



PLANNING COMMISSION

Tuesday, March 28, 2023, at 7:00 PM
Court Room/Council Chambers (2nd Floor) and Online
275 W. Main Street, Santaquin, UT 84655

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person** – Meetings are held on the 2nd floor in the Court Room/Council Chambers at City Hall
- **YouTube Live** – 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

WELCOME

INVOCATION/INSPIRATION THOUGHT

PLEDGE OF ALLEGIANCE

ORDER OF AGENDA ITEMS

PUBLIC FORUM

DISCUSSION & POSSIBLE ACTION

1. **PUBLIC HEARING: Z.L. Goodall 2-Lot Subdivision Concept Plan**
The Planning Commission will hold a Public Hearing and review a proposed concept plan of a 2-Lot Subdivision located at 159 S. 300 E.
2. **Ridley's Phase 3 Preliminary/Final Plan**
The Planning Commission will conduct a preliminary/final plan review of a 2-lot commercial subdivision located north of Main Street and east of 500 East

OTHER BUSINESS


3. **Meeting Minutes Approval**
03/14/2023

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 posted on www.santaquin.org, Santaquin City Social

Media sites, posted in three physical locations (Santaquin City Public Safety Building, Zions Bank, Santaquin Post Office), and posted on the State of Utah's Public Notice Website.

BY: 
Amalie R. Ottley, City Recorder

MEMO



To: Planning Commission

From: Camille Moffat, Planner I

Date: March 17, 2023

RE: **Z.L. Goodall Plat A Subdivision of Lot 3**

Zone: R-8

Size: 1.06

Lots: 2

Marc Bing is proposing to subdivide lot 3 of Plat "A" Z.L Goodall Subdivision into two 2 residential lots (3A and 3B). Lot 3A, located at 159 S 300 E, is proposed as an approximately 0.7-acre lot containing an existing residence and accessory structures. Lot 3B, approximately located at 345 E 200 S, is proposed as an approximately 0.36-acre lot containing an existing structure. The subdivision is located within and subject to the regulations of the R-8 Residential Zone

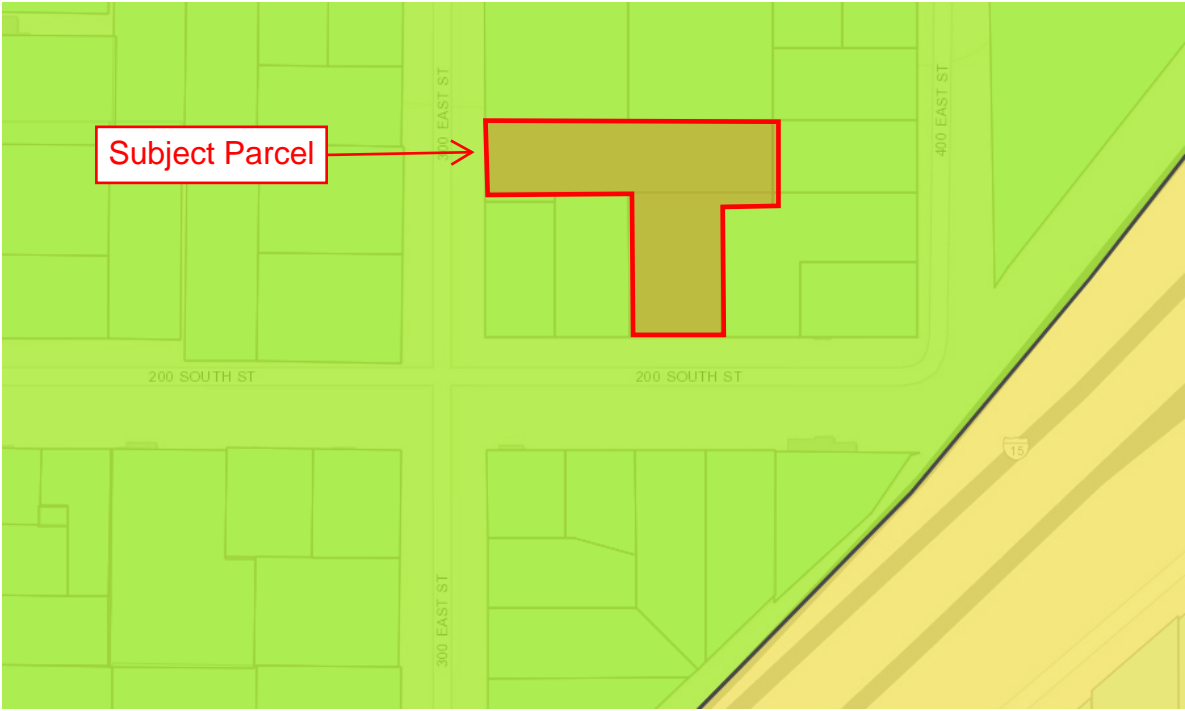
Santaquin City Code requires that all street improvements be put in with any new subdivision. The developer can request a deferral agreement that would defer the street improvements (i.e. sidewalk, curb and gutter, asphalt, etc.) to a later date. The deferral agreement is approved or denied by the City Council. The applicant hasn't yet informed 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

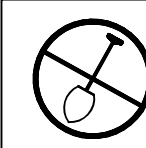
This is a subdivision concept review and is for the Planning Commission to give feedback to the developer. The review of the concept plan shall not constitute an approval of any kind.

Subdivisions with three lots or less may have a streamlined review process. After the concept review, the developer will need to submit final subdivision plans. The 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





NOTE: THE CONTRACTOR SHALL CALL "BLUE STAKES" 1-800-962-4111 AT LEAST 48 HOURS IN ADVANCE OF EXCAVATING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

Item 1.

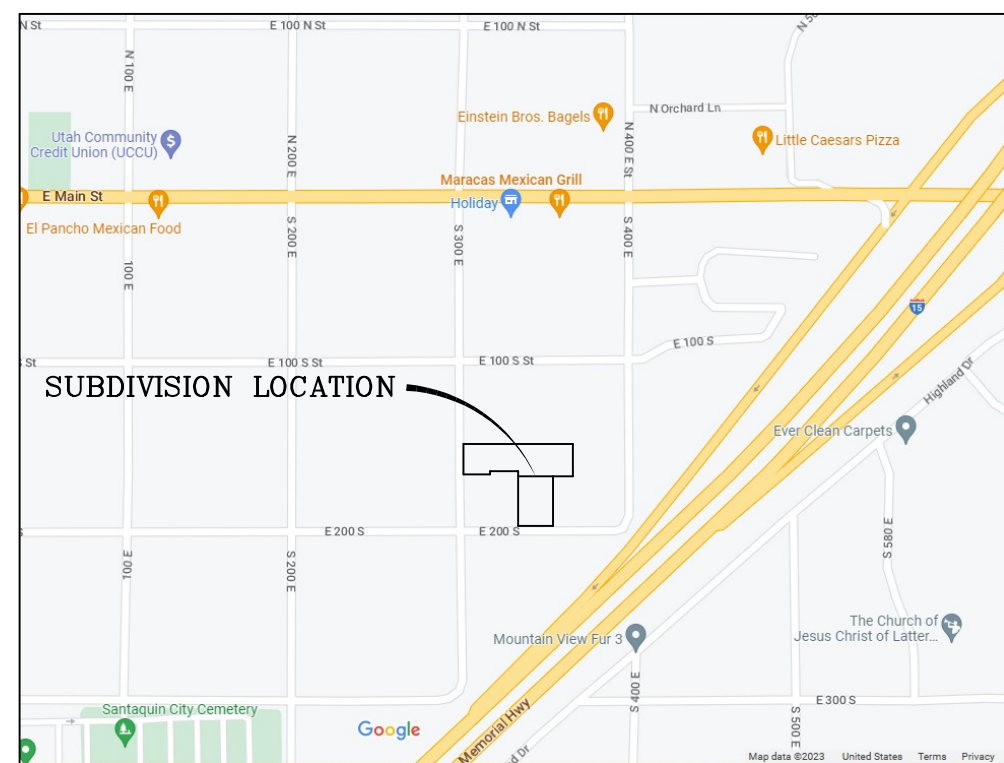
PLAT "A" Z.L. GOODALL SUBDIVISION AMENDED LOT 3

SANTAQUIN CITY, UTAH COUNTY, UTAH

SHEET #

SHEET NAME

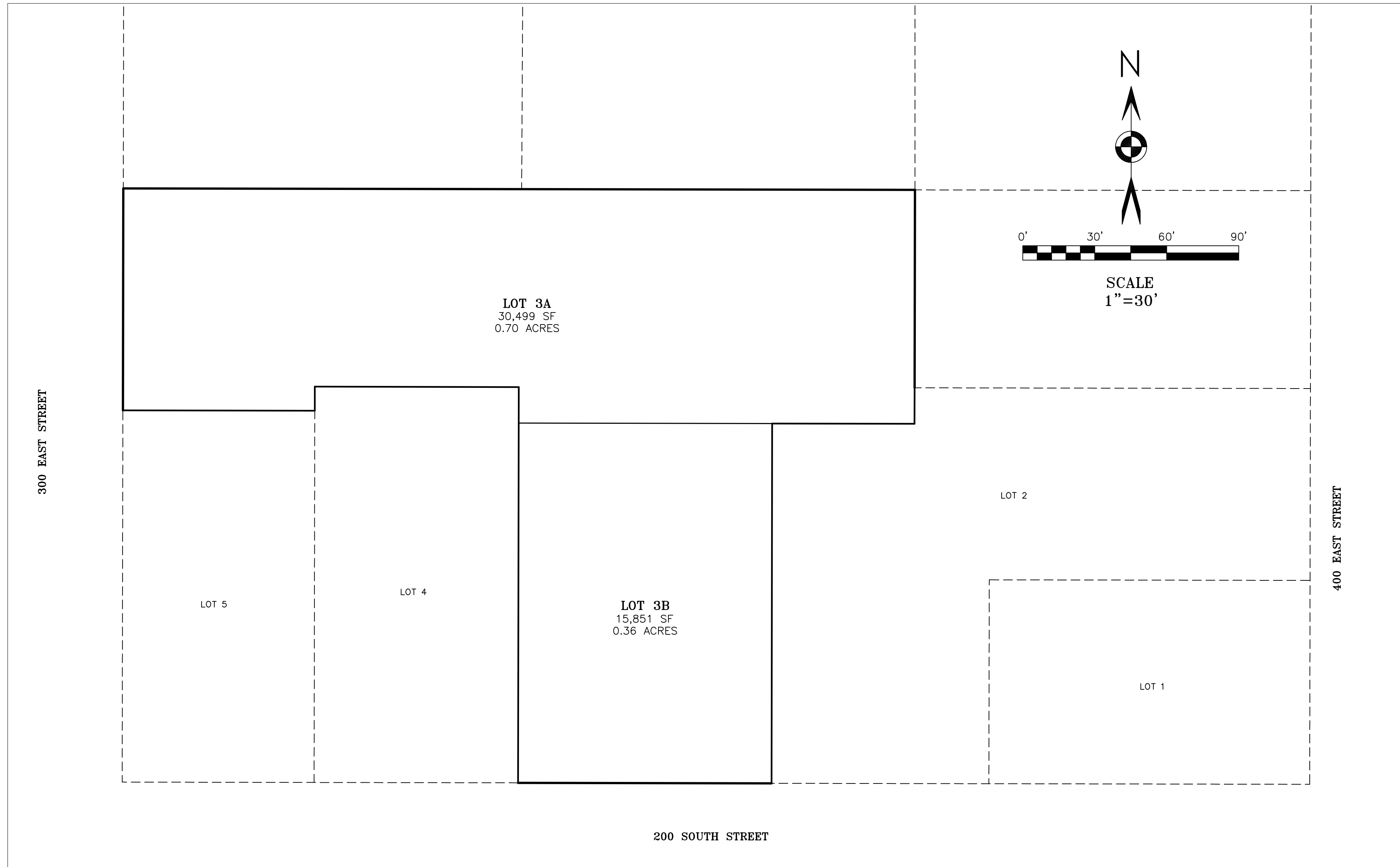
1	COVER SHEET
2	FINAL PLAT "A" AMENDED LOT 3
3	UTILITY PLAN



VICINITY MAP
-NTS-

DATA TABLE:
ZONING=R-8
TOTAL # OF LOTS=2
TOTAL ACREAGE=1.06

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



DEVELOPER:
MARC BING
801-420-7909
explodingmarc@gmail.com

ENGINEER/SURVEYOR:
LUDLOW ENGINEERING
435-623-0897
1451 S MAIN
NEPHI, UT 84648

REVISIONS

1.	4.
2.	5.
3.	6.

PROJECT NO.: LE 4237 SURVEYOR/DIRECTOR: D. PENROD
DATE: FEBRUARY 2023 FIELD SURVEYOR: M. JACOBSON
SCALE: N/A DRAWN: K. ROUNDY
REVISION: CHECKED: B. LUDLOW



LUDLOW ENGINEERING & ASSOCIATES

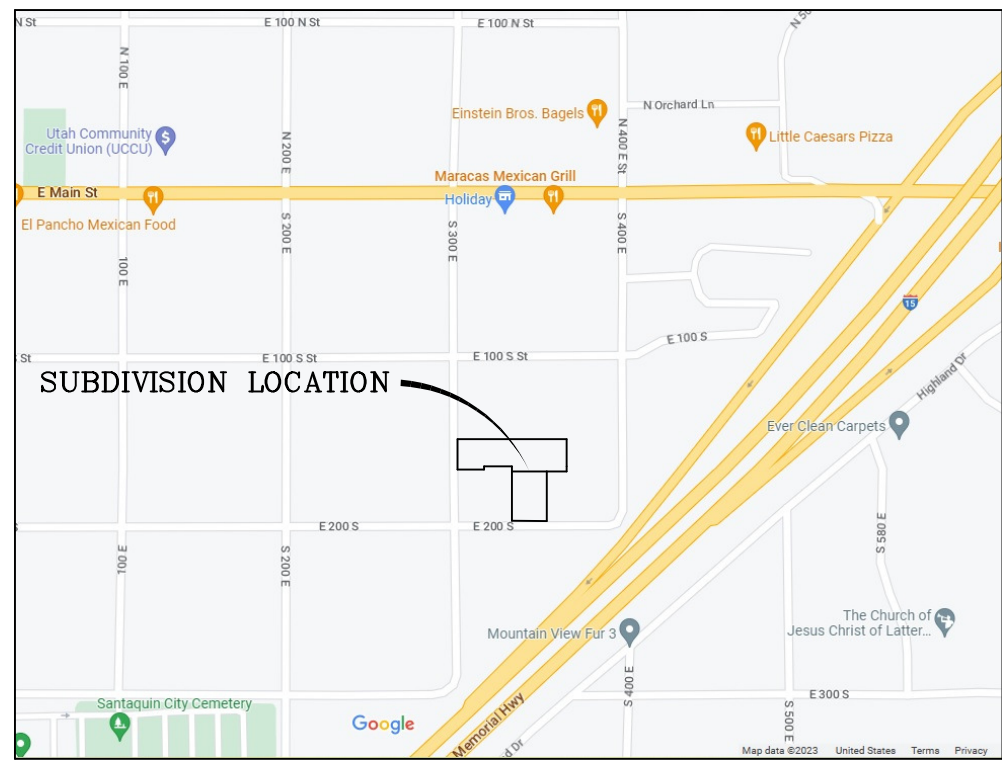
Subdivisions * Boundary Surveys * City Lot Surveys * ALTA Surveys
Claim Surveys * Control Networks * Construction Surveys * Topography
Civil * Sewer & Water Design * Residential & Commercial Structure
Subdivision Design * Site Plans * Road Design
1451 South Main, Nephi, Utah 84648 (435) 623-0897 FAX (435) 623-2381

