand Five Hundred and 00/100 ----- DOLLARS

Boulder Farmstead Water CO
PO Box 1356
Boulder, UT 84716

Shawn Owen

MFMO
Water hookup – Middle 10 Property

⑈004151⑈ ⑆124302325⑆64 25251 6⑈

204210006 1/4/2024 9:16 AM SEQ # 204210007 20240104>124000054<
ZEN 42 0055 ZEN Richfield Branch

PAY TO THE ORDER OF
Boulder Farmstead Water CO
PO Box 1356
Boulder, UT 84716

Cache Valley Bank
105 S Main St
Loa, UT 84747

Boulder Farmstead Water Company
One Culinary Water Share Certificate
Certificate Number 233



Send Tax Notice to:
Sugarloaf Valley Farms, LLC
2405 Lower Boulder Road
Boulder, UT 84716

Ent 276888 Bk 531 Pg 014
Date: 05-DEC-2019 2:46:55PM
Fee: \$40.00 Cash Filed By: CT
LES BARKER, Recorder
GARFIELD COUNTY CORPORATION
Space above this line for recorder's use

Warranty Deed

DONNA J. OWEN, Grantor, of Garfield County, State of Utah, hereby CONVEYS AND WARRANTS to **SUGARLOAF VALLEY FARMS, LLC**, A Utah limited liability company, **Grantee** of Garfield County, State of Utah, for the sum of TEN DOLLARS and OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Garfield County, State of Utah:

Beginning at a point S 2°54'41" E 3325.00 feet from the N ¼ Corner of Section 1, Township 34 South, Range 4 East, Salt Lake Base & Meridian, said point being on the East side of an existing road; and running thence N 0°55'44" E along said road 275.65 feet; thence N 89°59'33" E 582.35 feet; thence S 0°54'44" W 753.00 feet; thence N 89°05'16" W 582.35 feet; thence N 0°54'44" E along said road 468.00 feet to the point of beginning. Contains 10.00 acres M/L.

TAX ID No. 02-0005-0098; Serial #B-98

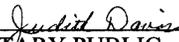
Subject to easements, covenants, restrictions, rights of way, and reservations appearing of record and taxes for the year 2019 and thereafter.

Witness the hand of said Grantor this 5th day of December 2019.

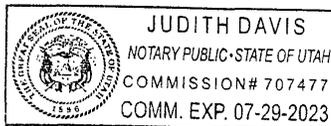

Donna J. Owen

STATE OF UTAH)
 : ss
COUNTY OF Garfield)

On the 5th day of December 2019, personally appeared before me Donna J. Owen, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.


NOTARY PUBLIC

SEAL:



Ent 276888 Bk 0531 Pg 0814



620 S. 400 East #400, ST. GEORGE, UT 84770 - 435-673-3528
260 E. D.L. Sargent Drive, CEDAR CITY, UT 84720 - 435-586-2437
445 North Main Street, KANAB, UT 84741 - 435-644-2537
PO Box 374, 601 East Center, PANGUITCH, UT 84759 - 435-676-8800
PO Box G, 75 West 1175 North, BEAVER, UT 84713 - 435-438-2482

() stew ter require ents - S Ut h Pub ic e th Septic pprov

(G1-A):

ONSITE WASTEWATER SYSTEM
SUBDIVISION FEASIBILITY APPLICATION

(REQUIRED INFORMATION FOR ANY PROPOSED SUBDIVISION TO DETERMINE ONSITE WASTEWATER SYSTEM FEASIBILITY.) Please complete the application in full, incomplete applications will be rejected

Application date:

Primary Contact Name: Shawn Owen Phone(720) 346-3679 E-mail:shawn@owenent.com

Property Owner Name: Sugarloaf Valley Farms, LLC Phone: (720) - 346-3679

Address:1795 S Lower Boulder Rd. Boulder UT 84716

Development Engineer Name: Phone: () -

Mailing Address:

Name of Proposed Subdivision:1795 S

Tax ID (Parcel) #(s) for Property to be subdivided:02-0005-0098

Proposed Number of Lots: 2

Proposed Use:Single Family Residential

Subdivision Site

Address Garfield

Proposed Water Supply: Boulder Farmstead Water Company

Are there any wells, streams, ponds, ditches, springs, or drinking water source protection zones within 1500 feet of the proposed Subdivision? NO

If Yes please show complete details on the plat map

ALL ITEMS ON THE ONSITE WASTEWATER SYSTEM SUBDIVISION FEASIBILITY CHECKLIST ARE REQUIRED AS PART OF THE APPLICATION PROCESS. REVIEW OF FEASIBILITY WILL NOT BEGIN UNTIL ALL ITEMS HAVE BE SUBMITTED.

