



DEVELOPMENT REVIEW COMMITTEE

Tuesday, September 23, 2025, at 10:00 AM
Council Chambers at City Hall Building and Online
110 S. Center Street, Santaquin, UT 84655

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person** – The meeting will be held in the Council Chambers on the Main Floor in the City Hall Building
- **YouTube Live** – Some public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at <https://www.youtube.com/@santaquincity> or by searching for Santaquin City Channel on YouTube.

ADA NOTICE

If you are planning to attend this Public Meeting and due to a disability need assistance in understanding or participating in the meeting, please notify the City Office ten or more hours in advance and we will, within reason, provide what assistance may be required.

AGENDA

NEW BUSINESS

1. Scenic Ridge Phase C Final Plan

A final review of the Scenic Ridge Estates Phase c 3-lot Subdivision located at approximately 430 South and 1200 E.

MEETING MINUTES APPROVAL

2. September 9, 2025

ADJOURNMENT

CERTIFICATE OF MAILING/POSTING

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda may be found at www.santaquin.gov, in three physical locations (Santaquin City Hall, Zions Bank, Santaquin Post Office), and on the State of Utah's Public Notice Website, <https://www.utah.gov/pmn/index.html>. A copy of the notice may also be requested by calling (801)754-1904.

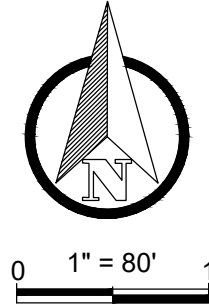
BY:



Amalie R. Ottley, City Recorder

SHEET INDEX

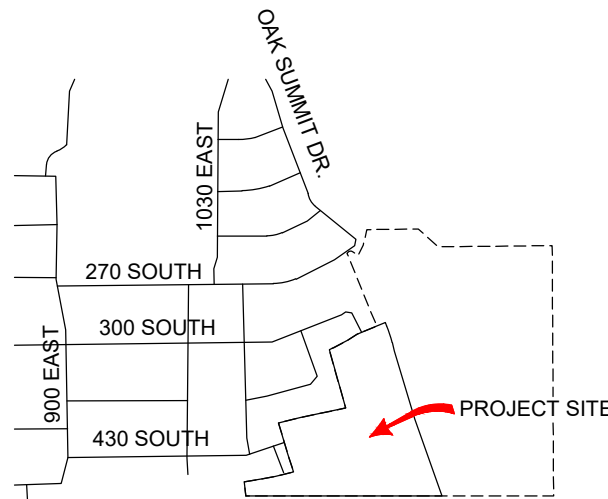
SHEET 1	COVER SHEET
SHEET 2	PLAT
SHEET 3	OVERALL AREA PLAN
SHEET 4	LOT LAYOUT
SHEET 5	OVERALL WATER
SHEET 6	OVERALL SEWER
SHEET 7	OVERALL STORM DRAIN
SHEET 8	SLOPE MAP
SHEET 9	CONSTRUCTION TRAFFIC MAP
SHEET 10	OVERALL GRADING PLAN
SHEET 11	PLAN AND PROFILE (430 SOUTH STREET)
SHEET 12	DETAIL SHEET
SHEET 13	DETAIL SHEET
SHEET 14	DETAIL SHEET
SHEET 15	EROSION CONTROL PLAN



PROPERTY OWNER
NJC DEVELOPMENT, LLC
690 E. 600 S.
SANTAQUIN, UTAH, 84655

PROPERTY DEVELOPER
BASTIAN HOMES, LLC
1184 S. 1150 W.
PAYSON, UTAH, 84651

VICINITY MAP
SANTAQUIN, UT •



SHEET NOTES

1. THE DEVELOPER AND GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
2. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

SHEET LEGEND



STREET LIGHT

PLAN REVISIONS



RIMROCK
ENGINEERING &
DEVELOPMENT

CAD TECH: CRS
DESIGNER: CRS
Q&A: JC

**CALL BLUE
STAKES PRIOR
TO DIGGING**

PROJECT NAME

**SCENIC RIDGE
ESTATES PHASE C**

SHEET NAME

COVER SHEET

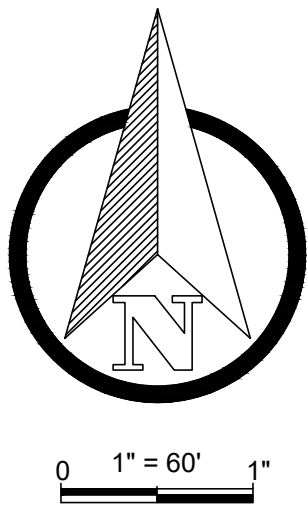
PLAN SUBMITTAL:

FINAL

**PERMIT SET
8/27/25**

SHEET NUMBER

1



SCENIC RIDGE ESTATES SUBDIVISION - PHASE C

LOCATED IN THE:
SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 10 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN,
SANTAQUIN CITY, UTAH COUNTY, UTAH

GENERAL PLAT NOTES

- A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E) IS CREATED ALONG THE FRONT OF EACH LOT AND 5.00 FOOT ALONG THE REAR AND INTERIOR SIDE YARD. PER THIS PLAT, EACH LOT ALONG A STREET REQUIRES A 10.00 FOOT WIDE FRONT AND SIDE YARD PUBLIC UTILITY EASEMENT. (SEE SHEET 2)
- THE SUBDIVISION BOUNDARY WAS ESTABLISHED FROM A COMPLETED RECORD OF SURVEY BY EPIC ENGINEERING, FILE NUMBER 22-003, AS FILED IN THE UTAH COUNTY SURVEYOR'S OFFICE.
- ZONING: R-12 SETBACKS (BUILDABLE AREA) PER CODE 10.20.090: DETACHED SINGLE-FAMILY DEVELOPMENT STANDARDS: (TABLE)
- FRONT YARD- FRONT SETBACKS TO THE LIVING AREA FROM ALL STREET FRONTING PROPERTY LINES: 30.0 SIDE YARD - 10.0 FEET (25.0 FEET STREET SIDE YARD)
REAR YARD - 25.0 FEET. (SEE SHEET 2)
- AT THE TIME THAT THIS PLAT WAS PREPARED, THE PROPERTY OWNER WAS NJC DEVELOPMENT, LLC., PER WARRANTY DEED, ENTRY NUMBER 1477-2025, AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE, UTAH COUNTY PARCEL NUMBERS 32-040-0082, 32-040-0083.
- THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED NEAR THIS PROPERTY. PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPACT THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	18.20	472.00	2°12'34"	S81°32'15"W	18.20
C2	48.85	528.00	5°18'04"	S79°59'30"W	48.83
C3	80.72	528.00	8°45'33"	S78°15'46"W	80.64
C4	31.87	528.00	3°27'28"	S75°36'43"W	31.86

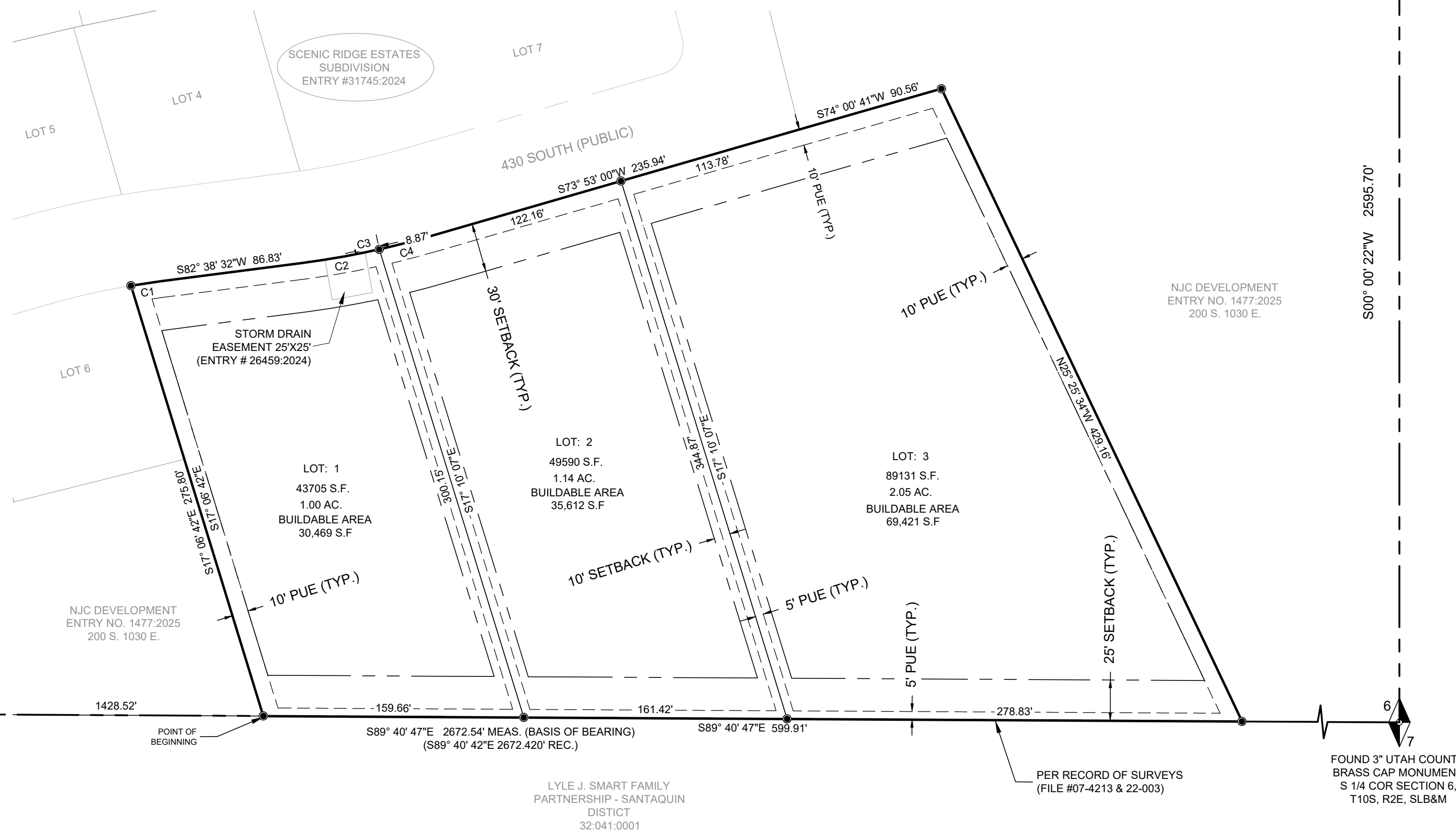
SUBDIVISION BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, SANTAQUIN CITY, UTAH COUNTY, UTAH:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 6, SAID POINT BEING 1428.52 FEET SOUTH 89°40'47" EAST ALONG SAID QUARTER SECTION LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 6, THENCE NORTH 17°08'42" WEST 275.80 FEET TO A POINT ON THE SOUTH LINE OF 430 SOUTH AS RECORDED ON THE SCENIC RIDGE ESTATES SUBDIVISION, RECORDED AS ENTRY NUMBER 31745-2024 IN THE OFFICE OF THE UTAH COUNTY RECORDER SAID POINT IS ALSO THE BEGINNING OF A 472.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE SAID SOUTH LINE OF 430 SOUTH THE FOLLOWING FOUR (4) COURSES: (1) ALONG THE ARC OF SAID CURVE 18.20 FEET HAVING A CENTRAL ANGLE OF 02°12'34" (CHORD BEARS NORTH 81°32'15" EAST 18.20 FEET); (2) NORTH 82°38'32" EAST 86.83 FEET TO THE BEGINNING OF A 528.00 FOOT RADIUS CURVE; (3) ALONG THE ARC OF SAID CURVE 80.72 FEET HAVING A CENTRAL ANGLE OF 08°45'33" (CHORD BEARS NORTH 78°15'46" EAST 80.64 FEET); (4) NORTH 73°53'00" EAST 235.94 FEET; THENCE LEAVING SAID SOUTH LINE NORTH 74°00'41" EAST 90.56 FEET; THENCE SOUTH 25°25'34" EAST 429.16 FEET TO A POINT ON THE SAID SOUTH LINE OF SECTION 6; THENCE NORTH 89°40'47" WEST 599.91 FEET ALONG SAID SOUTH LINE OF SECTION 6 TO THE POINT OF BEGINNING.

