



DEVELOPMENT REVIEW COMMITTEE

Tuesday, June 25, 2024, 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://bit.ly/2P7ICfQ> 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. Santaquin Ostler Subdivision

A review of a 3-lot subdivision located at approximately 215 S. Center Street.

MEETING MINUTES APPROVAL

2. June 11, 2024

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.org, 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.

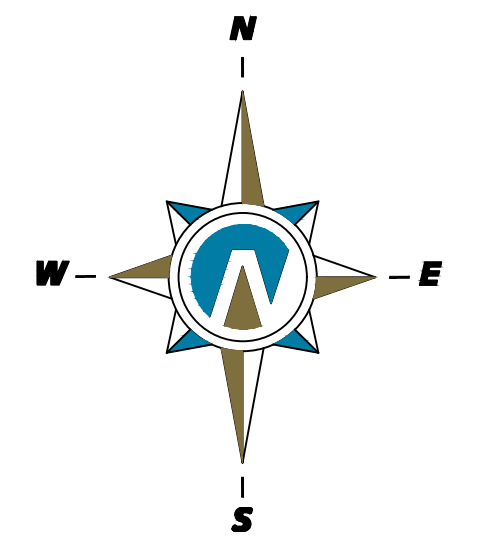
BY:

Amalie R. Ottley, City Recorder

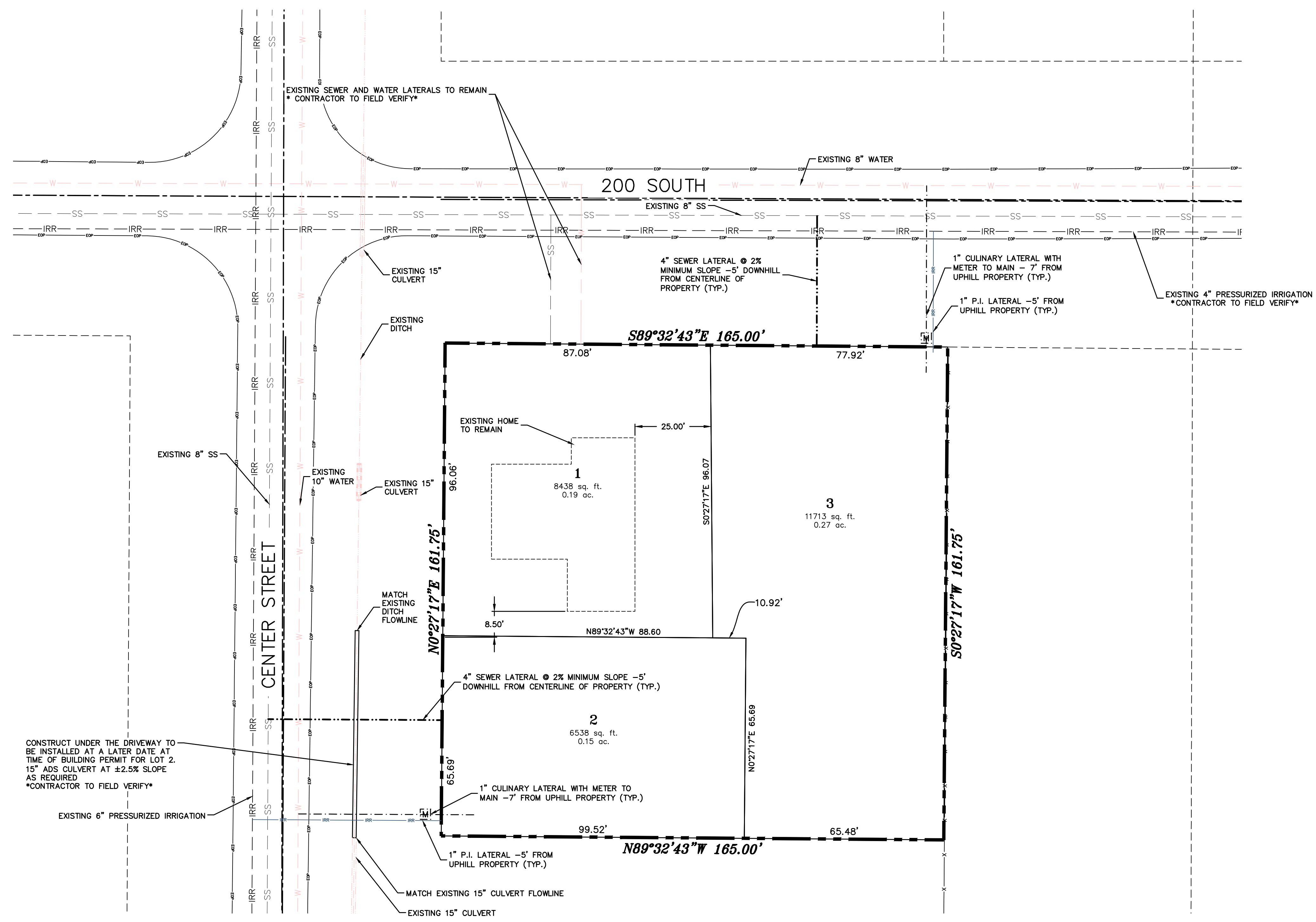
SANTAQUIN OSTLER

SANTAQUIN, UTAH

MAY, 2024



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



CONSTRUCT UNDER THE DRIVEWAY TO BE INSTALLED AT A LATER DATE AT TIME OF BUILDING PERMIT FOR LOT 2. 15" ADS CULVERT AT ±2.5% SLOPE AS REQUIRED