I HEREBY CERTIFY ALL INFORMATION CONTAINED IN THIS APPLICATION IS CORRECT.

SIGNATURE [Signature] Date - -

Environmental Health Scientist Signature Date:

APPROVED REJECTED

WWW.SWUHEALTH.ORG

Fees Received: By:

Initials

ONSITE WASTEWATER SYSTEM SUBDIVISION FEASIBILITY CHECKLIST

WATER SUPPLY

- STATEMENT OF HOW SUBDIVISION WILL BE SUPPLIED WITH WATER

FOR AN EXISTING PUBLIC WATER SYSTEM, A LETTER MUST BE SUPPLIED BY THE SYSTEM STATING THAT THE SUBDIVISION CAN BE SERVED ADEQUATELY

FOR A NEW PUBLIC WATER SYSTEM (8 LOTS OR MORE), A LETTER OF FEASIBILITY MUST BE SUPPLIED BY UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY

FOR A NON-PUBLIC WATER SYSTEM (7 LOTS OR LESS) THE SOUTHWEST UTAH PUBLIC HEALTH DEPARTMENT NON PUBLIC DRINKING WATER SYSTEM REGULATION SHALL BE FOLLOWED

SUBDIVISION PLAT PLAN MUST SHOW

- GROUND SURFACE CONTOURS
- PROPOSED STREET LAYOUT
- SURFACE DRAINAGE SYSTEMS
- LOT LAYOUT
- ALL LOTS NUMBERED
- SIZE OF EACH LOT
- DIMENSIONS OF EACH LOT
- THE LOCATIONS OF ALL RIVERS, STREAMS, CREEKS, DRY OR EPHEMERAL WASHES LAKES, CANALS, MARSHES, SUBSURFACE DRAINS, NATURAL STORM WATER DRAINS, LAGOONS ARTIFICIAL IMPOUNDMENTS, EITHER EXISTING OR PROPOSED

- LOCATION OF ALL SOIL EXPLORATION TEST PITS
- LOCATION OF ANY FLOOD PLAINS WITHIN OR ADJACENT TO THE PROPOSED

SUBDIVISION

- LOCATION AND DEPTH OF ALL WATER SUPPLY SOURCES (WITHIN 1500 FEET OF THE PROPOSED SUBDIVISION)
- ANY PROTECTION ZONES
- LOCATION OF ALL WATER LINES
- LOCATION OF ANY EASEMENTS
- THE LOCATION AND DISTANCE TO NEAREST SEWER OWNER OF SEWER WHETHER PROPERTY IS LOCATED WITHIN SERVICE BOUNDARY SIZE OF SEWER

EACH LOT MUST SHOW

A MINIMUM OF ONE SOIL EXPLORATION PIT IS REQUIRED ON EACH PROPOSED LOT. ADDITIONAL EXPLORATIONS MAY BE REQUIRED ON A CASE BY CASE BASIS.

- LOCATION OF ALL PERCOLATION TESTS

A MINIMUM OF ONE PERCOLATION TEST IS REQUIRED ON EACH PROPOSED LOT. ADDITIONAL TESTS MAY BE REQUIRED ON A CASE BY CASE BASIS.

- PROPOSED AREAS FOR WASTEWATER DISPERSAL
- SLOPES AND SURFACE CONTOURS

EACH SOIL EXPLORATION MUST

- BE CONDUCTED IN ACCORDANCE WITH SECTION R317-4-14 APPENDIX C
- BE CONDUCTED AS CLOSELY AS POSSIBLE TO THE PROPOSED ABSORPTION SYSTEM SITE
- BE CONDUCTED TO A DEPTH OF AT LEAST 10 FEET OR STATE WHY DEPTH WAS NOT REACHED
- SHOW THE MAXIMUM ANTICIPATED GROUNDWATER TABLE
- SHOW STRATIFIED DEPTHS OF SOILS USING THE USDA TEXTURAL CLASSIFICATION SYSTEM
- SHOW AT LEAST 4 FEET OF SUITABLE SOIL BELOW PROPOSED ABSORPTION SYSTEMS
- BE LEFT OPEN FOR INSPECTION BY SOUTHWEST UTAH PUBLIC HEALTH PERSONNEL

