



PLANNING COMMISSION

Tuesday, November 24, 2020, at 7:00 PM
Court Room/Council Chambers (2nd Floor) and Online

MEETINGS HELD ONLINE ONLY

Pursuant to recent updates from the Utah State Department of Health regarding the number of people allowed to gather physically for a public meeting, in-person participation will be limited to elected and appointed city officials only. The public is invited to participate electronically as outlined below:

- **YouTube Live** – Public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at https://www.youtube.com/channel/UCTzZT_yW2H2Hd-58M2_ddSw or by searching for Santaquin City Channel on YouTube.

PUBLIC COMMENT & PUBLIC HEARING PARTICIPATION

As with all City Council and Planning Commission Meetings, we will continue to invite the public to provide “Public Comment” (30-minute duration, maximum of 5-minutes per comment). We will also continue to hold Public Hearings, as needed, and required on specific issues. We invite the public to provide comment in the following ways:

- **By Email** – Comments will be accepted by email up to 5:00 P.M. on the date of the meeting. Comments will be read during the meeting and made part of the official record of the city. Comments should be submitted to PublicComment@Santaquin.org
- **By Telephone** – For those who would like to have their own voice heard during the Public Comment or Public Hearing periods, please submit an email to PublicComment@Santaquin.org providing us your Telephone Number.

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

WELCOME

INVOCATION/INSPIRATION THOUGHT

PLEDGE OF ALLEGIANCE

ORDER OF AGENDA ITEMS

PUBLIC FORUM

DISCUSSION & POSSIBLE ACTION

1. [PUBLIC HEARING- Sorenson 2 Lot Subdivision Concept Plan](#)

The Planning Commission will review a concept plan for a proposed 2 lot subdivision located at 88 N. 300 E.

2. **Orchard Hills II Preliminary Plan**

A preliminary review of 19 townhome units and 5 commercial spaces located at approximately 120 E. and Highland Drive.

OTHER BUSINESS


3. **Approval of Minutes From:**

October 13, 2020

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 was e-mailed to the Payson Chronicle, Payson, UT, 84651, posted on www.santaquin.org, as well as posted on the State of Utah's Public Website.

BY: 
K. Aaron Shirley, City Recorder

MEMORANDUM



To: Planning Commission
From: Ryan Harris, Staff Planner
Date: November 20, 2020
RE: **Sorenson 2-Lot Subdivision**

Zone: MSR Size: .94 Acres Lots: 2

The Sorenson subdivision is located at 88 North 300 East. The proposed subdivision is located in the Main Street Residential (MSR) area in the Main Street Business Districts zone and consists of 2 lots on .94 acres. Detached single-family homes in the MSR area are required to have a minimum lot size of 6,500 square feet and a minimum lot width of 55 feet. The proposed subdivision meets these requirements. The requirements for detached single-family lots in the MSR area can be found in 10.20.190(L) of the Santaquin City Code.

Santaquin City Code requires that all street improvements be put in with any new subdivision. The developer can request a deferral agreement that would defer the street improvements (i.e. sidewalk, curb and gutter, asphalt, etc.) to a later date. The deferral agreement is approved or denied by the City Council. The applicant still hasn't told staff if they would like to pursue a deferral agreement. Staff will need to know if they would like to pursue the deferral agreement when they submit preliminary/final plans.

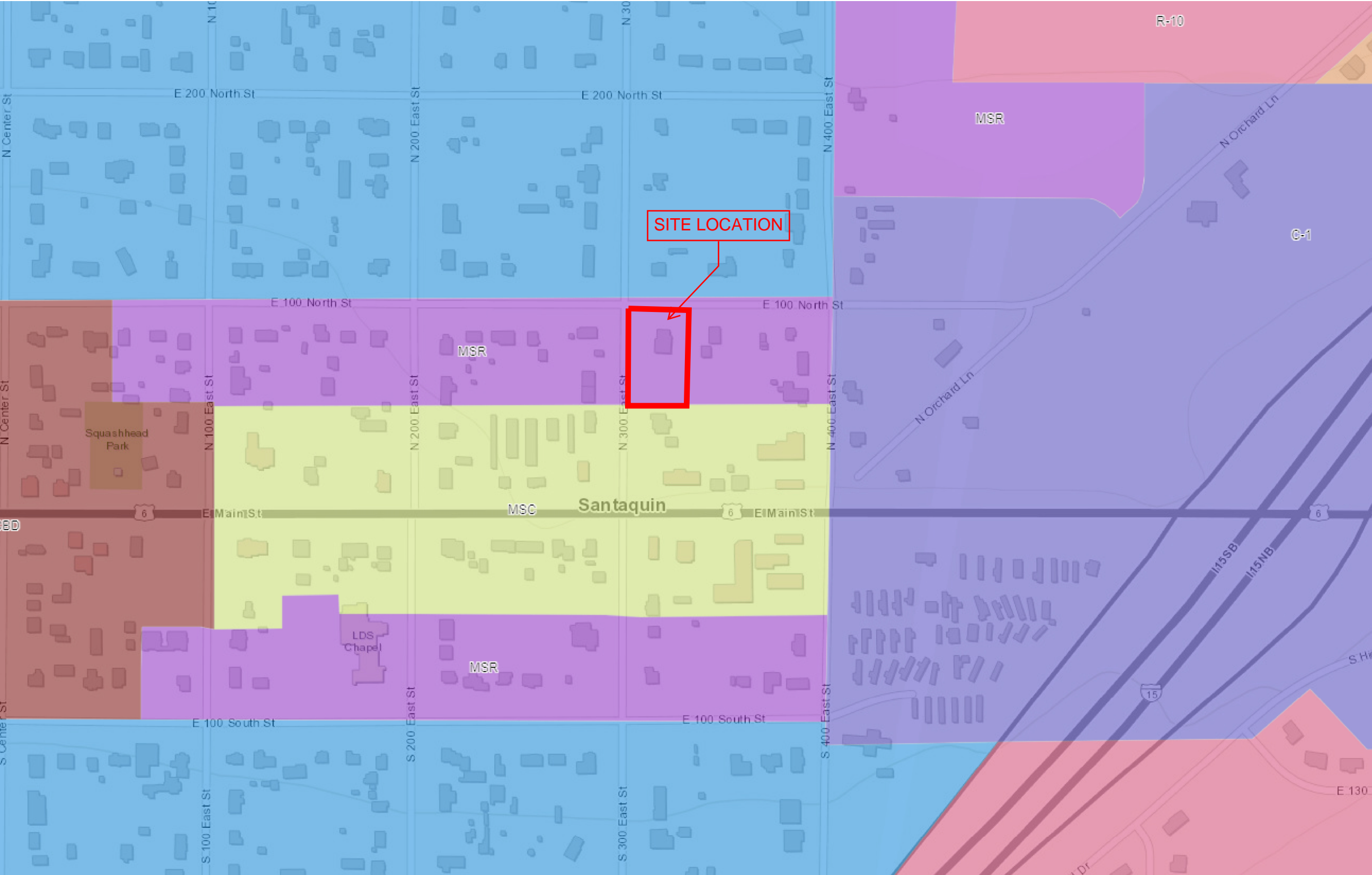
This is a subdivision concept review and this review is for the Planning Commission to give feedback to the developer. The review of the concept plan shall not constitute an approval of any kind.

Subdivisions with three lots or less can combine preliminary and final plans into one submittal. After the concept review, the developer will need to submit preliminary/final subdivision plans. The preliminary/final plans will be reviewed by the Development Review Committee (DRC) and a recommendation will be forwarded to the Planning Commission. The Planning Commission will be the land use authority and will approve the subdivision. The subdivision has vested rights once it receives final approval by the Planning Commission.

Attachments:

1. Zoning and Location Map
2. Concept Plan

Attachment 1: Zoning and Location Map

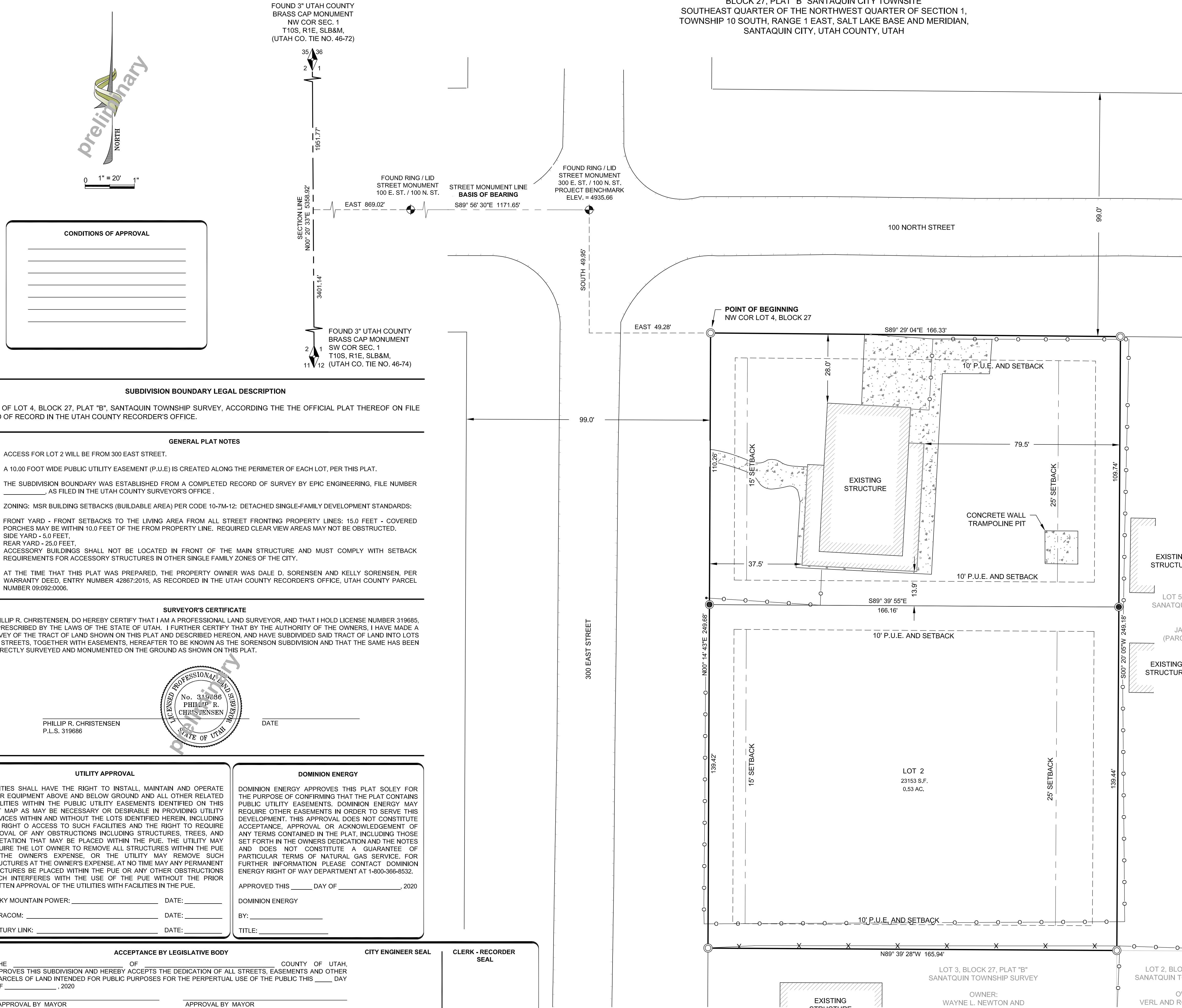


Attachment 2 : Concept Plan

Item 1.

SORENSEN SUBDIVISION

LOCATED IN:
BLOCK 27, PLAT "B" SANTAQUIN CITY TOWNSITE
SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1,
TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
SANTAQUIN CITY, UTAH COUNTY, UTAH



OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS 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 HEREAFTER KNOWN AS MARSHALL'S COVE SUBDIVISION. 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 _____, 2020, A.D.

BY: _____ DATE _____
DALE D. SORENSON

BY: _____ DATE _____
KELLY SORENSON

ACKNOWLEDGMENT

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2020, BY DALE D. SORENSON AND KELLY SORENSON WHO REPRESENTED THAT (S)HE IS THE OWNER(S) 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 } S.S.
COUNTY OF _____

MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER: _____

NOTARY STAMP

CONSENT TO RECORD

ON THE 14TH DAY OF AUGUST, 2015, DALE D. SORENSON AND KELLY SORENSON, ENTERED INTO A REVOLVING DEED OF TRUST WITH UTAH COMMUNITY CREDIT UNION - PROVO OFFICE, WHICH TRUST DEED IS SECURED BY THE PROPERTY MORE PARTICULARLY DESCRIBED IN THE ABOVE DEED OF TRUST. SAID TRUST DEED WAS RECORDED ON AUGUST 19, 2015, ENTRY NUMBER 75568:2015, IN THE UTAH COUNTY RECORDER'S OFFICE.

UTAH COMMUNITY CREDIT UNION - PROVO OFFICE IS FULLY AWARE THAT DALE D. SORENSON AND KELLY SORENSON ARE IN THE PROCESS OF RECORDING A PLAT CREATING A PROJECT KNOWN AS SORENSON SUBDIVISION, AND UTAH COMMUNITY CREDIT UNION - PROVO OFFICE, HEREBY CONSENTS TO THE RECORDING OF THE PLAT FOR ALL PURPOSES SHOWN THEREON.

DATED THIS ____ DAY OF _____, 20__.

UTAH COMMUNITY CREDIT UNION - PROVO OFFICE

BY: _____

PRINT NAME: _____ TITLE: _____

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ IN THE YEAR 2020, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ THE _____ OF UTAH COMMUNITY CREDIT UNION - PROVO OFFICE, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS / ARE SUBSCRIBED TO IN THE FOREGOING CONSENT TO RECORD REGARDING THE MARSHALL'S COVE SUBDIVISION AND WAS SIGNED BY HIM / HER ON BEHALF OF UTAH COMMUNITY CREDIT UNION - PROVO OFFICE, AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME.

COMMISSION NUMBER _____

MY COMMISSION EXPIRES _____

PRINT NAME: _____

A NOTARY PUBLIC COMMISSIONED IN _____

NOTARY STAMP

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 OF 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 OWNERS 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 SOLEY 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 ACKNOWLEDGMENT 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 _____, 2020

DOMINION ENERGY

BY: _____

TITLE: _____

ACCEPTANCE BY LEGISLATIVE BODY

THE ____ OF ____ 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 _____, 2020

APPROVAL BY MAYOR _____

APPROVAL BY MAYOR _____

APPROVED _____

ENGINEER (SEE SEAL)

ATTEST _____

CLERK - RECORDER (SEE SEAL)

CITY ENGINEER SEAL

CLERK - RECORDER SEAL

PROPERTY OWNER

DALE AND KELLY SORENSON
88 N. 300 E.
SANTAQUIN, UTAH

PROPERTY DEVELOPER

RIDGEBACK CONSTRUCTION, LLC.
P.O. BOX 927
SALEM, UT. 84653

LEGEND

SECTION CORNER (FOUND) _____

SECTION LINE _____

BOUNDARY LINE _____

PARCEL LINE _____

SET MONUMENT (AS NOTED) _____

FOUND MONUMENT _____

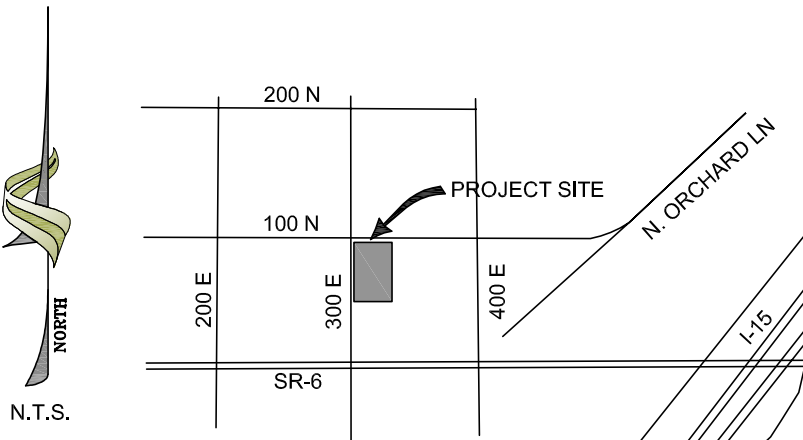
CHAIN LINK FENCE _____

WIRE FENCE _____

EDGE OF ASPHALT _____

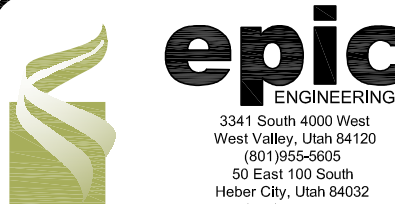
VICINITY MAP

SANTAQUIN, UT •



SORENSEN SUBDIVISION

SE1/4NW1/4 OF SEC 1, T10S, R1E, SLB&M,
SANTAQUIN CITY, UTAH COUNTY, UTAH



PROJECT #:

JSPD / HARRIS

DATE:

10/16/2020

SHEET NO:

1 OF 1

MEMORANDUM



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: November 24, 2020

RE: **Orchard Hills Townhomes II**

Zone: RC Size: 1.64 Acres Residential: 19 Commercial: 5
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The Orchard Hills Townhomes II Subdivision is located at approximately 166 East and 400 South and is in the Residential Commercial (RC) zone. The project is on 1.64 acres and will create 19 townhomes and 5 commercial units. The subdivision is a continuation of the Orchard Hills Townhomes project.

The main floor of the townhomes along Highland Drive will be used as commercial and the upper floor will be used as residential. The RC zone allows for this type of mixed use development. The site is meeting the residential and commercial parking requirements. A tot lot was installed with Orchard Hills Townhomes I Subdivision and a pavilion will be installed in Orchard Hills Townhomes II Subdivision. The entire project meets the amenities, landscaping and open space requirements. The applicant still has not received approval from the Architectural Review Committee (ARC) but is working on getting architectural drawings to staff for review.