CONTRACTOR TO FIELD VERIFY

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

| | | | | | |
|-----|-----------|--------------|------|-----------------|-------|
| 5 | | DESIGNED BY: | | DATE: | |
| 4 | | DRAWN BY: | | DATE: | |
| 3 | | CHECKED BY: | | DATE: | |
| 2 | | APPROVED: | | DATE: | |
| 1 | | COGO FILE: | | DATE: | |
| NO. | REVISIONS | BY | DATE | REV. COGO FILE: | DATE: |



Northern ENGINEERING INC
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

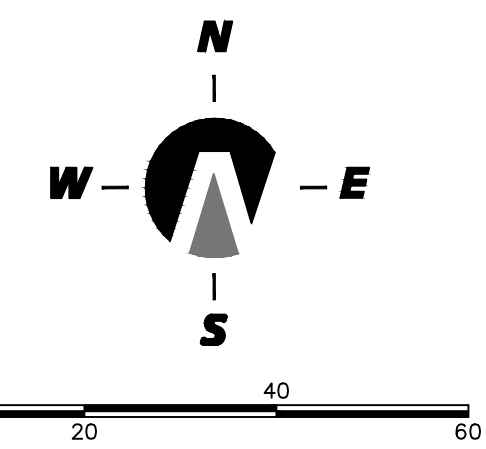
SANTAQUIN OSTLER

| | | |
|-----------------|--|---------------------|
| SITE PLAN | | JOB NO. 3-24-019 |
| SANTAQUIN, UTAH | | SHEET NO. SP-01 |

WEST QUARTER CORNER SECTION 1, T.10S., R. 1E., SLB&M (FOUND 1992 BRASS CAP)