THE FINAL PLAT MUST INCLUDE

- LOCATION OF ALL SOIL EXPLORATION PITS AND PERCOLATION TEST HOLES THESE SHALL BE IDENTIFIED BY A KEY NUMBER OR LETTER DESIGNATION
- RESULTS SOIL TESTS AND FINAL PERCOLATION RATES FOR EACH LOT

ALL OF THE ABOVE INFORMATION MUST BE SUBMITTED WITH AN APPLICATION FOR SUBDIVISION FEASIBILITY REVIEW BEFORE A STATEMENT OF FEASIBILITY WILL BE ISSUED. ADDITIONALLY WHENEVER AVAILABLE, INFORMATION FROM PIURISHED SOIL STUDIES OF THE AREA OF THE PROPOSED SUBDIVISION SHALL BE SUBMITTED.

Preliminary Subdivision Application Requirements and Review Procedures

1. Application Form. A Preliminary Subdivision Application form, provided by the Town Clerk, completed and signed by the owner(s) as identified on the property assessment rolls of Garfield County, or authorized agent of the owner(s), of the lands proposed to be subdivided. The Preliminary Subdivision Application shall be accompanied by the Preliminary Subdivision Application fee, including a non-refundable administrative processing fee, as established by "Resolution of the Town Council".

2. Preliminary Subdivision Plat. A Preliminary Subdivision Plat, prepared by a licensed land surveyor, shall be provided. The Preliminary Subdivision Plat shall be prepared in pen and all sheets shall be numbered. A minimum of twelve (12) paper copies shall be presented to the Town Clerk, as part of the Preliminary Subdivision Application. The Planning Commission may request additional copies if required.

The Preliminary Subdivision Plat shall show the following:

a. A layout plan of the proposed subdivision, at a scale of no more than 1" = 100', or as recommended by the Zoning Administrator.

b. Located at the top and center of the preliminary plat, the proposed name of the subdivision and the section, township, range, principal median, and County of its location.

c. A title block, placed on the lower right-hand corner of the plat showing:

i. Name and address of the owner of the record and the name and address of the licensed land surveyor responsible for preparing the preliminary plat.

ii. Date of preparation of the preliminary subdivision plat, and all revision dates.

iii. Signature blocks for the dated signatures of the Mayor and Planning Commission Chair.

d. North arrow, graphic and written scale, and basis of bearings used.

e. All proposed lots, rights-of-way, and easements created by the subdivision and their bearings, lengths, widths, names, numbers, or purposes shall be given. The area of all lots created, with their addresses shall be shown.

f. A vicinity map of the site at a minimum scale of 1" = 1000'.

g. Surveyed boundaries of the proposed subdivision; accurate in scale, dimension, and bearing, and giving the location of and ties to the nearest survey monument. The location of the property with respect to surrounding property and roads and the names of all adjoining property owners of record shall be shown.

h. The legal description of the entire subdivision site boundary.

1975 S Lower Boulder Road. Preliminary Subdivision Application Checklist

- i. The location of any common space or open space areas including the location of all property proposed to be set aside for public or private reservation, with the designation of the purpose of those set-asides, and conditions, if any, of the dedication or reservation.
- 3. Required Subdivision Site Information.** On separate sheets, at the same scale as the preliminary subdivision plat information, the following subdivision site information is required:
 - a. The identification of known natural features including, but not limited to, jurisdictional wetlands as identified by the U.S. Army Corps of Engineers, areas of slope exceeding 30% grade, flood channels as identified by a Federal or State Agency, all water bodies and drainage ways, and any other natural features as required by the Planning Commission, or Town Council, for the entire subdivision site, including the total acres in each.
 - b. Existing site contours, at intervals of no greater than two (2) feet, unless otherwise approved by the Planning Commission, overlaid with the proposed subdivision layout plan.
 - c. The location of any known man-made features on, or contiguous to the subdivision site, including existing platted lots, all utility easements, railroads, power lines and power poles, bridges, culverts, drainage channels, road rights-of-way and easements, field drains, irrigation canals and ditches.
 - d. The location and dimensions of all existing buildings, fence lines and property lines, overlaid with the proposed subdivision layout plan.
 - e. The layout of proposed power lines including the source and connection to the existing power supply.
 - f. All existing and proposed roadway locations and dimensions, with cross sections of all new roads, proposed to be dedicated to the Town, showing the grades of all proposed streets and roads and all proposed cuts and fills exceeding three (3) feet. The proposed radius of all centerline curves shall be shown.
 - g. The location and size of existing and proposed culinary water and sewer lines and/or, the location of all wells and springs, and the location of all proposed absorption and drain fields, as required by the South West Utah Public Health Department, or the Utah Department of Environmental Quality, as applicable, overlaid with the proposed subdivision layout plan.
- 4. Proposed Storm Drainage System.** The location of all existing and proposed fire hydrants, including the sizes of all existing and proposed water lines serving fire hydrants.
- 5. Title Report.** A Title Report for the property proposed to be subdivided, provided by a Title Company directly to the Town and including all Abstract Pages within 30 days of the date of the Preliminary Subdivision Application.
- 6. Tax Clearance.** A tax clearance from the Garfield County Treasurer indicating that all taxes, interest, and penalties owing for the subject property have been paid.