COVER SHEET

PLAT "A" Z.L. GOODALL SUBDIVISION
AMENDED LOT 3

SECTION 1, T 10 S, R 1 E, SLB&M,
SANTAQUIN CITY, UTAH COUNTY, UTAH
FEBRUARY 2023

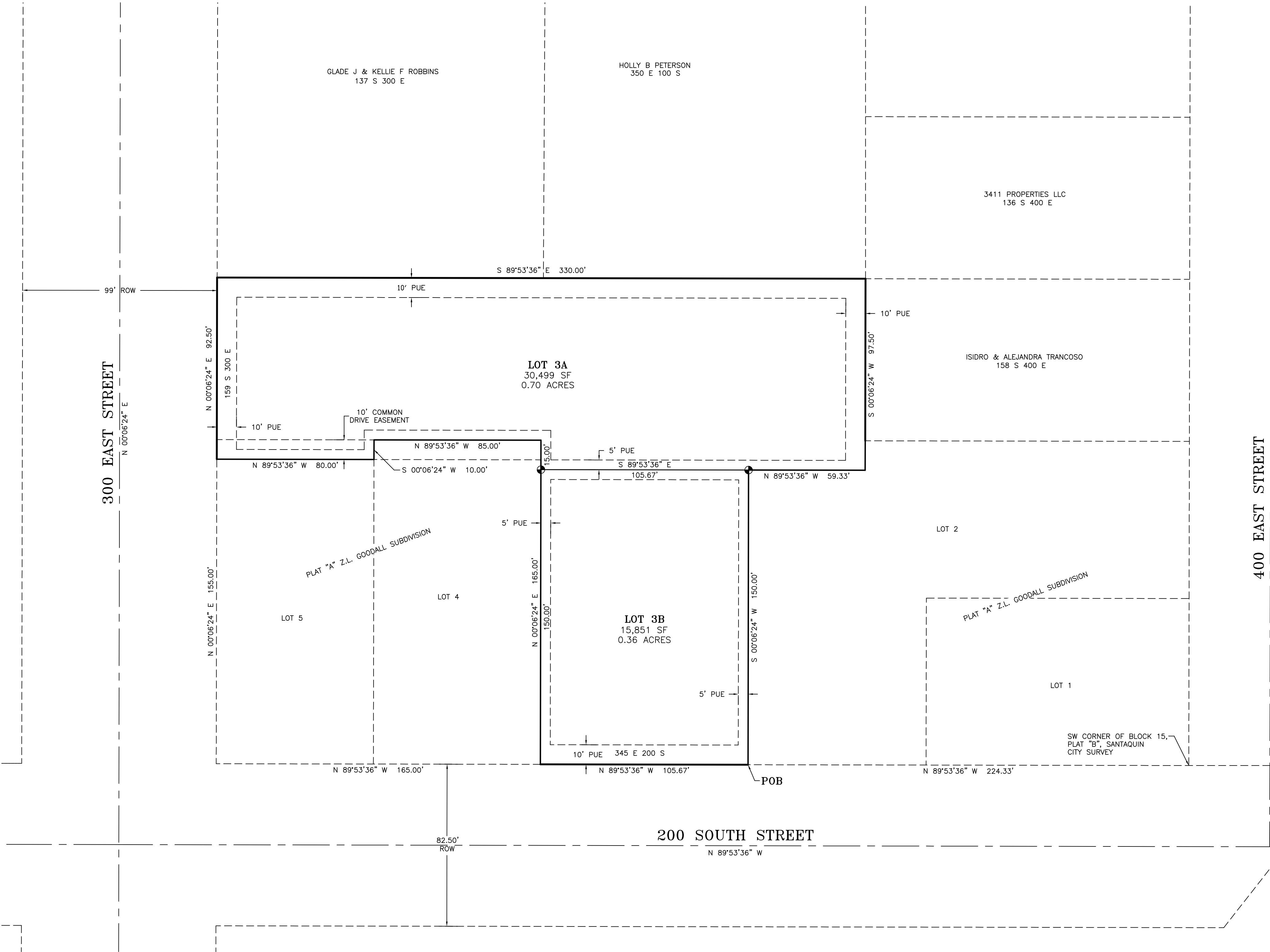
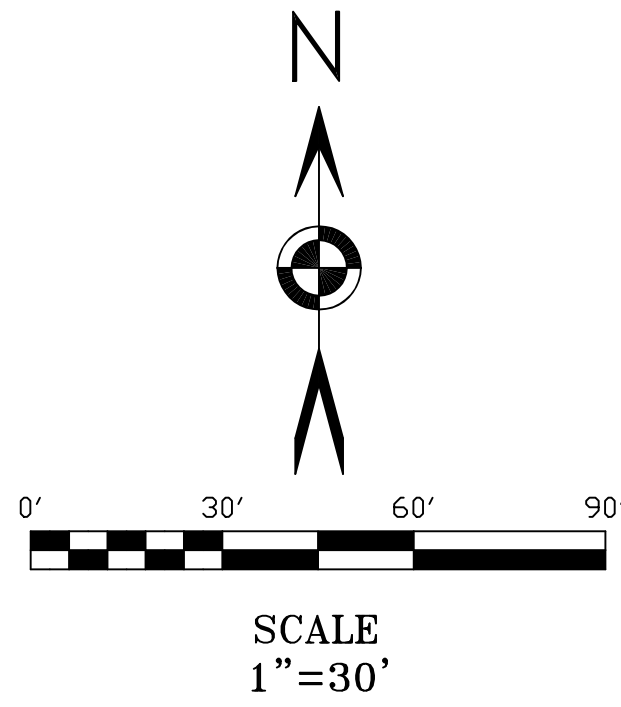
1



VICINITY MAP
-NTS-

PLAT "A" Z.L. GOODALL SUBDIVISION AMENDED LOT 3

- LEGEND
- = FOUND 5/8" REBAR WITH CAP
 - = SECTION CORNER
 - = LAND OWNER DEED DESCRIPTION LINE
 - = DESCRIBED BOUNDARY
 - = SETBACK
 - = EASEMENT
 - XXX N. = ADDRESS



SETBACK REQUIREMENTS:

- FRONT=
- 15.00' TO COVERED PORCHES
 - 20.00' TO LIVING AREA OR GARAGE SIDE
 - 25.00' TO GARAGE DOOR
- SIDE=8.00'
- REAR=25.00'

GENERAL NOTE:

THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED NEAR THIS PROPERTY. PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPACT THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.

DOMINION ENERGY

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

APPROVED THIS ____ DAY OF _____ 20____

BY: DOMINION ENERGY

TITLE: _____

CERTIFICATION

I Daryl N. Penrod, 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. 5331527. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, 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.

DARYL N. PENROD

DATE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES NORTH 1536.80 FEET AND WEST 107.14 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; SAID POINT BEING THE SOUTHWEST CORNER OF BLOCK 15, PLAT "B", SANTAQUIN CITY SURVEY; AND RUNNING THENCE ALONG THE SOUTH LINE OF SAID BLOCK N89°53'36"W 224.33 FEET TO THE TRUE POINT OF BEGINNING; AND CONTINUING THENCE ALONG THE SOUTH LINE OF SAID BLOCK N89°53'36"W 105.67 FEET TO THE SOUTHEAST CORNER OF LOT 4 OF THE PLAT "A" Z.L. GOODALL SUBDIVISION; THENCE N00°06'24"E 165.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE N89°53'36"W 85.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE S00°06'24"W 10.00 FEET TO THE NORTHEAST CORNER OF LOT 5 OF SAID SUBDIVISION; THENCE N89°53'36"W 80.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE N00°06'24"E 92.50 FEET TO THE MID-BLOCK LINE; THENCE S89°53'36"E 330.00 FEET ALONG THE MID-BLOCK LINE; THENCE S00°06'24"W 97.50 FEET TO THE NORTH LINE OF LOT 2 OF SAID SUBDIVISION; THENCE N89°53'36"W 59.33 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE S00°06'24"W 150.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.06 ACRES OF LAND.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENT 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. 20____.

MARC H. BING

DALAYN G. BING

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH

> s.s.

ON THE ____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, MARC H. BING AND DALAYN G. BING, THE SIGNERS OF THE FOREGOING CERTIFICATE WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF _____, A.D. 20____, BY
THE PLANNING COMMISSION.

CHAIRMAN

DIRECTOR / SECRETARY

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 TO ACCESS SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ROCKY MOUNTAIN POWER

DATE

CENTRACOM

DATE

CENTURY LINK

DATE

PLAT "A"

Z.L. GOODALL AMENDED LOT 3 SUBDIVISION

SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, S.L.B. & M.

SANTAQUIN CITY, UTAH COUNTY, STATE OF UTAH

SCALE 1"= 30 FEET

SURVEYOR

CITY/COUNTY ENGINEER

CLERK-RECORDER

NOTARY PUBLIC

COUNTY RECORDER'S CERTIFICATE

LUDLOW ENGINEERING & LAND SURVEYING

645 NORTH MAIN NEPHI, UTAH 84648
VOICE (435) 623-0897 FAX: (435) 623-2381
LE 4047

MEMORANDUM



To: Planning Commission

From: Camille Moffat, Planner I

Date: March 28, 2023

RE: **Ridley's Phase 3 Commercial Subdivision Preliminary/Final Review**

Zone: C-1

Size: 3.30

Lots: 2

The proposed Ridley's Phase 3 Subdivision is located at approximately 500 East and Main Street. The proposed commercial subdivision is in the C-1 zone and consists of 2 lots on approximately 3.30 acres. There are no minimum or maximum frontage or lot size requirements in the C-1 land use regulations.

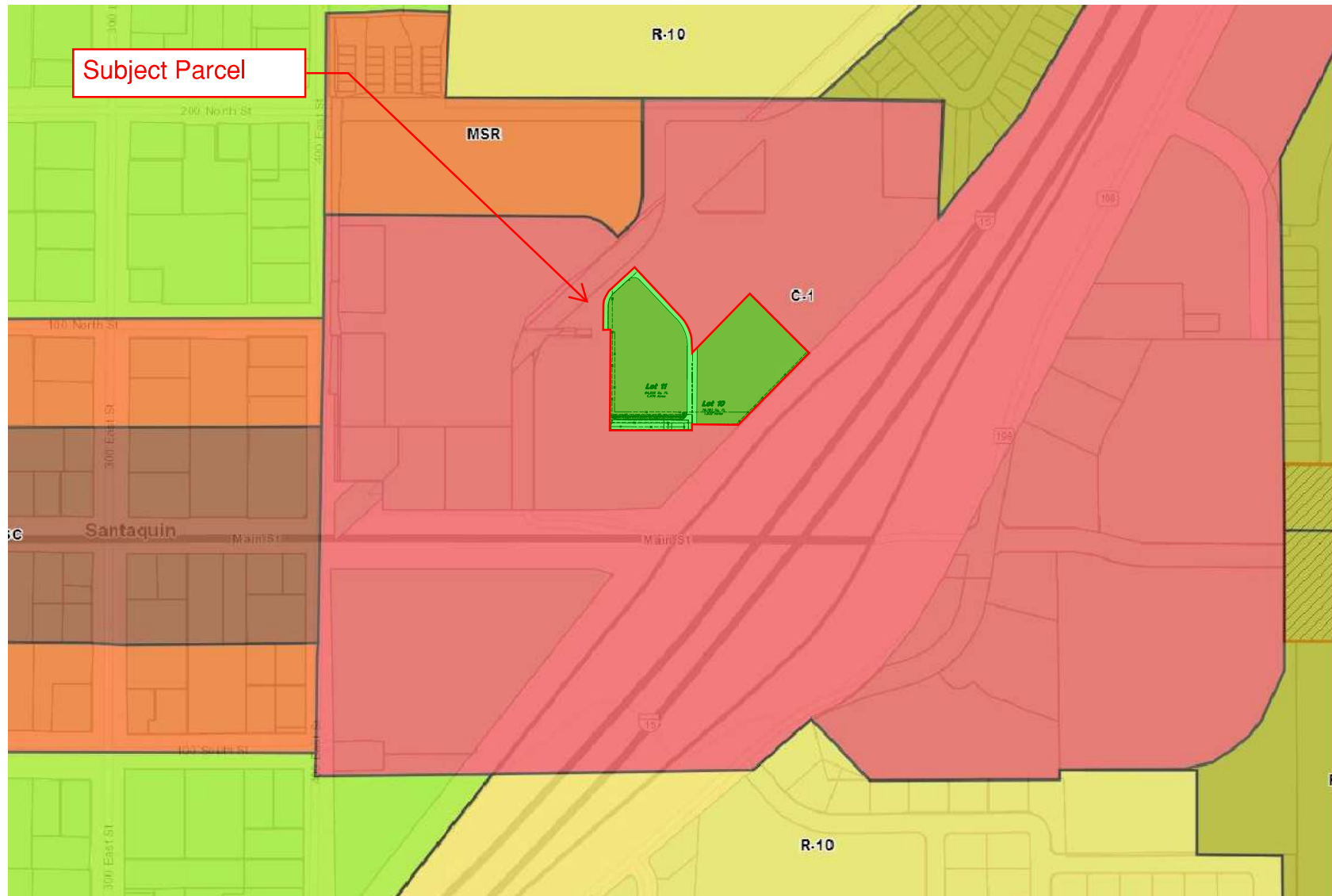
Subdivisions with three lots or less can combine preliminary and final plans into one submittal. This development qualifies for this streamlined process. The final plans were reviewed by the Development Review Committee on March 14, 2023 and a positive recommendation was forwarded to the Planning Commission. The Planning Commission will be the land use authority for the subdivision.

Recommended Motion: "Motion to approve Ridley's Phase 3 Commercial Subdivision with the following condition:

- All redlines be addressed

Attachments:

1. Zoning and Location Map
2. Preliminary/Final Plans



***500 East Main Street
Santaquin, UT, 84655***



Civil Sheet Index

C0.0	Cover Sheet
	Subdivision Plat
C0.1	Demolition Plan
C1.0	Phasing Plan
C1.1	Site Plan
C2.1	Grading Plan
C3.0	Overall Utility Plan
C3.1	Sewer Main Plan and Profile
C3.2	Water Main Plan and Profile
C4.1	Details
C5.1	Erosion Control Plan

Abbreviations

<i>BCR</i>	<i>Begin Curb Return</i>	<i>PT</i>	<i>Point of Tangency</i>
<i>BOL</i>	<i>Bollard</i>	<i>PVC</i>	<i>Polvinyl Chloride</i>
<i>BRW</i>	<i>Finish Grade – Bottom of Retaining Wall</i>	<i>PVI</i>	<i>Point of Vertical Intersection</i>
<i>CATV</i>	<i>Cable Television Box</i>	<i>RCP</i>	<i>Reinforced Concrete Pipe</i>
<i>CB</i>	<i>Catch Basin</i>	<i>RD</i>	<i>Roof Drain</i>
<i>CMP</i>	<i>Corrugated Metal Pipe</i>	<i>SB</i>	<i>Signal Box</i>
<i>COB</i>	<i>Cleanout Box</i>	<i>SD</i>	<i>Storm Drain</i>
<i>COTG</i>	<i>Cleanout to Grade</i>	<i>SDMH</i>	<i>Storm Drain Manhole</i>
<i>EA</i>	<i>Edge of Asphalt</i>	<i>SMH</i>	<i>Sewer Manhole</i>
<i>EB</i>	<i>Electrical Box</i>	<i>SP</i>	<i>Signal Pole</i>
<i>EC</i>	<i>End of Curve</i>	<i>SS</i>	<i>Sanitary Sewer</i>
<i>ECR</i>	<i>End Curb Return</i>	<i>SVZ</i>	<i>Sight Visibility Zone</i>
<i>GB</i>	<i>Grade Break</i>	<i>SW</i>	<i>Secondary Water</i>
<i>GM</i>	<i>Gas Meter</i>	<i>TA</i>	<i>Top of Asphalt</i>
<i>HB</i>	<i>Hose Bib</i>	<i>TB</i>	<i>Telephone Box</i>
<i>HP</i>	<i>High Point</i>	<i>TBC</i>	<i>Top Back of Curb</i>
<i>I</i>	<i>Irrigation Line</i>	<i>TG</i>	<i>Top of Grate</i>
<i>ICB</i>	<i>Irrigation Control Box</i>	<i>TMH</i>	<i>Telephone Manhole</i>
<i>Lip</i>	<i>Lip of Gutter</i>	<i>TP</i>	<i>Top of Concrete</i>
<i>LP</i>	<i>Light Pole</i>	<i>TRW</i>	<i>Finish Grade – Top of Retaining Wall</i>
<i>MH</i>	<i>Manhole</i>	<i>TW</i>	<i>Top of Walk</i>
<i>Mon</i>	<i>Monument</i>	<i>VC</i>	<i>Vertical Curve</i>
<i>PC</i>	<i>Point of Curvature</i>	<i>VPC</i>	<i>Vertical Point of Curve</i>
<i>PCC</i>	<i>Point of Compound Curvature</i>	<i>VPT</i>	<i>Vertical Point of Tangency</i>
<i>PI</i>	<i>Point of Intersection</i>	<i>WL</i>	<i>Waterline</i>
<i>PM</i>	<i>Power Meter</i>	<i>WP</i>	<i>Working Point</i>
<i>PP</i>	<i>Power Pole</i>	<i>WV</i>	<i>Water Valve</i>

Legend

Proposed Curb & Gutter		Existing Improvements	
Proposed Open Face C & G		Existing Asphalt	
Proposed Asphalt		Existing Concrete	
Proposed Concrete		Existing Inlet Box	
Proposed Truncated Domes		Existing Catch Basin	
Proposed Inlet Box		Existing Manhole	
Proposed Catch Basin		Existing Fire Hydrant	
Proposed Manhole		Existing Water Valve	
Proposed Transformer		Existing Overhead Power Line	
Proposed Meter Box		Existing Water	
Proposed Water Meter		Existing Secondary Water	
Proposed Combo Box		Existing Sewer	
Proposed Fire Hydrant		Existing Storm Drain	
Proposed Water Valve		Existing Gas	
Proposed Water Line		Existing Power	
Proposed Sanitary Sewer		Existing Telephone	
Proposed Storm Drain		Existing Fence	
Proposed Conduit Line		Flowline	
Proposed Power Line		Centerline	
Proposed Gas Line		Existing Contour	
Proposed Fire Line		Existing Spot	
Proposed Secondary Water Line		Existing Light Pole	
Proposed Roof Drain		Existing Street Light	
Proposed Fence		Existing Building	
Ridge Line		Existing Telephone Box	
Grade Break		Existing Power Meter	
Proposed Contour		Existing Electrical Box	
Direction of Drainage		Existing Electrical Cabinet	
Proposed Spot		Existing Gas Meter	
ADA Accessible Route		Existing Water Meter	
Property Line		Existing Irrig. Control Box	
Sawcut Line		Existing Bollard	
Proposed Light Pole		Existing Hose Bib	
Proposed Street Light		Working Point	
Proposed Building		Existing Deciduous Tree	
Existing Power Pole		Existing Coniferous Tree	
Existing Power Pole w/ Guy		Detail Number	
Existing Utility Marker		Sheet Number	
Existing Post			

Santaquin City Notes

It is important for the developer and the general contractor to understand that it is his/her responsibility to ensure that all improvements installed within this development are constructed in full compliance with all state and Santaquin City codes, ordinances and standards. This fact does not relieve the developer or general contractor from full compliance with all minimum state and Santaquin City standards.

Santaquin City Note to Developers & General Contractors
All recommendations made in the provided geotechnical report/study shall be followed explicitly during construction of building and site improvements.

Property Owner

CJM Limited
621 Washington Street South
Twin Falls, Idaho 83301-5519

Cover Sheet

Ridley's Subdivision Phase 3

500 East and Main Street
Santaquin, Utah County, Utah

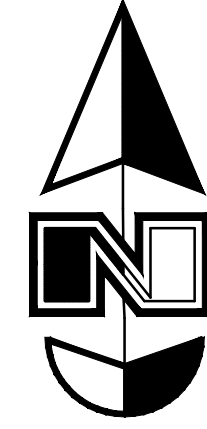
20 Mar, 2023

SHEET NO.