SANTAQUIN OSTLER

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN



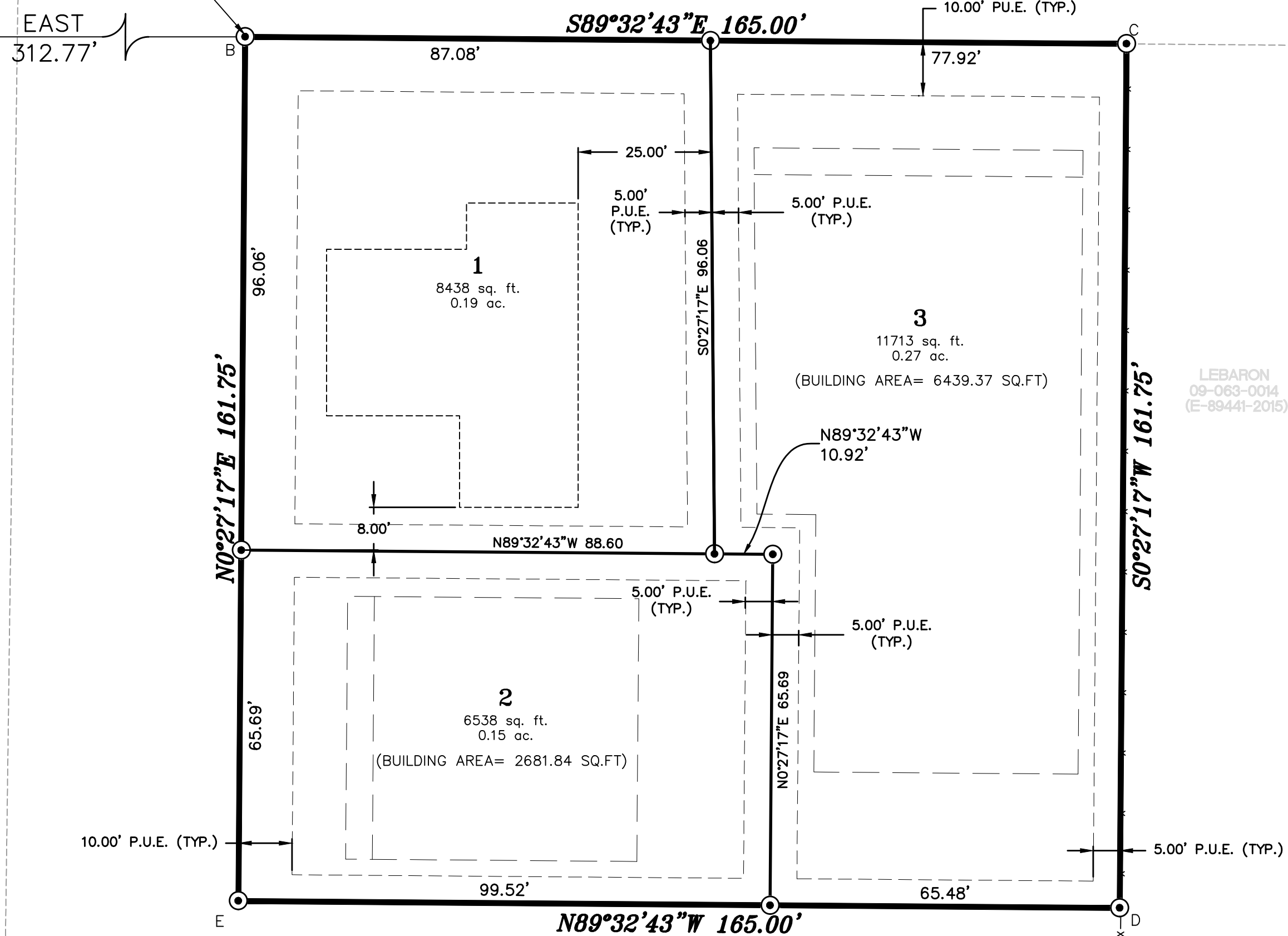
200 SOUTH

| | |
|----------------------|-------------|
| GRID FACTOR: 0.99961 | |
| NAD 27 | |
| STAT PLAN | |
| COORDINATED | |
| NORTHING | EASTING |
| A 598163.05 | 1919996.65 |
| B 597068.16 | 1920309.42* |
| C 597050.26 | 1920474.41* |
| D 596888.51 | 1920473.13* |
| E 596906.41 | 1920308.14* |

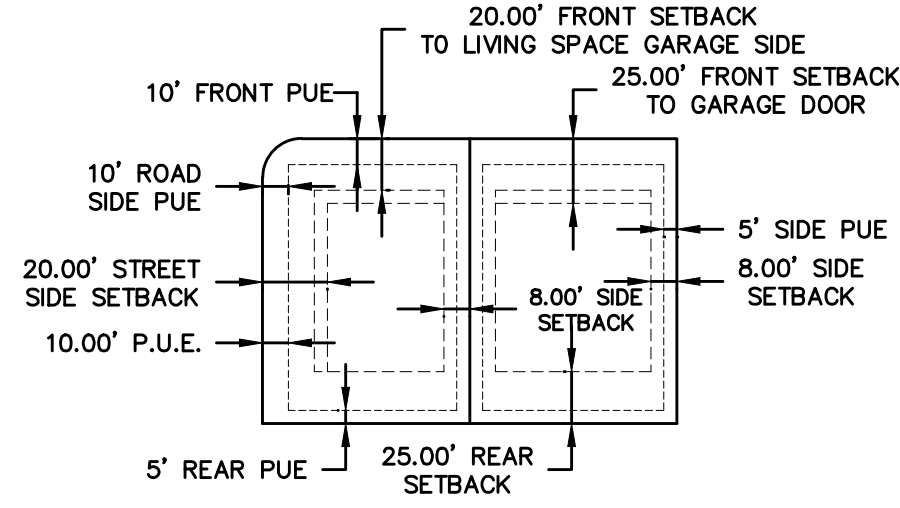
1,094.89'
S00°20'44"E
2,677.32'
(BASIS OF BEARING)