- 7. Property Owner Addresses.** Addresses of all owners of record of real property within 300 feet of the site proposed to be subdivided.
- 8. Evidence of Availability of Necessary Services.** The following information is required to be presented as part of the Preliminary Subdivision Application, necessary to establish the availability of basic services to the proposed subdivision.

 - a. Culinary Water Requirements.** The South West Utah Public Health Department, or the Utah Department of Environmental Quality, as applicable, identified herein as the “Culinary Water Authority,” shall review and approve the feasibility of the culinary water system and sources for the subject property. It shall be the responsibility of the applicant to provide information and materials as required by the South West Utah Public Health Department, or the Utah Department of Environmental Quality, necessary to review and approve the feasibility of the culinary water system.
 - b. Wastewater Requirements.** The South West Utah Public Health Department, or the Utah Department of Environmental Quality, as applicable, identified herein as the “Sanitary Sewer Authority,” shall review and approve the feasibility of sanitary sewer services or onsite wastewater systems. for the subject property. It shall be the responsibility of the applicant to provide information and materials as required by the South West Utah Public Health Department, or the Utah Department of Environmental Quality, necessary to review and approve the feasibility of the sanitary sewer services or onsite wastewater systems.
 - c. Fire Protection and Suppression Requirements.** The Boulder Town Fire Authority shall review and make necessary recommendations, as determined necessary by the Fire Authority for necessary fire protection and suppression services for the subject property. It shall be the responsibility of the applicant to provide information and materials as required by the Boulder Town Fire Authority, necessary to review and make recommendations for the fire protection and suppression facilities and services.
 - d. Storm Drainage System.** As required by Item 4, all preliminary subdivision applications shall identify plans for stormwater drainage. No ditch or canal shall be proposed for the use of stormwater runoff without the written approval of the applicable irrigation company, with a note on the preliminary plat identifying a proposed and recordable drainage easement.
 - Subdivision Roads and Streets.** The preliminary subdivision plat, and other application materials, shall identify the proposed road and street layout. Proposed subdivision streets shall make provision for the continuation of existing streets, as required by the Town Council. The Town Engineer shall review the proposed street and road design for compliance with the requirements of the Town. The proposed street and road layout shall provide adequate and safe access to all proposed lots and proposed and existing roads and streets. Minimum lot sizes as required by the Town’s Zoning Ordinance shall be exclusive of road easements and rights-of-way. If the subdivision will be accessed from a

State Highway an appropriate access permit, as required by the State of Utah Department of Transportation shall be provided with the application materials.

- 9. Special Service District or Special Service Area.** If the proposed subdivision is located within the boundaries of a Special Service District or a Special Service Area, a letter shall be provided, with the preliminary subdivision application materials, from the governing board acknowledging the proposed subdivision, which letter may identify any potential impacts resulting from the proposed subdivision.
- 10. Irrigation Company.** If the proposed subdivision is located within the boundaries of an Irrigation Company a letter shall be provided, with the preliminary subdivision application materials, from the governing board acknowledging the proposed subdivision, which letter may identify any potential impacts resulting from the proposed subdivision.
- 11. Additional Information and Materials When Necessary.** When the Planning Commission or Town Council deems it necessary, the applicant may be required to provide other information or letters of feasibility, conduct studies, and provide evidence indicating the suitability of the area for the proposed subdivision, including, but not limited to, adequacy of public safety and fire protection, groundwater protection, plant cover maintenance, geologic or flood hazard, erosion control, wildlife habitat, and any other physical or environmental matters.

DRAFT - TITLE REPORT RECORDS