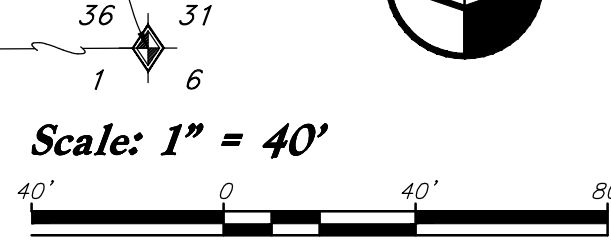
CO.0

Ridley's Subdivision, Plat C

A part of Parcel A, Ridley's Subdivision, being a part of the Northeast Quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, City of Santaquin, Utah County, Utah
2023



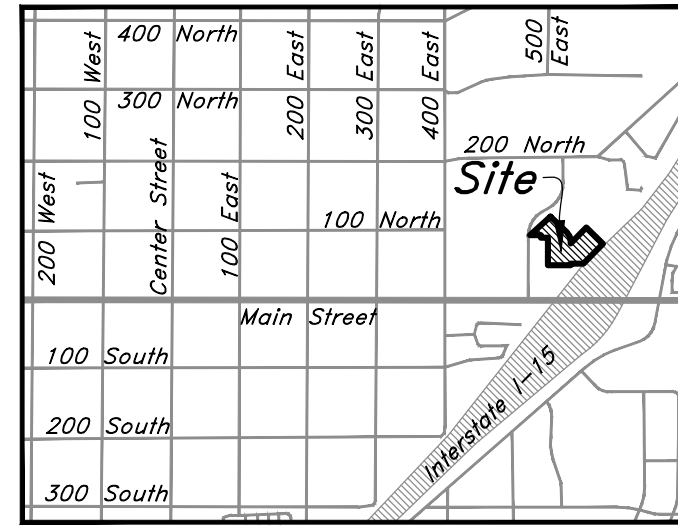
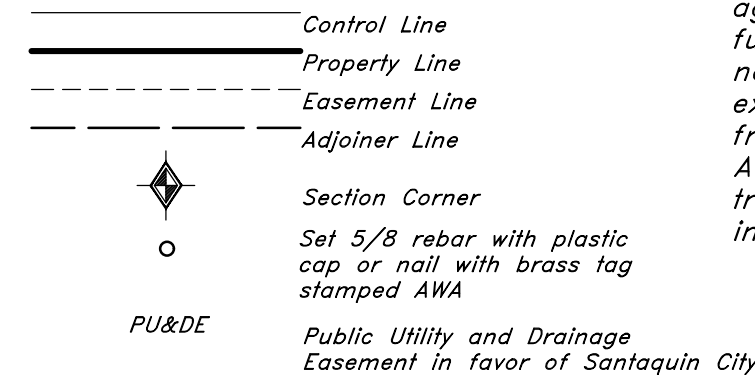
North Quarter Corner Section 1,
T10S, R1E, SL&M, U.S. Survey
(found brass cap monument)



Note

This property is located in an agricultural community in which normal agricultural uses and activities are common and part of the identity of Santaquin City. It can be anticipated that such agricultural uses and activities may now or in the future be conducted near this property. Property Owners need to understand and acknowledge that they may experience annoyance or inconvenience which may result from such normal agricultural uses and activities. Additionally, property Owners must refrain from trespassing on private property which can negatively impact the integrity of agricultural lands and businesses.

Legend



Vicinity Map (Not to Scale)

Narrative

This Subdivision was requested by C/JM Limited Liability Limited Partnership in order to create 2 Lots out of the remaining portion of Parcel A of the underlying Plat A subsequent to Plat B.

A line between monuments found for North Quarter Corner and the Northeast Corner of Section 1 was assigned the UCS bearing of North 89°42'20" East as the Basis of Bearings.

This subdivision retraces and honors the underlying 2020 Ridley's Subdivision and the adjacent 2022 Ridley's Subdivision, Plat B.

Property corners will be set upon completion of site construction.

Rocky Mountain Power

- Pursuant to Utah Code Ann. 54-3-27 this plat conveys to the Owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described herein.
- Pursuant to Utah Code Ann. 17-27A-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains Public Utility Easements and approximates the location of the Public Utility Easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not effect any right that Rocky Mountain Power has under:

- A recorded easement or Right-of-Way
- The law applicable to prescriptive rights
- Title 54, Chapter 8a, damage to underground utility facilities or
- Any other provision of law

Approved this ____ day of ____, 20__.

Rocky Mountain Power Company

By: _____

Title: _____

Dominion Energy

a Questar Corporation

Questar Gas Company, aka Dominion Energy Utah, hereby approves this plat solely for the purpose of confirming that the plat contains public utility easements. 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 including prescriptive rights and other rights, obligations of 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 owner Dedication or in 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 at 1-800-366-8532.

Approved this ____ Day of ____, A.D. 20__

By: _____

Title: _____
DOMINION ENERGY, a Questar Corporation

LUMEN

Approved by Lumen this ____ Day of ____, A.D. 20__

Lumen

Acknowledgment

State of _____
County of _____

On this ____ day of ____, 20__, personally appeared before me, Donald Mark Ridley the signer of the foregoing instrument, who duly acknowledged to me that he is an Authorized Partner of C/JM Limited Liability Limited Partnership, and is authorized to execute the foregoing Dedication in its behalf and that he executed it in such capacity.

Notary Public Full Name: _____

Commission Number: _____

My Commission Expires: _____

A Notary Public Commissioned in Idaho

A Notary Public

Surveyor's Certificate

I, David M. Hamilton, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold License No. 12966234 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify for, and on behalf of AWA that by authority of the Owners I have retraced Utah County Record of Survey No. _____, being a survey of the property described on this Subdivision Plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as
Ridley's Subdivision, Plat C

Description

A part of Parcel A, Ridley's Subdivision, recorded as Entry No. 111268:2020 and as Map No. 17189 in the Official Records of Utah County, being a part of the Northeast Quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, in Santaquin City, Utah County, Utah:

Beginning at the Southeast Corner of Lot 8 on the North line of Lot 7 of Ridley's Subdivision, Plat B, recorded as Entry No. 53861:2022 and as Map No. 18320 in the Official Records of Utah County, located 2,338.25 feet South 0°30'50" East along the Quarter Section Line; and 789.90 feet South 89°49'57" East from a Brass Cap Monument found marking the North Quarter Corner of said Section 1; and running thence North 0°10'03" East 261.96 feet along the Easterly line of said Lot 8 to the Northeast corner thereof; thence North 89°49'57" West 67.10 feet along the Northerly line of said Lot 8 to the Westerly line of said Parcel A; thence along the Westerly and Southerly lines of said Parcel A the following five courses: North 22.20 feet; North 89°16'32" West 45.00 feet; North 0°11'51" East 0.98 feet; North 89°35'47" West 57.22 feet to the Easterly line of 500 West Street as it exists at 31.00 foot half-width; and North 47°49'20" East 262.01 feet along said Easterly line; thence South 45°25'49" East 219.11 feet to a point of curvature; thence Southeasterly along the arc of a 115.00 foot radius curve to the right a distance of 91.52 feet (Central Angle equals 45°35'52" and Long Chord bears South 22°37'53" East 89.12 feet) to a point of tangency; thence South 0°10'03" West 21.34 feet; thence North 44°34'11" East 213.10 feet; thence South 45°25'49" East 220.58 feet to the Northwesterly line of Interstate Highway I-15; thence South 44°34'11" West 263.70 feet along said Northwesterly line to the Northeast corner of Lot 9 of said Ridley's Subdivision, Plat B; thence along the Northerly line of said Plat B the following three courses; North 89°49'57" West 122.19 feet; South 0°10'03" West 15.00 feet; and North 89°49'57" West 215.34 feet to said Southeast corner of Lot 8 and the point of beginning.

Contains 160,084 sq. ft.
or 3.675 acres
2 Lots

Date: _____

David M Hamilton
Utah PLS No. 12966234

Owner's Dedication and Consent to Record

Know all men by these presents that I, the undersigned Owner of the hereon described tract of land, hereby set apart and subdivide the same into Lots as shown on this plat and name said plat

Ridley's Subdivision, Plat C

and do hereby, grant and convey to the City of Santaquin all those parts or portions of said tract of land designated as public utility easements as shown hereon to be used for the installation, maintenance and operation of Public Utility service lines.

In witness whereby I have hereunto set my hand
This ____ Day of ____, A.D. 20__.

C/JM Limited Liability Limited Partnership

by: Donald Mark Ridley
its: Authorized Partner

Approval By Legislative Body

The City Council of the City of Santaquin, County of Utah, approves this subdivision subject to the conditions and restrictions stated hereon, and hereby accepts the Dedication of all streets, easements, and other parcels of land intended for the public purpose of the perpetual use of the public.

This ____, day of ____, A.D. 20__.

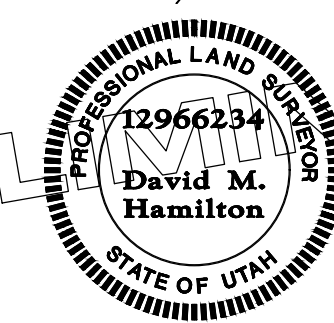
City Mayor

Attest
City Recorder (See Seal Below)

Ridley's Subdivision, Plat C

A part Parcel A, Ridley's Subdivision, located in the Northeast Quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, City of Santaquin, Utah County, Utah

Surveyors Seal

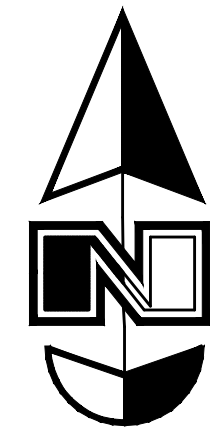


City Engineer Seal

Clerk-Recorder Seal



2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net



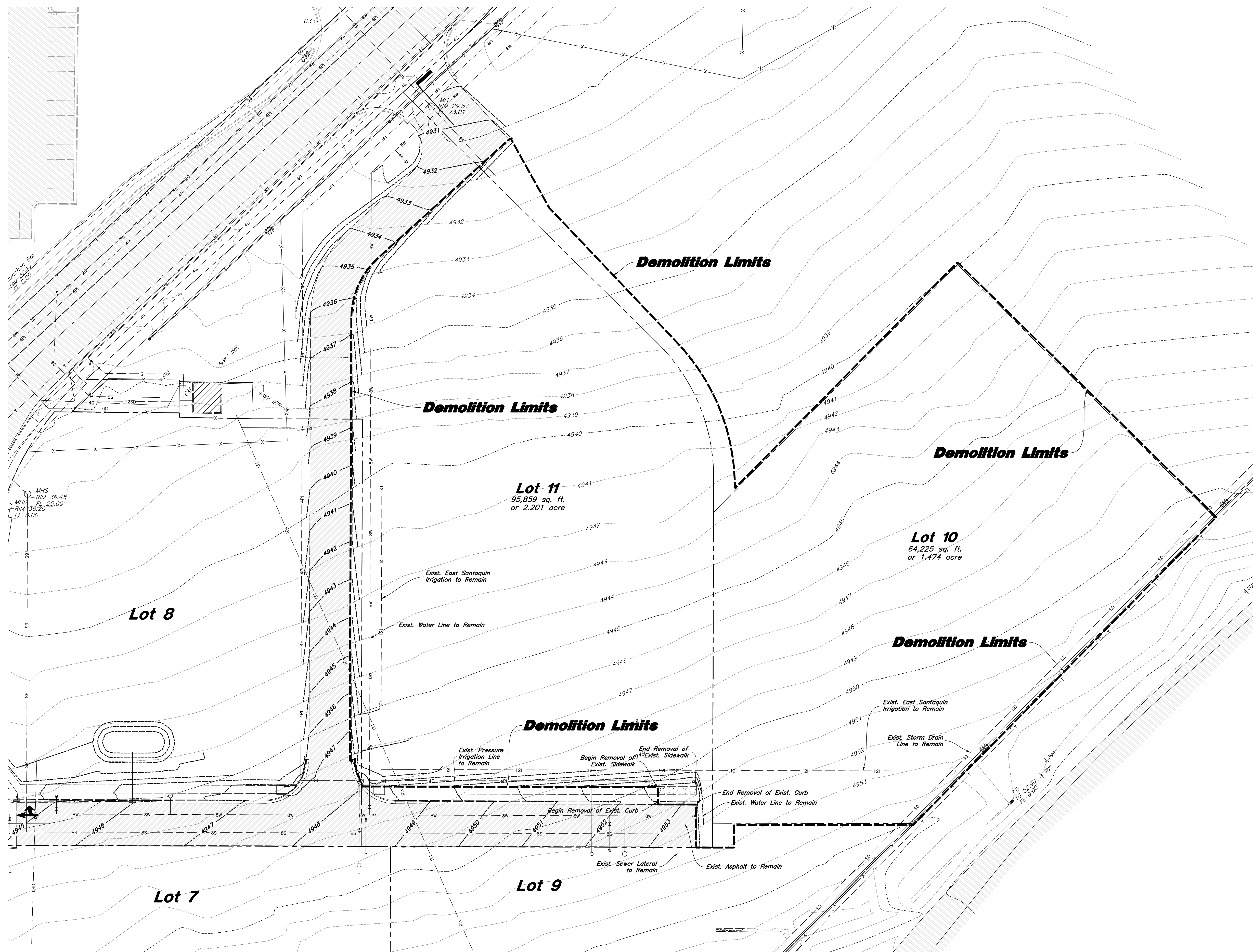
Scale: 1" = 30'

**General Demolition Notes:**

1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures to be cleared from site unless otherwise shown.
4. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
5. Excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.
6. Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise.
7. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
8. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
9. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
10. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
11. Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
12. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
13. Install traffic warning devices as needed in accordance with local standards.
14. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
15. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.
16. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

CAUTION :

The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.



REV	DATE	DESCRIPTION

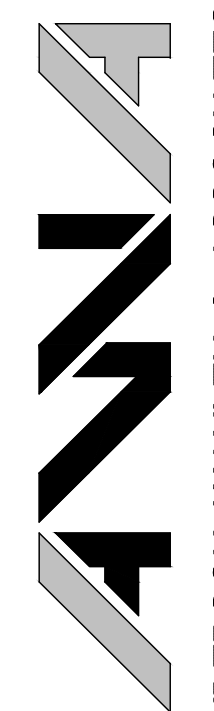
Designed by: SY

Drafted by: KF

Client Name:

CJM Limited

22-194 DM

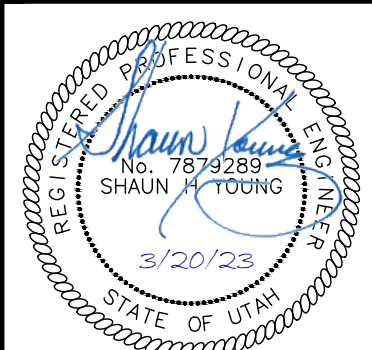


ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 321-8529 - AWaengineering.net

Demolition Plan

Ridley's Subdivision Phase 3

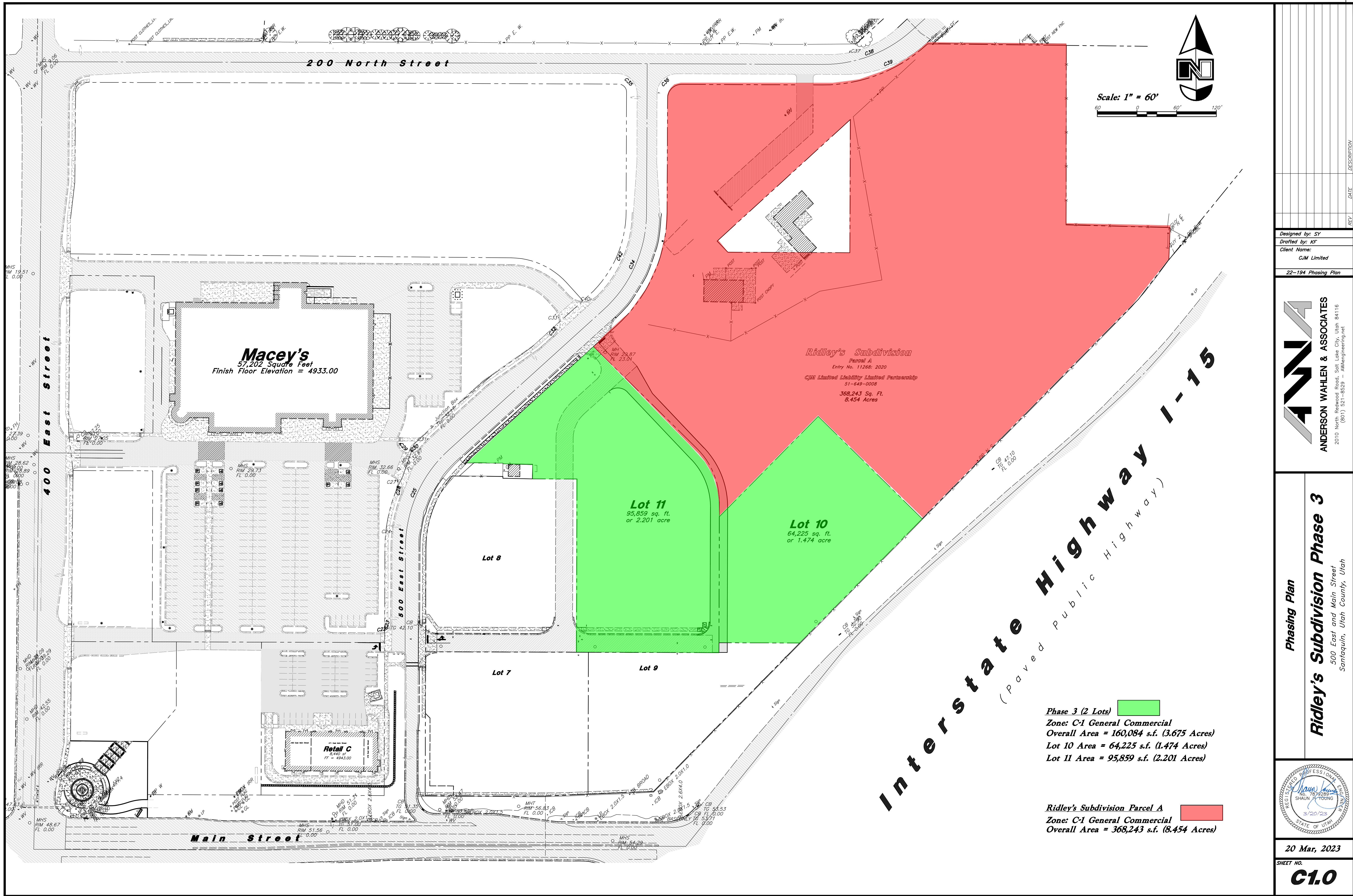
500 East and Main Street
Santaquin, Utah County, Utah

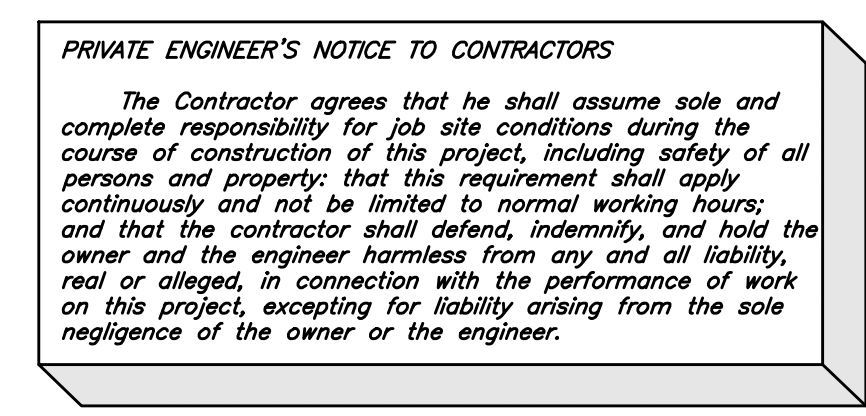


20 Mar, 2023

SHEET NO.