CONTAINS 182,426 SQ. FT. OR 4.19 ACRES, +/-

FOUND 3" UTAH COUNTY
BRASS CAP MONUMENT
SW COR SECTION 6,
T10S, R2E, SLB&M



OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREFTER KNOWN AS SCENIC RIDGE SUBDIVISION - PHASE C, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____, 20____, A.D.

BY: NJC DEVELOPMENT LLC.
NEIL J. CRAIG

DATE

ACKNOWLEDGMENT

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY _____, WHO REPRESENTED THAT (S)HE IS THE AUTHORIZED SIGNER FOR NJC DEVELOPMENT LLC. AND THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

SIGNATURE OF NOTARY PUBLIC

PRINTED NAME OF NOTARY PUBLIC

RESIDING IN _____, UTAH

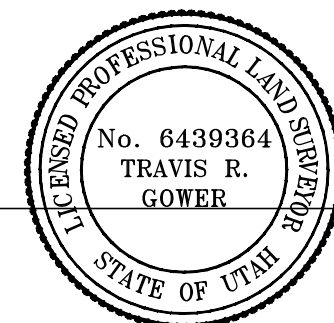
STATE OF UTAH }
COUNTY OF _____ } S.S.

MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER: _____ (NOTARY STAMP)

SURVEYOR'S CERTIFICATE

I, TRAVIS R. GOWER, EMPLOYED BY RIMROCK ENGINEERING AND DEVELOPMENT, CONTACT NUMBER, 801-837-0633, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS LICENSING ACT AND THAT I HOLD CERTIFICATE NUMBER 6439364 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND BY THE AUTHORITY OF THE OWNER(S), I HAVE REVIEWED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, IN OCTOBER 2021, IN ACCORDANCE WITH A RECORD OF SURVEY PREPARED BY EPIC ENGINEERING, FILE NUMBER 22-003, AS FILED IN THE UTAH COUNTY SURVEYOR'S OFFICE AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND EASEMENTS, HEREAFTER TO BE KNOWN AS: **SCENIC RIDGE ESTATES SUBDIVISION - PHASE C**.

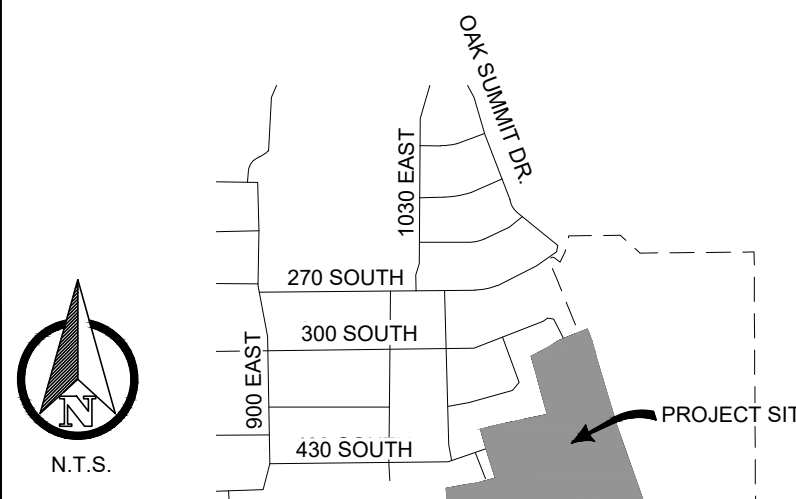


TRAVIS R. GOWER
P.L.S. 6439364

DATE

VICINITY MAP

SANTAQUIN, UT •



PROPERTY OWNER/DEVELOPER
NJC DEVELOPMENT
978 E 430 S, SANTAQUIN
UTAH 84655

LEGEND

SECTION CORNER (FOUND)

BOUNDARY LINE

PARCEL LINE

SET MONUMENT (AS NOTED)

FOUND MONUMENT

CHAIN LINK FENCE

WIRE FENCE

EDGE OF ASPHALT

**SCENIC RIDGE ESTATES SUBDIVISION
PHASE C**
SW 1/4 OF SEC 6, T10S, R2E, SLB&M
SANTAQUIN CITY, UTAH COUNTY, UTAH



2011 W. 11000 N. RD. 30
HIGHLAND, UT 84003
tgower@re-d.com
801-837-0633

0 1" = 60' 1"

DRAWN: AP

CHECKED: TG

PROJECT #:

RGC2213-02-01

DATE:

08/29/2025

SHEET NO:

1 OF 1

UTILITY APPROVAL

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT O ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES, AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ROCKY MOUNTAIN POWER: _____ DATE: _____

CETRACOM: _____ DATE: _____

CENTURY LINK: _____ DATE: _____

DOMINION ENERGY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS ____ DAY OF _____, 20____

DOMINION ENERGY

BY: _____

TITLE: _____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF SANTAQUIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF _____, 20____.

APPROVED MAYOR OF SANTAQUIN

ENGINEER (SEE SEAL)

ATTEST - CLERK RECORDER (SEE SEAL)

CITY ENGINEER

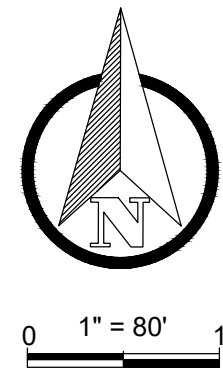
CLERK - RECORDER

(SEAL)

(SEAL)

8/27/2025

D:\TWP 144RD - 20th Century - Ridge Estates\Twp144\2025 - WORKING SETTING RIDGE PHASE C\DWG\Scenic Ridge Phase C.dwg



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SHEET LEGEND

PLAN REVISIONS



RIMROCK
ENGINEERING &
DEVELOPMENT

CAD TECH: CRS
DESIGNER: CRS
Q&A: JC

**CALL BLUE
STAKES PRIOR
TO DIGGING**

PROJECT NAME

**SCENIC RIDGE
ESTATES**

SHEET NAME

OVERALL AREA PLAN

PLAN SUBMITTAL: FINAL

**PERMIT SET
8/27/25**

SHEET NUMBER

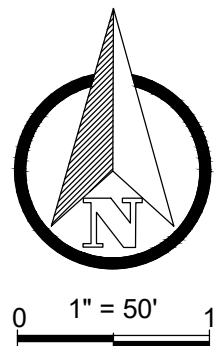
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8/27/2025

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DENSITY TABLE		
ZONE	R-12	
LOTS	3 RESIDENTIAL	
TOTAL ACREAGE	4.19 +/-	100%
LOT ACREAGE	4.19 +/-	100%

NOTE:
SEE SHEET 2 FOR ROADWAY AND
RESIDENTIAL LOT INFORMATION



SHEET NOTES

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SHEET LEGEND

PLAN REVISIONS



RIMROCK
ENGINEERING &
DEVELOPMENT

CAD TECH: CRS
DESIGNER: CRS
Q&A: JC

**CALL BLUE
STAKES PRIOR
TO DIGGING**

PROJECT NAME

**SCENIC RIDGE
ESTATES PHASE C**

SHEET NAME

LOT LAYOUT

PLAN SUBMITAL:

FINAL

**PERMIT SET
8/27/25**

SHEET NUMBER

4

 EXISTING SINGLE WATER METER
 EXISTING PRESSURE IRRIGATION METER
 EXISTING FIRE HYDRANT
 EXISTING AIR RELEASE VALVE

1. THE DEVELOPER AND GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

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NEW CULINARY WATER — W — W —
NEW PI WATER — — — — —
FUTURE CULINARY WATER — W — W —



**CALL BLUE
STAKES PRIOR
TO DIGGING**

SCENIC RIDGE ESTATES C

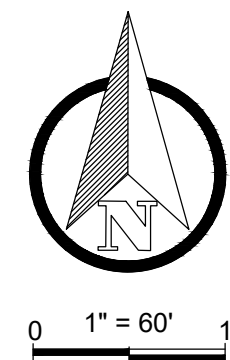
OVERALL CULINARY MASTER PLAN

SHEET NUMBER

SHEET NUMBER

8/27/2025

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LEGEND:

- (SS) EXISTING GRAVITY SEWER SERVICE LATERAL
- (SS) GRAVITY SEWER SERVICE LATERAL CAPPED

SHEET NOTES

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SHEET LEGEND

PLAN REVISIONS

RIMROCK
ENGINEERING &
DEVELOPMENT

CAD TECH: CRS
DESIGNER: CRS
Q&A: JC

**CALL BLUE
STAKES PRIOR
TO DIGGING**

PROJECT NAME

**SCENIC RIDGE
ESTATES C**

SHEET NAME

**SEWER MASTER
PLAN**

PLAN SUBMITTAL: FINAL

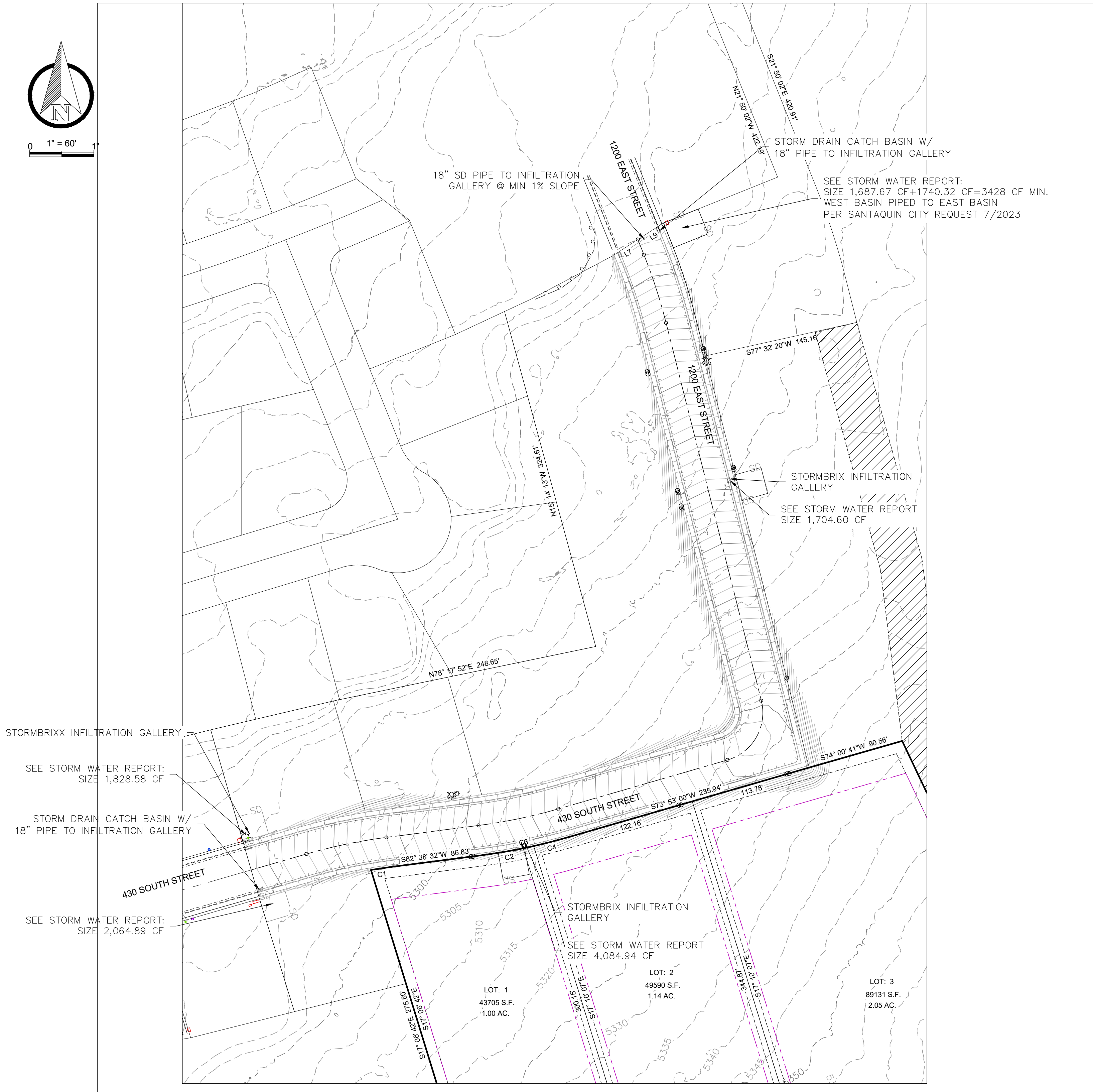
**PERMIT SET
8/27/25**

SHEET NUMBER

6

8/27/2025

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SHEET LEGEND

PLAN REVISIONS



RIMROCK
ENGINEERING &
DEVELOPMENT

CAD TECH: CRS
DESIGNER: CRS
Q&A: JC

**CALL BLUE
STAKES PRIOR
TO DIGGING**

PROJECT NAME

**SCENIC RIDGE
ESTATES C**

SHEET NAME

**STORM WATER
MASTER PLAN**

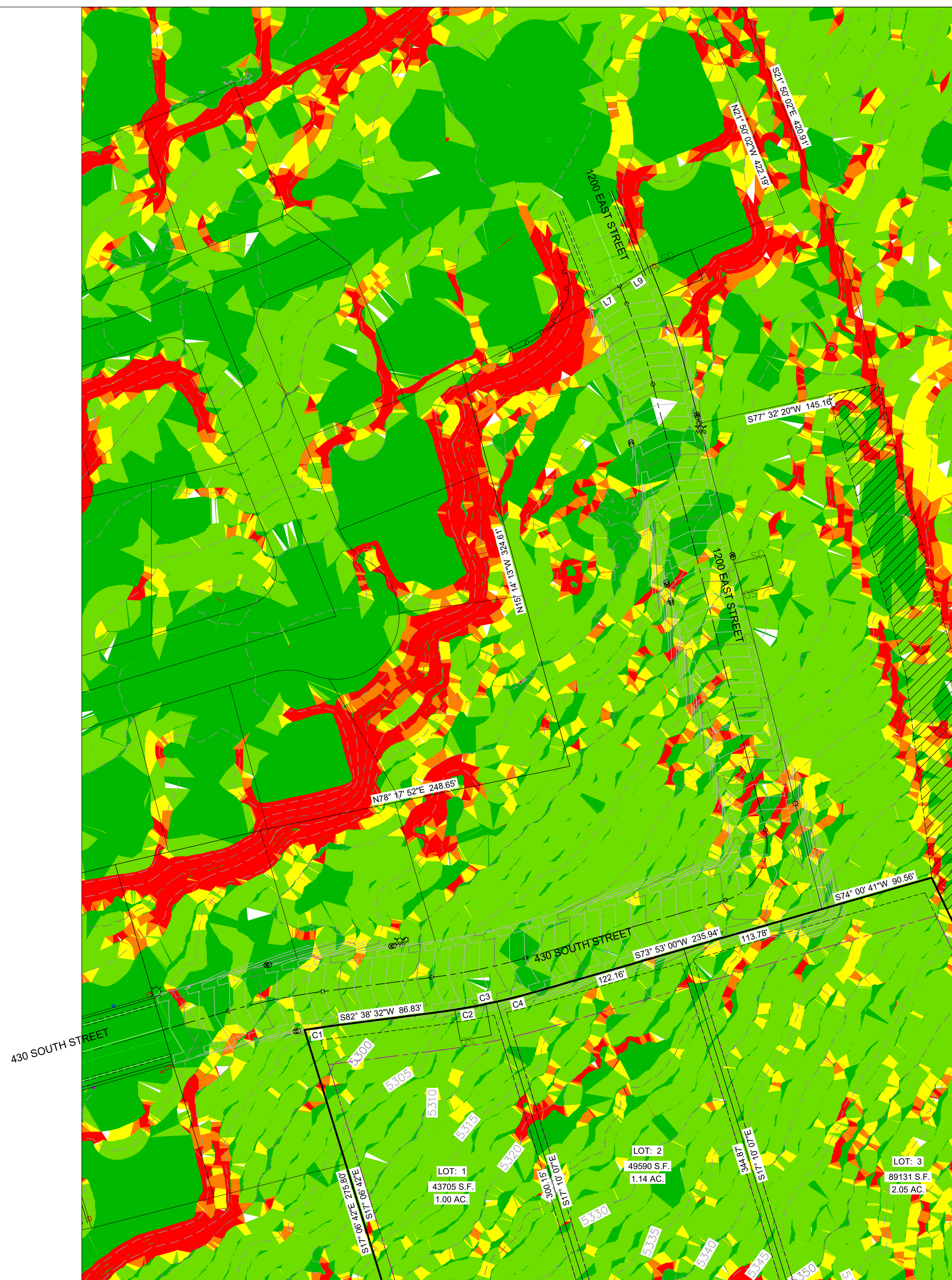
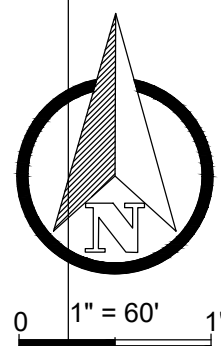
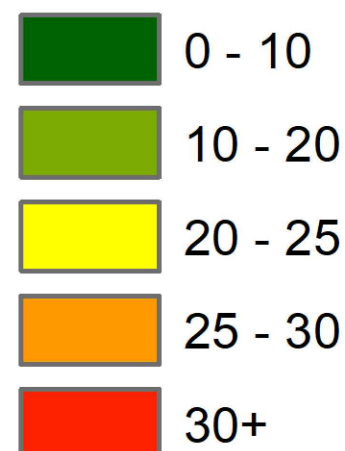
PLAN SUBMITTAL:

FINAL

**PERMIT SET
8/27/25**

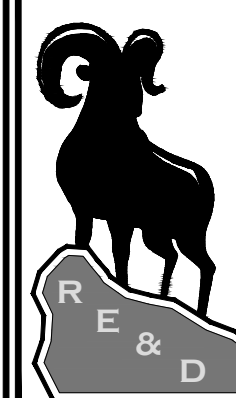
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**RIMROCK
ENGINEERING &
DEVELOPMENT**

CAD TECH:	CRS
DESIGNER:	CRS
Q&A:	JC

**CALL BLUE
STAKES PRIOR
TO DIGGING**

PROJECT NAME

SCENIC RIDGE ESTATES C

SHEET NAME

OVERALL SLOPE MAP

PLAN SUBMITTAL:	FINAL
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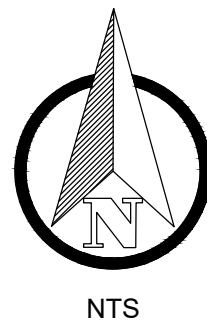
PERMIT SET
8/27/25

SHEET NUMBER

8

8/27/2025

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SHEET NOTES

1. THE DEVELOPER AND GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
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SHEET LEGEND

PLAN REVISIONS



RIMROCK
ENGINEERING &
DEVELOPMENT

CAD TECH: CRS
DESIGNER: CRS
Q&A: JC

**CALL BLUE
STAKES PRIOR
TO DIGGING**

PROJECT NAME

**SCENIC RIDGE
ESTATES C**

SHEET NAME

**CONSTRUCTION
TRAFFIC MAP**

PLAN SUBMITAL:

FINAL

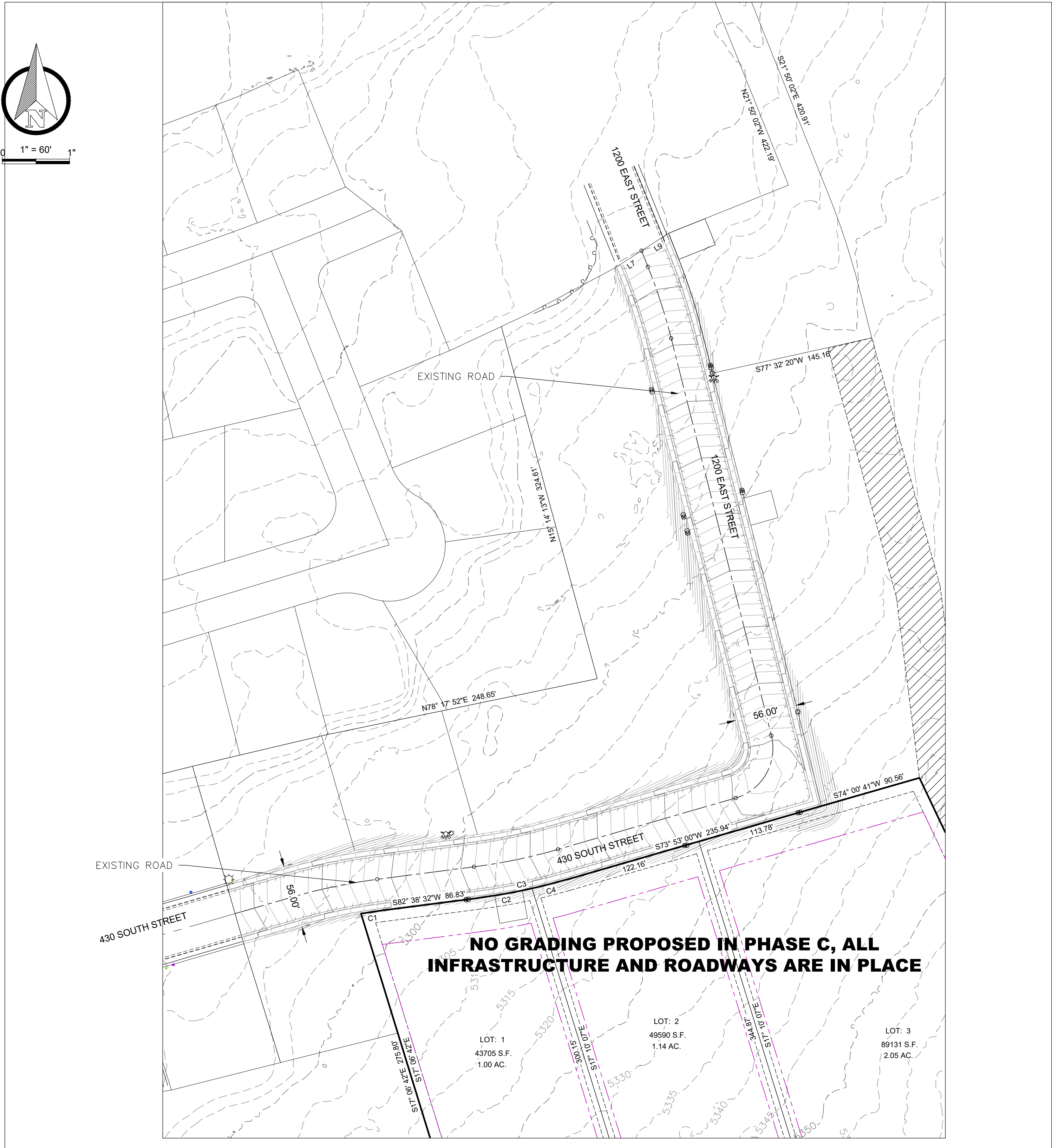
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8/27/25**

SHEET NUMBER

9

8/27/2025

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SHEET LEGEND

PLAN REVISIONS



RIMROCK
ENGINEERING &
DEVELOPMENT

CAD TECH: CRS
DESIGNER: CRS
Q&A: JC

**CALL BLUE
STAKES PRIOR
TO DIGGING**

PROJECT NAME

**SCENIC RIDGE
ESTATES C**

SHEET NAME

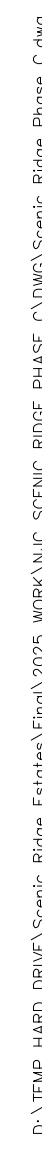
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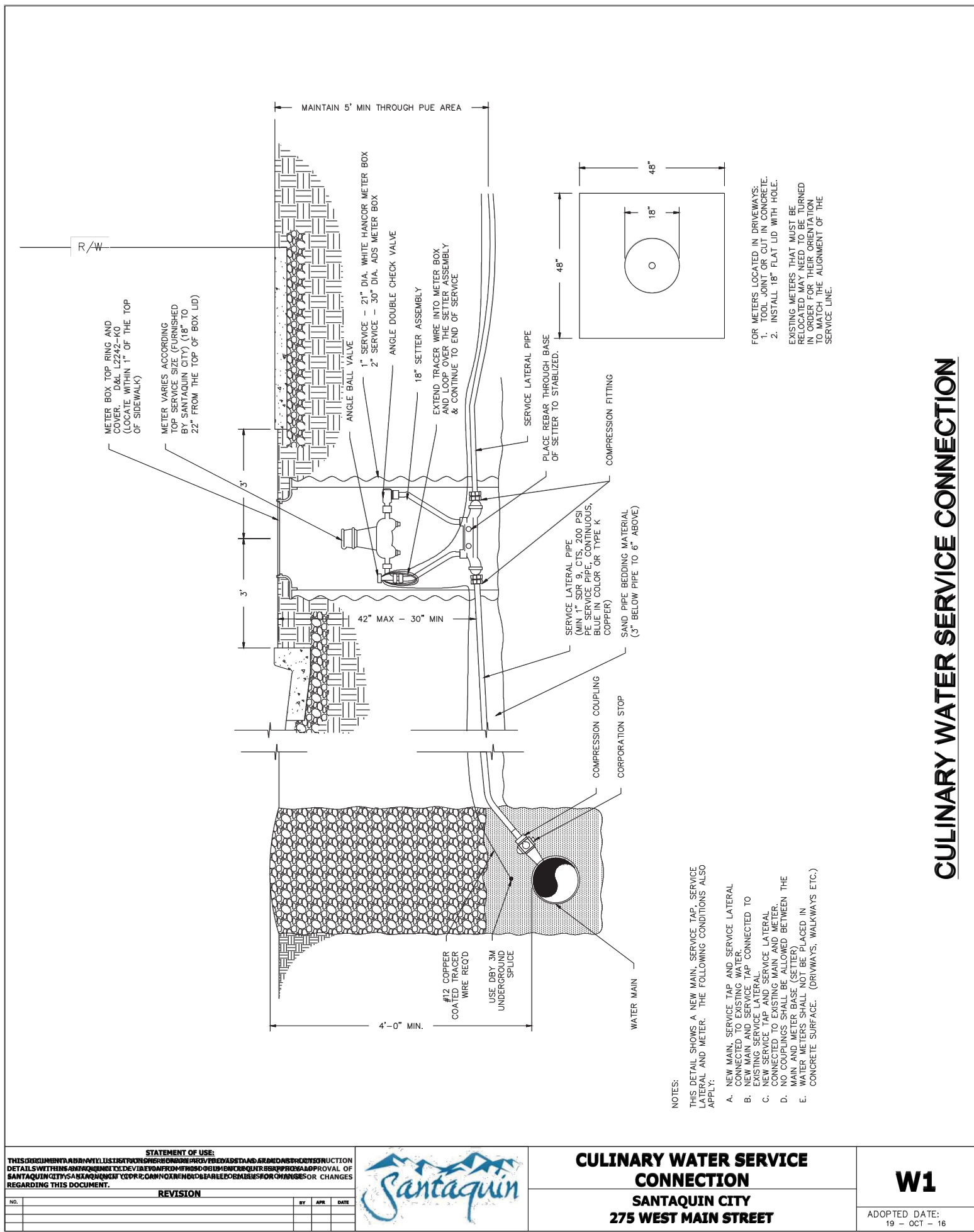
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**PERMIT SET
8/27/25**