There is a discrepancy between the property line of Orchard Hills Townhomes I Subdivision and Orchard Hills Townhomes II Subdivisions. The applicant has decided the best way to fix this issue is to amend the Orchard Hills Townhomes I Subdivision by combining it with the Orchard Hills Townhomes II Subdivision. This would fix the property line issue. This is why the plat is showing Orchard Hills Townhomes I and II on the same plat. The rest of the construction drawings deal with Orchard Hills Townhomes II Subdivision.

The Development Review Committee reviewed the preliminary plans for Orchard Hills Townhomes II Subdivision on September 22, 2020 and forwarded a positive recommendation to the Planning Commission.

This review is for the Planning Commission to determine whether the proposed subdivision complies with the Santaquin City's Code and make a recommendation to the City Council.

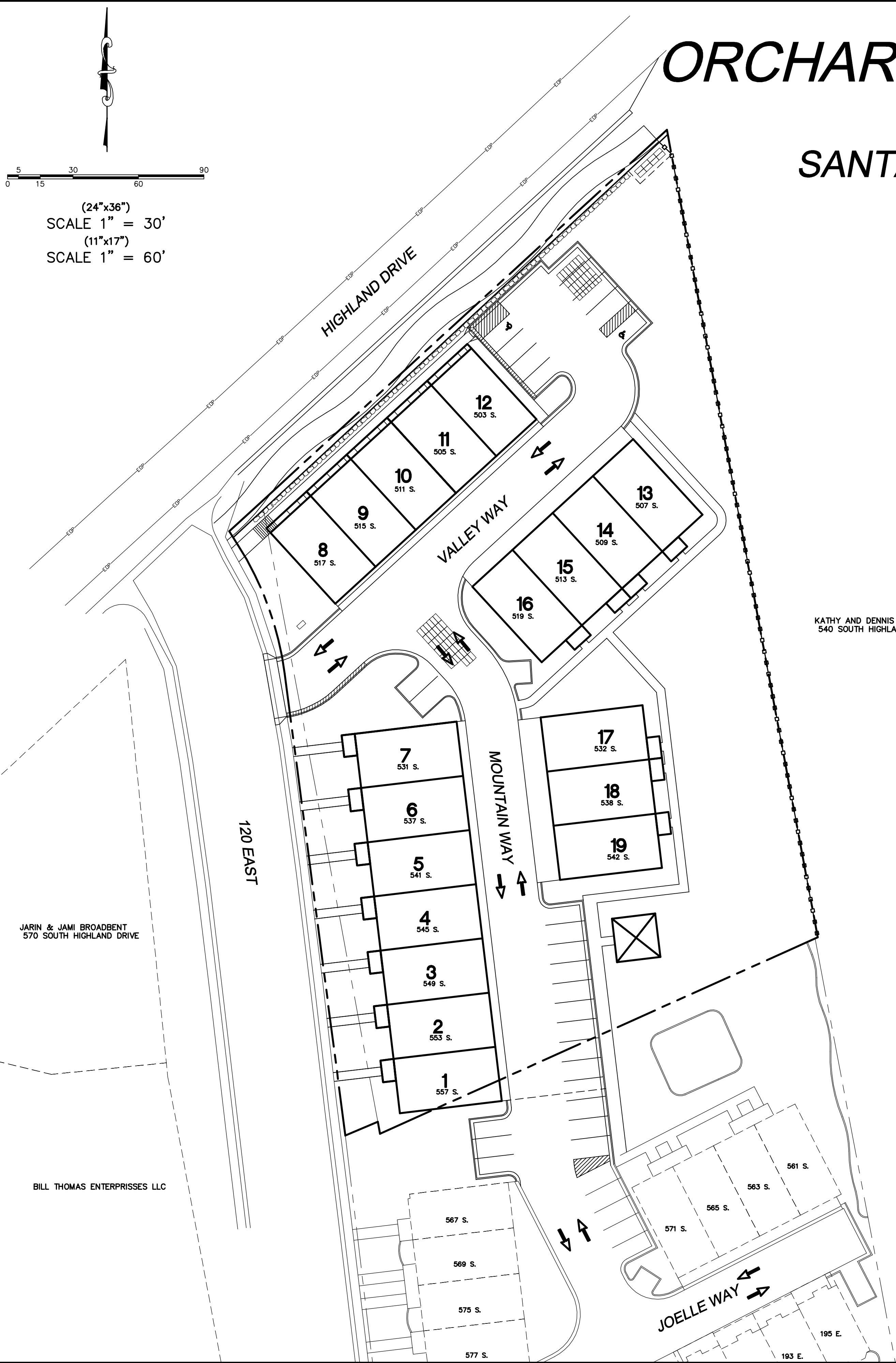
Recommended Motion: “Motion to recommend approval of the Orchard Hills Townhomes II Subdivision with the following conditions:

- All planning, zoning and engineering redlines be addressed.
- ARC approval is required before going to the City Council.

Exhibits:

1. Zoning and Location Map
2. Subdivision Plans

[illegible]



ORCHARD HILLS TOWNHOMES II
SITEPLAN
SANTAQUIN, UTAH COUNTY, UTAH
FINAL PLAN SET
NOVEMBER 2020

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER & INDEX
2	SITE PLAN
3	GRADING PLAN
4A	DETAIL SHEET
4B	DETAIL SHEET
5	FIRE PLAN
6A	FINAL PLAT (1 OF 2)
6B	FINAL PLAT (2 OF 2)
S1	RECORD OF SURVEY (BY OTHERS)
L1	LANDSCAPING PLAN (BY OTHERS)

BOUNDARY DESCRIPTION:
COMMENCING AT A POINT WHICH LIES SOUTH 87°08'54" WEST ALONG THE SECTION LINE 1373.59 FEET & SOUTH 121.49 FEET FROM THE NORTH 1/4 CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH 10°34'55" EAST 376.33 FEET TO THE NORTHERLY BOUNDARY OF ORCHARD HILLS TOWNHOMES; THENCE SOUTH 65°50'33" WEST 219.78 ALONG SAID BOUNDARY LINE; THENCE NORTH 10°34'47" WEST 294.71 FEET ALONG 120 EAST ROAD RIGHT-OF-WAY BOUNDARY; THENCE NORTH 47°28'27" EAST 251.75 TO THE POINT OF BEGINNING. CONTAINING 1.71 ACRES OF LAND.

OVERALL PARKING TABLE

TOTAL # UNITS=37
PARKING REQ'D=90
PARKING PROVIDED=91
GARAGE PARKING=57 (20)2-CAR (17)1-CAR
STALLS=34

DENSITY TABLE

ZONING CLASSIFICATION=RC
NUMBER OF UNITS=20
ACREAGE=1.71 ACRES
PARCEL SIZE SF=74,413
BUILDING AREA SF=22,252
PARKING LOT AREA SF=18,129
LANDSCAPE AREA IN SF=33,326
LANDSCAPE AREA BEHIND FRONT SETBACK SF=24,264

GENERAL NOTES

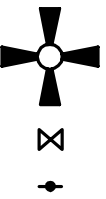
1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM THE FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
2. GARAGES TO BE 24'X24' WITH A 20' GARAGE DOOR TO COUNT AS 2 PARKING STALLS FOR PHASE 2.

NOTES

1. ALL UNITS TO BE ADA ADAPTABLE.
2. IF PROJECT IS TO BE SOLD AS CONDO UNITS, CONDOMINIUM PLAT, CC&R'S, AND HOA DOCS WILL BE REQUIRED TO BE APPROVED BY PLANNING COMMISSION.
3. SUBDIVISION IS LOCATED NEXT TO ACTIVE AGRICULTURE OPERATIONS.

LEGEND

LEGEND APPLIES TO ALL SHEETS



SECTION CORNER

EXISTING VALVE

EXISTING POWER POLE

PROPERTY BOUNDARY

CENTERLINE

RIGHT-OF-WAY LINE

LOT LINE

SECTION LINE

BUILDING SETBACK

EASEMENT

EXISTING DEED LINE

EDGE OF PAVEMENT

EXISTING OVER HEAD POWER

EXISTING GAS

EXISTING FENCE LINE

EXISTING DITCH

EXISTING SANITARY SEWER W/MANHOLE

PROPOSED IRRIGATION LINE

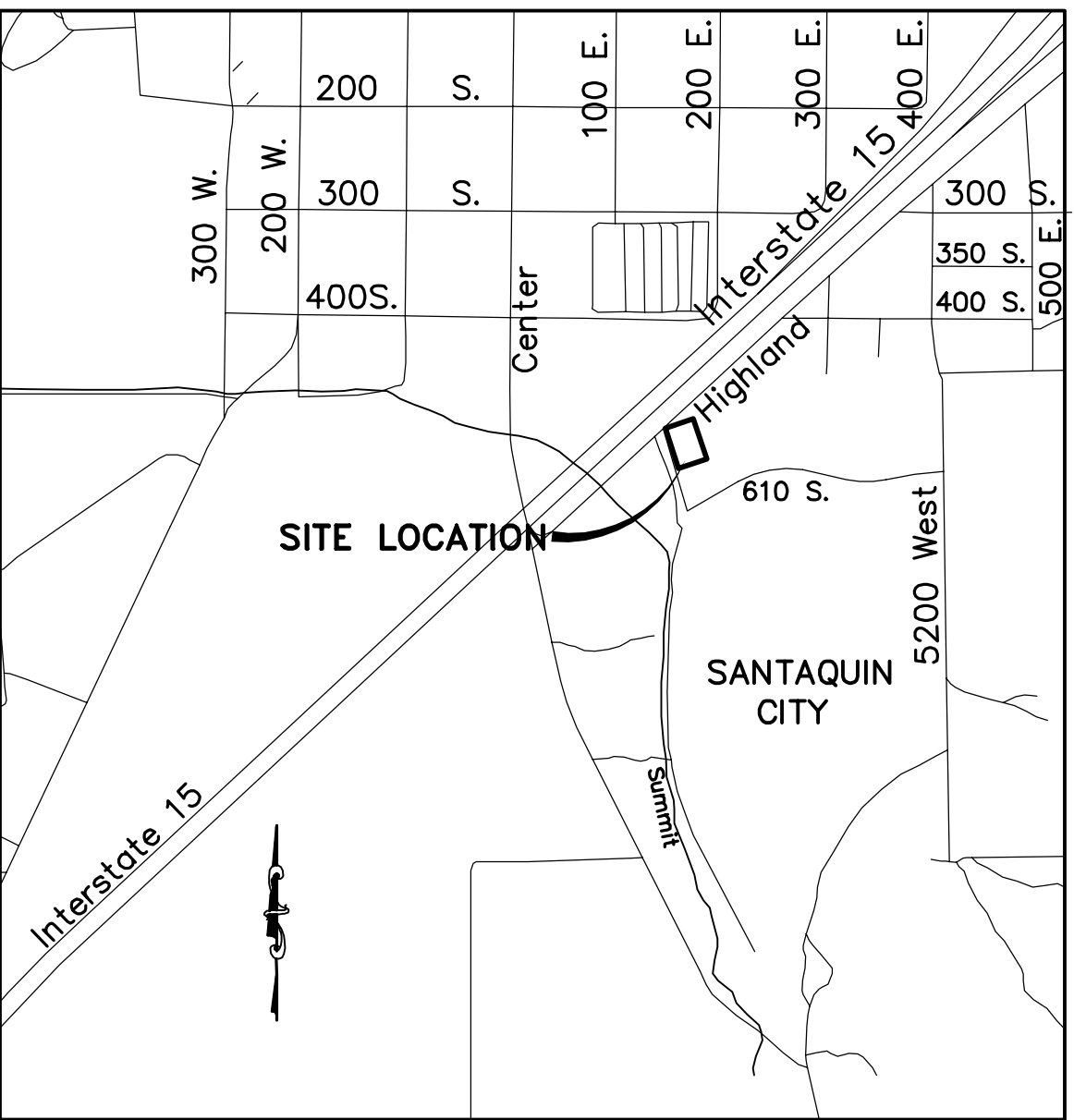
EXISTING CULINARY WATERLINE

EXISTING PRESSURIZED IRRIGATION

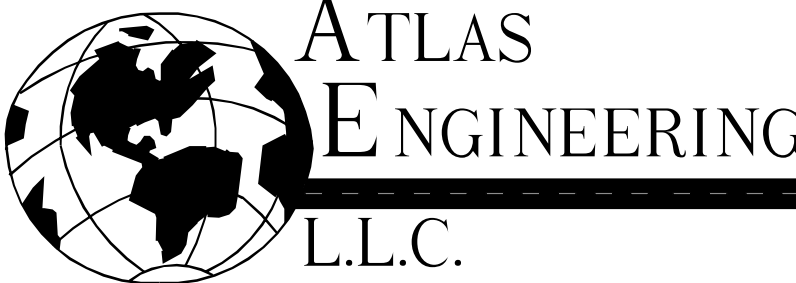
PROPOSED CULINARY WATERLINE

PROPOSED PRESSURIZED IRRIGATION

PROPOSED SEWER LINE

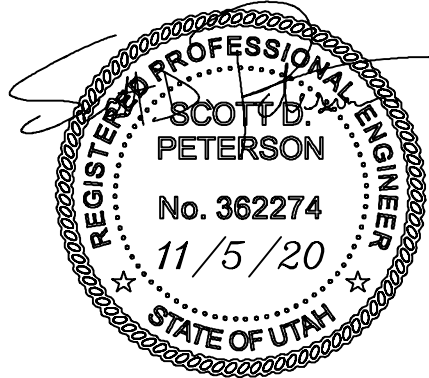


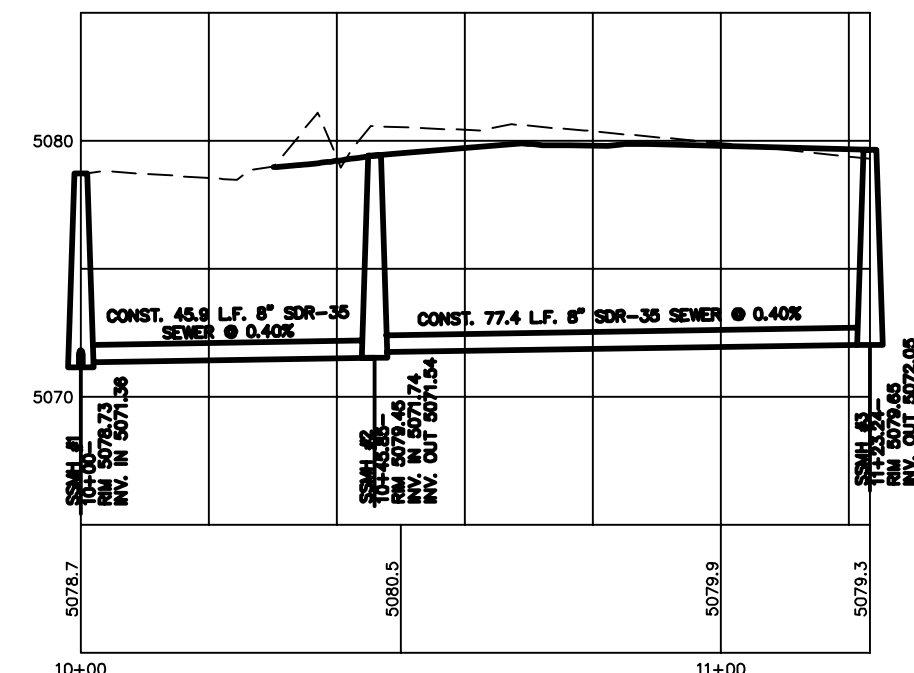
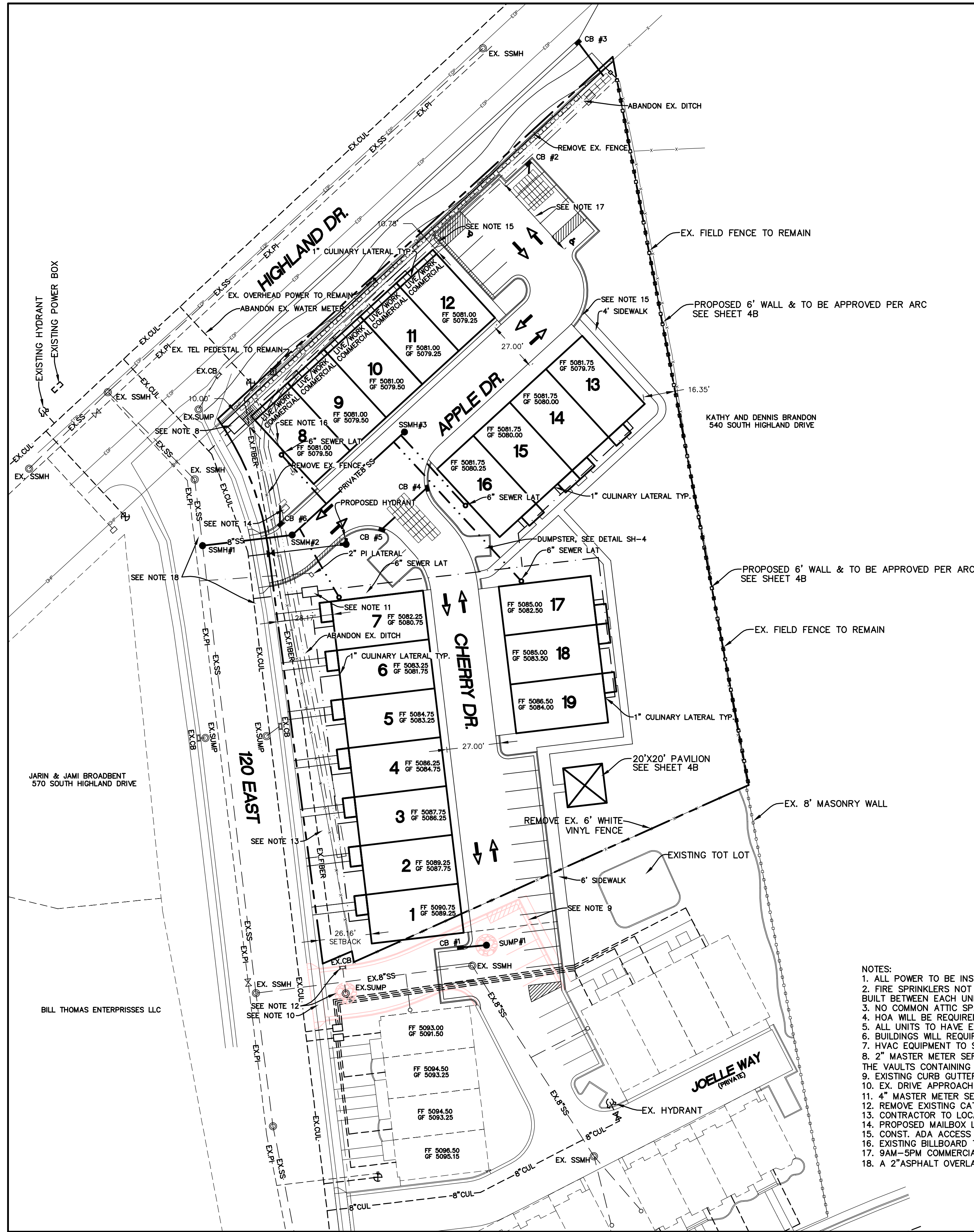
VICINITY MAP
-NTS-



PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

OWNER/DEVELOPER
JOHN SMILEY
391 NORTH MAIN
SPANISH FORK, UT 84660





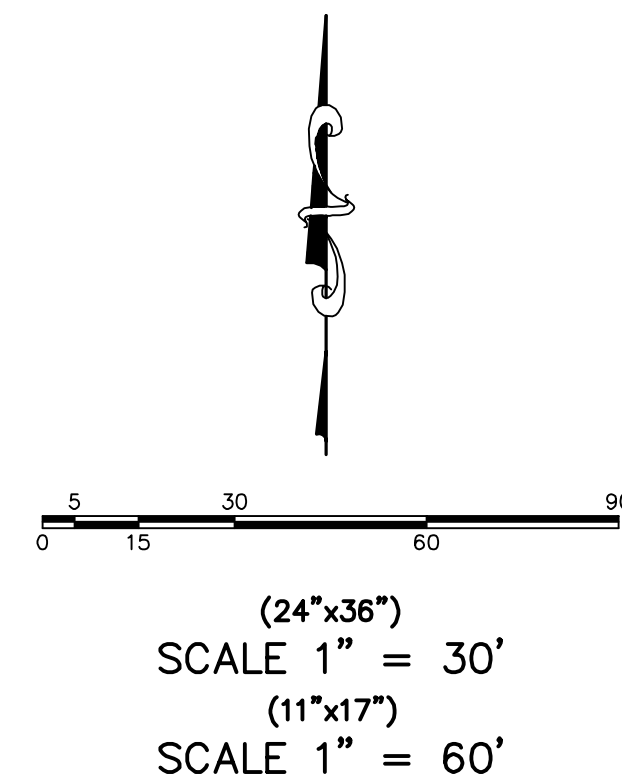
SEWER PROFILE

DENSITY TABLE
ZONING CLASSIFICATION=RC
NUMBER OF UNITS=19
ACREAGE=1.71 ACRES
ACREAGE TO BE DEDICATED FOR STREET ROW=706 SF (0.02 ACRES)
PARCEL SIZE SF=74,413
BUILDING AREA SF=22,252
PARKING LOT AREA SF=18,129
LANDSCAPE AREA IN SF=33,326
LANDSCAPE AREA BEHIND FRONT SETBACK SF=24,264
COMMERCIAL SF=3000 SF

OVERALL PARKING TABLE
TOTAL # UNITS=36
PARKING REQ'D=90
PARKING PROVIDED=91
GARAGE PARKING=57 (20)2-CAR (17)1-CAR
STALLS=34

- NOTES:
1. ALL POWER TO BE INSTALLED UNDERGROUND.
 2. FIRE SPRINKLERS NOT REQUIRED. DESIGN WILL BE TOWNHOMES WITH FULL FIRE RATED SEPERATIONS (FOUNDATIONS TO ROOF) BUILT BETWEEN EACH UNIT.
 3. NO COMMON ATTIC SPACES.
 4. HOA WILL BE REQUIRED IF PROJECT IS NOT WHOLLY OWNED BY A SINGLE ENTITY.
 5. ALL UNITS TO HAVE EXTERIOR LIGHTING, ONE AT FRONT PORCH AND TWO ON GARAGE.
 6. BUILDINGS WILL REQUIRE APPROVAL BY SANTAQUIN CITY ARCHITECTURAL REVIEW COMMITTEE.
 7. HVAC EQUIPMENT TO SIT BETWEEN GARAGES.
 8. 2" MASTER METER SERVICE LATERAL WILL NEED A CURB-STOP VALVE 1' BEHIND ROW PRIOR TO WATER METER MANIFOLD WITHIN THE VAULTS CONTAINING THE 1" CULINARY WATER METERS TYP.
 9. EXISTING CURB GUTTER, ASPHALT AND SIDEWALK TO BE REMOVED.
 10. EX. DRIVE APPROACH TO BE REMOVED AND CURB, GUTTER AND SIDEWALK TO BE INSTALLED.
 11. 4" MASTER METER SERVICE LATERAL PER SANTAQUIN CITY.
 12. REMOVE EXISTING CATCH BASIN, RELOCATE EXISTING SUMP TO SUMP#1.
 13. CONTRACTOR TO LOCATE EXISTING UNDERGROUND POWER. IT MAY NEED TO BE RELOCATED.
 14. PROPOSED MAILBOX LOCATION.
 15. CONST. ADA ACCESS RAMP PER SANTAQUIN CITY STANDARDS.
 16. EXISTING BILLBOARD TO BE REMOVED.
 17. SAM-SPM COMMERCIAL PARKING ONLY.
 18. A 2" ASPHALT OVERLAY MUST BE PLACED 15' TO EITHER DIRECTION FROM THE PROPOSED ASPHALT CUTS.

OWNER/DEVELOPER
JOHN SMILEY
391 NORTH MAIN
SPANISH FORK, UT 84660



ORCHARD HILLS TOWNHOMES II

SHEET NO.

2

SITE PLAN

SANTAQUIN, UTAH

PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

ATLAS ENGINEERING L.L.C.

11/5/2020 1:31:18 PM MST

NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			



20' x 20' Laminated Wood Forestview Pavilion Shown w/Asphalt Shingles

NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

ORCHARD HILLS TOWNHOMES II



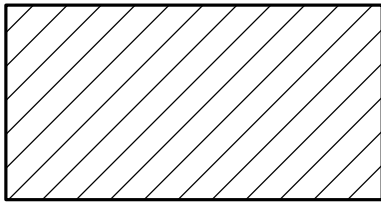
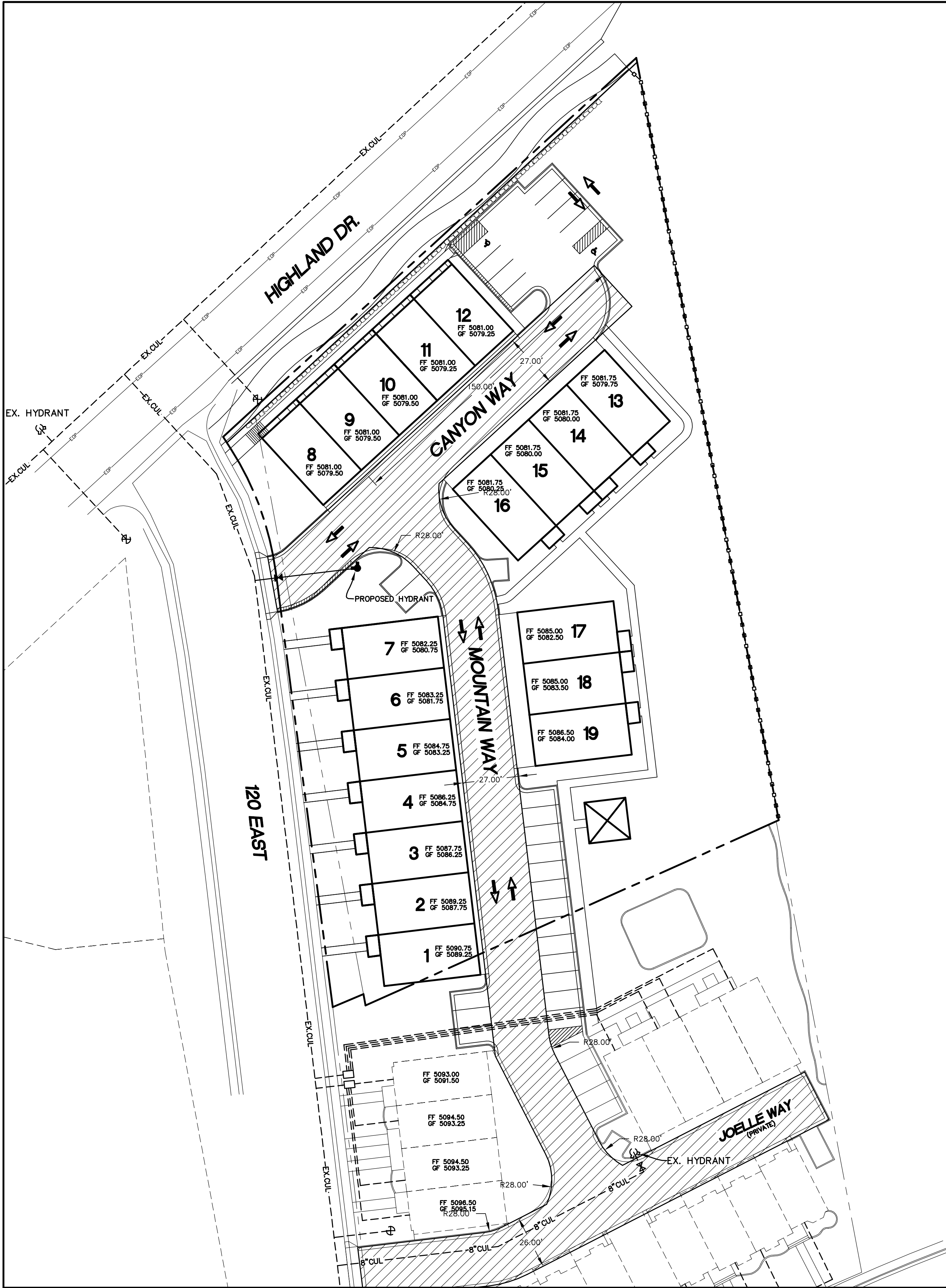
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

SHEET NO.

DETAIL SHEET

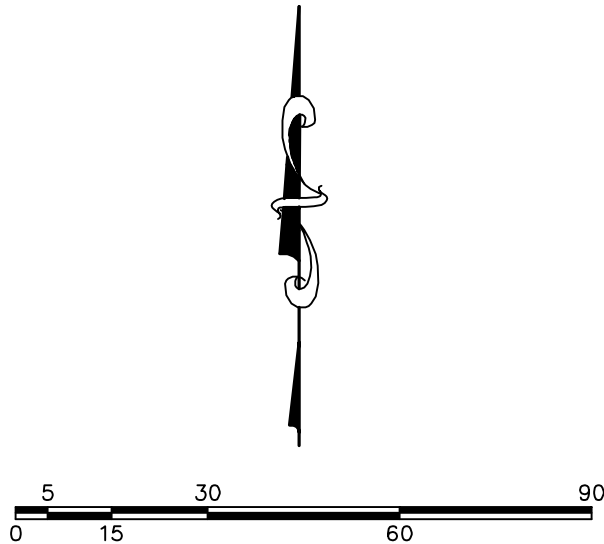
4B

SANTAQUIN, UTAH



FIRE ACCESS PER IFC FIGURE D103. 1- DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

OWNER/DEVELOPER
JOHN SMILEY
391 NORTH MAIN
SPANISH FORK, UT 84660



(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

ORCHARD HILLS TOWNHOMES II

ATLAS
ENGINEERING
L.L.C.

PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

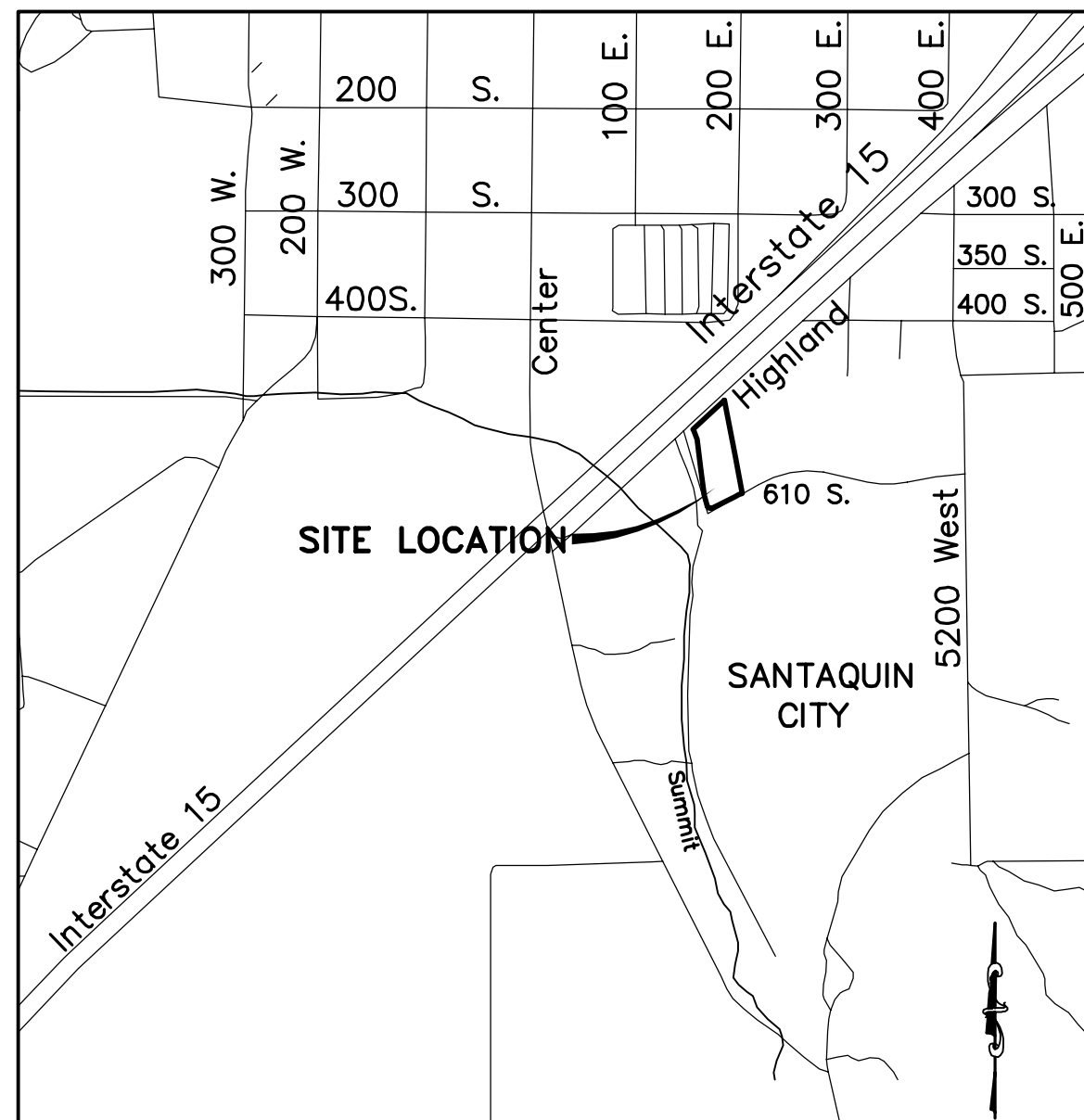
SHEET NO.

5

FIRE PLAN

SANTAQUIN, UTAH

NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			



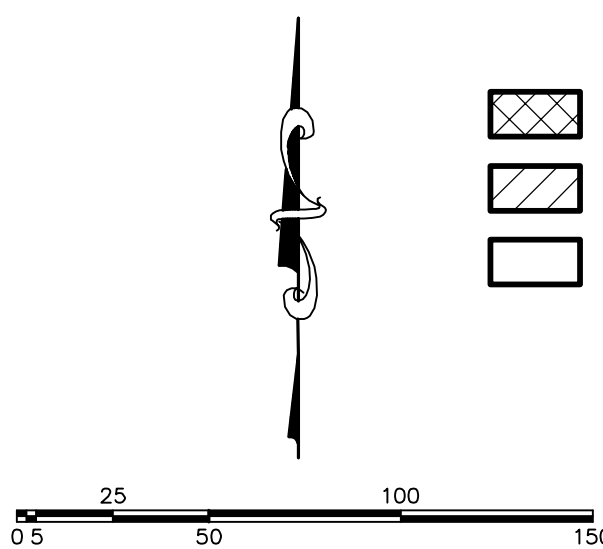
VICINITY MAP
—NTS—

LEGEND

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

ENGINEER CONTACT INFO:
ATLAS ENGINEERING
PHONE: 801-655-0566
FAX: 801-655-0109
946 EAST 800 NORTH
SUITE A
SPANISH FORK, UT 84660