C0.1

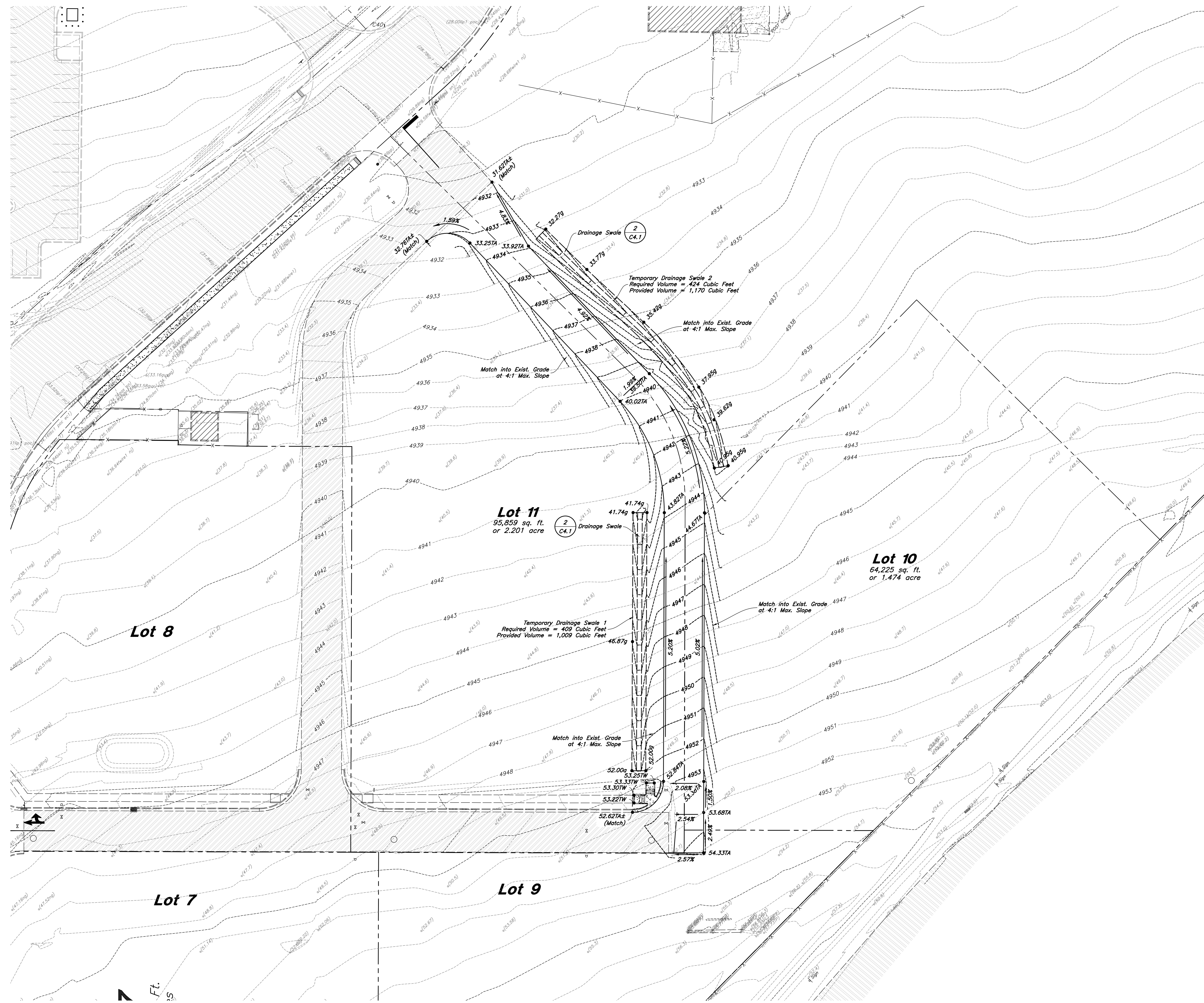





20 Mar, 2023

SHEET NO.

C1.1



Scale: 1" = 30'

General Grading Notes:

1. All grading shall be in accordance with the project geotechnical study.
2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
5. Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
6. Fills shall be banded into competent material as per specifications and geotechnical report.
7. All trench backfill shall be tested and certified by a Geotechnical Engineer.
8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permittee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
18. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
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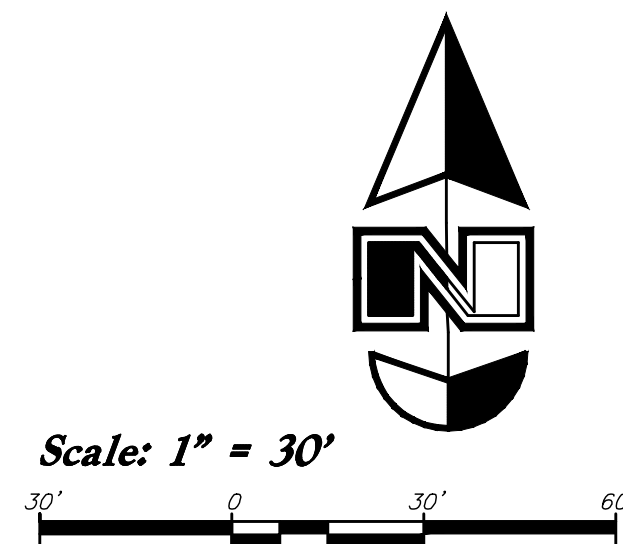
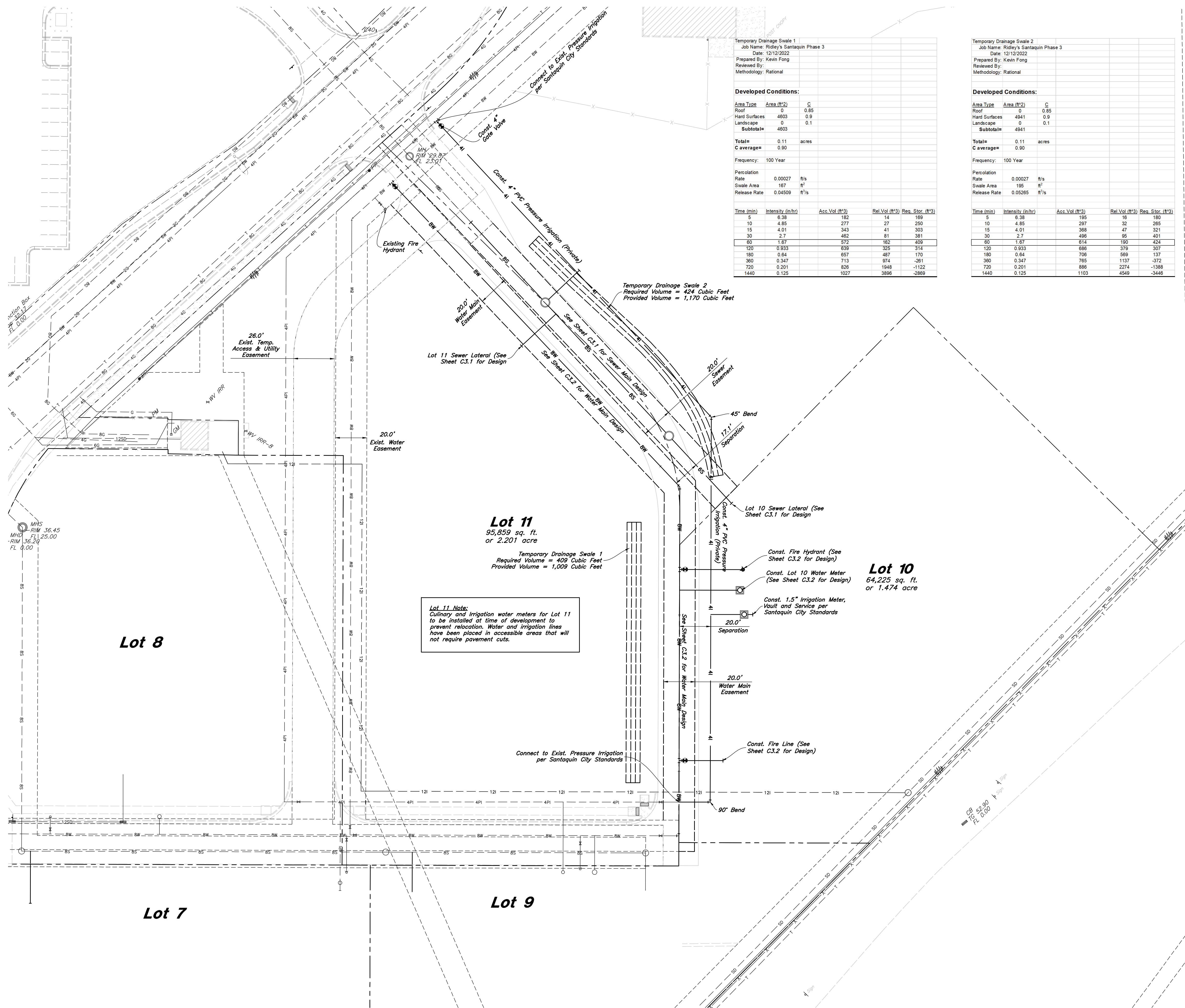
Grading Plan
Ridley's Subdivision Phase 3
500 East and Main Street
Santaquin, Utah County, Utah

REGISTERED PROFESSIONAL
No. 78793881
SHAUN A. YOUNG
3/20/23
STATE OF UTAH

20 Mar, 2023

SHEET NO.

C2.1



General Utility Notes:

1. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
2. Coordinate all utility connections to building with plumbing plans and building contractor.
3. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
4. All catch basin and inlet box grates are to be bicycle proof.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
2. Copper Pipe (Up to 3 inches diameter): Type 'K.'

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter); AWWA C900, Class 200

Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type FSM, SDR 35

Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

Onsite Utility Connection Notes:

1. Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
2. Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation
3. Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.

CAUTION :

The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.



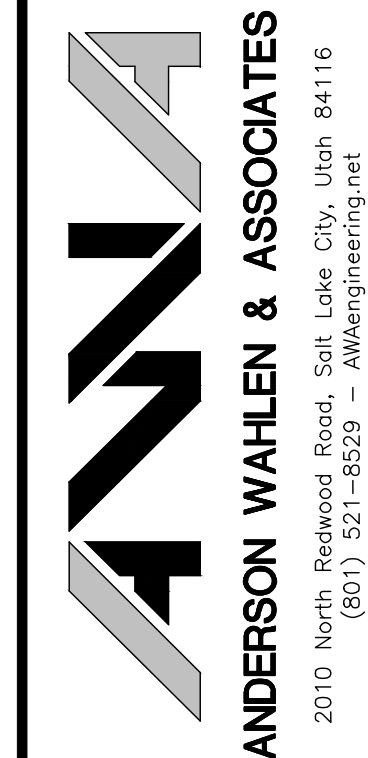
Designed by: SY

Drafted by: KF

Client Name:

CJM Limited

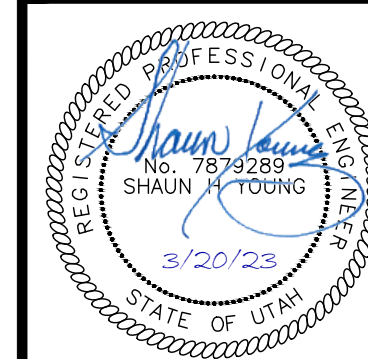
22-194 UT



Overall Utility Plan

Ridley's Subdivision Phase 3

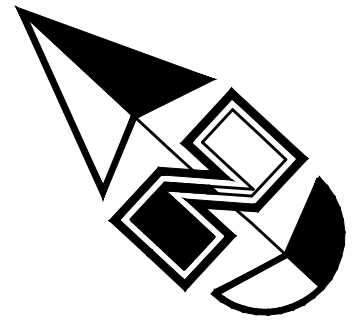
500 East and Main Street
Santaquin, Utah County, Utah



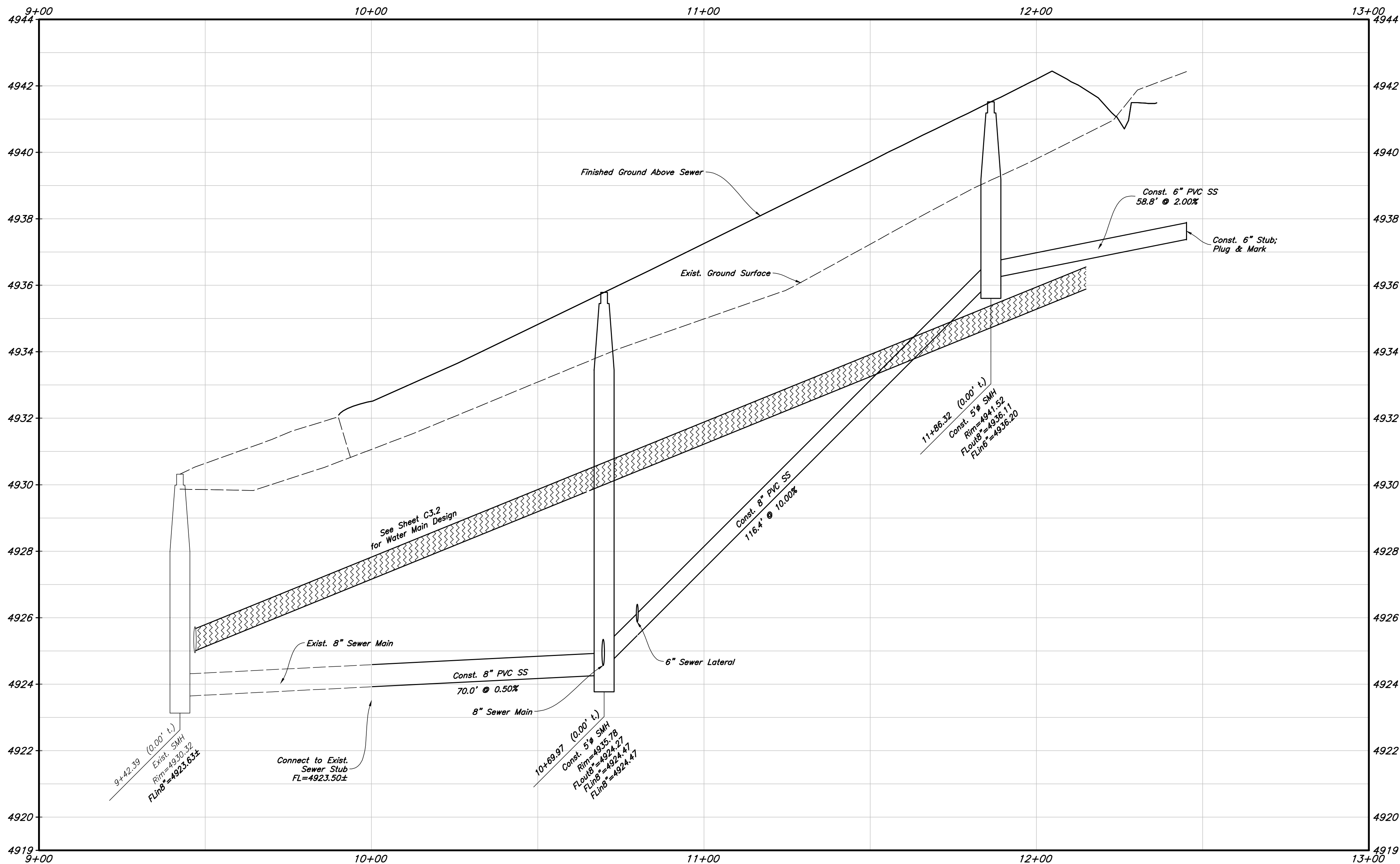
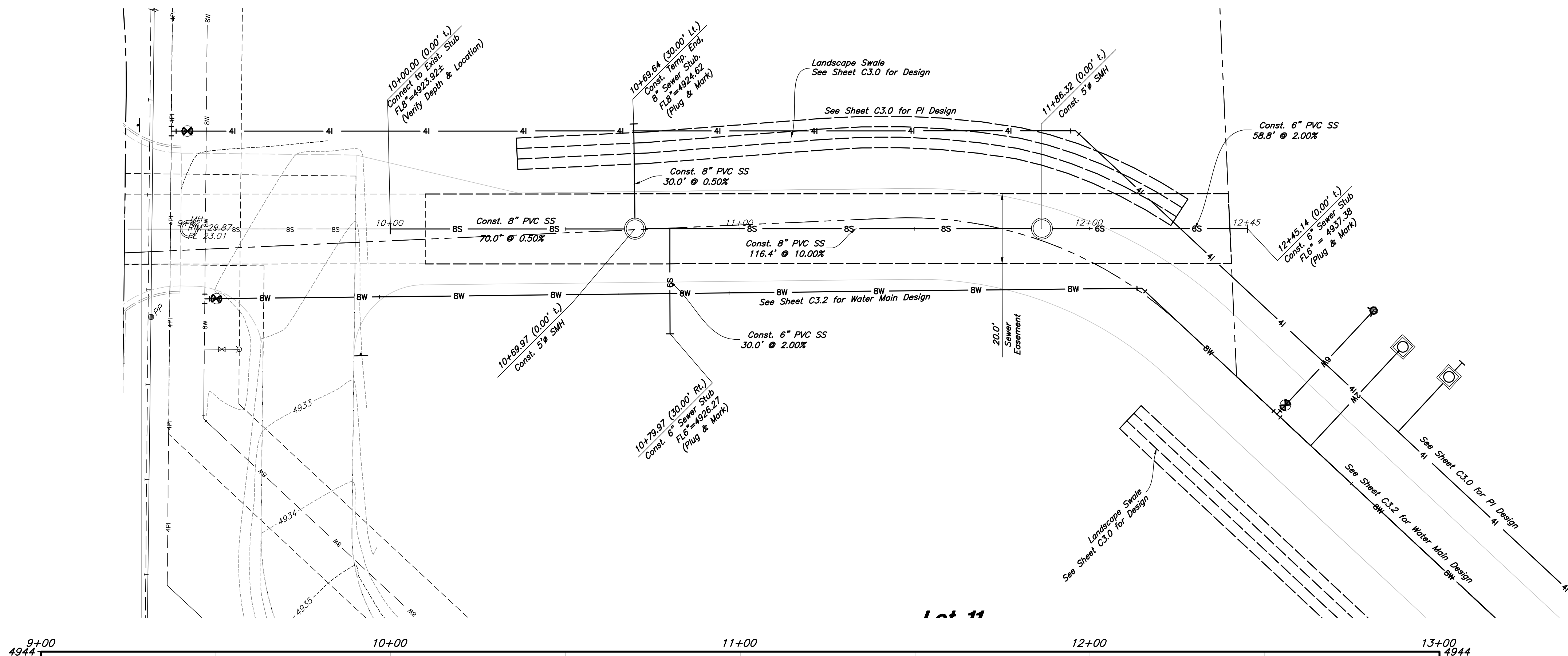
20 Mar, 2023

SHEET NO.