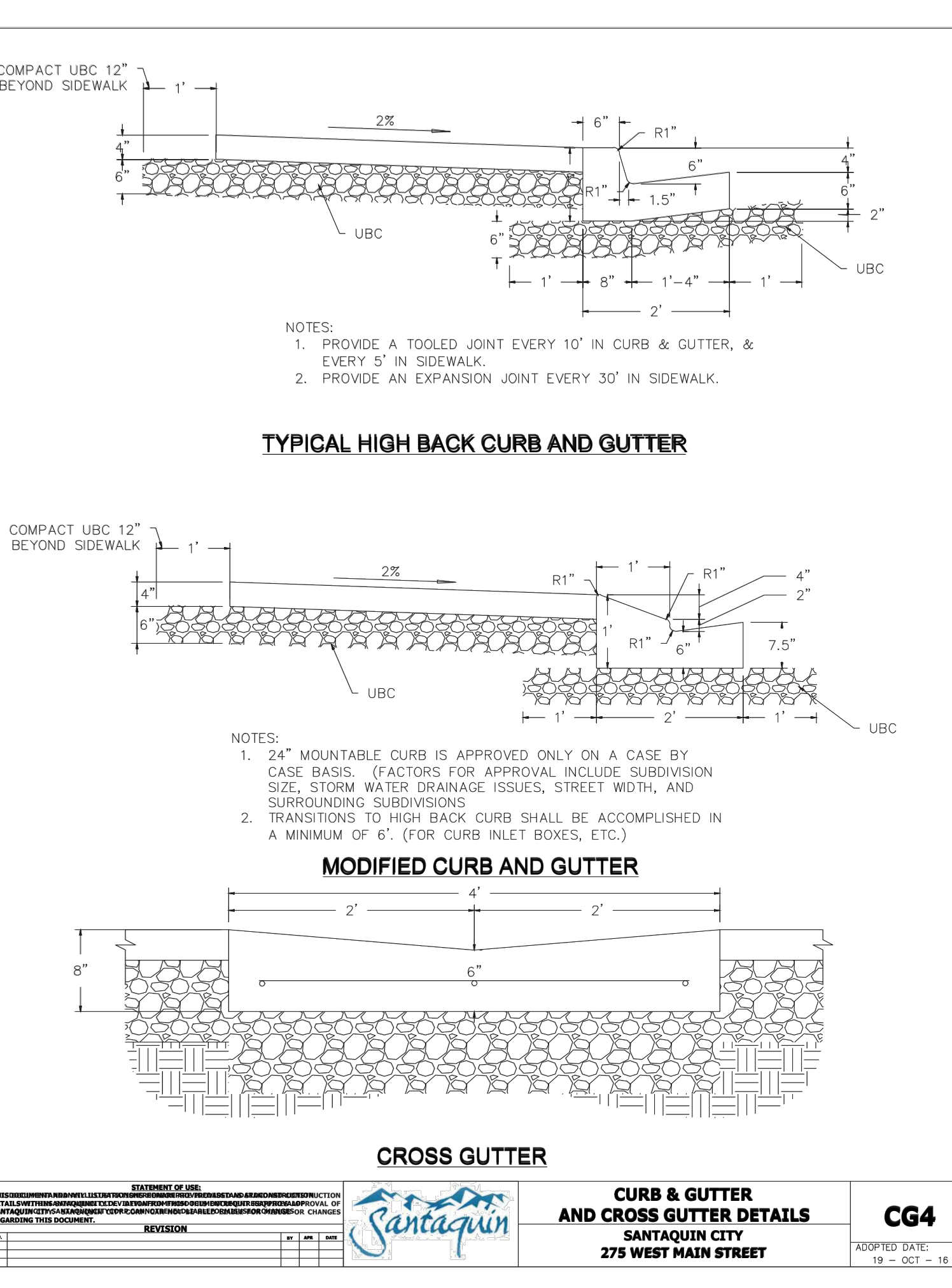
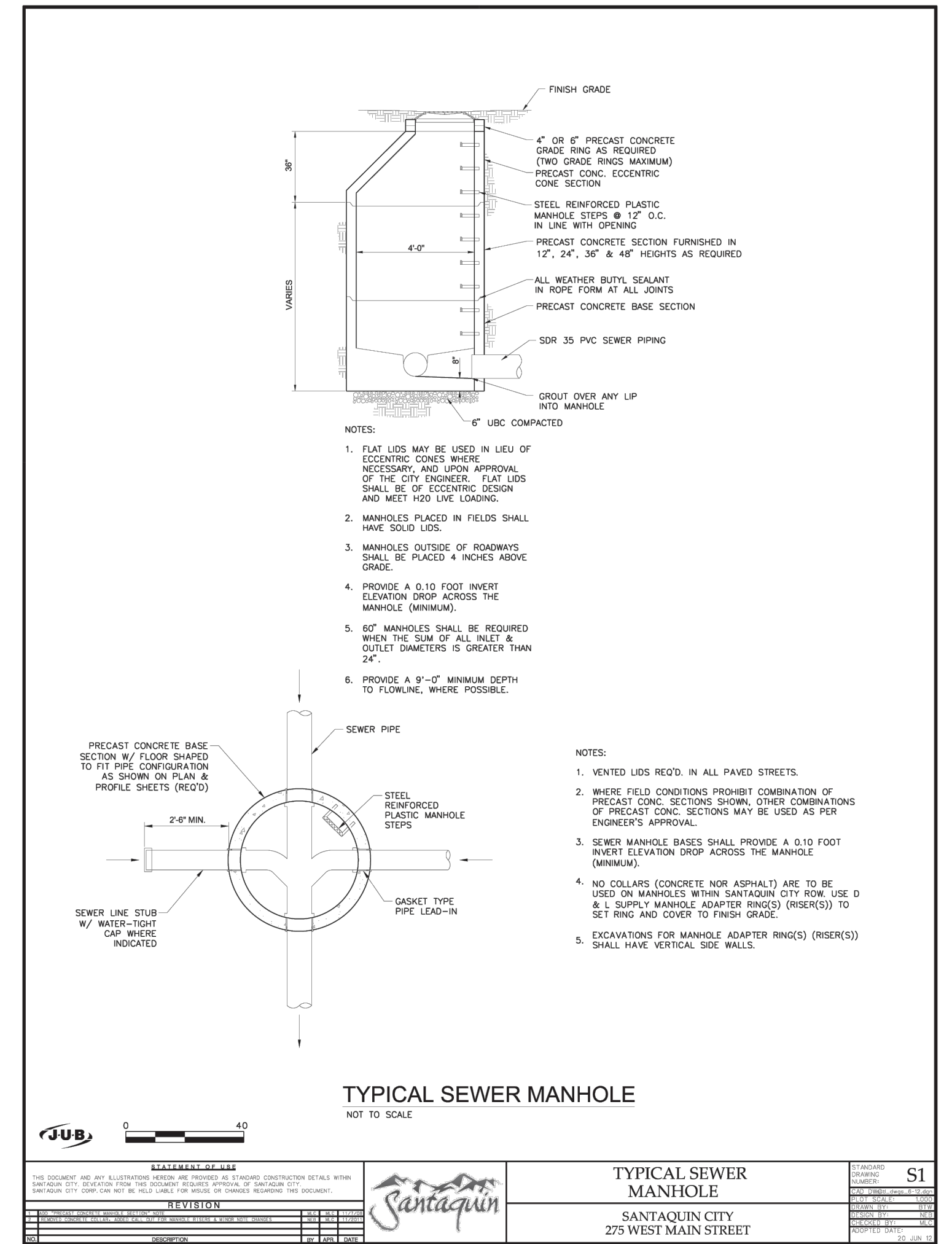
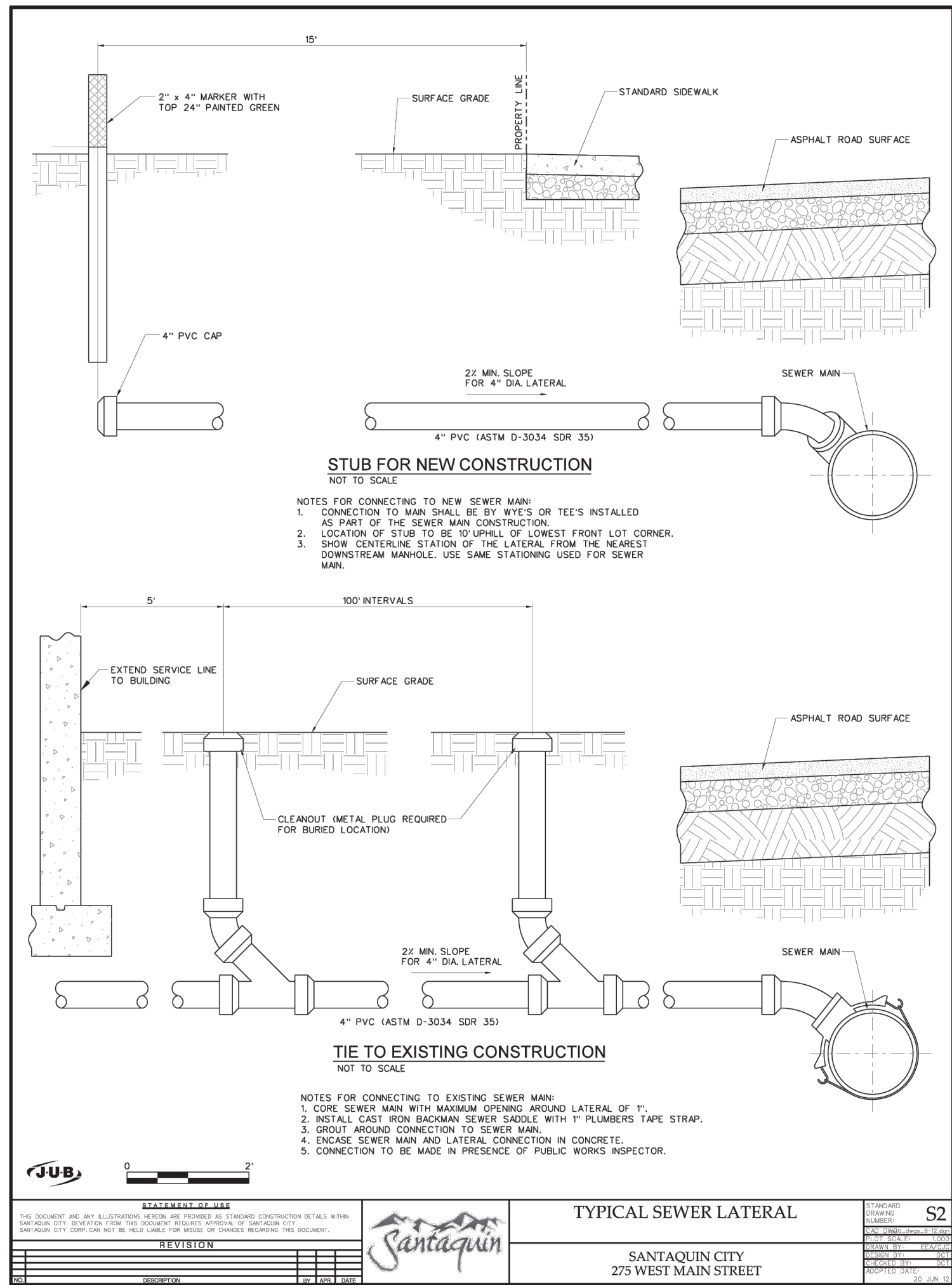
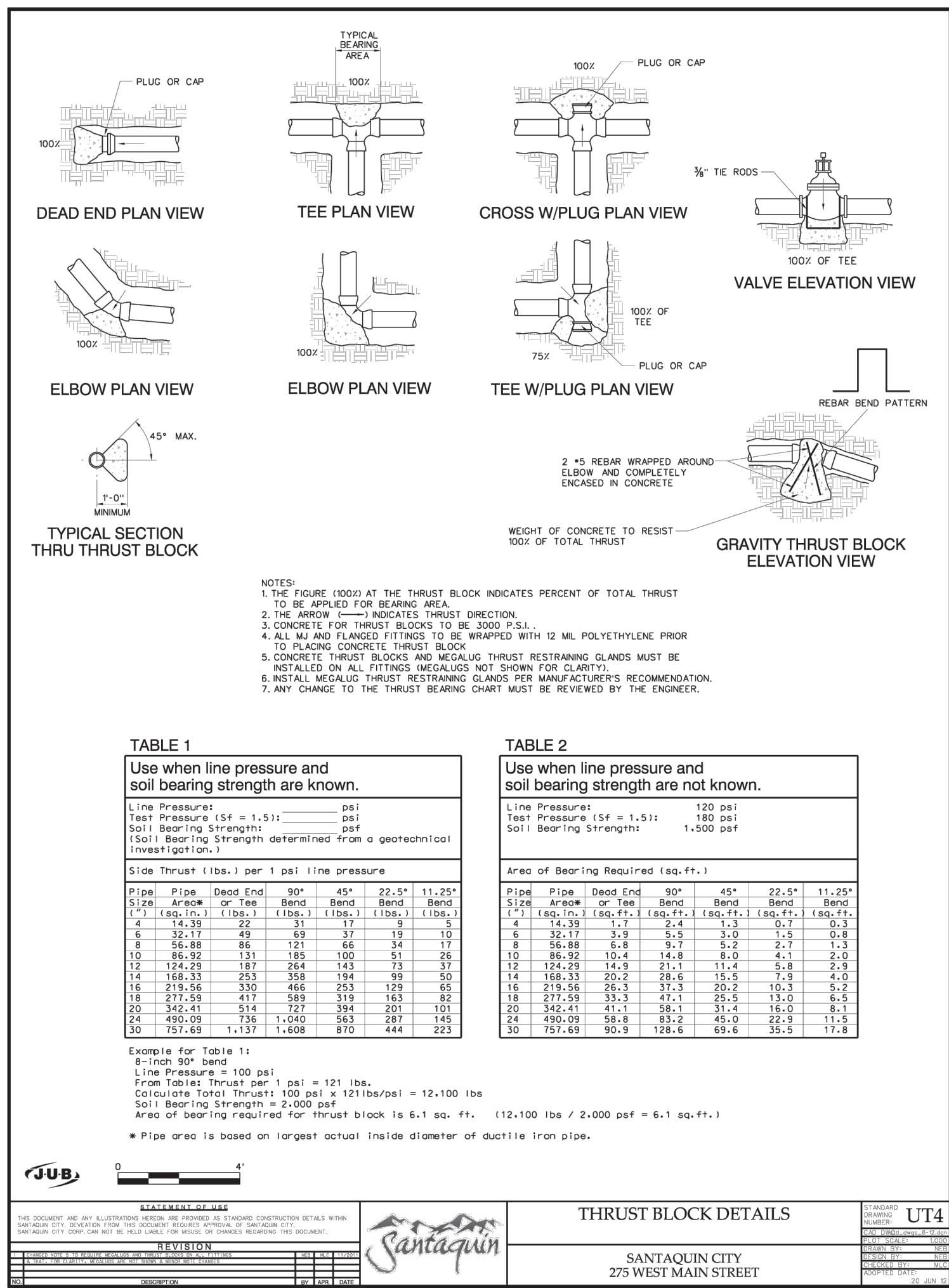
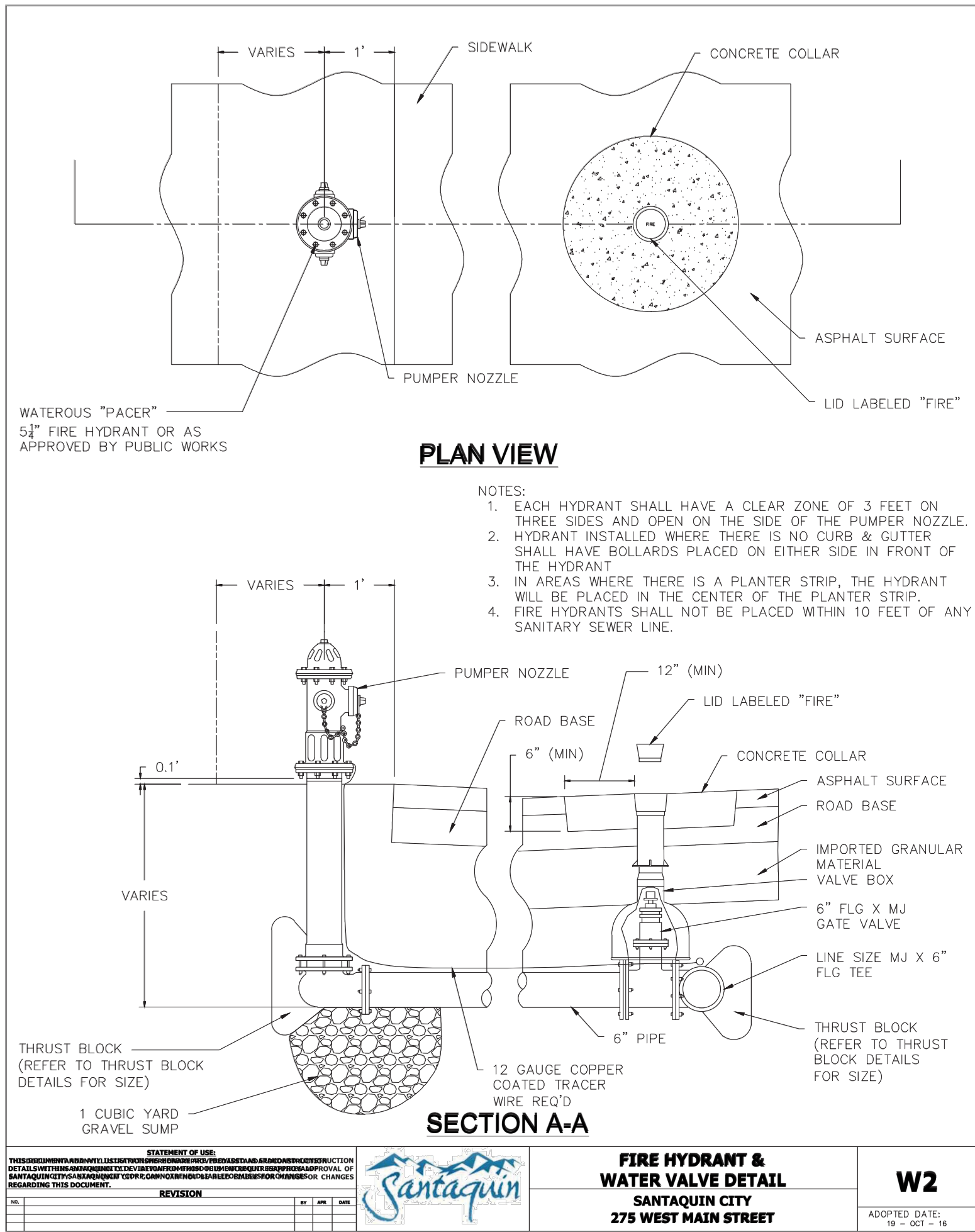
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10