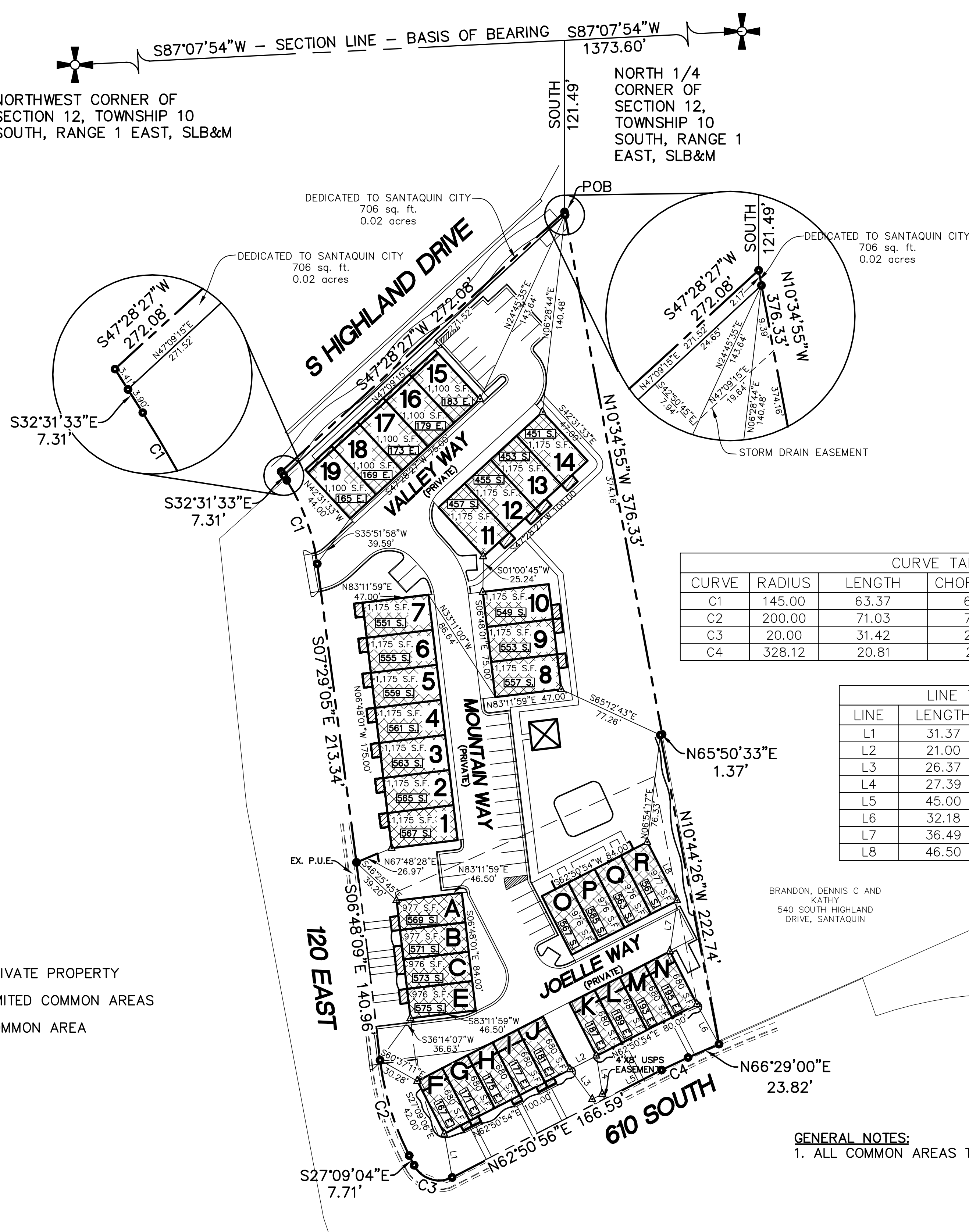
SURVEYOR CONTACT INFO:
BARRY PRETTYMAN
PHONE: 801-423-1040
946 EAST 800 NORTH
SUITE B
SPANISH FORK, UTAH 84660



(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'

- PRIVATE PROPERTY
 LIMITED COMMON AREAS
 COMMON AREA

NORTHWEST CORNER OF
SECTION 12, TOWNSHIP 10
SOUTH, RANGE 1 EAST, SLB&M



BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES S87°07'54"W 1373.60 FEET ALONG THE SECTION LINE AND SOUTH 121.49 FEET FROM THE NORTH 1/4 CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S47°28'27"W 272.08 FEET ALONG THE SOUTH LINE OF HIGHLAND DRIVE; THENCE ALONG THE EAST LINE OF 120 EAST STREET THE FOLLOWING THREE (3) COURSES TO WIT: (1) S32°31'33"E 7.31 FEET, (2) THENCE SOUTHEASTERLY 63.37 FEET ALONG THE ARC OF A 145.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE OF 25°02'28", THE CHORD BEARS S20°00'19"E 62.87 FEET, (3) THENCE S07°29'05"E 213.34; THENCE FOLLOWING THE EXISTING BOUNDARY OF ORCHARD HILLS TOWNHOMES THE FOLLOWING EIGHT (8) COURSES TO WIT: (1) S06°48'09"E 140.96 FEET, (2) SOUTHEASTERLY 71.03 FEET ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 20°20'58", THE CHORD BEARS S16°58'37"E 70.66 FEET, (3) S27°09'04"E 7.71 FEET, (4) SOUTHEASTERLY 31.42 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°01'24", THE CHORD BEARS S72°09'00"E 28.29 FEET, (5) N62°50'56"E 166.59 FEET, (6) NORTHEASTERLY 20.81 FEET ALONG THE ARC OF A 328.12 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°38'04", THE CHORD BEARS N64°40'03"E 20.81 FEET, (7) N66°29'00"E 23.82 FEET, (8) THENCE N10°44'26"W 222.74 FEET ALONG AN EXISTING FENCE; THENCE N65°50'33"E 1.37 FEET; THENCE N10°34'55"W 376.33 FEET ALONG AN EXISTING FENCE TO THE POINT OF BEGINNING. CONTAINING 2.92 ACRES OF LAND

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	145.00	63.37	62.87	S 20°00'19" E	25°02'28"
C2	200.00	71.03	70.66	S 16°58'37" E	20°20'58"
C3	20.00	31.42	28.29	S 72°09'00" E	90°01'24"
C4	328.12	20.81	20.81	N 64°40'03" E	3°38'04"

LINE TABLE

LINE	LENGTH	BEARING
L1	31.37	S 10°08'16" E
L2	21.00	N 62°51'04" E
L3	26.37	S 36°46'42" E
L4	27.39	S 08°48'35" E
L5	45.00	N 62°50'56" E
L6	32.18	S 28°50'32" E
L7	36.49	N 08°14'07" E
L8	46.50	N 27°09'06" W

BRANDON, DENNIS C AND
KATHY
540 SOUTH HIGHLAND
DRIVE, SANTAQUIN

GENERAL NOTES:

- ALL COMMON AREAS TO BE DEDICATED PUBLIC UTILITY EASEMENTS.

SURVEYOR'S CERTIFICATE

I, BARRY L. PRETTYMAN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166406 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

SURVEYOR _____ DATE _____

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 FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF _____, A.D. 2020.

OWNER: JOHN SMILEY OWNER: _____

OWNER: _____ OWNER: _____

OWNER: _____ OWNER: _____

OWNER: _____ OWNER: _____

OWNER: _____ OWNER: _____

OWNER: _____ OWNER: _____

OWNER: _____ OWNER: _____

OWNER: _____ OWNER: _____

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH >S.S.

ON THE _____ DAY OF _____, A.D. 2020
PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY COMMISSION NUMBER _____ NOTARY PUBLIC COMMISSIONED IN UTAH _____

MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL) _____

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 _____, A.D. 2020.

APPROVED BY MAYOR _____

APPROVED _____ ATTEST _____
ENGINEER (SEE SEAL) CLERK-RECORDER

ORCHARD HILLS TOWNHOMES PLAT 'B'

BEING AN AMENDMENT OF
ORCHARD HILLS TOWNHOMES
SANTAQUIN CITY, UTAH COUNTY, UTAH
A RESIDENTIAL SUBDIVISION

LOCATED IN THE NORTH 1/4 CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

SHEET 1 OF 2

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CLERK-RECORDER SEAL

DOMINION ENERGY COMPANY

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 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 AND THE NOTES AND DOES NOT CONSTITUTE A GUARENTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED _____

DOMINION ENERGY REPRESENTATIVE

Z:\2020\20-006 Orchard Hills Ph2\CADD\PRELIMINARY\FINAL

CENTRACOM APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2020.

CENTRACOM REPRESENTATIVE
PLAT.dwg 11/5/2020 1:58:16 PM MST

CENTURYLINK APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2020.

CENTURYLINK REPRESENTATIVE

ROCKY MOUNTAIN POWER APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2020.

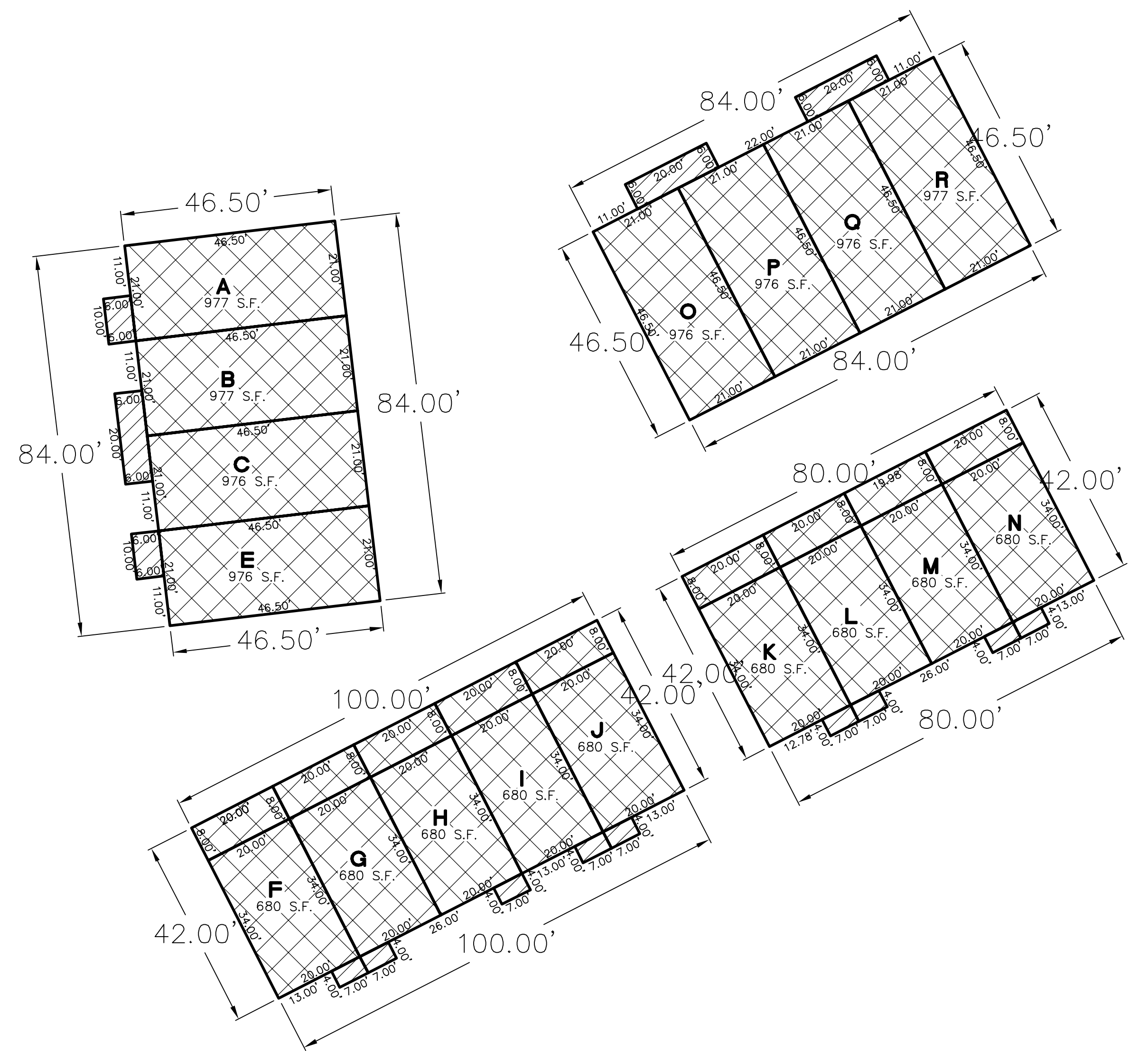
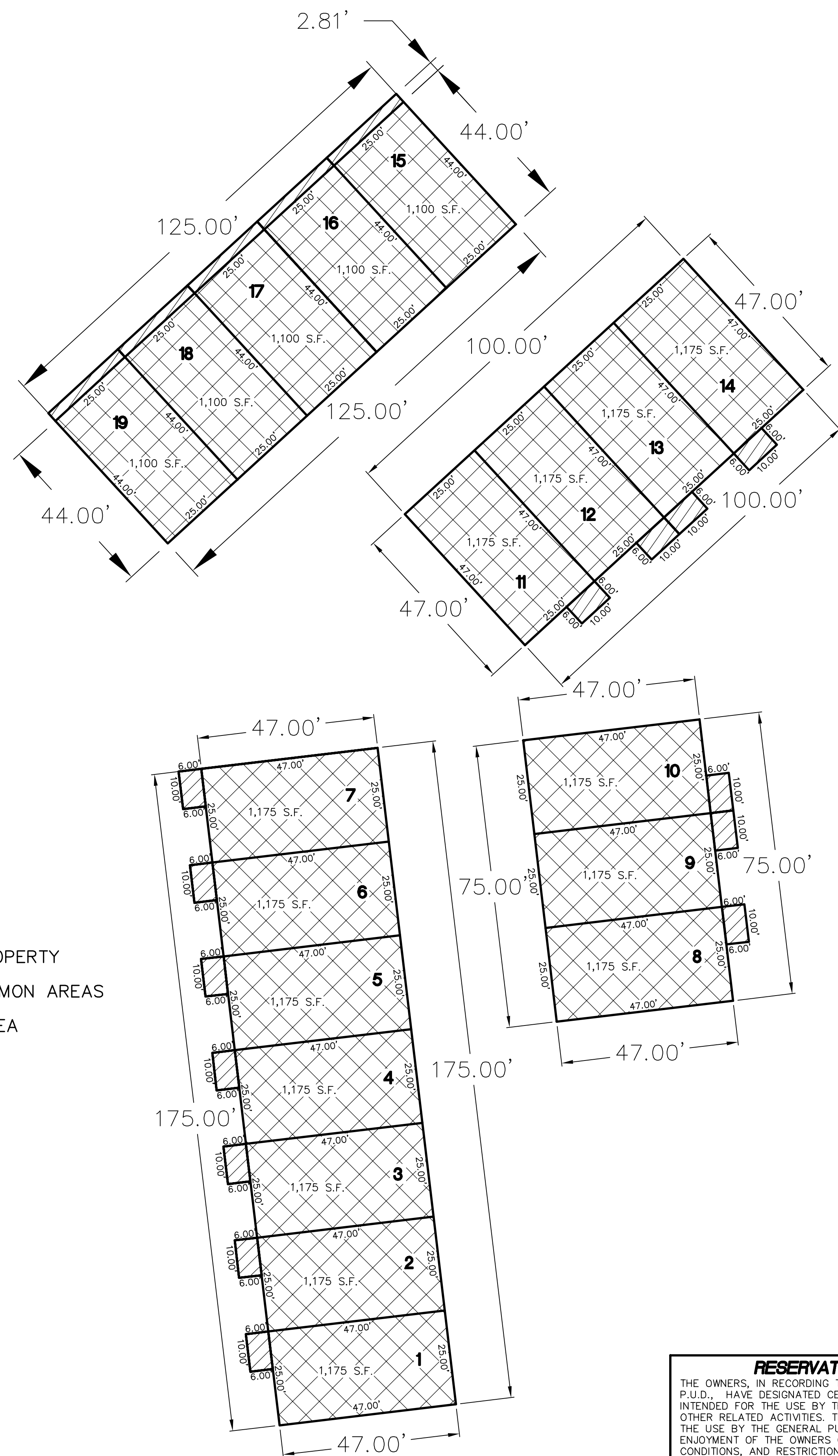
ROCKY MOUNTAIN POWER REPRESENTATIVE

CONVEYANCE OF COMMON AREAS TO ASSOCIATION

THE UNDERSIGNED OWNER IN RECORDING THIS PLAT, HAS DESIGNATED CERTAIN AREAS OF THE LAND AS PRIVATE DRIVEWAYS, STREETS, LIMITED COMMON AREAS AND OTHER COMMON AREAS INTENDED FOR THE USE BY MEMBERS OF ORCHARD HILLS TOWNHOMES P.U.D. HOMEOWNERS ASSOCIATION, THEIR GUESTS AND INVITEES. SUCH AREAS ARE FOR THE USE AND ENJOYMENT BY THE OWNERS OF LOTS OR DWELLINGS IN THE ORCHARD HILLS TOWNHOMES PROJECT AS MORE FULLY DESCRIBED IN THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS APPLICABLE TO THIS PROJECT AND RECORDED WITH THIS PLAT.

NOTE OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS PROJECT, WITH ITS LOTS, DWELLINGS AND COMMON AREAS ARE SUBJECT TO CERTAIN COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ORCHARD HILLS TOWNHOMES P.U.D., WHICH ARE RECORDED IN THE OFFICES OF THE UTAH COUNTY RECORDER. SAID COVENANTS, CONDITIONS AND RESTRICTIONS ARE INTENDED TO RUN WITH THE LAND AND TO BE BINDING UPON ALL HEIRS, SUCCESSORS OR ASSIGNS OF THE DECLARANT IN ACCORDANCE WITH THE RECORDED DECLARATION.



ORCHARD HILLS TOWNHOMES PLAT 'B'
BEING AN AMENDMENT OF
ORCHARD HILLS TOWNHOMES
SANTAQUIN CITY, UTAH COUNTY, UTAH
A RESIDENTIAL SUBDIVISION
LOCATED IN THE NORTH 1/4 CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.
SHEET 2 OF 2

RESERVATION OF COMMON AREAS
THE OWNERS, IN RECORDING THIS PLAT ORCHARD HILLS TOWNHOMES P.U.D., A UTAH P.U.D., HAVE DESIGNATED CERTAIN AREAS OF LAND AS PRIVATE AND COMMON AREAS INTENDED FOR THE USE BY THE OWNERS OF SAID P.U.D. FOR INGRESS, RECREATION AND OTHER RELATED ACTIVITIES. THE DESIGNATED AREAS ARE NOT DEDICATED HEREBY FOR THE USE BY THE GENERAL PUBLIC, BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE OWNERS OF SAID P.U.D., SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT AND BECOMES EFFECTIVE UPON THE DATE THAT THIS PLAT IS RECORDED IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH.

UTILITY DEDICATION
THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN ON THIS PLAT OF ORCHARD HILLS TOWNHOMES P.U.D., A UTAH P.U.D., DO CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT AND DO HEREBY OFFER AND CONVEY TO SANTAQUIN CITY, ALL PUBLIC UTILITY AGENCIES AND THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AND RIGHT-OF-WAY AS SHOWN BY THE AREA MARKED "PUBLIC UTILITIES EASEMENT" (P.U.E.) AND "PRIVATE STREET" ON THIS PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER AND WATER LINES AND APPURTANCES, TOGETHER WITH THE POINT OF ACCESS THERETO.