C3.0

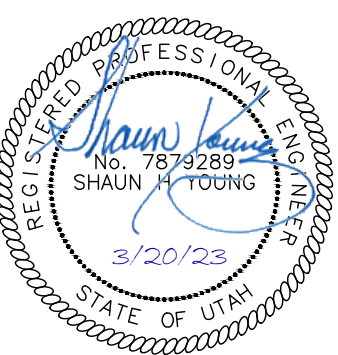


Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 2'

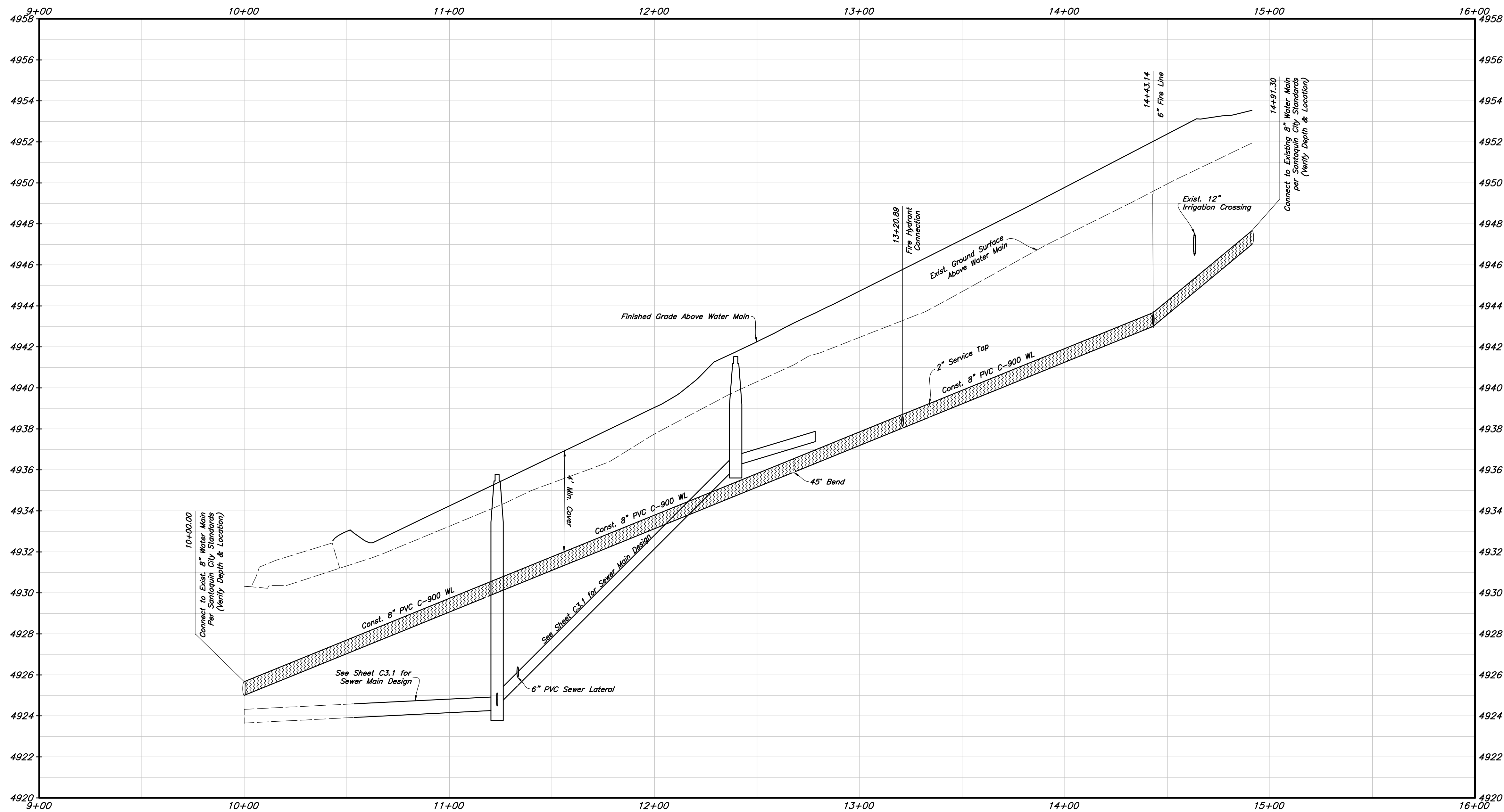
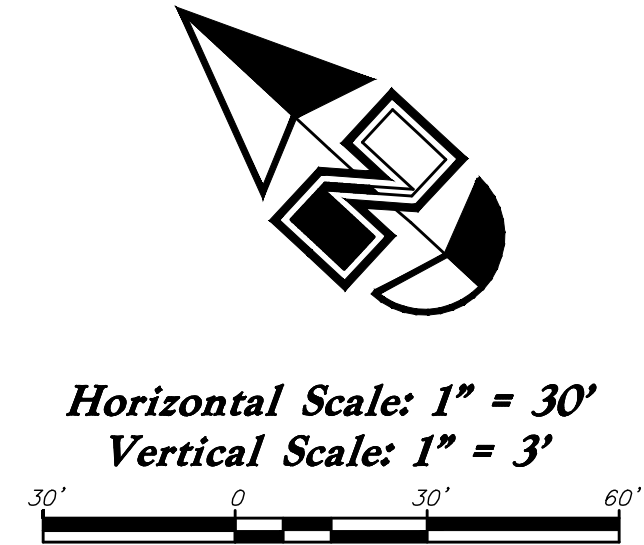
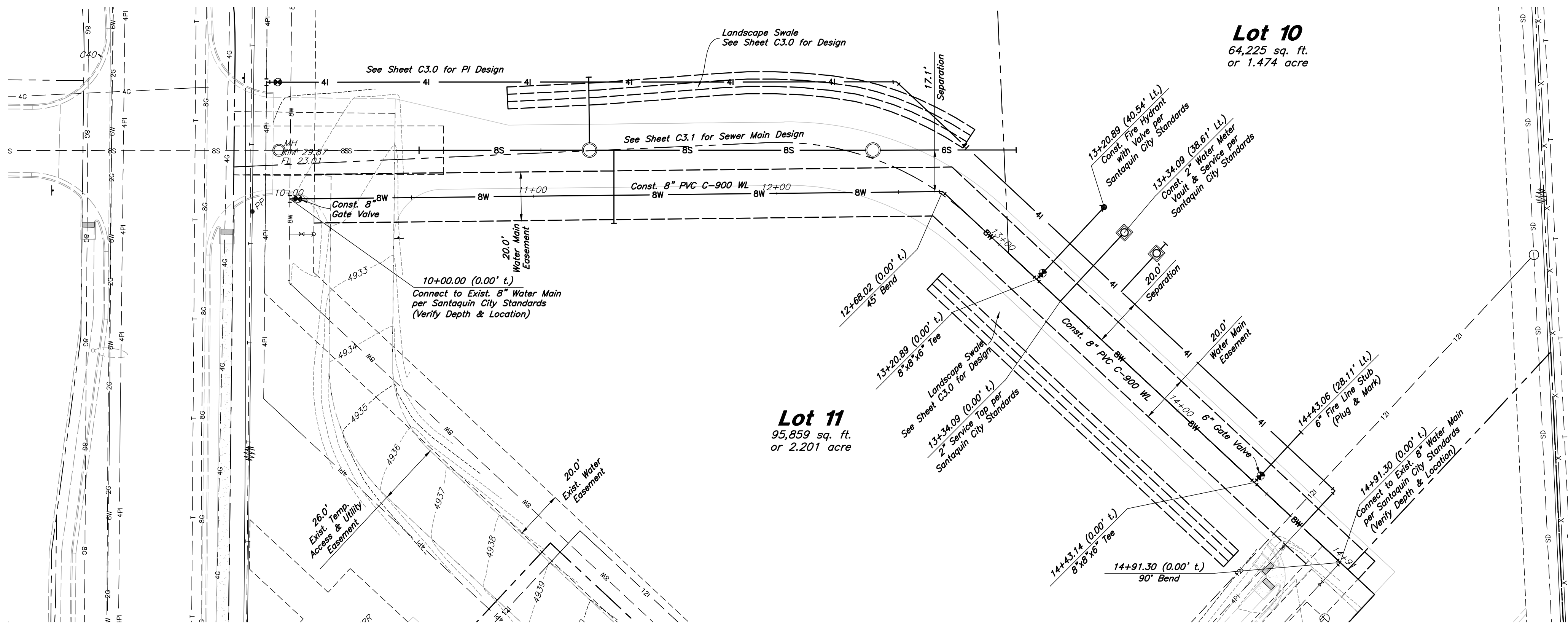


ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Sewer Main Plan & Profile
Ridley's Subdivision Phase 3
500 East and Main Street
Saratoga, Utah County, Utah



20 Mar, 2023
SHEET NO.
C3.1



ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWaEngineering.net

Water Main Plan & Profile
Ridley's Subdivision Phase 3
500 East and Main Street
Santaquin, Utah County, Utah

REGISTERED PROFESSIONAL ENGINEER
No. 78703881
SHAUN A. YOUNG
3/20/23
STATE OF UTAH

20 Mar, 2023
SHEET NO.
C3.2

Santaquin City Std. Dwg. W1
Culinary Water Service Connection
Not to Scale

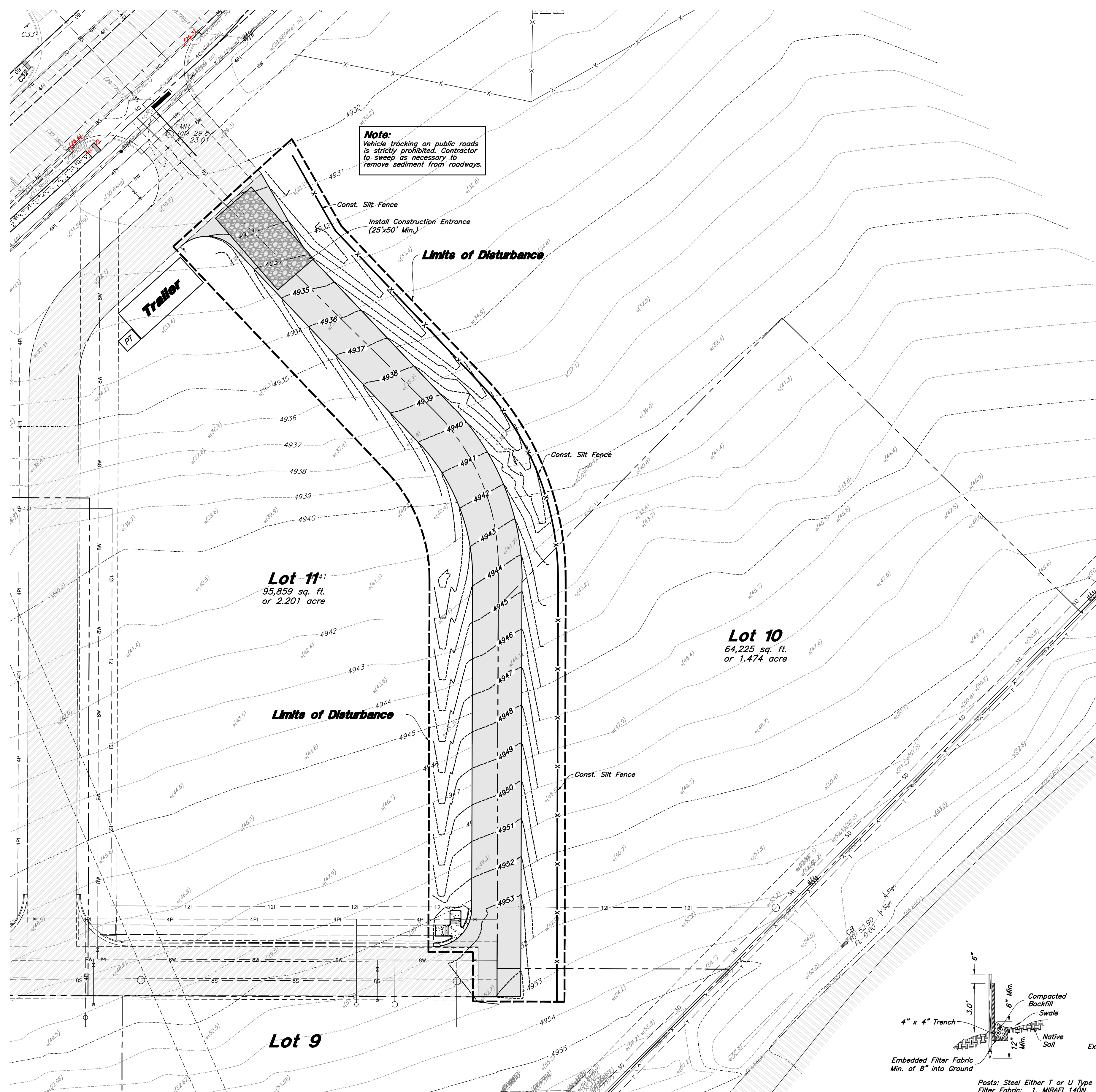
Santaquin City Std. Dwg. UT3
Typical Trench Section
Not to Scale

Santaquin City Std. Dwg. CG5
Sidewalk Detail
Not to Scale

Santaquin City Std. Dwg. UT4
Thrust Block Details
7 *Not to Scale*

Santaquin City Std. Dwg. W2
Fire Hydrant & Water Valve
5 *Not to Scale*

(Private)
Asphalt Section
Not to Scale



Legend

Place Inlet Protection at all Inlet Locations to prevent boxes from silting.

Silt Fence

Limit of Disturbance

Construction Entrance / Truck Wash (50'x24' Min.)

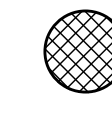
Concrete Washout Area

Portable Toilet

Existing Contour

Existing Spot

Proposed Contour



CW

PT

78

78.001A

78

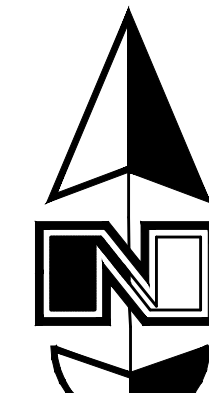
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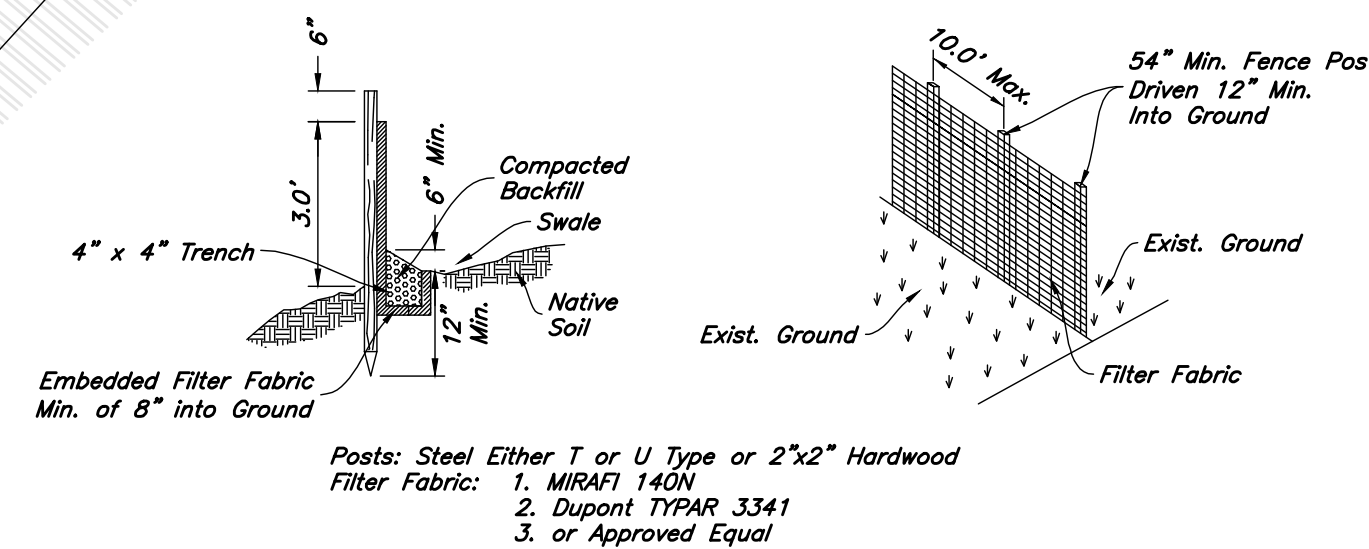
Scale: 1" = 30'



Limits of Disturbance = 103,415 s.f. or 2.374 acres

Erosion Control Notes

- Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
- The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
- All Construction equipment will enter thru Designated Construction Entrances.
- Coordinate Entrance locations with the local jurisdiction.
- Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
- Silt Fences shall be Repaired to their Original Conditions if Damaged. Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.
- The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Way. This may Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.
- All Materials Spilled, Drapped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.
- Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc...) to Prevent Erosion.
- Contractor shall use Vehicle Tracking Control at all Locations where Vehicles will Enter or Exit the Site. Control Facilities will be Maintained while Construction is in Progress, Moved when Necessary and Removed when the Site is Paved.
- Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.
- This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
- Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
- Re-vegetate areas where landscaping has died or not taken hold.
- Divert storm water runoff around disturbed soils with berms or dirt swales.
- Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).
- Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.