CULINARY WATER SERVICE CONNECTION



SHEET NOTES

1.

SHEET LEGEND

PLAN REVISIONS

A.



CAD TECH: JRC
DESIGNER: JRC
Q&A: DSE

CALL BLUE STAKES PRIOR TO DIGGING

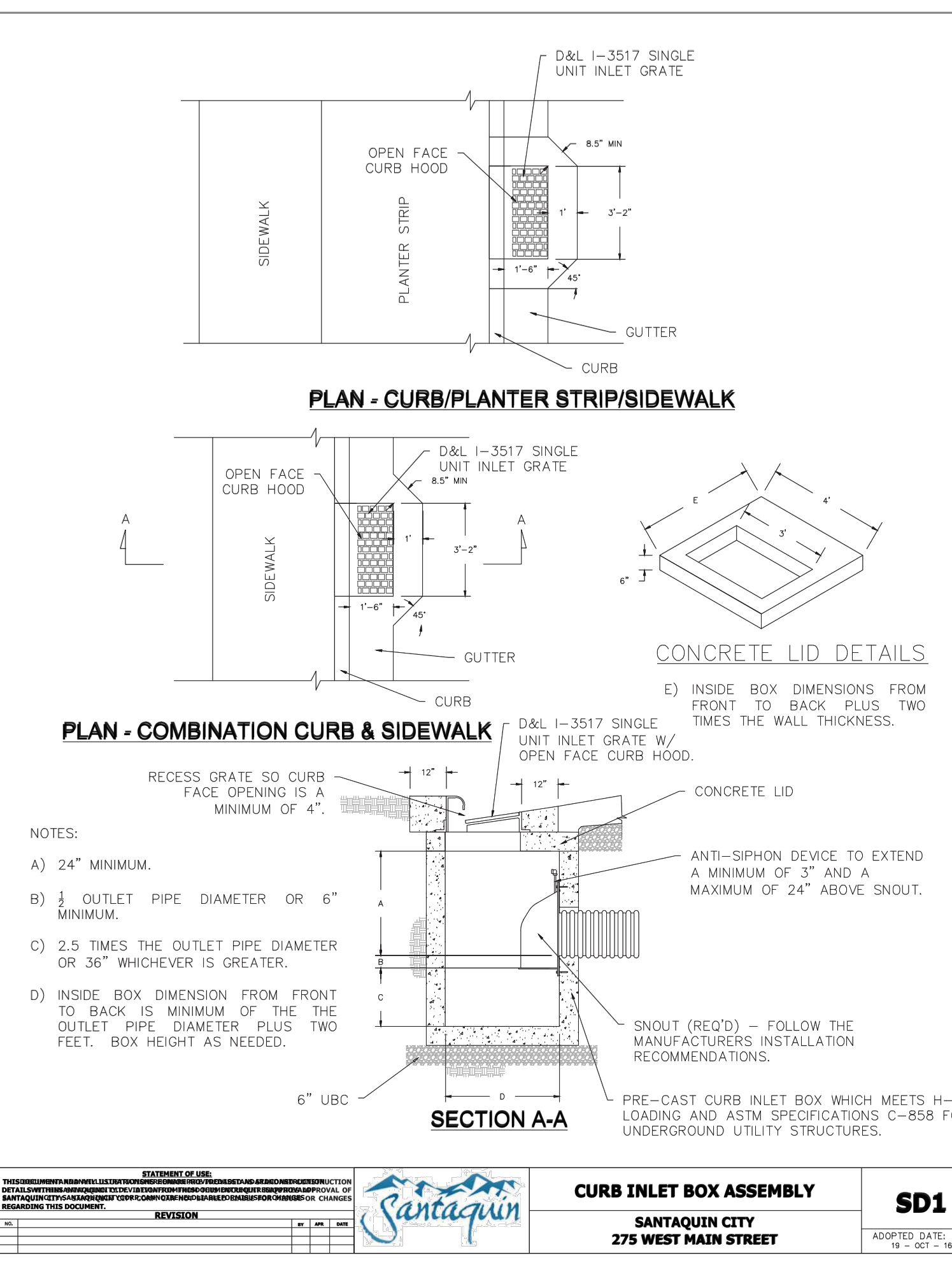