LANDSCAPE PLAN SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:

1. Soil Amendments

2. Fine Grading

3. Cultivation

4. Landscape Edging

5. Turf Planting

6. Furnish and Installing Plant

7. Maintenance

8. Mowing

9. Weeding

1.2 SITE CONDITIONS

A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.

B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.

C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

1.3 PERMITS

A. Blue Stake/ Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unobtainable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.

1.5 FINAL INSPECTION

A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.

1.7 MAINTENANCE

A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-guying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.

1.8 GUARANTEE

A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.

B. Tree Wrap: Tree wrap is not to be used.

C. Mulch: See Plans. All planter beds to receive a minimum 4" layer for trees, shrubs, and perennials and 1" for groundcovers.

D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.

E. Tree, Shrub, and Grass Backfill Mixture: Backfill mixture to be 50% native soil and 50% topsoil, thoroughly mixed together prior to placement.

F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:

a. PH: 5.5-7.5

b. EC (electrical conductivity): < 2.0 mmhos per centimeter

c. SAR (sodium absorption ration): < 3.0

d. % OM (percent organic matter): >1%

e. Texture (particle size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%, Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume

G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.

H. Landscape Edging: Headers and Edging six (6) inches by four (4) inches extruded concrete curb made up of the following materials:

a. Washed mortar sand free of organic material.

b. Portland Cement (see concrete spec. below for type)

c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.

d. Only potable water for mixing.

PART III - EXECUTION

3.1 GRADING

A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.

B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.

C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.

3.2 TURF GRADING

A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.

B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.

3.3 PLANTING OPERATIONS

A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.

B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.

C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.

D. The tree planting hole should be the same depth as the root ball, and three times the diameter of the root ball.

E. Trees must be placed on undisturbed soil at the bottom of the planting hole.

F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.

G. Plant immediately after removal of container for container plants.

H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting stock if the ball is cracked or broken before or during planting operation.

I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.

J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added, it should be a coarser mix as required to establish finish grade as indicated on the drawings.

K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.

L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.

3.4 TURF - SOD LAYING

A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.

B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of 1/2 pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.

C. Sod Availability and Condition: The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and lay all sod required on the plans. He shall furnish new sod as specified above and lay it so as too completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.

D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified above. Areas where sod is to be laid shall be cut trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.

E. Sod shall be tamped lightly as each piece is set to insure that good contact is made between edges and also the ground. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.

F. Apply water directly after laying sod. Rainfall is not acceptable.

G. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system, it is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.

H. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with strings or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc, until such time as the lawn is accepted by the Owner.

I. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.

3.5 WEED BARRIER

A. Cut a slit or x at each plant location no larger than necessary to install plant.

B. Overlap rows of fabric min. 6"

C. Stable fabric edges and overlaps to ground.

120 EAST

HIGHLAND DR.

PHASE THREE

PHASE ONE

PHASE TWO

120 EAST

STREET FRONTAGE

STREET TREES:

120 EAST (1/40 LN. FT.) 280 FT.

HIGHLAND DR. (1/40 LN. FT.) 240 FT.

SIDE YARD PROPERTY LINES

EAST : (1/30 LN. FT.) 365 FT

REQUIRED:

7

6

12 TREES

61 SHRUBS

PROVIDED:

7

6

12

68

Design Speed

25 mph

Triangle Leg Dimensions

40' x 40'

ORCHARD HILLS TOWNHOMES

120 EAST AND HIGHLAND DR

SANTAQUIN, UTAH

STREET FRONTAGE

STREET TREES:

120 EAST (1/40 LN. FT.) 280 FT.

HIGHLAND DR. (1/40 LN. FT.) 240 FT.

SIDE YARD PROPERTY LINES

EAST : (1/30 LN. FT.) 365 FT

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PROVIDED:

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6

12

68

Design Speed

25 mph

Triangle Leg Dimensions

40' x 40'

ISSUE DATE

11-04-2020

PROJECT NUMBER

UT20039

PLAN INFORMATION

811

BLUE STAKES OF UTAH

UTILITY NOTIFICATION CENTER, INC.

1-800-662-4111

www.bluestakes.org

0'

15'

30'

60'

120'

GRAPHIC SCALE: 1" = 30'

PROJECT INFORMATION

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

ORCHARD HILLS TOWNHOMES

95 WEST 200 NORTH #2

SPANISH FORK, UT 84660

Client / Engineer:

ATLAS ENGINEERING

95 WEST 200 NORTH #2

SPANISH FORK, UT

801-655-0566

LANDSCAPE ARCHITECT / PLANNER

PKJ

DESIGN GROUP

Landscape Architecture • Planning • Visualization

3450 N. TRIUMPH BLVD. SUITE 102

LEHI, UTAH 84043 (801) 960-2698

www.pkjdesigngroup.com

LICENSE STAMP

PM:

JTA

DRAWN:

KBA

CHECKED:

TM

PLOT DATE:

11/4/2020

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-100

NO.

REVISION

DATE

1

XXXX

XX-XX-XX

2

3

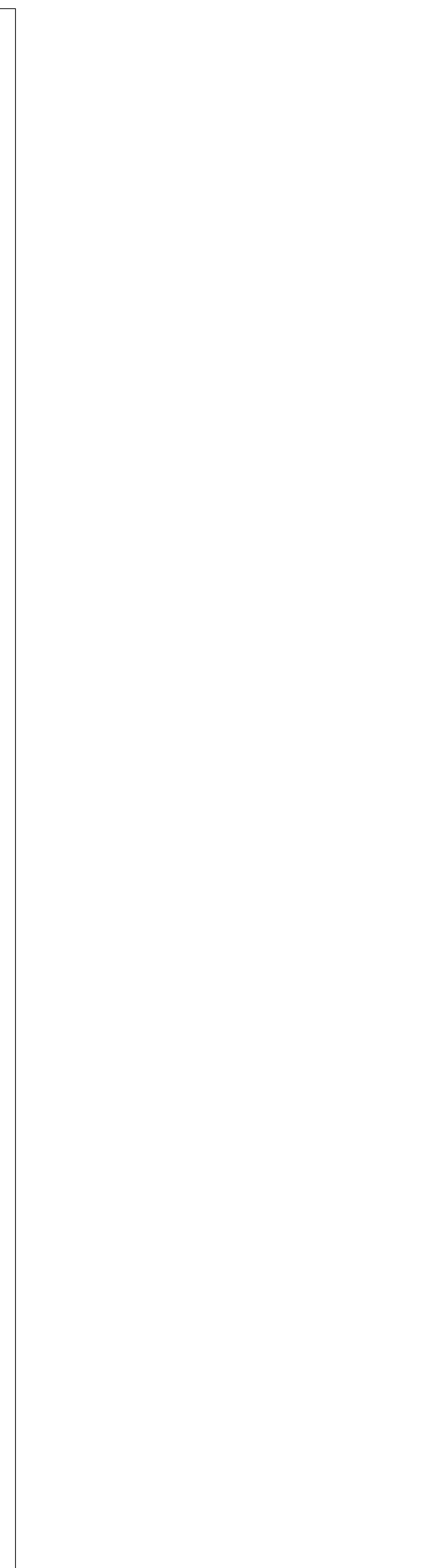
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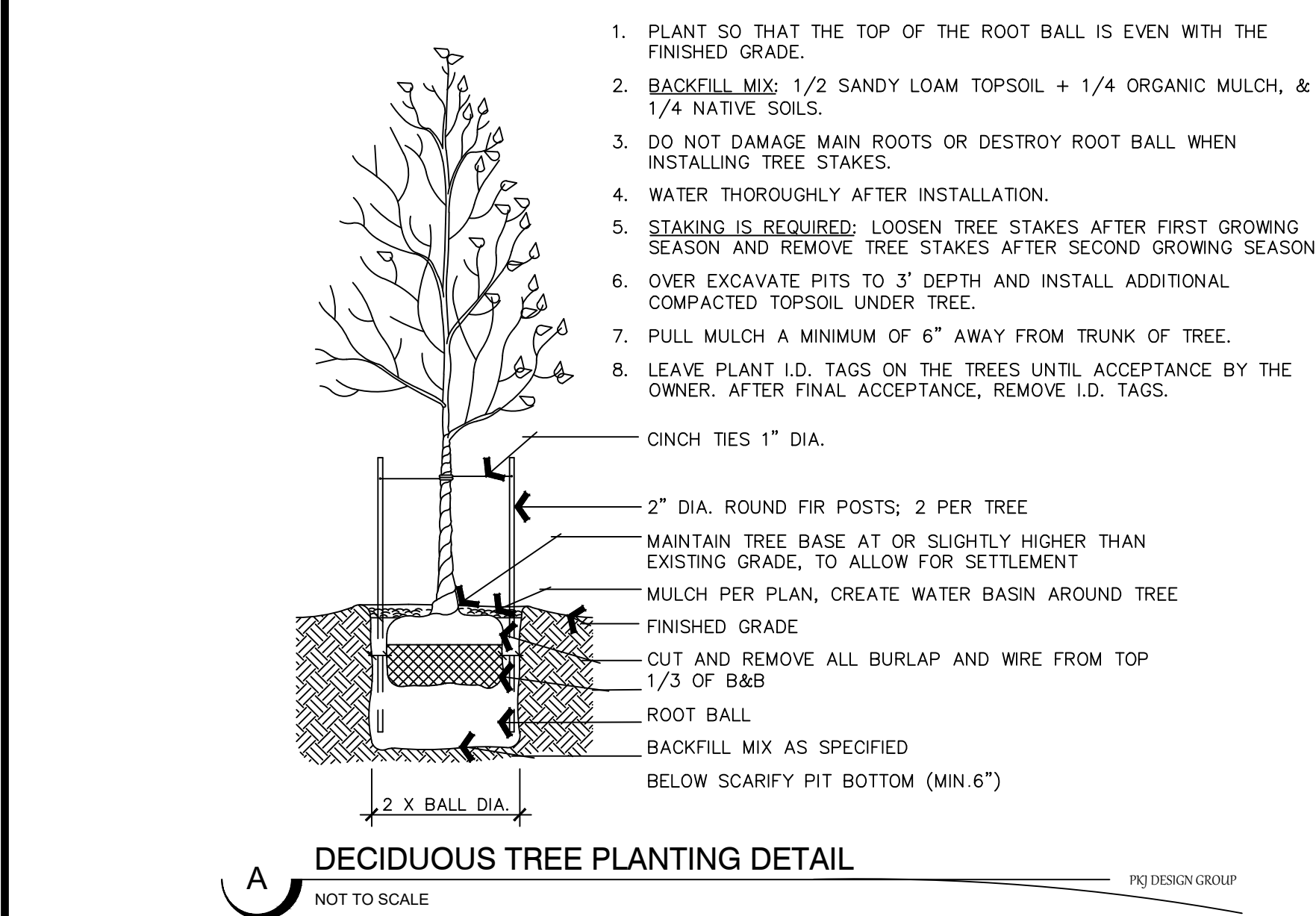
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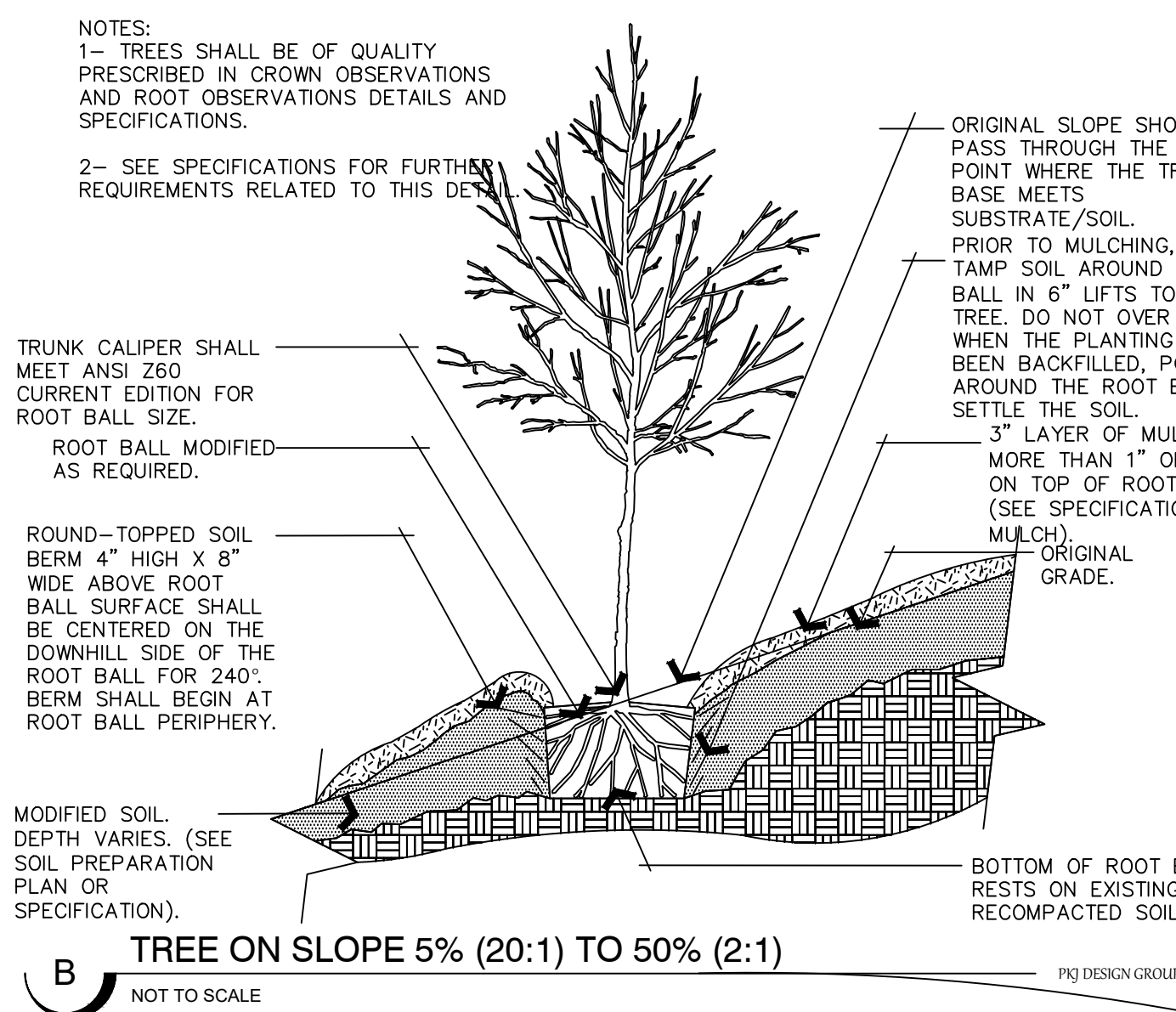
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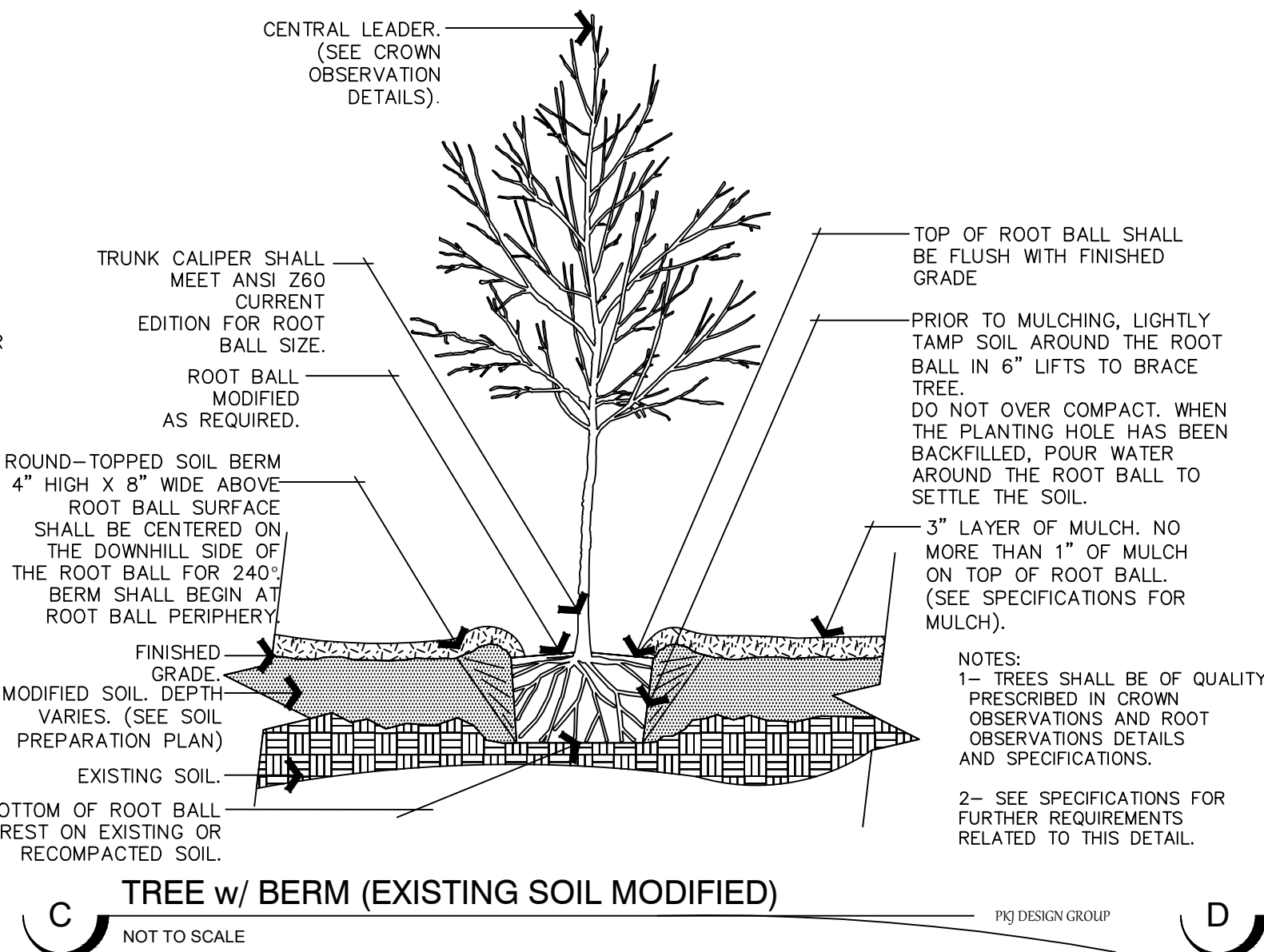
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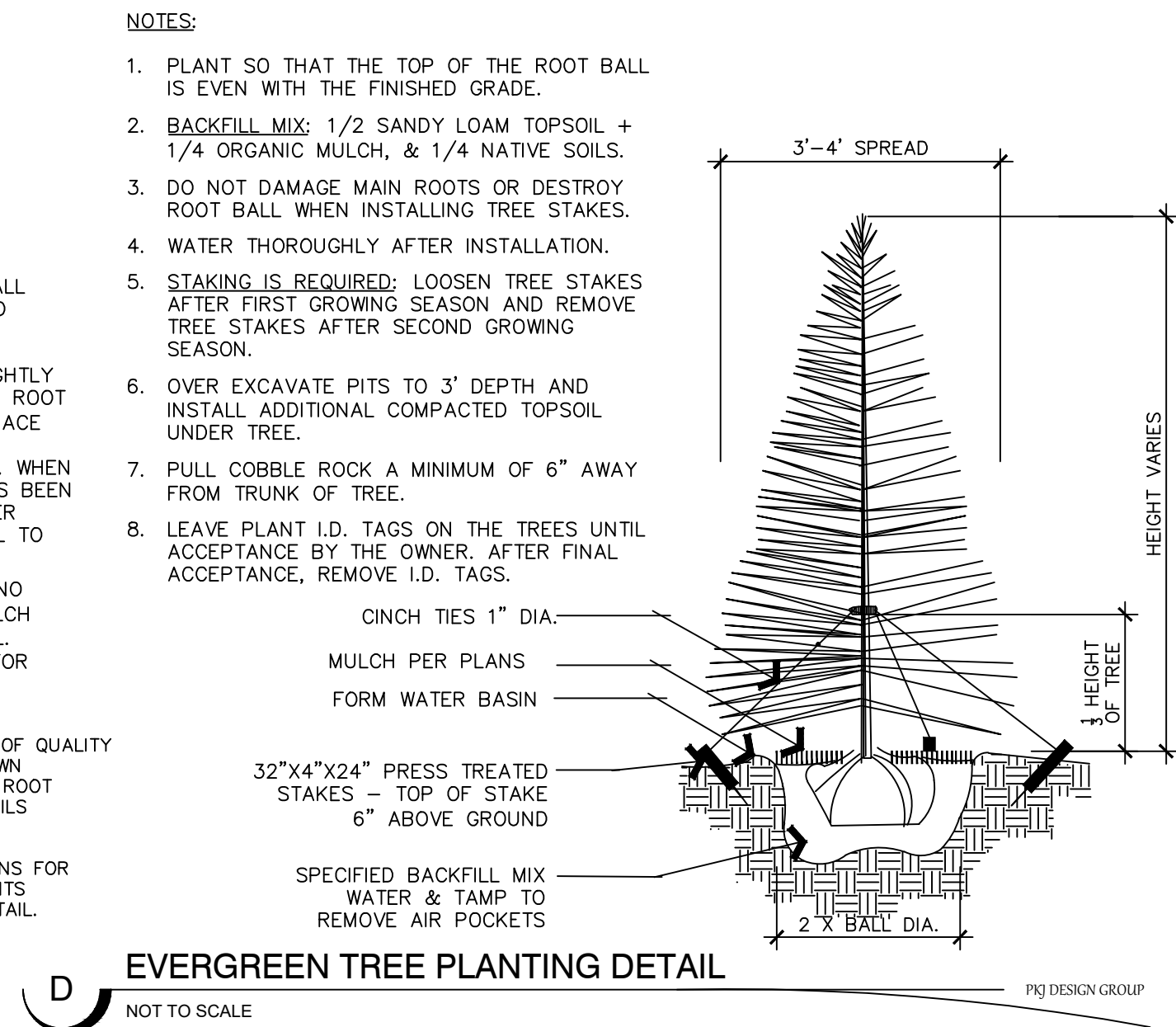
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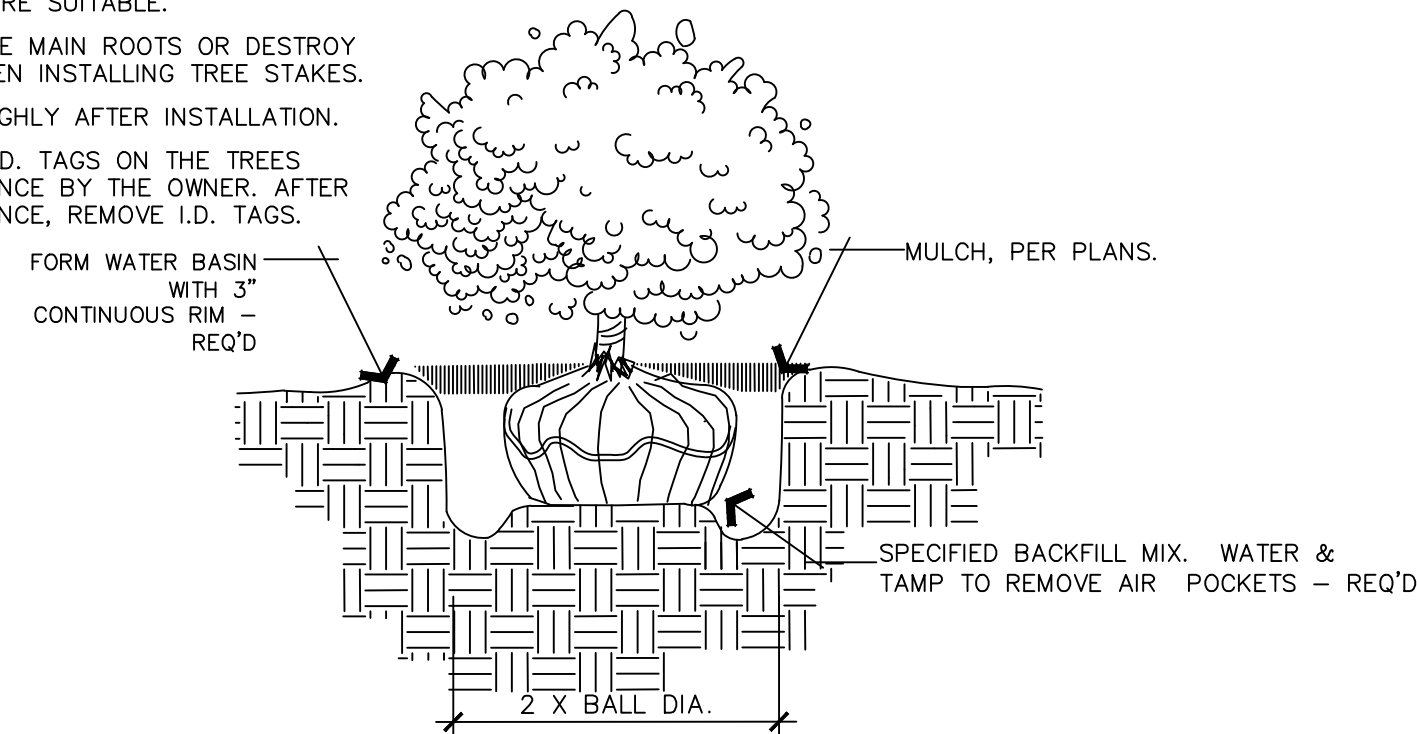
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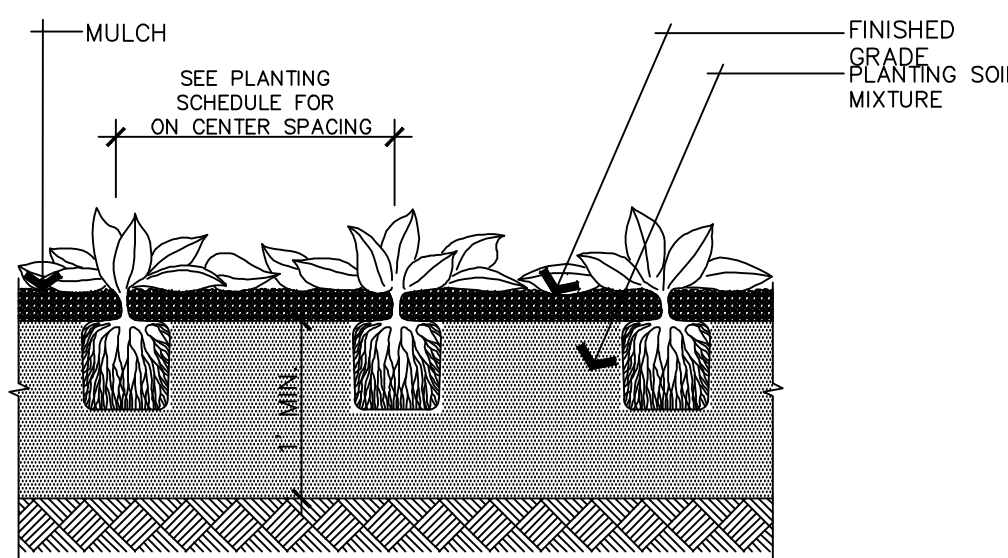
NOTES:

1. IF PLANT IS BALL & BURLAP, CUT AND REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.
2. IF PLANT IS CONTAINERIZED, SCARIFY ROOT BALL PRIOR TO PLANTING.
3. BACKFILL MIX: 1/2 SANDY LOAM + 1/4 ORGANIC MULCH + 1/4 NATIVE SOILS IF NATIVE SOILS ARE SUITABLE.
4. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
5. WATER THOROUGHLY AFTER INSTALLATION.
6. LEAVE PLANT I.D. TAGS ON THE TREES UNTIL ACCEPTANCE BY THE OWNER. AFTER FINAL ACCEPTANCE, REMOVE I.D. TAGS.



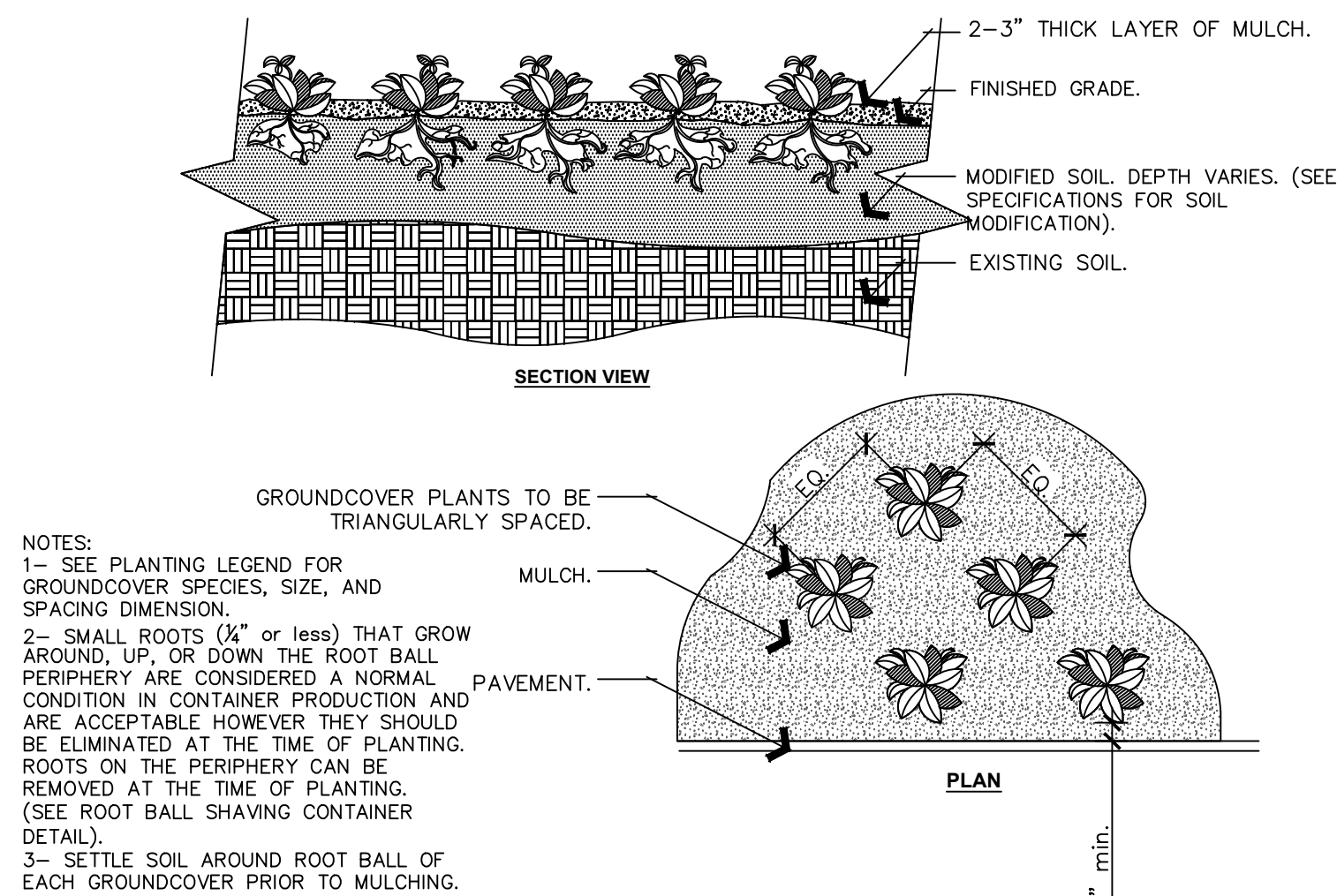
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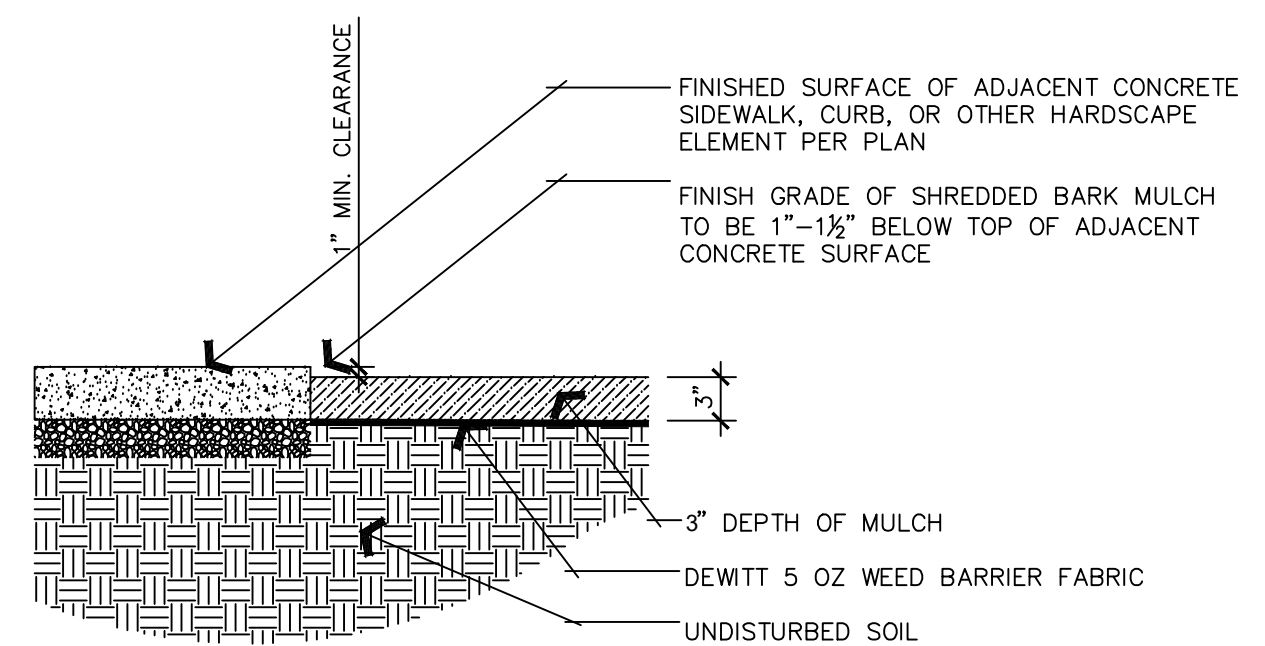