CENTER STREET

POINT OF BEGINNING



TYPICAL BUILDING SETBACKS & PUBLIC UTILITY EASEMENTS



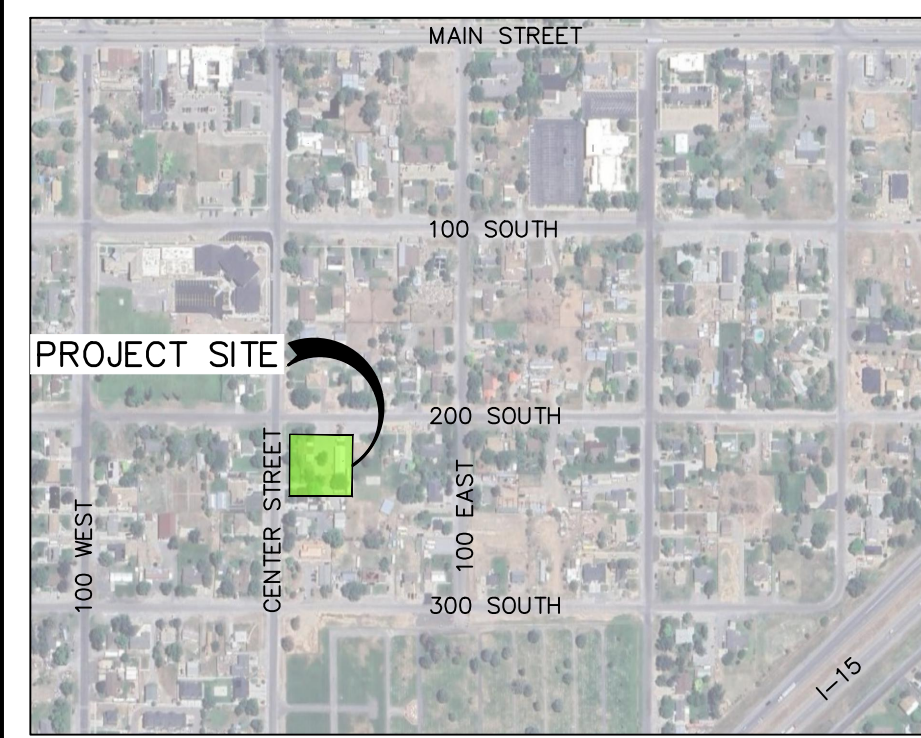
LEBARON 02-063-0014 (E-8944-2015)

REMEX 09-063-0003 (E-9623-2024)

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE

SOUTHWEST CORNER SECTION 1, T.10S., R. 1E., SLB&M (FOUND 1975 BRASS CAP)



VICINITY MAP

-NTS-

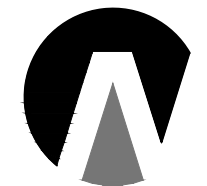
DOMINION ENERGY UTAH - NOTE:

Questar Gas Company dba Dominion Energy Utah, hereby approves this plat for the purposes of approximating the location, boundaries, course and dimensions of the rights-of-way and easement grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s). Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department 8010-366-8532

QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH

Approved this _____ day of _____, 20____
By: _____
Title: _____

DEVELOPER
RACE OSTLER
race87@gmail.com
801-735-7196



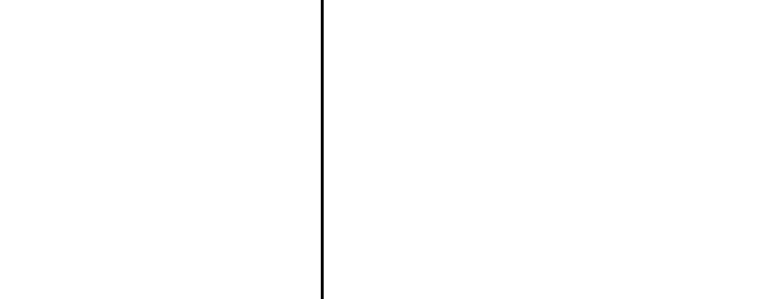
Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

NOTARY PUBLIC SEAL

SURVEYOR'S SEAL

CLERK-RECORDER SEAL

UTAH COUNTY RECORDER STAMP



SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 172762. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW (PARCEL'S 30-030-0069 & 30-030-0085), HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-80-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____ KENNETH E. BARNEY, P.L.S.