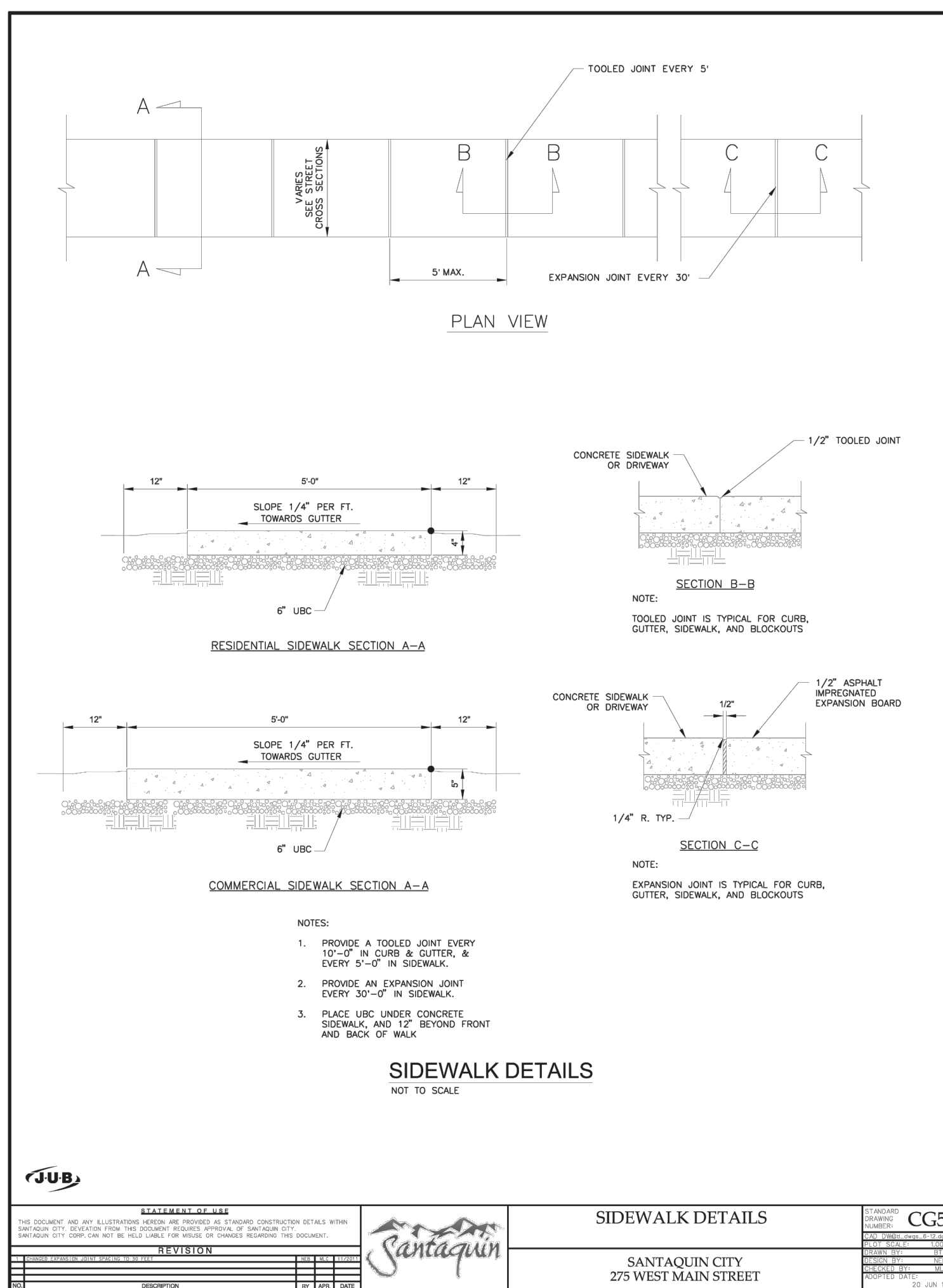
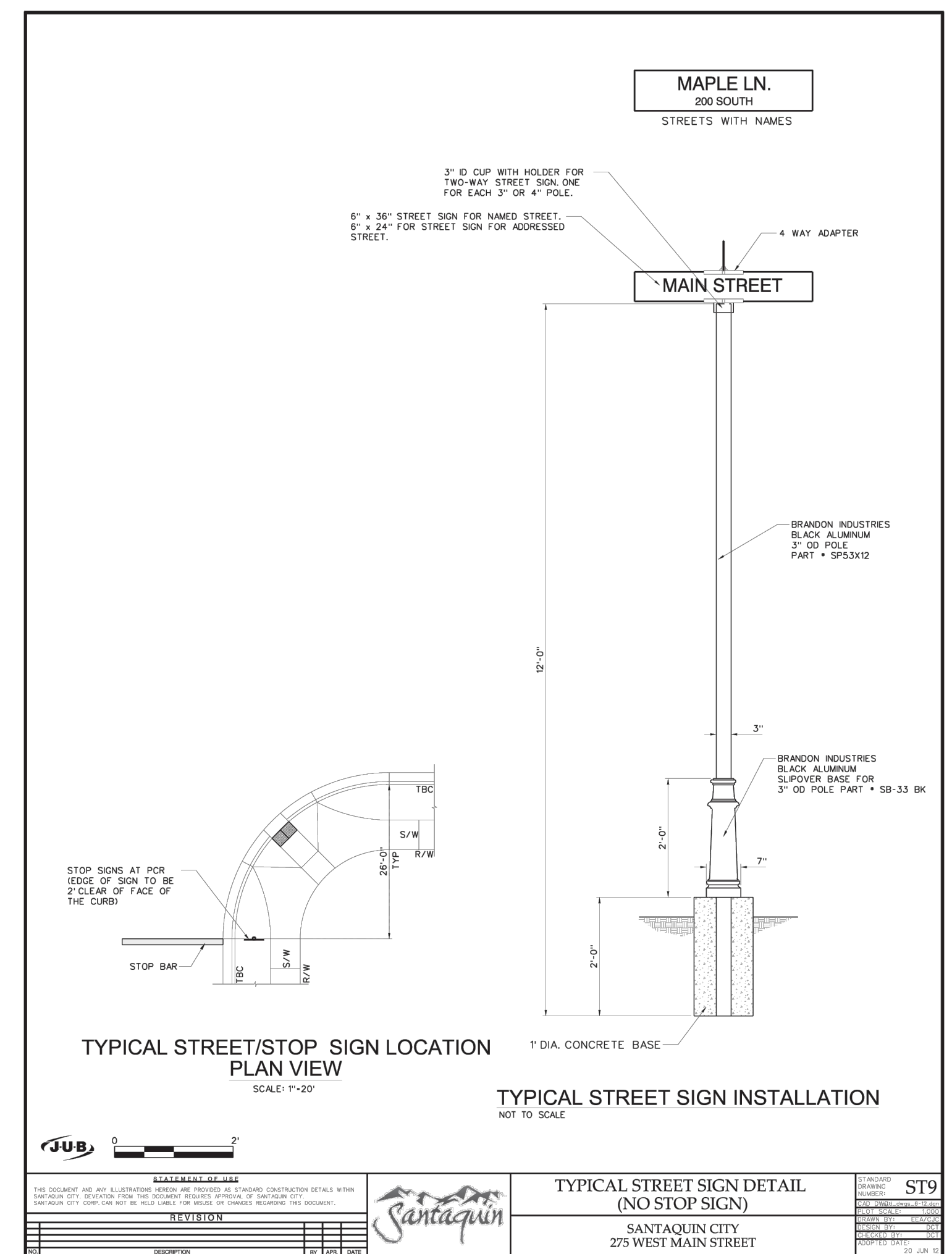
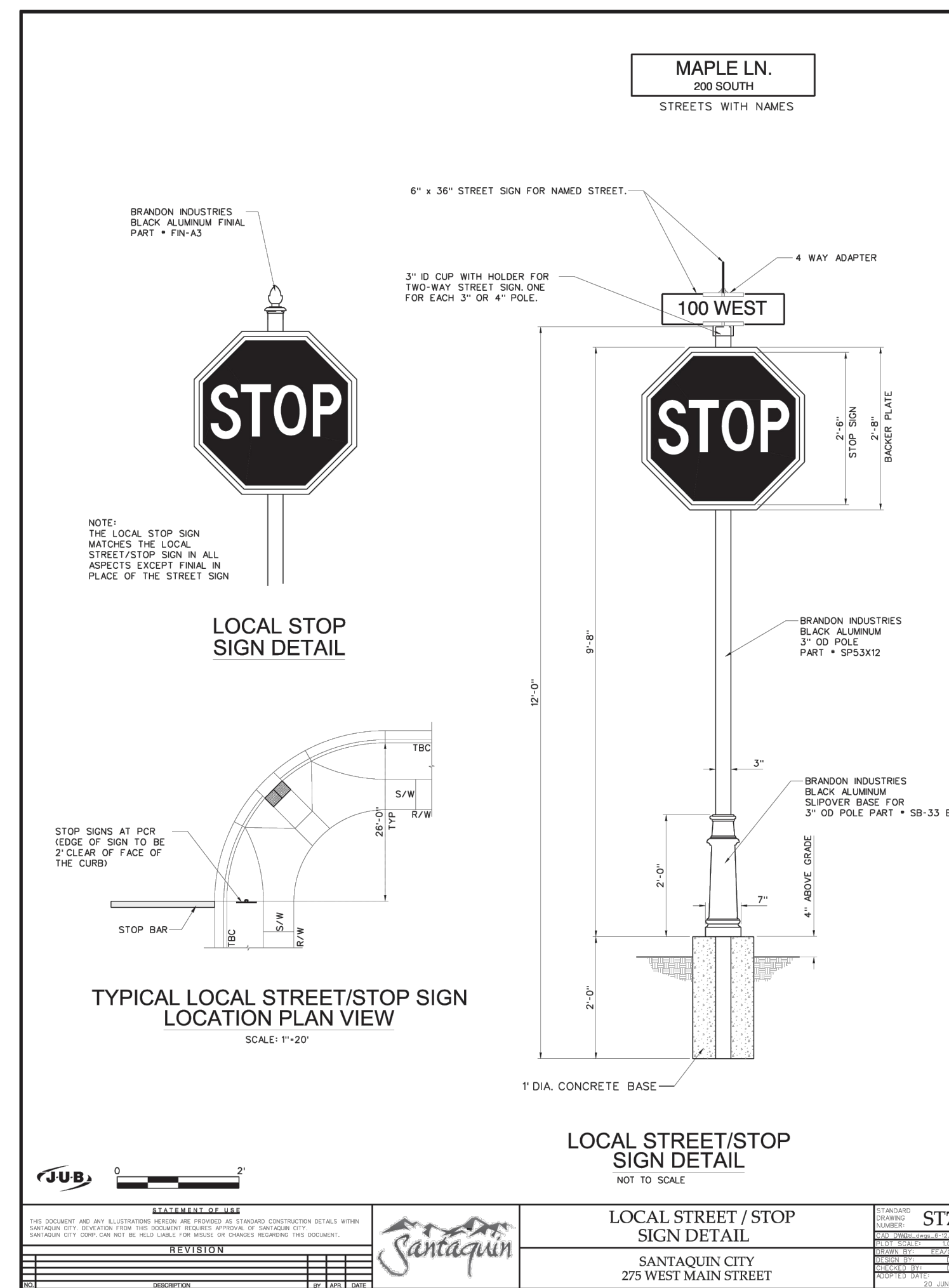
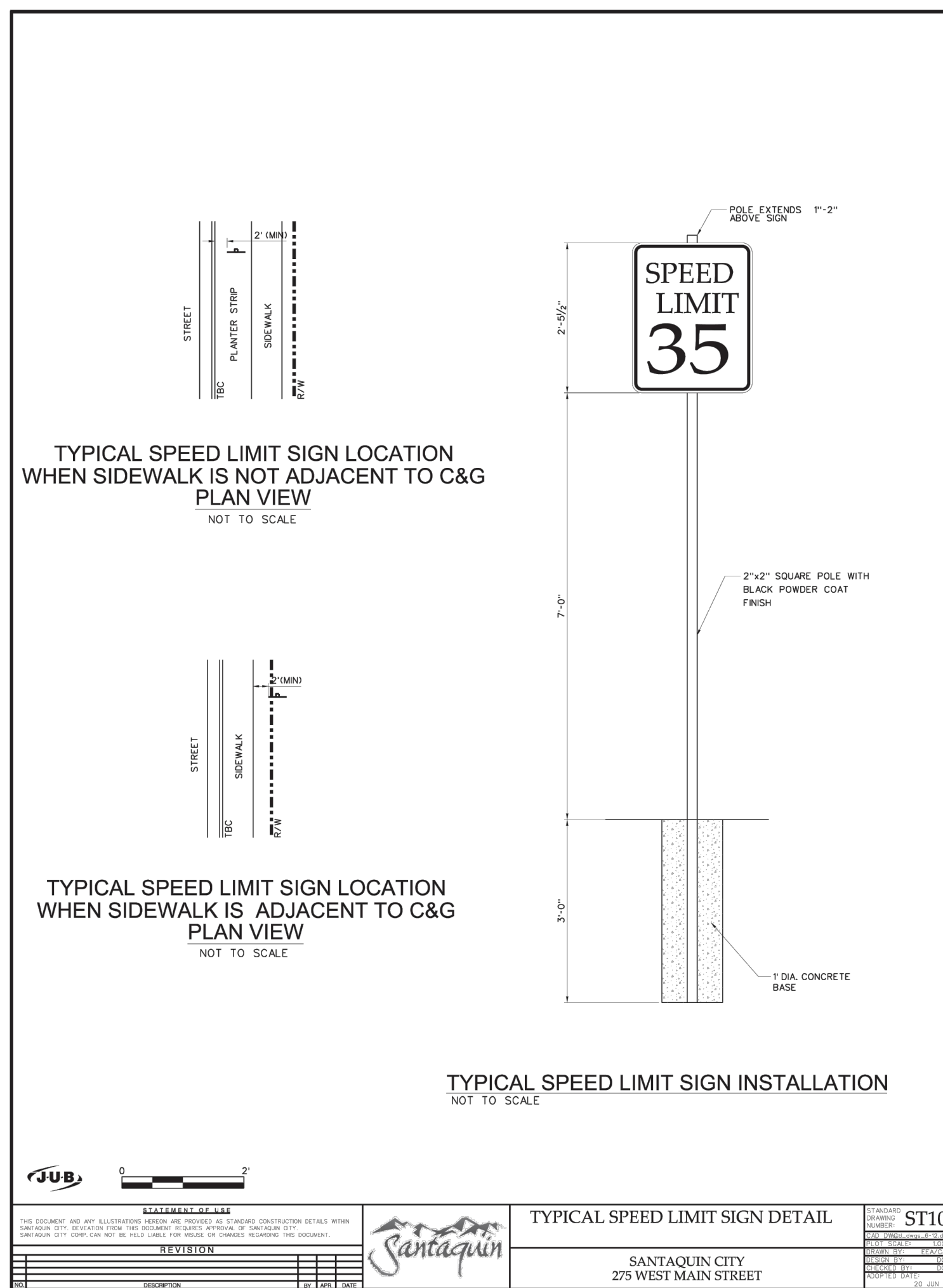
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SCENIC RIDGE ESTATES