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GROUND

NOT TO SCALE

PKI DESIGN GROUP

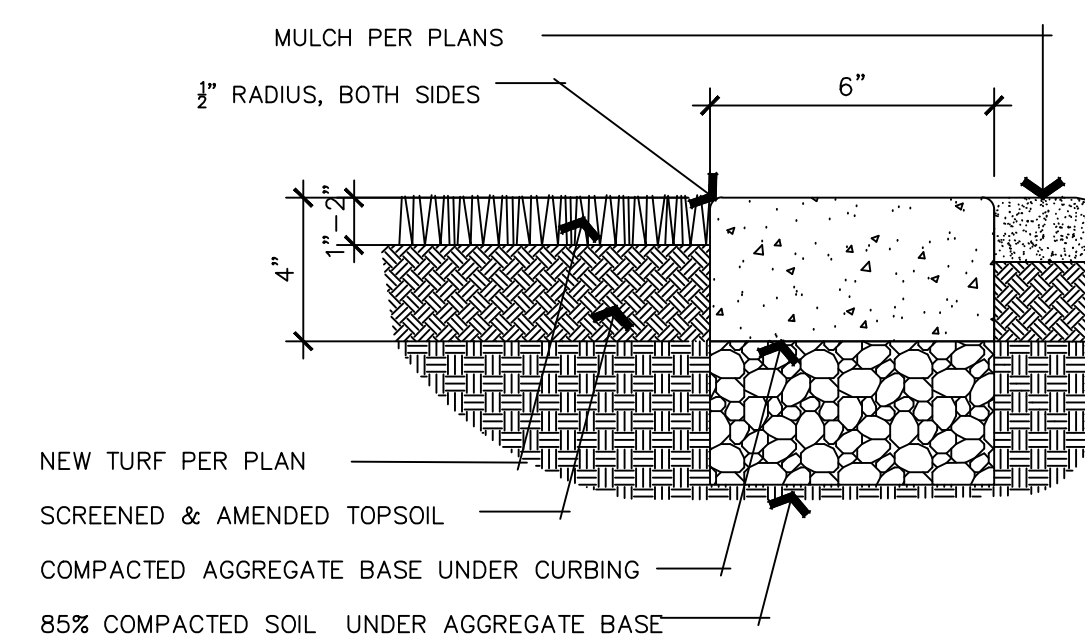


H **MULCH**
NOT TO SCALE

PKI DESIGN GROUP

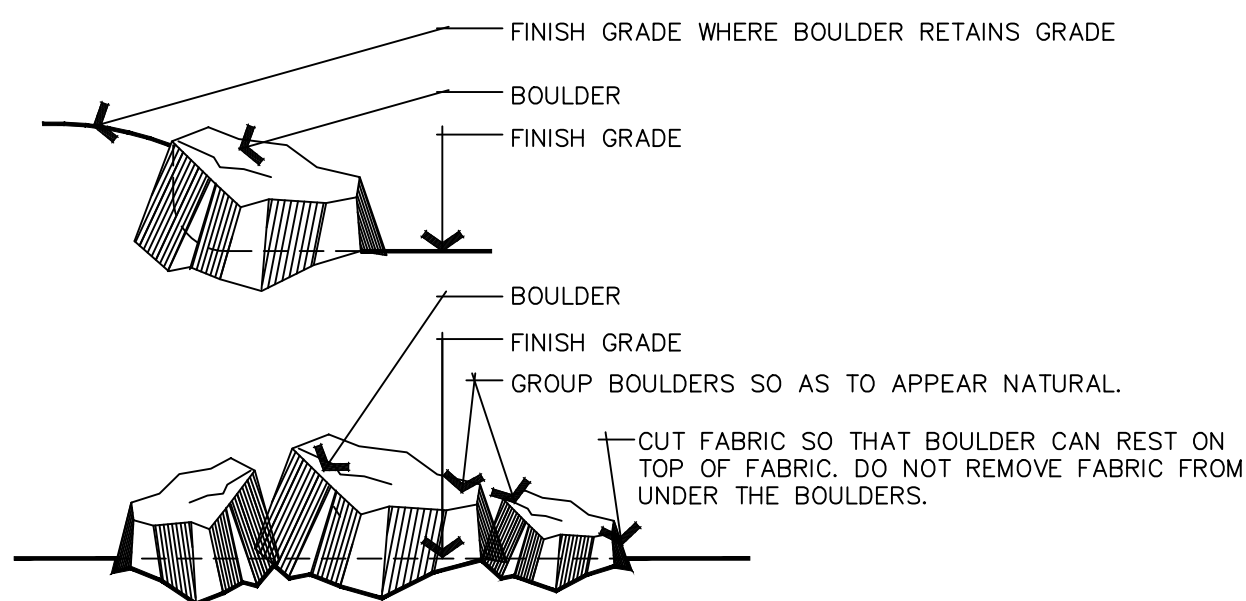
NOTE:

1. PROVIDE CONTROL JOINT IN CONCRETE EDGE AT 10' INTERVALS, PROVIDE EXPANSION JOINTS EVERY 30'.



CONCR
NOT TO SCALE

927 DESIGN CROW

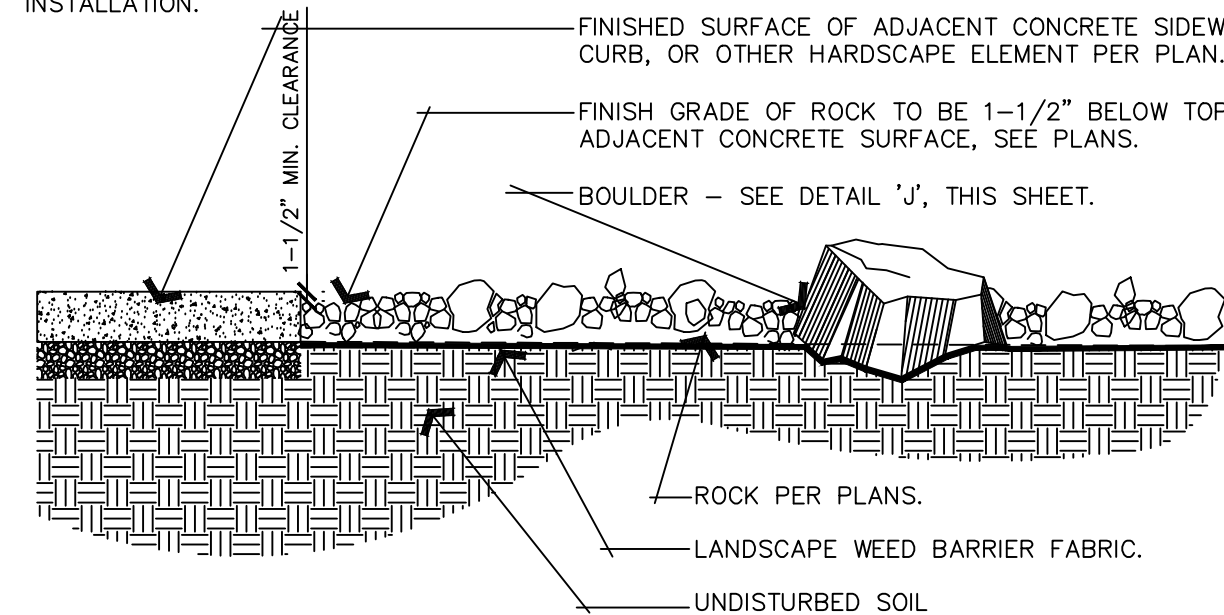


J BOULDER
NOT TO SCALE

E97 DESIGN GROUP

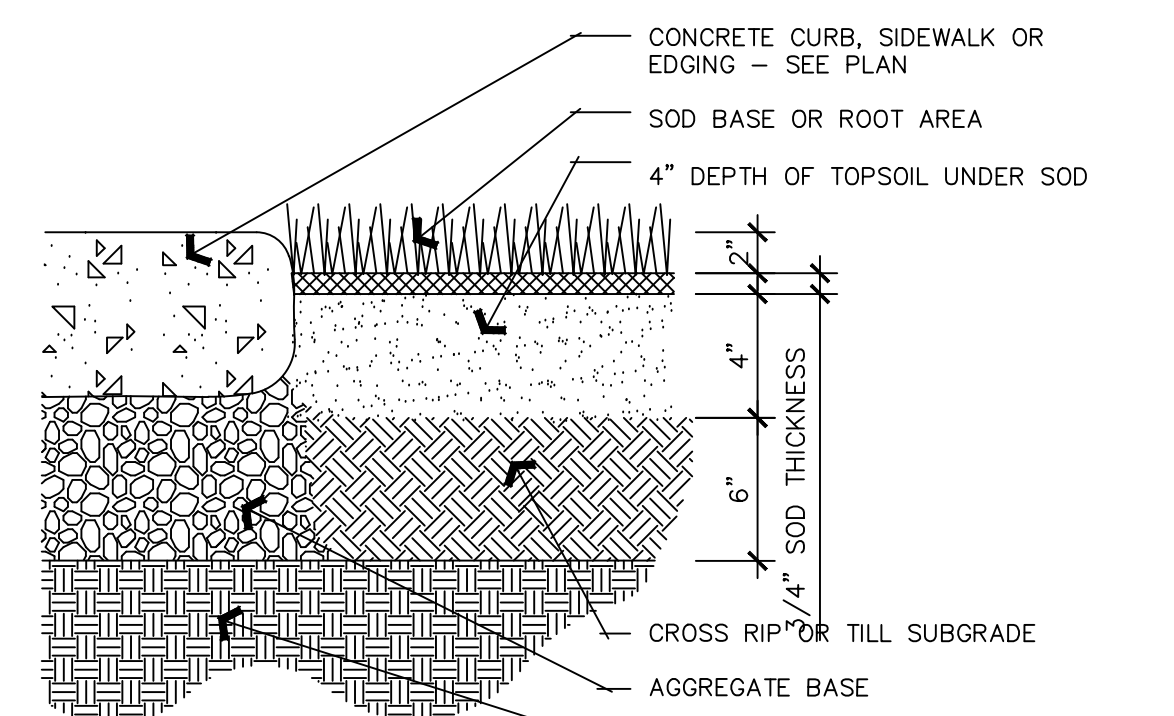
NOTES:

1. KEEP TOP OF COBBLE ROCK 1½" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW COBBLE ROCK TO TOUCH THE TRUNK OF ANY PLANT. INSTALL COBBLE ROCK AFTER INSTALLATION OF WEED BARRIER FABRIC AND PLANT MATERIAL.
2. CONTRACTOR TO ENSURE THAT TOP OF WEED BARRIER FABRIC IS FREE OF SOILS AND DEBRIS PRIOR TO PLACING COBBLE ROCK.
3. SEE LANDSCAPE PLANS FOR ROCK TYPE AND DEPTH.
4. COBBLE ROCK TO BE SCREENED AND WASHED PRIOR TO INSTALLATION.



K COBBLE

P&I DESIGN GROUP





L SOD LA NOT TO SCALE

PRT DESIGN GROUP

NOTES:

1. ENSURE FINISH GRADE IS 1"– 2" BELOW TOP OF CURB, WALK, OR EDGING.
2. TURF IS THE MOST HEALTHY AND WATER EFFICIENT WHEN MOWED AT A MIN. HEIGHT OF 2" – 2 ½".

ISSUE DATE			PROJECT NUMBER			PLAN INFORMATION			PROJECT INFORMATION			DEVELOPER / PROPERTY OWNER / CLIENT			LANDSCAPE ARCHITECT / PLANNER			LICENSE STAMP		
11-04-2020			UT20039			<div><div>811</div><div>BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bluestakes.org</div></div>			<div>ORCHARD HILLS TOWNHOMES</div> <div>120 EAST AND 610 SOUTH SANTAQUIN, UTAH</div>			<div>Developer / Property Owner:</div> <div>ORCHARD HILLS TOWNHOMES 95 WEST 200 NORTH #2 SPANISH FORK, UT 84660</div>			<div><div></div><div>DESIGN GROUP Landscape Architecture / Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com</div></div>			<div></div> <div>PM: JTA DRAWN: KBA CHECKED: TM PLOT DATE: 11/4/2020</div>		
NO.	REVISION	DATE																		
1	XXXX	XX-XX-XX																		
2																				
3																				
4																				
5																				
6																				
7																				
									<div>Client / Engineer:</div> <div>ATLAS ENGINEERING 95 WEST 200 NORTH #2 SPANISH FORK, UT 801-655-0566</div>			<div>LANDSCAPE PLAN</div> <div>PRELIMINARY PLANS NOT FOR CONSTRUCTION</div> <div>LP-501</div>								

**Planning Commission Meeting Minutes****Tuesday, October 13, 2020**

Planning Commission Members in Attendance: Trevor Wood (Attending via Zoom), Art Adcock, Kylie Lance and Michelle Sperry.

Other's in Attendance: Community Development Director Jason Bond, City Manager Ben Reeves, Council Member Betsy Montoya (Attending via Zoom).

Commission Chair Wood called the meeting to order at 7:01 p.m.

INVOCATION/INSPIRATION THOUGHT

Commissioner Adcock offered an invocation.

PLEDGE OF ALLEGIANCE

Commissioner Lance led the pledge of allegiance.

PUBLIC FORUM DISCUSSION & POSSIBLE ACTION

Commission Chair Wood opened the Public Forum at 7:02 p.m. There were no comments, so he closed the Public Hearing at 7:02 p.m.

PUBLIC HEARING- Default Zone for the Planned Community Zone

The Planning Commission will consider modifying Santaquin City Code Article 10-7H regarding an underlying or default zone for the Planned Community (PC) Zone in the event that a development agreement expires.

Mr. Bond shared the proposed language in 10-7H regarding default zoning for the Planned Community Zone (See Attachment 'A'). He explained that the proposal is to apply the two broadest residential and commercial zones to the Planned Community Zone; which are the R-10 and C-1 zones. Mr. Bond noted language which states that if it is unclear which zone should apply, it will be up to the City Council's discretion.

Commission Chair Wood opened the Public Hearing at 7:08 p.m. there were no comments, so he closed it at 7:08 p.m.

Commissioner Sperry indicated that she likes the proposed language. Mr. Bond noted that this language will be reviewed by legal counsel prior to it being adopted by the Council if they so choose.

PLANNING COMMISSION MEETING
TUESDAY October 13, 2020
PAGE 2 OF 3

Commissioner Wood stated that the R-10 and C-1 zones make sense. Mr. Bond explained that it's good to have zoning in place for the land owners to know what to expect.

Commissioner Adcock asked what the process entails for the development agreement to be extended or reestablished? Mr. Bond explained that the development agreement has a 20-year sunset with a clause that the City Council can extend it for an additional 10 years. Commissioner Adcock noted that he is in favor of this and thinks that this amendment will protect land owners.

Motion: Commissioner Adcock motioned to forward a positive recommendation to the City Council that the Default Zone for the Planned Community Zone be adopted, pending review of the legal counsel. Commissioner Sperry seconded.

Roll Call:

Commissioner Wood Aye

Commissioner Adcock Aye

Commissioner Sperry Aye

Commissioner Lance Aye

The vote passed unanimously 4 to 0.

OTHER BUSINESS

Approval of Minutes from

September 22, 2020

Motion: Commissioner Adcock motioned to approve the minutes from September 22nd 2020. Commissioner Sperry seconded.

Roll Call:

Commissioner Wood Aye

Commissioner Adcock Aye

Commissioner Sperry Aye

Commissioner Lance Aye

The vote passed unanimously 4 to 0.

PLANNING COMMISSION MEETING
TUESDAY October 13, 2020
PAGE 3 OF 3

Commissioner Sperry attended the last City Council meeting and provided a few updates. She stated that the construction on 300 West and whether it should remain a one way or become a two-way street was discussed. Because of feedback from residents a town hall meeting will be held to receive public input prior to a decision being made. Commissioner Sperry also reported that the language in 10-4-2020 was changed to remove the provision that Planning Commission Members can only serve two terms.

Commissioner Wood asked if any Planning Commission Members would be willing and able to attend the City Council Meeting on October 20, 2020. Commissioner Adcock volunteered to attend.

Mr. Bond noted that the City has transitioned to using Municode for City Code and meeting agendas. He stated that the agenda's and packets will be available on the Santaquin City website via Municode.

Mr. Bond explained that a concept review for the Pedersen property was reviewed at DRC. The DRC recommended that the applicant address the redlines prior to the Public Hearing being held at the Planning Commission. Mr. Reeves noted that several City Council Members have received emails regarding the Pedersen property. He noted that the application for the Pedersen property is all single family homes, although some are denser than what code allows. He explained that the City needs to acquire 6 different areas along the East Bench. Mr. Reeves noted that one of these areas is along the Pedersen property. The City needs to acquire this land, in order to protect the community who live in that area from high water runoff. He added that the City is currently working with Natural Resources Conservation Service (NRCS) regarding debris basins.

Commissioner Adcock asked for follow up information regarding the Ercanbrack property. Mr. Bond explained that the City Council has indicated that they would like to work with Mr. Ercanbrack regarding a development agreement for his property. He explained that this is currently being worked on. Mr. Bond described that it is Mr. Ercanbrack's intention to have a commercial area along the frontage and residential development behind. He noted the importance of maintaining a good working relationship with Mr. Ercanbrack, while protecting the City.

Commissioner Lance motioned to adjourn at 7:40 p.m.

Trevor Wood, Commission Chair

Kira Petersen, Deputy Recorder

ORDINANCE NO. DRAFT

AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO ESTABLISH A DEFAULT ZONES FOR THE PLANNED COMMUNITY (PC) ZONE, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.

WHEREAS, the City of Santaquin is a fourth class city of the state of Utah; and

WHEREAS, the City Council has specific authority pursuant to Title 10, Chapter 9a Utah Code Ann. (1953 as amended) to adopt a zoning plan including an ordinance and map which divide the municipality into districts or zones and within such districts to regulate the erection, construction, reconstruction, alteration, repair and uses of buildings and structures and the uses of land; and

WHEREAS, the state legislature has granted general welfare power to the City Council, independent, apart from, and in addition to, its specific grants of legislative authority, which enables the city to pass ordinances which are reasonably and appropriately related to the objectives of that power, i.e. providing for the public safety, health, morals, and welfare; and

WHEREAS, the City Council desires to amend Santaquin City Code Title 10 Chapter 7H to establish default zones for the Planned Community; and

WHEREAS, the Santaquin City Planning Commission held a public hearing on October 13, 2020, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City, and which notice of public hearing was published in a newspaper in accordance with Section 10-9a-205 of the Utah State Code; and

WHEREAS, after the noted public hearing, the Santaquin City Planning Commission forwarded a recommendation to the City Council;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Santaquin City, State of Utah, as follows:

Section I. Amendments

Title 10 Chapter 7H is amended as follows: (underlined text is added, stricken text is deleted)

ARTICLE H. PC PLANNED COMMUNITY ZONE

10-7H-1: DEFINITIONS:

10-7H-2: PURPOSE:

10-7H-3: DESIGN GUIDELINES:

10-7H-4: DENSITY:

10-7H-5: MINIMUM SITE AREA FOR RECLASSIFICATION:

10-7H-6: PRESUBMISSION CONFERENCE; REZONING APPLICATION REQUIREMENTS:

10-7H-7: REVIEW, RECOMMENDATION, AND APPROVAL:

10-7H-8: SUBMISSION AND APPROVAL REQUIREMENTS:
 10-7H-9: PRELIMINARY PLANS AND DOCUMENTS:
 10-7H-10: AGREEMENTS:
 10-7H-11: PLANNING COMMISSION ACTION:
 10-7H-12: RECOMMENDATION OF THE PRELIMINARY PLAN TO THE CITY COUNCIL:
 10-7H-13: PUBLIC HEARING:
 10-7H-14: TIME LIMIT FROM PRELIMINARY PLAN APPROVAL:
 10-7H-15: FINAL PLAT:
 10-7H-16: DEVELOPMENT REVIEW COMMITTEE CONFORMANCE REVIEW; APPEAL:
 10-7H-17: FILING FEE:
 10-7H-18: OPEN SPACE AND LANDSCAPE AREA REQUIREMENTS:
 10-7H-19: STREET AND SUBDIVISION DESIGN REQUIREMENTS:
 10-7H-20: SIGN REGULATIONS:
 10-7H-21: GRAVEL, SAND, EARTH EXTRACTION, AND MASS GRADING:
 10-7H-22: NONAPPLICABILITY OF OTHER PROVISIONS; ANALOGOUS APPLICATIONS:

10-7H-1: DEFINITIONS:

As used in this article, the following terms have the meanings ascribed to them, unless the context requires otherwise:

DESIGN GUIDELINES: Documentation that is submitted with an application for PC district zoning and that identifies in the proposed PC district the requirements and standards for residential densities, building height, bulk and setback requirements by land use type, signage, landscaping, parking, open space, site plan review procedures, and procedures for modifying the planned community program.