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 6, PLAT "A", SANTAQUIN CITY SURVEY, (SAID CORNER LIES 1,094.89 FEET S.02°20'44"E, ALONG THE SECTION LINE AND 312.77' EAST OF THE WEST & CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE BLOCK LINE S.89°32'43"E. 165.00 FEET, THENCE S.00°27'17"W. 161.75 FEET, THENCE N.89°32'43"W. 165.00 FEET, TO THE BLOCK LINE, THENCE ALONG THE BLOCK LINE N.00°27'17"E. 161.75 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS 26,689 SQUARE FEET IN AREA OR 0.61 OF AN ACRE, MORE OR LESS (AS DESCRIBED).

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON TO SANTAQUIN CITY FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF _____, A.D. 20____.

BY: _____ RACE OSTLER BY: _____

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.
ON THIS _____ DAY OF _____, IN THE YEAR 20____
BEFORE ME, _____, PERSONALLY APPEARED _____, PROVED
ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME IS
SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT HE OR SHE
EXECUTED THE SAME.

NOTARY PUBLIC _____
NOTARY FULL NAME _____ A NOTARY COMMISSIONED IN UTAH
COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF SANTAQUIN, 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 _____, A.D. 20____.

APPROVED BY MAYOR _____
ATTEST _____
APPROVED _____ CITY ENGINEER (SEE SEAL) ATTEST _____ CITY RECORDER (SEE SEAL)

ROCKY MOUNTAIN POWER ACCEPTANCE

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE ROCKY MOUNTAIN POWER COMPANY.
BY _____ TITLE: _____

CENTRACOM ACCEPTANCE

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE CENTRACOM COMPANY.
BY _____ TITLE: _____

SANTAQUIN OSTLER

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN
SANTAQUIN _____ UTAH COUNTY, UTAH
SCALE: 1" = 20 FEET



DRC Members in Attendance: City Engineer Jon Lundell, City Manager Norm Beagley, Building Official Randy Spadafora, Senior Planner Ryan Harris, Police Officer Kayson Shepherd, and Emergency Manager Chris Lindquist.

Public Works Director Jason Callaway was excused from the meeting.

Others in Attendance: City Recorder Amalie Ottley, EIT Megan Wilson, Ken Wood (site superintendent at Murdock Ford)

1. Murdock Ford Site Plan Minor Change

Review of minor changes to the Murdock Ford Auto Store site plan located at 985 W. Summit Ridge Parkway.

Engineer Lundell presented the changes to the current Murdock Ford site plan. He pointed out that the applicant wishes to install fencing in the southeast corner of the parking lot that will allow them to store vehicles that are currently being worked on. As part of the changes to the parking lot, the trash enclosure will be relocated and landscaping, retaining walls, and railings will be modified.

Building Official Spadafora had no comments.

Officer Shepherd had no comments.

Emergency Manager Lindquist had no comments.

Senior Planner Harris addressed the requirements for landscaping around the trash enclosure.

Manager Beagley clarified that there will be no changes to roadways or utilities.

Manager Beagley made a motion to approve the proposed modifications to the site plan. Building Official Spadafora seconded the motion.

| | |
|--------------------------------------|--------|
| Police Officer Kayson Shepherd | Yes |
| Public Works Director Jason Callaway | Absent |
| Emergency Manager Chris Lindquist | Yes |
| City Manager Norm Beagley | Yes |
| Senior Planner Ryan Harris | Yes |
| Building Official Randy Spadafora | Yes |
| City Engineer Jon Lundell | Yes |

The motion passed.

2. Meeting Minutes Approval

Manager Beagley made a motion to approve the May 28, 2024, DRC Meeting Minutes. Building Official Spadafora seconded the motion.

| | |
|--------------------------------|-----|
| Police Officer Kayson Shepherd | Yes |
|--------------------------------|-----|

| | |
|--------------------------------------|--------|
| Public Works Director Jason Callaway | Absent |
| Emergency Manager Chris Lindquist | Yes |
| City Manager Norm Beagley | Yes |
| Senior Planner Ryan Harris | Yes |
| Building Official Randy Spadafora | Yes |
| City Engineer Jon Lundell | Yes |

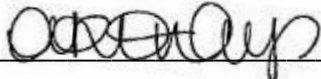
The motion passed.

Adjournment

Manager Beagley made a motion to adjourn.

The meeting was adjourned at 10:07 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder

DRAFT