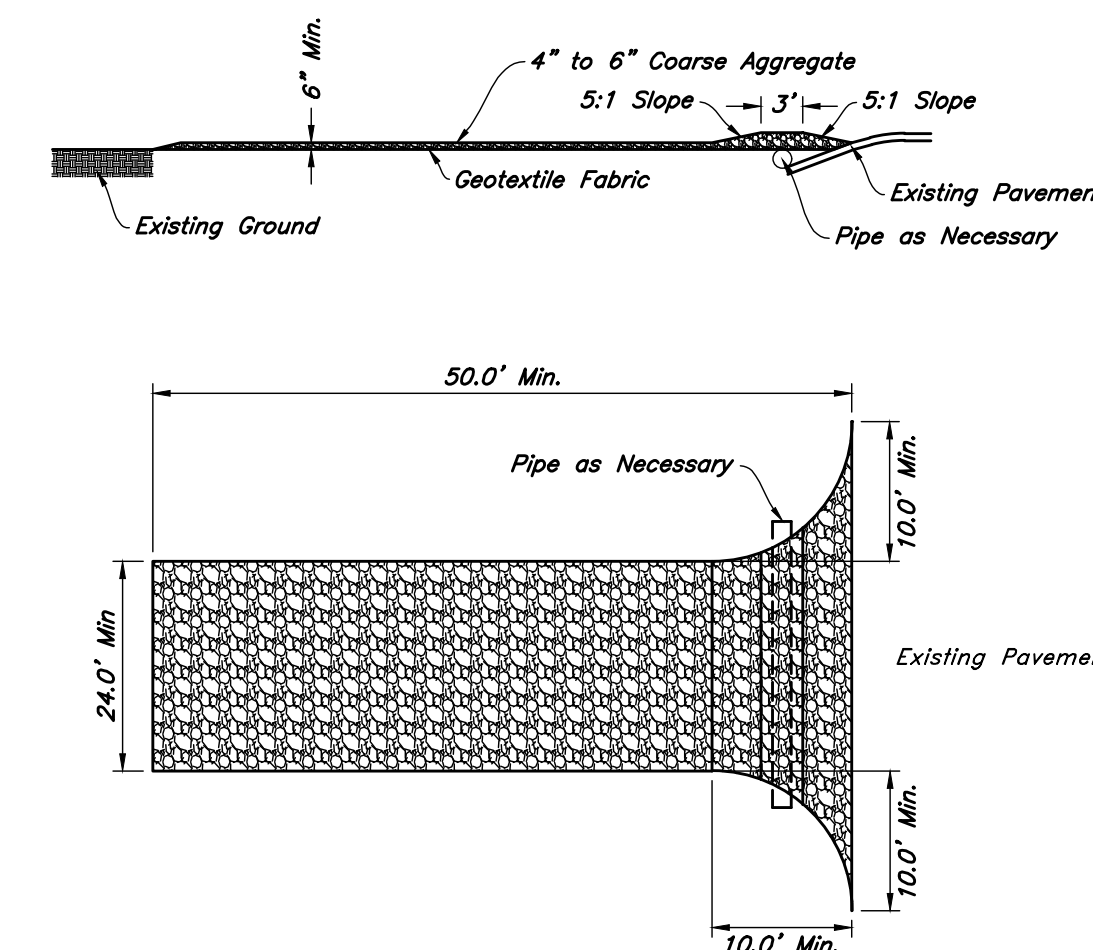
Notes:

- Filter cloth to be fastened securely to fence posts with wire ties or staples.
- When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
- Collected material shall be removed when "bulges" develop in the silt fence.

1

Silt Fence Section

Not to Scale



2

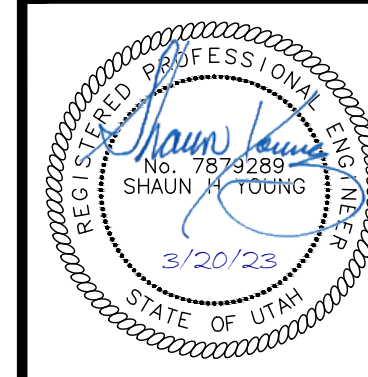
Stabilized Construction Entrance

Not to Scale

Erosion Control Plan

Ridley's Subdivision Phase 3

500 East and Main Street
Saratoga, Utah County, Utah



20 Mar, 2023

SHEET NO.

C5.1

***500 East Main Street
Santaquin, UT, 84655***



Vicinity Map
Not to Scale

Civil Sheet Index

C0.0	Cover Sheet
	Subdivision Plat
C0.1	Demolition Plan
C1.0	Phasing Plan
C1.1	Site Plan
C2.1	Grading Plan
C3.0	Overall Utility Plan
C3.1	Sewer Main Plan and Profile
C3.2	Water Main Plan and Profile
C4.1	Details
C5.1	Erosion Control Plan

Abbreviations

BCR	Begin Curb Return	PT	Point of Tangency
BOL	Bollard	PVC	Polyvinyl Chloride
BRW	Finish Grade – Bottom of Retaining Wall	PVI	Point of Vertical Intersection
CATV	Cable Television Box	RCP	Reinforced Concrete Pipe
CB	Catch Basin	RD	Roof Drain
CMP	Corrugated Metal Pipe	SB	Signal Box
COB	Cleanout Box	SD	Storm Drain
COTG	Cleanout to Grade	SDMH	Storm Drain Manhole
EA	Edge of Asphalt	SMH	Sewer Manhole
EB	Electrical Box	SP	Signal Pole
EC	End of Curve	SS	Sanitary Sewer
ECR	End Curb Return	SVZ	Sight Visibility Zone
GB	Grade Break	SW	Secondary Water
GM	Gas Meter	TA	Top of Asphalt
HB	Hose Bib	TB	Telephone Box
HP	High Point	TBC	Top Back of Curb
I	Irrigation Line	TG	Top of Grade
ICB	Irrigation Control Box	TMH	Telephone Manhole
Lip	Lip of Gutter	TP	Top of Concrete
LP	Light Pole	TRW	Finish Grade – Top of Retaining Wall
MH	Manhole	TW	Top of Walk
Mon	Monument	VC	Vertical Curve
PC	Point of Curvature	VPC	Vertical Point of Curve
PCC	Point of Compound Curvature	VPT	Vertical Point of Tangency
PI	Point of Intersection	WL	Waterline
PM	Power Meter	WP	Working Point
PP	Power Pole	WV	Water Valve

Legend

Proposed Curb & Gutter		Existing Improvements	
Proposed Open Face C & G		Existing Asphalt	
Proposed Asphalt		Existing Concrete	
Proposed Concrete		Existing Inlet Box	
Proposed Truncated Domes		Existing Catch Basin	
Proposed Inlet Box		Existing Manhole	
Proposed Catch Basin		Existing Fire Hydrant	
Proposed Manhole		Existing Water Valve	
Proposed Transformer		Existing Overhead Power Line	
Proposed Meter Box		Existing Water	
Proposed Water Meter		Existing Secondary Water	
Proposed Combo Box		Existing Sewer	
Proposed Fire Hydrant		Existing Storm Drain	
Proposed Water Valve		Existing Gas	
Proposed Water Line		Existing Power	
Proposed Sanitary Sewer		Existing Telephone	
Proposed Storm Drain		Existing Fence	
Proposed Conduit Line		Flowline	
Proposed Power Line		Centerline	
Proposed Gas Line		Existing Contour	
Proposed Fire Line		Existing Spot	
Proposed Secondary Water Line		Existing Light Pole	
Proposed Roof Drain		Existing Street Light	
Proposed Fence		Existing Telephone Box	
Riprap Line		Existing Power Meter	
Grade Break		Existing Electrical Box	
Proposed Contour		Existing Electrical Cabinet	
Direction of Drainage		Existing Gas Meter	
Spot Spot		Existing Water Meter	
ADA Accessible Route		Existing Irrig. Control Box	
Property Line		Existing Bollard	
Sawcut Line		Existing Hose Bib	
Proposed Light Pole		Working Point	
Proposed Street Light		Existing Deciduous Tree	
Proposed Building		Existing Coniferous Tree	
Existing Power Pole		Detail Number	
Existing Power Pole w/ Guy			
Existing Utility Marker			
Existing Post			

Santaquin City Notes

It is important for the developer and the general contractor to understand that it is his/her responsibility to ensure that all improvements installed within this development are constructed in full compliance with all state and Santaquin City codes, ordinances and standards. This fact does not relieve the developer or general contractor from full compliance with all minimum state and Santaquin City standards.

Santaquin City Note to Developers & General Contractors

All recommendations made in the provided geotechnical report/study shall be followed explicitly during construction of building and site improvements.

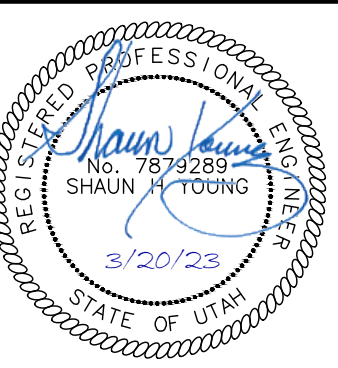
Property Owner

CJM Limited
621 Washington Street South
Twin Falls, Idaho 83301-5519

Cover Sheet

Ridley's Subdivision Phase 3
500 East and Main Street

500 East and Main Street
Santaquin, Utah County, Utah



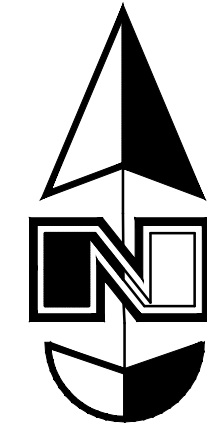
20 Mar, 2023

SHEET NO.

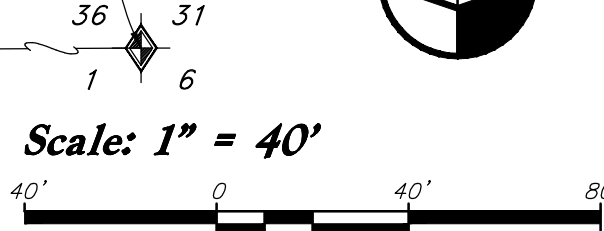
CO.0

Ridley's Subdivision, Plat C

A part of Parcel A, Ridley's Subdivision, being a part of the Northeast Quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, City of Santaquin, Utah County, Utah
2023



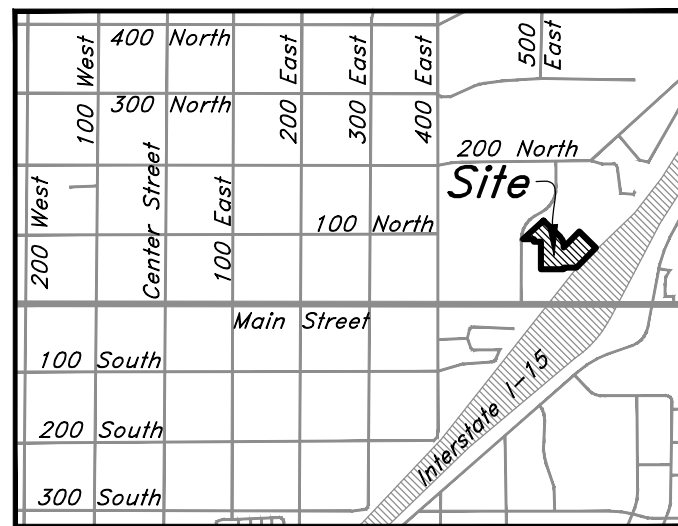
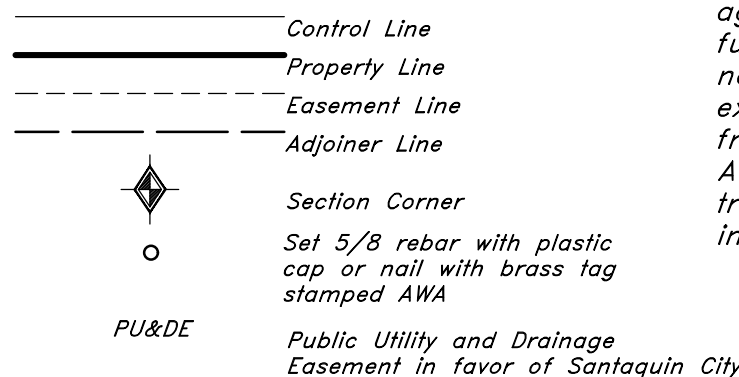
North Quarter Corner Section 1,
T10S, R1E, SL&M, U.S. Survey
(found brass cap monument)



Note

This property is located in an agricultural community in which normal agricultural uses and activities are common and part of the identity of Santaquin City. It can be anticipated that such agricultural uses and activities may now or in the future be conducted near this property. Property Owners need to understand and acknowledge that they may experience annoyance or inconvenience which may result from such normal agricultural uses and activities. Additionally, property Owners must refrain from trespassing on private property which can negatively impact the integrity of agricultural lands and businesses.

Legend



Vicinity Map (Not to Scale)

Narrative

This Subdivision was requested by C/JM Limited Liability Limited Partnership in order to create 2 Lots out of the remaining portion of Parcel A of the underlying Plat A subsequent to Plat B.

A line between monuments found for North Quarter Corner and the Northeast Corner of Section 1 was assigned the UCS bearing of North 89°42'20" East as the Basis of Bearings.

This subdivision retraces and honors the underlying 2020 Ridley's Subdivision and the adjacent 2022 Ridley's Subdivision, Plat B.

Property corners will be set upon completion of site construction.

Rocky Mountain Power

- Pursuant to Utah Code Ann. 54-3-27 this plat conveys to the Owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described herein.
- Pursuant to Utah Code Ann. 17-27A-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PU&E as described in this plat and approves this plat solely for the purpose of confirming that the plat contains Public Utility Easements and approximates the location of the Public Utility Easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not effect any right that Rocky Mountain Power has under:

- A recorded easement or Right-of-Way
- The law applicable to prescriptive rights
- Title 54, Chapter 8a, damage to underground utility facilities or
- Any other provision of law

Approved this _____ day of _____, 20____.

Rocky Mountain Power Company

By: _____

Title: _____

Dominion Energy

a Questar Corporation

Questar Gas Company, aka Dominion Energy Utah, hereby approves this plat solely for the purpose of confirming that the plat contains public utility easements. 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 including prescriptive rights and other rights, obligations of 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 owner Dedication or in 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 at 1-800-366-8532.

Approved this _____ Day of _____

A.D. 20____

By: _____

Title: _____
DOMINION ENERGY, a Questar Corporation

LUMEN

Approved by Lumen this _____ Day of _____ A.D. 20____

Lumen

Acknowledgment

State of _____
County of _____

On this _____ day of _____, 20____, personally appeared before me, Donald Mark Ridley the signer of the foregoing instrument, who duly acknowledged to me that he is an Authorized Partner of C/JM Limited Liability Limited Partnership, and is authorized to execute the foregoing Dedication in its behalf and that he executed it in such capacity.

Notary Public Full Name: _____

Commission Number: _____

My Commission Expires: _____

A Notary Public Commissioned in Idaho

A Notary Public

Surveyor's Certificate

I, David M. Hamilton, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold License No. 12966234 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify for, and on behalf of AWA that by authority of the Owners I have retraced Utah County Record of Survey No. _____, being a survey of the property described on this Subdivision Plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as

Ridley's Subdivision, Plat C

Description

A part of Parcel A, Ridley's Subdivision, recorded as Entry No. 111268:2020 and as Map No. 17189 in the Official Records of Utah County, being a part of the Northeast Quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, in Santaquin City, Utah County, Utah:

Beginning at the Southeast Corner of Lot 8 on the North line of Lot 7 of Ridley's Subdivision, Plat B, recorded as Entry No. 53861:2022 and as Map No. 18320 in the Official Records of Utah County, located 2,338.25 feet South 0°30'50" East along the Quarter Section Line; and 789.90 feet South 89°49'57" East from a Brass Cap Monument found marking the North Quarter Corner of said Section 1; and running thence North 0°10'03" East 261.96 feet along the Easterly line of said Lot 8 to the Northeast corner thereof; thence North 89°49'57" West 67.10 feet along the Northerly line of said Lot 8 to the Westerly line of said Parcel A; thence along the Westerly and Southerly lines of said Parcel A the following five courses: North 22.20 feet; North 89°16'32" West 45.00 feet; North 0°11'51" East 0.98 feet; North 89°35'47" West 57.22 feet to the Easterly line of 500 West Street as it exists at 31.00 foot half-width; and North 47°49'20" East 262.01 feet along said Easterly line; thence South 45°25'49" East 219.11 feet to a point of curvature; thence Southeasterly along the arc of a 115.00 foot radius curve to the right a distance of 91.52 feet (Central Angle equals 45°35'52" and Long Chord bears South 22°37'53" East 89.12 feet) to a point of tangency; thence South 0°10'03" West 21.34 feet; thence North 44°34'11" East 213.10 feet; thence South 45°25'49" East 220.58 feet to the Northwesterly line of Interstate Highway I-15; thence South 44°34'11" West 263.70 feet along said Northwesterly line to the Northeast corner of Lot 9 of said Ridley's Subdivision, Plat B; thence along the Northerly line of said Plat B the following three courses; North 89°49'57" West 122.19 feet; South 0°10'03" West 15.00 feet; and North 89°49'57" West 215.34 feet to said Southeast corner of Lot 8 and the point of beginning.

Contains 160,084 sq. ft.
or 3.675 acres
2 Lots

Date: _____

David M Hamilton
Utah PLS No. 12966234

Owner's Dedication and Consent to Record

Know all men by these presents that I, the undersigned Owner of the hereon described tract of land, hereby set apart and subdivide the same into Lots as shown on this plat and name said plat

Ridley's Subdivision, Plat C

and do hereby, grant and convey to the City of Santaquin all those parts or portions of said tract of land designated as public utility easements as shown hereon to be used for the installation, maintenance and operation of Public Utility service lines.