DEVELOPMENT PLAN: A map or maps that are submitted with an application for PC district zoning and that identifies in the proposed PC district general land use designations, transportation plans, open space, and community facilities.

PLANNED COMMUNITY PROGRAM: The development plan and design guidelines that are submitted with an application for PC district zoning. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10-7H-2: PURPOSE:

- A. The planned community (PC) district is established to permit and encourage the development of comprehensively planned communities, with a minimum of eight hundred (800) contiguous acres of land under one ownership or control, which can flourish as unique communities as a result of the comprehensive planning required for this size of development. The reclassification of property to the PC district is appropriate only if the planned community program, with respect to such property, will accomplish the objectives set forth in subsection C of this section.
- B. The PC district designation is intended to permit a greater amount of flexibility to the developer of a planned community because of the extended period of time necessary for

development. The PC district regulations are intended to provide to the developer, and its successors and assigns, the rights described herein and to expressly set forth the procedures for obtaining review and approval of zoning and related site plans. The PC district regulations are also intended to provide opportunity and incentives to the developer to achieve excellence in physical, social, and economic planning.

- C. In order for property to qualify for PC district zoning, the master developer, including its successors and assigns, must demonstrate the potential for achievement of the following specific objectives throughout the planning, design, and development stages:
1. Providing for an orderly and creative arrangement of land uses with respect to each other, to the entire planned community, and to all adjacent land;
 2. Providing for a variety of housing types, employment opportunities, and commercial services to achieve a balanced community for families of a wide variety of ages, sizes, and levels of income;
 3. Providing for a planned and integrated comprehensive transportation system for pedestrian and vehicular traffic, which may include provisions for mass transportation, roadways, bicycle or equestrian paths, pedestrian walkways, and other similar transportation facilities;
 4. Providing for cultural, educational, medical, religious, and recreational facilities;
 5. Locating and siting structures to take maximum advantage of the natural and manmade environment and to provide view corridors; and
 6. Providing for adequate, well located, and well-designed open space and community facilities. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10-7H-3: DESIGN GUIDELINES:

Development in the PC district may consist of any use or combination of uses that are specifically approved for the property in the planned community program. The developer shall include in the planned community program a listing of the uses proposed and the general arrangement thereof for each land use category within the proposed PC district. The listing and general arrangement of the approved land uses shall be shown in the planned community program that is adopted as part of the PC district approval. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10-7H-4: DENSITY:

The number of dwelling units permitted per gross acre in the PC district shall be determined at the time the planned community program is approved. The approved planned community program shall establish the maximum number of dwelling units per gross acre for each

residential category, as well as for the entire property. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10-7H-5: MINIMUM SITE AREA FOR RECLASSIFICATION:

The minimum site area that is eligible for reclassification to the PC zoning district is eight hundred (800) acres. Additional tracts which contain less than the minimum site area and which are contiguous to property previously zoned PC may also be zoned PC by the city council if they otherwise qualify for the PC zoning designation. The reclassification of any such additional property shall be made subject to an approved planned community program applicable to that property. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10-7H-6: PRESUBMISSION CONFERENCE; REZONING APPLICATION REQUIREMENTS:

- A. Before submitting an application for PC district zoning, the prospective developer, or its authorized representative, shall engage in a presubmission conference with the staff of the city to discuss preliminary land planning, including land use relationships, residential density, transportation systems, community facilities, and landscaping and open space provisions.
- B. Plans and documentation which must accompany a rezoning application are as follows:
 1. A development plan for the property, including general land use designations, transportation plans, and plans for open space and community facilities. A general phasing plan shall be included to indicate the intended timing of development;
 2. Design guidelines that set forth densities, building height, bulk and setback requirements, requirements for signage, landscaping, parking, and open space; and procedures for site plan review, modification, and deviation from the planned community program;
 3. Storm drainage information, which shall consist of a preliminary drainage study completed by a registered professional engineer on a map with a minimum contour interval of two feet (2');
 4. Conceptual utility layout that includes tentative sewer and water main corridors;
 5. Proposed conditions, covenants, and restrictions, including design guidelines; and
 6. Culinary and secondary water plan including source, type, and quantity of water shares or rights. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10-7H-7: REVIEW, RECOMMENDATION, AND APPROVAL:

- A. The initial zoning approval of a PC district shall consist of a review and recommendation by the planning commission and approval by the city council, in accordance with the provisions of this title. The approval of a PC district by the city council shall be accomplished directly by ordinance and shall include the approval and adoption of a planned community program. An approved planned community program shall be a matter of record and shall be made available in the city offices.

- B. The developer, and its successors and assigns, may develop property in the PC district in accordance with, but only in accordance with, the approved planned community program and any approved modifications thereto or deviations therefrom. No modification or deviation shall be effective unless and until it is approved in accordance with subsection C of this section and the procedures set forth in the planned community program. The city planner may request modification of a program in accordance with the modification procedures set forth in the program.

- C. A planned community program shall contain procedures to provide for modification of and deviation from the program pursuant to review by the development review committee, the planning commission, and the city council, and such procedures shall be exclusive of any other procedure, other than the procedures for notification of public hearings, that is provided in this title for the approval of any reclassification, variance, or conditional use permit. Modification or deviation may be approved only upon a finding by the planning commission or city council, as the case may be, that:
 - 1. The requested modification or deviation, if approved, will not affect the rights of property owners or residents within the PC district to maintain and enforce previously approved conditions, covenants, and restrictions and other rights in the planned community program; and
 - 2. The requested modification or deviation, if approved, will be consistent with the planning objectives and goals of the approved planned community program. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10-7H-8: SUBMISSION AND APPROVAL REQUIREMENTS:

Project approvals required by the city, according to [chapter 19](#) of this title, to comply with this article shall be submitted and reviewed by city bodies in accordance with city subdivision and site plan review procedures. Any submittal requirements under this zone, which are above and beyond the city's typical application standards, shall still apply. (Ord. 06-04-2010, 6-16-2010, eff. 6-17-2010)

10-7H-9: PRELIMINARY PLANS AND DOCUMENTS:

- A. Vicinity Plan: The developer shall prepare a vicinity plan which shows a simple concept of the major features of the development in relation to existing conditions and developments

within one-fourth ($\frac{1}{4}$) mile of the outside boundaries of the development. Five (5) twenty four inch by thirty six inch (24" x 36") copies and ten (10) eleven inch by seventeen inch (11" x 17") copies of the vicinity plan, the required fee, and the environmental impact statement shall be submitted to the community development department.

B. Environmental Review: The environmental review shall describe the impact the development will likely have on the natural features of the immediate area. The statements shall also indicate the measures that will be taken to mitigate any negative conditions that will occur as a result of the project with respect to those items listed in the definition of "Environmental Review", in section [10-2-2](#) of this title.

C. Preliminary Plan: The developer shall prepare a preliminary plan and shall submit five (5) twenty four inch by thirty six inch (24" x 36") copies and ten (10) eleven inch by seventeen inch (11" x 17") copies of the plan to the planning commission for approval. The plan must be submitted at least forty five (45) days prior to the meeting of the planning commission at which the plan will be considered. The preliminary plan shall be drawn to a scale not smaller than one inch to one hundred feet (1":100'), or as recommended by the planning commission. The plan shall show the following information:

1. Type(s) of development;
2. Name of development;
3. Name, address, and phone number of the property owner(s) and the developer;
4. Name, address, and phone number of the engineer and land surveyor;
5. A site plan showing location of proposed streets and building sites;
6. Proposed open space areas, i.e., parks, play equipment, dimensioned side, rear, and front yards, and the general location and description of all recreational and open space areas and facilities;
7. Size and type of recreational buildings and other structures proposed for the common use of the residents with an indication of building materials to be used in the construction of buildings;
8. Typical lot layout;
9. North arrow and scale;
10. Legal description with section tie;
11. Zone boundaries and designations;

12. Tabulation showing:

- a. Area of land within the residential development;
- b. Number of residential lots proposed;
- c. Percent of area to be devoted to parks and playgrounds; and
- d. Number of off street visitor parking spaces;

13. Proposed location of off street parking spaces;

14. Typical street cross sections;

15. Adjacent property owners;

16. Existing and proposed easements, waterways, utility lines, canals, and ditches;

17. A plan for accommodating waterways, ditches, and canals;

18. Existing and proposed sewage disposal facilities;

19. Existing and proposed storm drain system with the related runoff calculations for the development site;

20. Existing and proposed water system indicating size of water lines and fire hydrant locations;

21. An indication of the capacity of the water system as it relates to the project;

22. Preliminary landscape plan indicating areas of landscaping and the various types of landscape materials to be used; and

23. Any other information the city engineer, city planner, development review committee, planning commission, or city council may determine necessary relating to the particular site of the proposed project. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10-7H-10: AGREEMENTS:

The developer shall submit to the city an agreement between the developer and the city stating among other things:

- A. That in the event of failure or neglect on the part of the owners, successors, or assigns to maintain the water and sewage facilities, common areas, landscaping, or other improvements in good condition, the city may perform the necessary work and for that

purpose may enter upon the land and do the work and charge the cost thereof, including reasonable attorney fees, to the owners or their successors or assigns;

- B. That the owners, successors, or assigns will reimburse the city for all costs which the city incurs as a result of performing the necessary work;
- C. That the terms of the contract shall be binding upon the heirs, assigns, receivers, and successors of the project for the life of the project or development; and
- D. Any other conditions that the planning commission and/or city council deems to be reasonably necessary to carry out the intent of this title. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10-7H-11: PLANNING COMMISSION ACTION:

Upon presentation of the preliminary plan and documents, the planning commission shall either recommend approval of them as submitted, recommend approval of them with conditions, or may refer them back to the developer for one or more of the following reasons:

- A. If the project is determined to be inconsistent with this title or the general plan;
- B. The planning commission requires that certain specific changes be made within the plans;
- C. The plans or documents are not complete; and/or
- D. The fees have not been paid in full by the applicant.

The planning commission may impose such conditions on preliminary development plans as it may deem appropriate to meet the goals and objectives of this article. The planning commission may disapprove plans which are found to be deficient in meeting the intent of these provisions. Any such disapproval may be appealed to the city council within ten (10) days after the decision of the planning commission. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10-7H-12: RECOMMENDATION OF THE PRELIMINARY PLAN TO THE CITY COUNCIL:

Upon approval of the preliminary plans, the planning commission shall recommend the plans to the city council and recommend that a public hearing be held. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10-7H-13: PUBLIC HEARING:

After receiving notice of planning commission approval of the preliminary plans, the city council shall set and hold a public hearing to consider approval of the project. The hearing shall be completed as set forth in the Utah state code. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10-7H-14: TIME LIMIT FROM PRELIMINARY PLAN APPROVAL:

Any failure to submit a final development plan within one year of receiving preliminary approval for the development plans by the city council shall terminate all proceedings and render the preliminary plan null and void. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10-7H-15: FINAL PLAT:

Final plats shall be reviewed in accordance with city subdivision review procedures. (Ord. 06-04-2010, 6-16-2010, eff. 6-17-2010)

10-7H-16: DEVELOPMENT REVIEW COMMITTEE CONFORMANCE REVIEW; APPEAL:

- A. Each site plan that is submitted in connection with the implementation of a planned community program shall be reviewed for conformance therewith by the development review committee. The committee may require modifications that bring the site plan into conformance with applicable standards of health, safety and welfare and may recommend design adjustments to better fulfill the intent of the planned community program approval and the purposes of the PC district.
- B. An applicant that is aggrieved by the decision of the development review committee with respect to a proposed site plan may request a review of such decision by the planning commission. An applicant that is aggrieved by the decision of the planning commission may appeal such decision to the city council by filing a written request for appeal with the city recorder within fifteen (15) calendar days after the date of the planning commission's decision. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10-7H-17: FILING FEE:

- A. The applicant shall pay the fees that are set forth in the fee schedule for filing applications, requests for review and appeals under this chapter.
- B. With respect to any review or appeal that is described in this article and that will involve a public hearing, the notification of public hearing shall be in conformity with the procedure set forth in this title. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10-7H-18: OPEN SPACE AND LANDSCAPE AREA REQUIREMENTS:

A minimum of twenty percent (20%) of the gross property area in the PC district shall consist of open space, recreation facilities, pedestrian and bikeway facilities, other common community facilities and landscaped areas in public rights of way. Any private recreation facility which serves more than one individual lot may be counted as a part of the minimum requirement. Specific open space and landscaped area requirements shall be set forth in the planned community program. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10-7H-19: STREET AND SUBDIVISION DESIGN REQUIREMENTS:

All development shall conform to the standard street and subdivision design requirements set forth in this title and the construction and design guidelines of the city, except as otherwise provided for specifically in an approved planned community program. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10-7H-20: SIGN REGULATIONS:

A. Freestanding Signs Allowed: Within the PC zone a maximum of six (6) freestanding signs shall be allowed between Interstate 15 and any collector or higher class road. The following standards shall apply to these signs:

1. Maximum height shall be twenty five feet (25') above the closest freeway travel lane.
2. Maximum sign area shall be five hundred (500) square feet.
3. All illumination shall be internal or directed exterior lighting which does not spill off of the sign faces.
4. No one business may occupy more than seventy percent (70%) of the maximum allowable sign area per sign. The intent of this provision is that signs shall be multi-tenant signs. (Ord. 02-02-2009, 2-18-2009, eff. 2-19-2009)

10-7H-21: GRAVEL, SAND, EARTH EXTRACTION, AND MASS GRADING:

Gravel, sand, earth extraction, and mass grading operations may be approved by the city council with recommendation for approval by the planning commission as a part of a larger development project under the provisions applicable within the planned community zoning classification and those of section [10-6-28](#) of this title. Any such development shall be required to put forth a bond with the city for the reclamation of the site following the site's project completion. Such bonding may be waived by the city subject to provisions of bonding for the overall project. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002; amd. Ord. 02-02-2009, 2-18-2009, eff. 2-19-2009)

10-7H-22: NONAPPLICABILITY OF OTHER PROVISIONS; ANALOGOUS APPLICATIONS:

- A. Except as otherwise specifically provided for the planned community program, variances from the provisions of the program outlined herein shall not be permitted within the PC zone.
- B. With regard to any issue and land use regulation that may arise in connection with the PC district and that is not addressed or provided for specifically in this chapter or in an approved planned community program, the governing body may apply by analogy the general definitions, principles and procedures set forth in this title, taking into consideration the intent of the approved planned community program. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002; amd. Ord. 02-02-2009, 2-18-2009, eff. 2-19-2009)

10-7H-23: DEFAULT ZONING:

In the event that the agreement which establishes the development plan expires and is not extended or is not reestablished, the land use regulations shall default to regulations contained within the Residential R-10 zone for those areas that were primarily designated as residential in the development plan. In such cases when the property was designated commercial in the development plan, the land use regulations shall default to regulations contained within the Interchange Commercial (C-1) zone. If it is not clear which zone should apply based on the development plan, the City Council shall have the discretion to apply the appropriate default zone.

Section II. Severability

If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

Section III. Contrary Provisions Repealed

Any and all other provisions of the Santaquin City Code that are contrary to the provisions of this Ordinance are hereby repealed.

Section IV. Codification, Inclusion in the Code, and Scrivener's Errors

It is the intent of the City Council that the provisions of this ordinance be made part of the Santaquin City Code as adopted, that sections of this ordinance may be re-numbered or re-lettered, and that the word ordinance may be changed to section, chapter, or other such appropriate word or phrase in order to accomplish such intent regardless of whether such inclusion in a code is accomplished. Typographical errors which do not affect the intent of this ordinance may be

authorized by the City without need of public hearing by its filing a corrected or re-codified copy of the same with the City Recorder.

Section V. Posting and Effective Date

This ordinance shall become effective at 5:00 p.m. on Wednesday, October 21st, 2020. Prior to that time, the City Recorder shall deposit a copy of this ordinance in the official records of the City and place a copy of this ordinance in three places within the City.

PASSED AND ADOPTED this 20th day of September 2020.

Kirk Hunsaker, Mayor

Councilmember Nick Miller	Voted ____
Councilmember Elizabeth Montoya	Voted ____
Councilmember Lynn Mecham	Voted ____
Councilmember Jennifer Bowman	Voted ____
Councilmember David Hathaway	Voted ____

ATTEST:

K. Aaron Shirley, City Recorder

STATE OF UTAH)
) ss.
 COUNTY OF UTAH)

I, K. AARON SHIRLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the City Council of Santaquin City, Utah, on the 20th day of October, 2020, entitled

“AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO ESTABLISH A DEFAULT ZONES FOR THE PLANNED COMMUNITY (PC) ZONE, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER’S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.”

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Santaquin City Utah this 20th day of October, 2020.

 K. AARON SHIRLEY
 Santaquin City Recorder

(SEAL)

AFFIDAVIT OF POSTING

STATE OF UTAH)
) ss.
 COUNTY OF UTAH)

I, K. AARON SHIRLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that I posted in three (3) public places the ordinance, which is attached hereto on the 20th day of October, 2020.

The three places are as follows:

1. Zions Bank
2. Post Office
3. City Office

I further certify that copies of the ordinance so posted were true and correct copies of said ordinance.

 K. AARON SHIRLEY
 Santaquin City Recorder

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by K. AARON SHIRLEY.

 Notary Public