SHEET NAME
DETAILS

PLAN SUBMITTAL: FINAL

REVIEW SET 10/5/2022

SHEET NUMBER
12

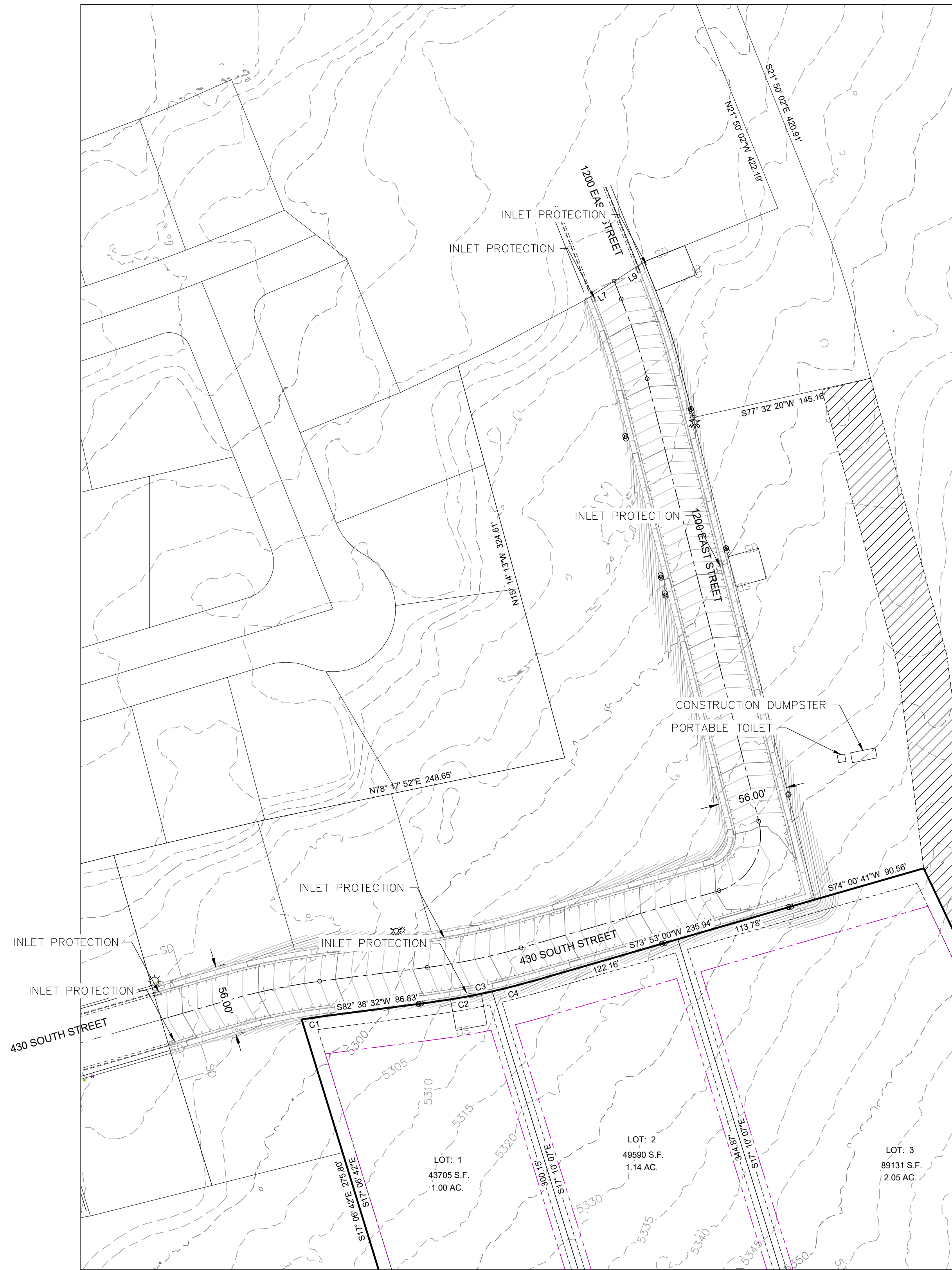
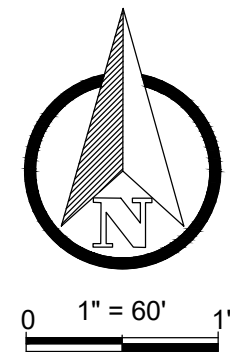


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CAD TECH:	JRC						
DESIGNER:	JRC						
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PROJECT NAME							
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PLAN SUBMITTAL:	FINAL						
REVIEW SET 10/5/2022	SHEET NUMBER 13						

15

8/27/2025

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SHEET LEGEND

PLAN REVISIONS



RIMROCK
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CAD TECH: CRS
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Q&A: JC

**CALL BLUE
STAKES PRIOR
TO DIGGING**

PROJECT NAME

**SCENIC RIDGE
ESTATES C**

SHEET NAME

**EROSION CONTROL
PLAN**

PLAN SUBMITTAL: FINAL

**PERMIT SET
8/27/25**

SHEET NUMBER

15



DRC Members in Attendance: City Engineer Jon Lundell, Building Official Randy Spadafora, Planner Aspen Stevenson, Fire Chief Ryan Lind, Public Works Director Jason Callaway, and City Manager Norm Beagley.

Police Lieutenant Mike Wall was excused from the meeting.

Others in Attendance: City Recorder Amalie Ottley, Engineer Megan Wilson, and Kyle Spencer (Northern Engineering).

1. Apple Grove Condominiums Preliminary Plan

A preliminary plan review of the 60-unit Apple Grove Condominium project located at approximately 120 E 990 N.

Planner Stevenson indicated items that were missing from the plan set such as a photometric plan and a list of amenities that will be provided per the Development Agreement. She also pointed out that the City will only require 135 parking spots for the site even though the applicant indicated that 180 were required. After review of the parking spaces, there were a total of 168 shown on the plans. The accurate number of parking stalls must be represented in the plans. She also pointed out what signatures are not needed for final approval.

Building Official Spadafora indicated that Fire Chief Lind will address his concerns. Manager Beagley inquired how the buildings would be addressed. Building Official Spadafora indicated that the buildings will be addressed, and the individual units numbered per building at the final plan stage.

Engineer Lundell pointed out that existing utilities already installed at the site don't match the utilities indicated on the plans. Engineer Lundell showed what lines were added to represent the existing 2" water lateral and 6" fire line.

Fire Chief Lind indicated that the size of the buildings requires sprinkler systems. He stated if there is a separate fire riser room with outside access via a Knox Box, that a Post-Indicator Valve (PIV) would not be required. Chief Lind expressed concerns about the size of the concrete islands impeding turning radii for fire trucks. Members of the DRC discussed the possibility of narrowing the concrete islands as the number of parking stalls may be reduced. The engineer for the project Kyle Spencer (Northern Engineering) attended the meeting. Chief Lind discussed with Kyle the requirements for fire hydrants on the site plans.

Public Works Director Callaway indicated that on 120 East there are both 6" and 2" water lines that could be used for Buildings A & B. He reiterated that there are existing services on the site for Buildings C & D pointing out that the only building lacking existing water line hookups is Building E. Director Callaway asked Building Official Spadafora to verify that the existing line sizes will be able to service the 12 units per building.

Manager Beagley inquired about the hashmarks indicated on the plans. Engineer Lundell stated his belief that the hashmarks indicate a covered parking area as there is no legend on the plans that provide more specifics. Engineer Lundell also pointed out the existing storm drainage pond. The applicant

discussed where the storm drainage will flow throughout the site. Manager Beagley indicated that due to amendments to the Development Agreement, the condominiums are slated for home ownership.

Engineer Lundell and Manager Beagley discussed the phasing plan. Engineer Lundell indicated that each building has its own phase in order of the buildings from A to E. Manager Beagley expressed concern about the phasing plan and the existing parking lot. Engineer Lundell pointed out minor notes that need to be added to plat sheets and signature blocks. Engineer Lundell indicated that the landscaped area and dumpster enclosures need to include more detail concurrent with the development agreement. He added that the City Code requires that the dumpster enclosure use the same architectural elements and materials as the primary structure. Engineer Lundell also indicated that the Architectural Review Committee (ARC) will need to review renderings of the buildings once submitted. He added that electrical units on the outside of the buildings need to be screened and specified on the plans. Planner Stevenson stated that a data table must be provided showing the amount of landscaping materials being used as City Code requires 50% of all landscaping be live plant material.

Chief Lind made a motion to approve the Apple Grove Condominiums Preliminary Plan on the condition that all redlines be addressed prior to it being placed on a Planning Commission agenda. Manager Beagley seconded the motion.

Lieutenant Mike Wall	Absent
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Yes
Planner Aspen Stevenson	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

2. Meeting Minutes Approval August 26, 2025

Planner Stevenson made a motion to approve the meeting minutes from August 26, 2025. Public Works Director Callaway seconded the motion.

Lieutenant Mike Wall	Absent
Public Works Director Jason Callaway	Yes
Fire Representative Allen Duke	Yes
City Manager Norm Beagley	Yes
Planner Aspen Stevenson	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

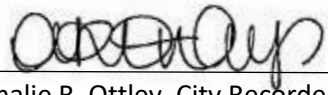
The motion passed

Adjournment

Manager Beagley made a motion to adjourn the meeting.

The meeting was adjourned at 10:21 p.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder

DRAFT