In witness whereby I have hereunto set my hand
This _____ Day of _____ AD, 20____.

C/JM Limited Liability Limited Partnership

by: Donald Mark Ridley
its: Authorized Partner

Approval By Legislative Body

The City Council of the City of Santaquin, County of Utah, approves this subdivision subject to the conditions and restrictions stated hereon, and hereby accepts the Dedication of all streets, easements, and other parcels of land intended for the public purpose of the perpetual use of the public.

This _____, day of _____, A.D. 20____.

City Mayor

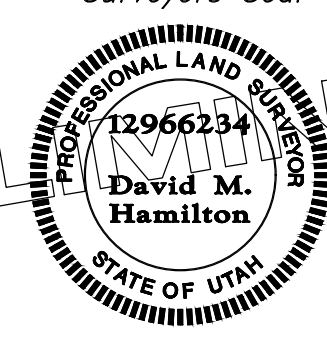
Attest

City Recorder (See Seal Below)

Ridley's Subdivision, Plat C

A part Parcel A, Ridley's Subdivision, located in the Northeast Quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, City of Santaquin, Utah County, Utah

Surveyors Seal



City Engineer Seal

Clerk-Recorder Seal



2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Street
East
400

South Quarter Corner Section 1,
T10S, R1E, SL&M, U.S. Survey
(found brass cap monument)



1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and manholes, gas lines, sewer lines, light poles, buried cables, storm drain, piping and structures to be cleared from site unless otherwise shown.
4. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
5. Excavated areas to be backfilled with clean granular material compacted to a density of maximum 95% density as determined by ASTM D 1557-78. (Test results to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.
6. Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise.
7. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
8. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
9. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
10. Stockpiles shall be graded to maintain slopes not greater than 3:1 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
11. Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
12. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
13. Install traffic warning devices as needed in accordance with local standards.
14. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
15. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain approval before proceeding with disturbance of soil materials or contaminated soil.
16. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be performed to the contract.

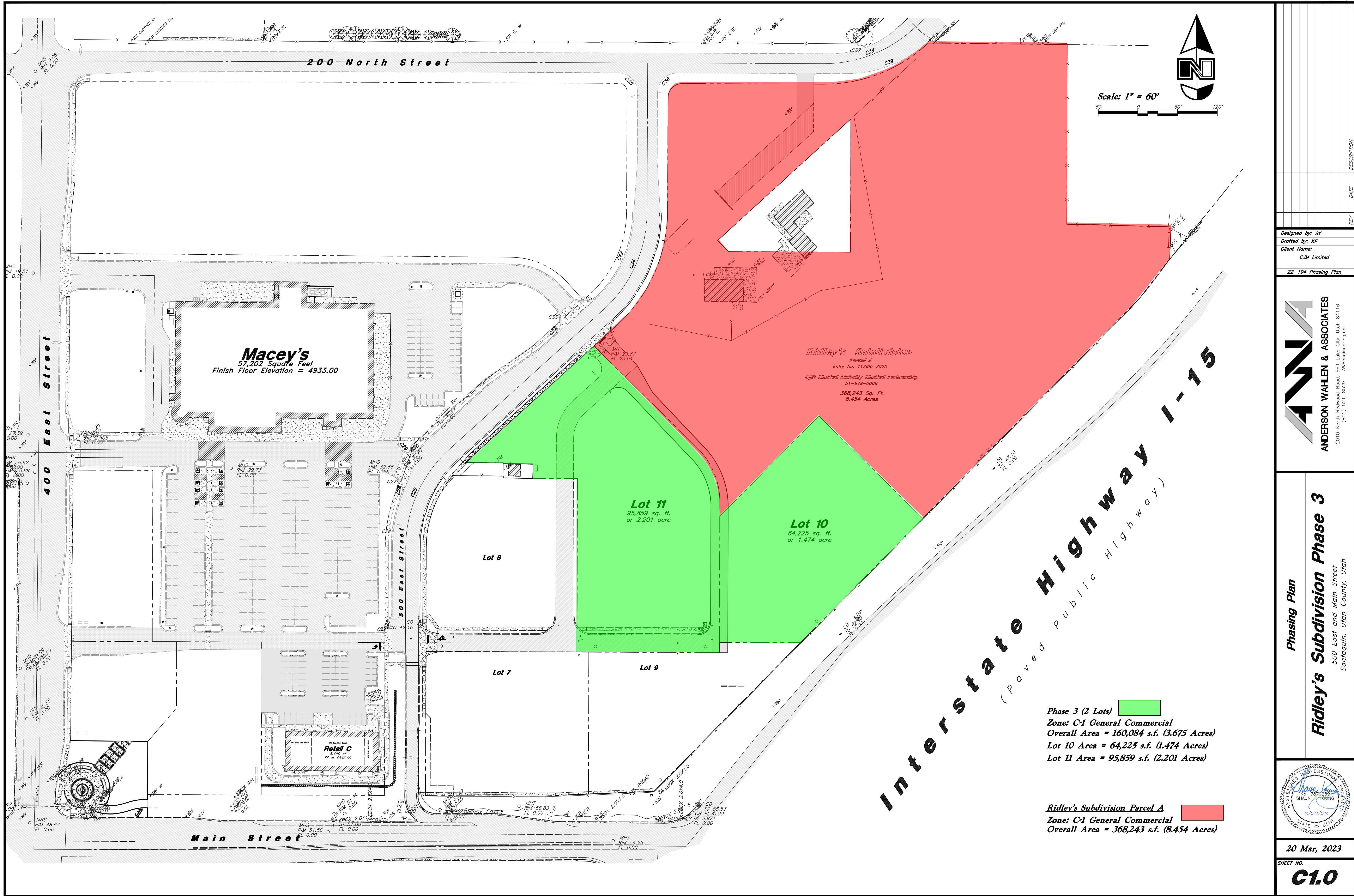
The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Know what's below.

Call 811 before you dig

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

CO.1



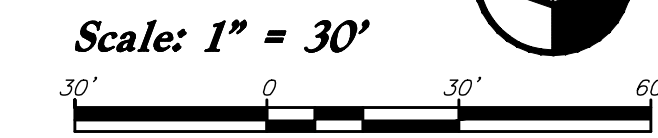
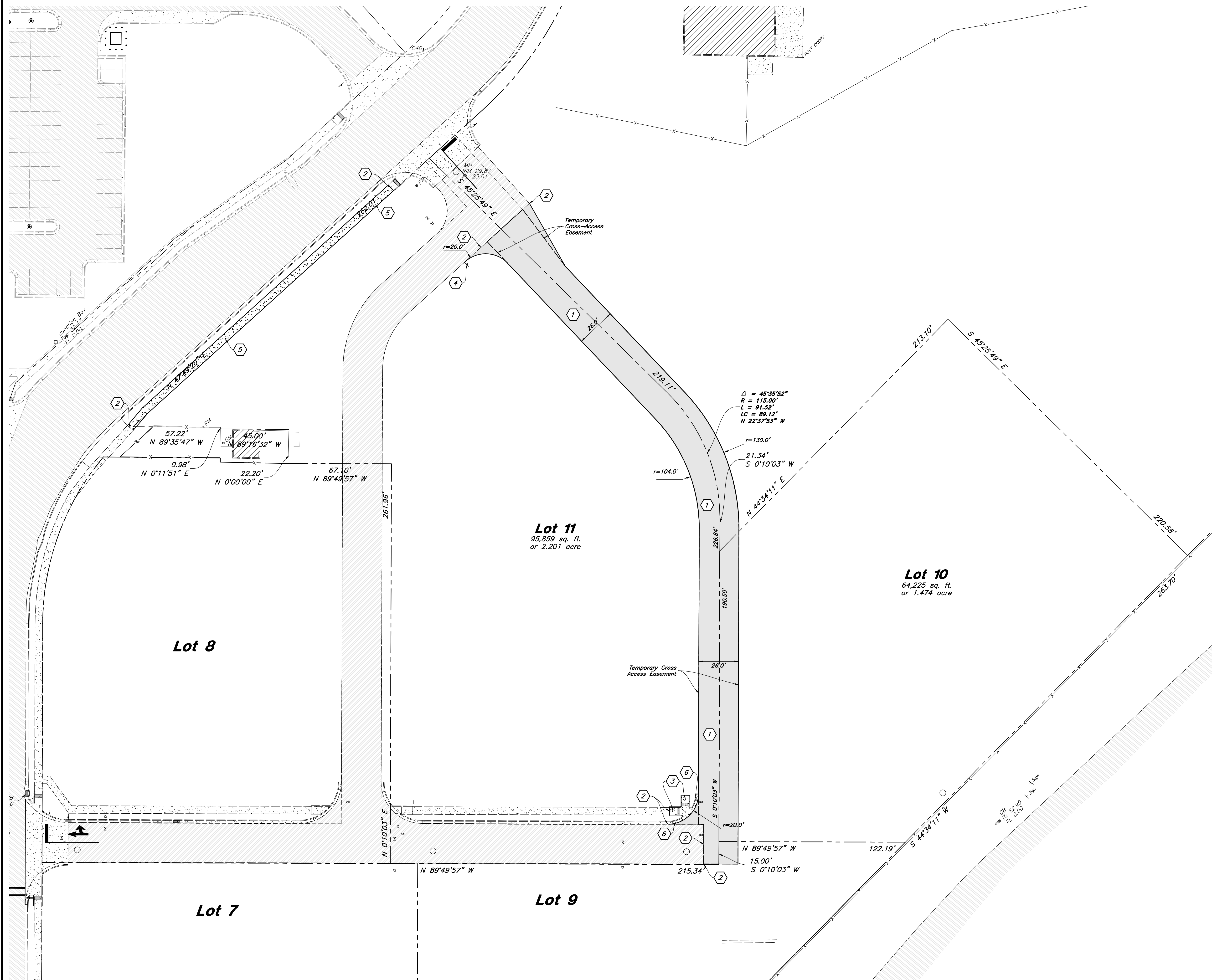
Designed by: SY
Drafted by: KF
Client Name:
CJM Limited
22-194 Phasing Plan

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - awhengineering.net

Phasing Plan
Ridley's Subdivision Phase 3
500 East and Main Street
Saratoga, Utah County, Utah

REGISTERED PROFESSIONAL
No. 78193881
SHAUN A. YOUNG
3/20/23
STATE OF UTAH

20 Mar, 2023
SHEET NO.
C1.0



Site Data
Zone: C-1 General Commercial
Overall Area = s.f. (3.559 ac.)
Lot 10 Area = 64,225 s.f. (1.474 ac.)
Lot 11 Area = 95,859 s.f. (2.201 ac.)

Site Construction Notes

- 1 Const. Asphalt Paving (1 C4.1)
- 2 Connect to Existing Improvements and Match Grade Elevation
- 3 Const. Accessible Ramp per IPC/ANSI A117.1 (Latest Edition)
- 4 Const. Stop Sign per MUTCD R1-1
- 5 Const. Concrete Sidewalk per Santaquin City Standards (4 C4.1)
- 6 Const. 24" Curb & Gutter (3 C4.1)

Hatch Legend

- | | |
|--|--------------------------|
| | Standard Asphalt Paving |
| | Existing Asphalt Paving |
| | Existing Concrete Paving |
| | Building Interior |

General Site Notes:

1. All dimensions are to back of curb unless otherwise noted.
2. Fire lane markings and signs to be installed as directed by the Fire Marshal.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. Const. curb transition at all points where curb abuts sidewalk, see detail.
5. Contractor shall place asphalt paving in the direction of vehicle travel where possible.
6. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

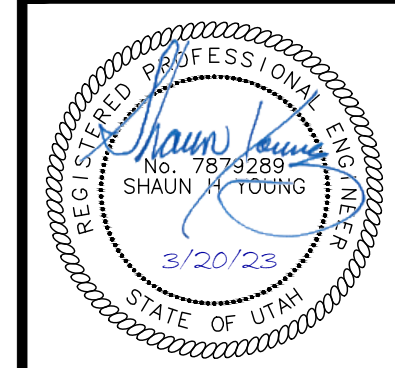
The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

REV	DATE	DESCRIPTION

Designed by: SY
Drafted by: KF
Client Name:
CJM Limited
22-194 SP

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWaengineering.net

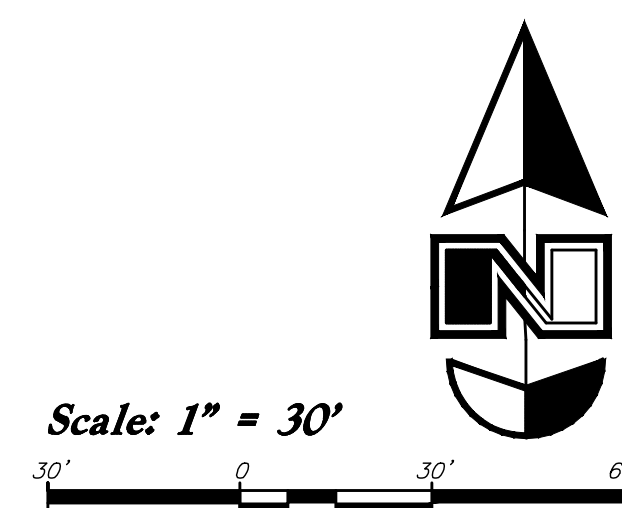
Site Plan
Ridley's Subdivision Phase 3
500 East and Main Street
Santaquin, Utah County, Utah




20 Mar, 2023

SHEET NO.

C1.1



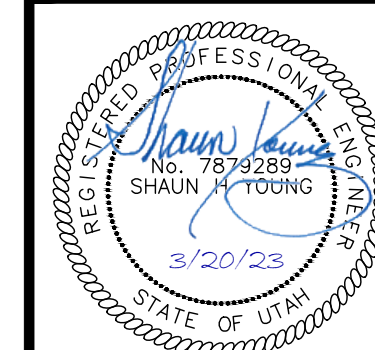
1. All grading shall be in accordance with the project geotechnical study.
2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
5. Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
6. Fills shall be benched into competent material as per specifications and geotechnical report.
7. All trench backfill shall be tested and certified by a Geotechnical Engineer.
8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-situ density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permittee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. As part of the construction documents, owner has provided contractor with topographic survey prepared by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
18. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide information and obtain direction before proceeding with disturbance of soil materials or contaminated soil.



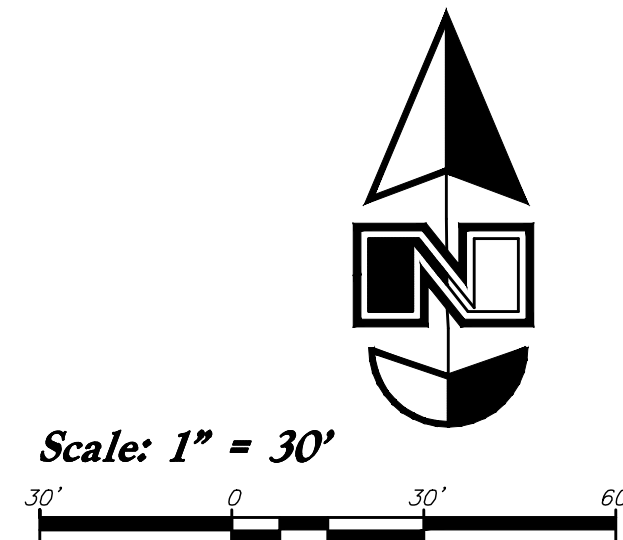
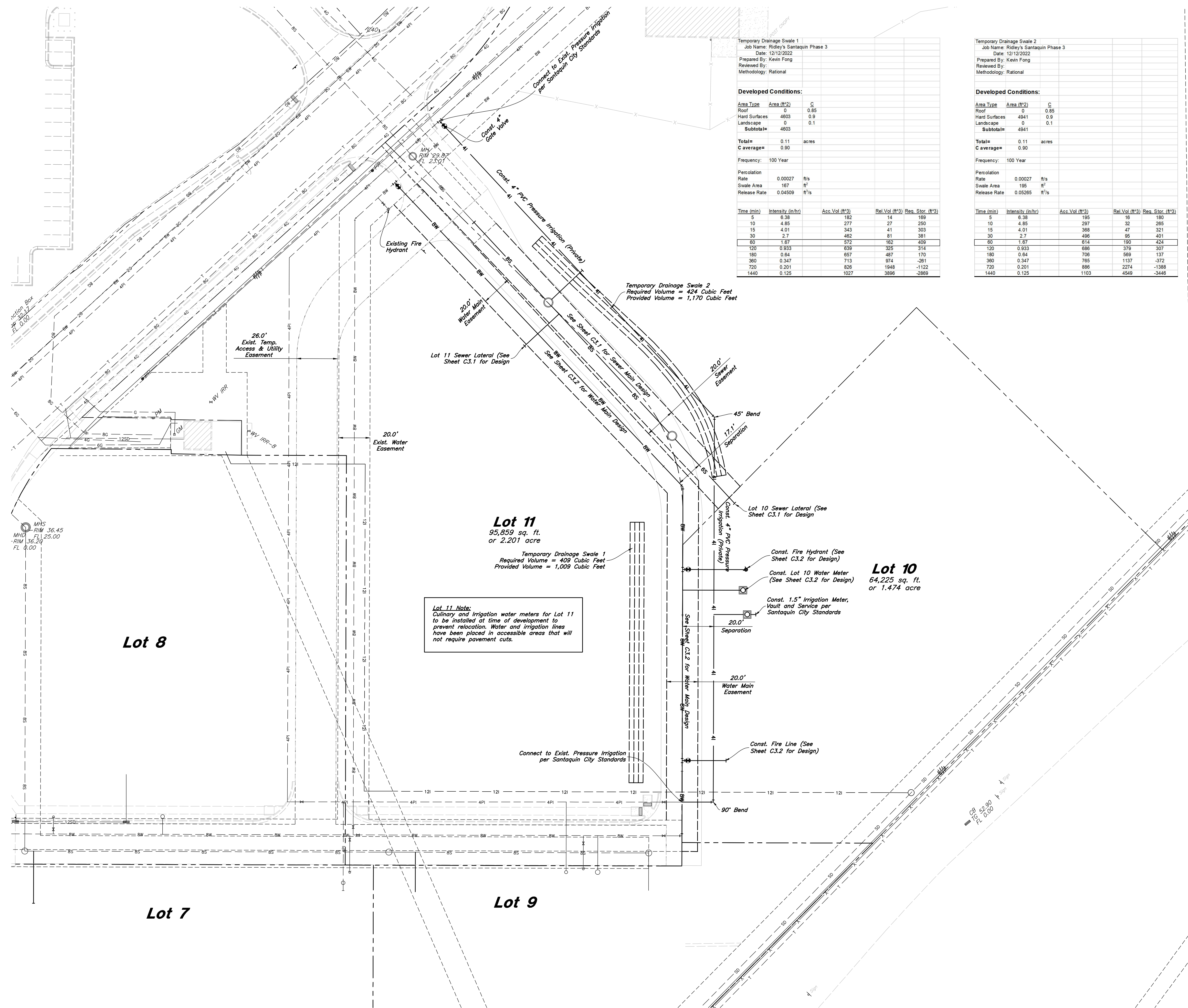
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Grading Plan

Ridley's Subdivision Phase 3
500 East and Main Street
Santaquin, Utah County, Utah



SHEET NO.
C2.1



General Utility Notes:

1. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
2. Coordinate all utility connections to building with plumbing plans and building contractor.
3. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
4. All catch basin and inlet box grates are to be bicycle proof.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
2. Copper Pipe (Up to 3 inches diameter): Type 'K'.

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter); AWWA C900, Class 200

Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type FSM, SDR 35

Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

Onsite Utility Connection Notes:

1. Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
2. Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation
3. Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.

CAUTION :

The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.



Designed by: SY

Drafted by: KF

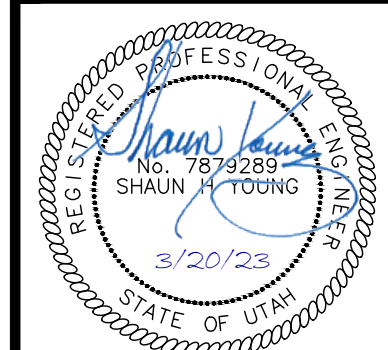
Client Name:

CJM Limited

22-194 UT



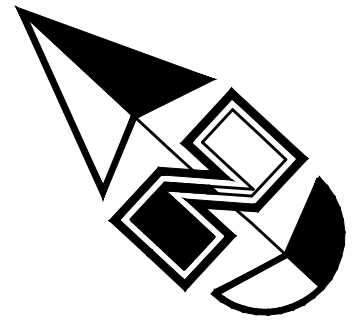
Overall Utility Plan
Ridley's Subdivision Phase 3
500 East and Main Street
Santaquin, Utah County, Utah



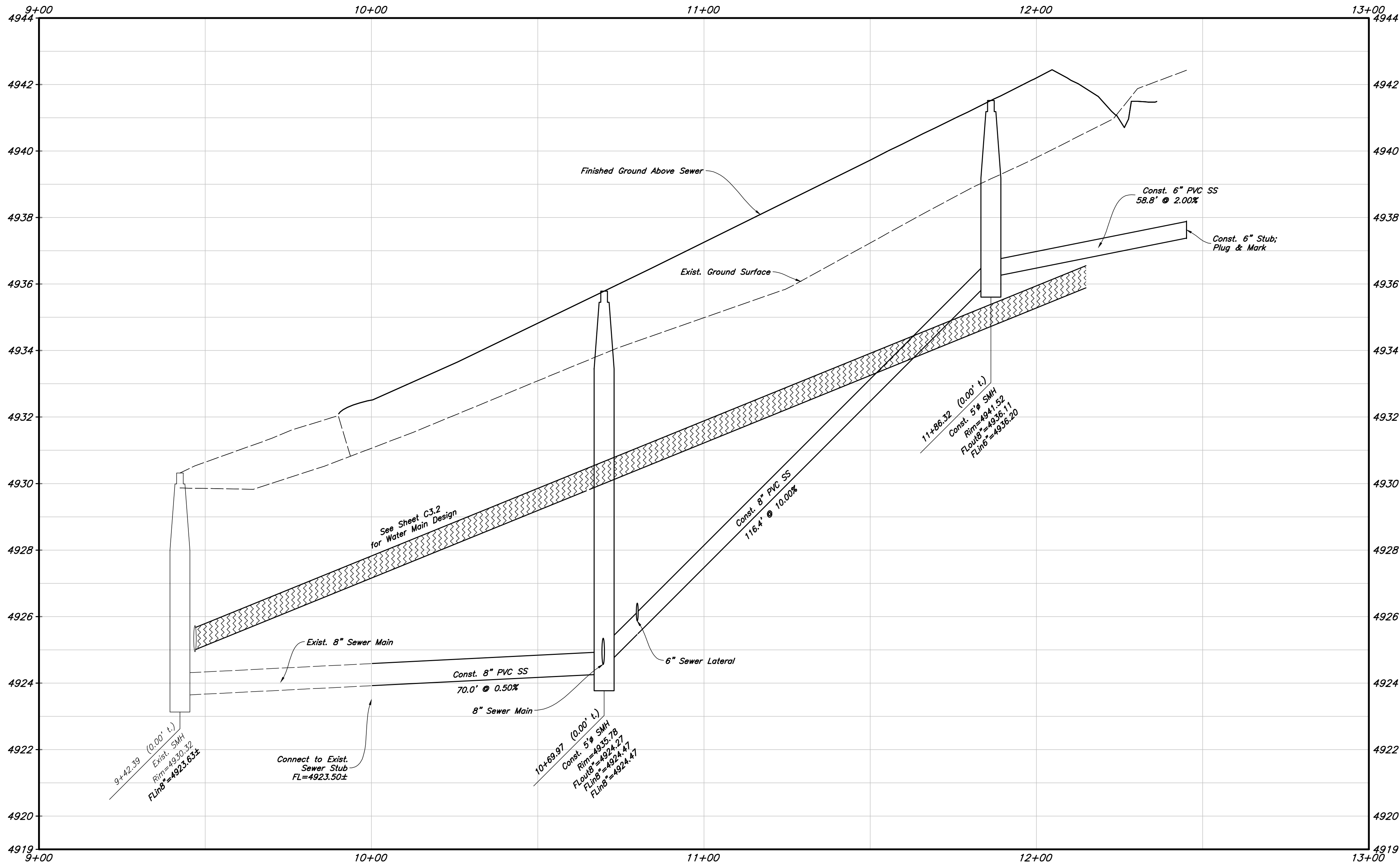
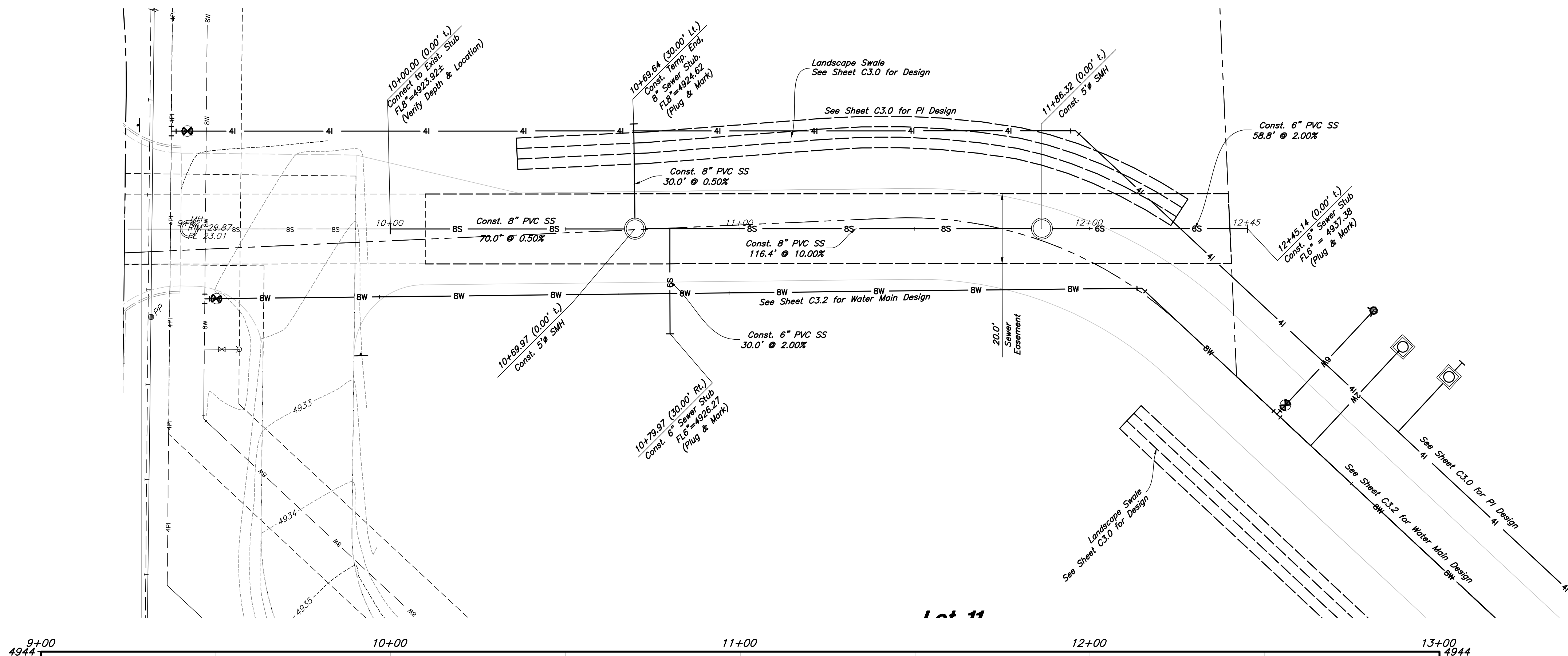
20 Mar, 2023

SHEET NO.

C3.0

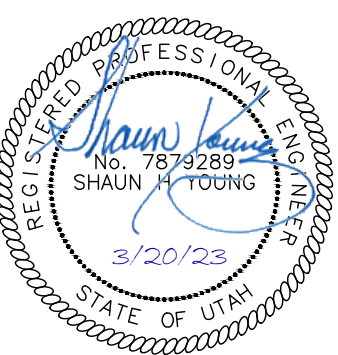


Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 2'

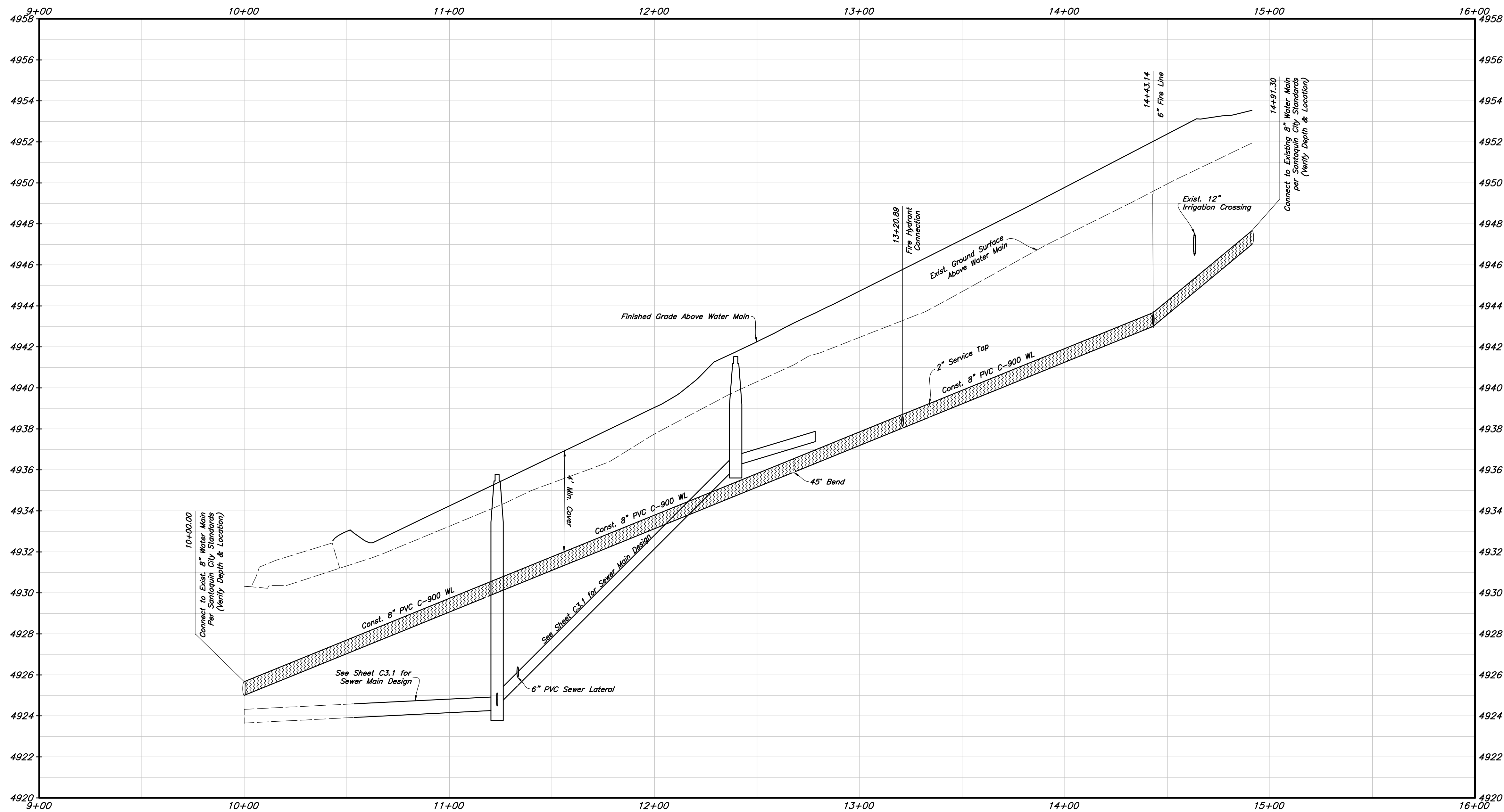
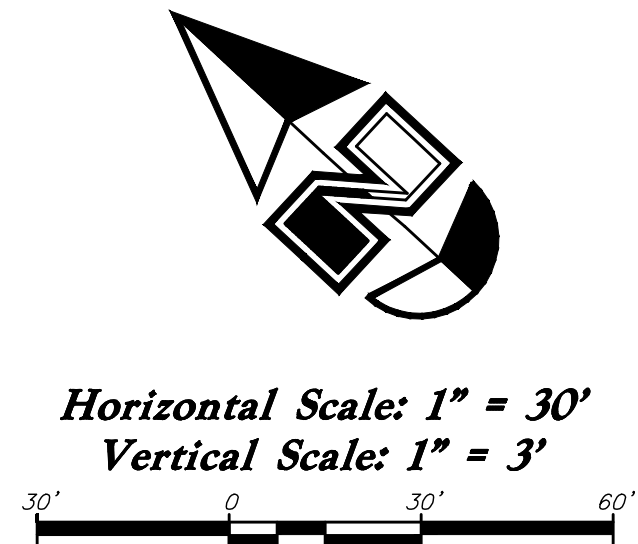
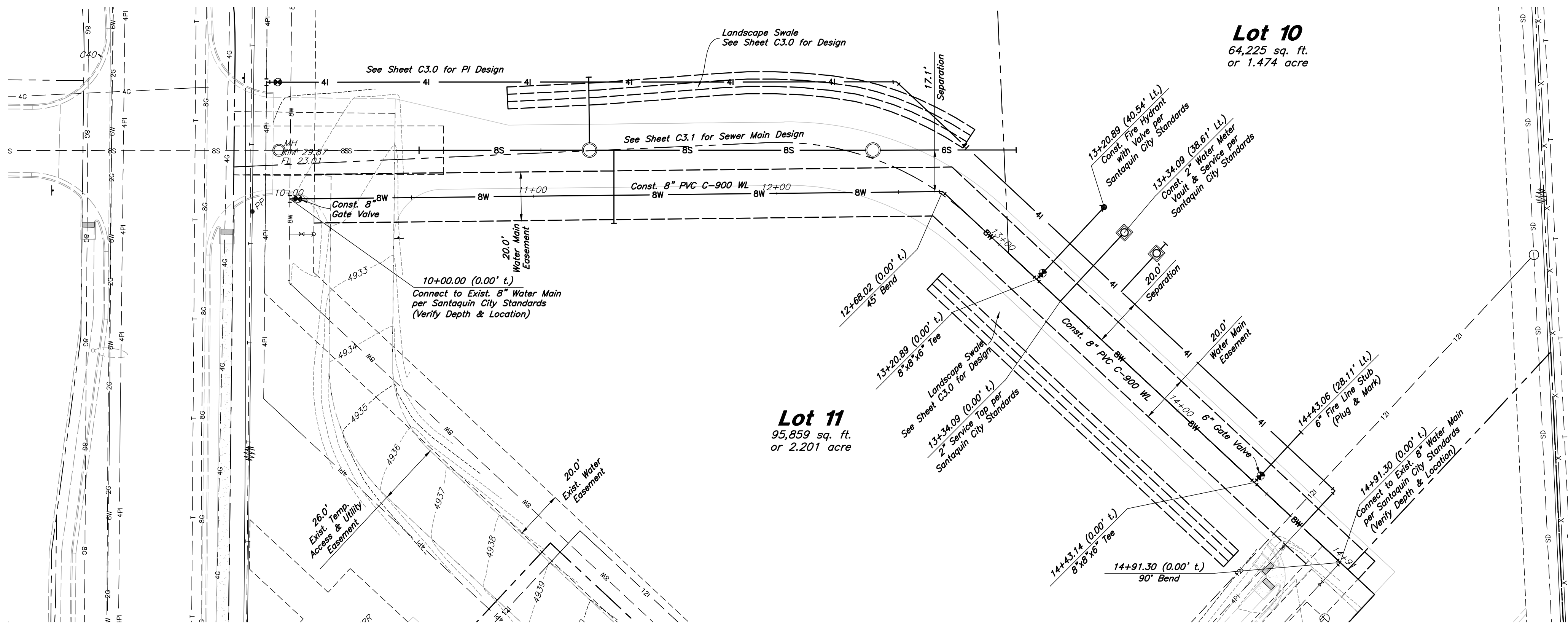


ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Sewer Main Plan & Profile
Ridley's Subdivision Phase 3
500 East and Main Street
Saratoga, Utah County, Utah



20 Mar, 2023
SHEET NO.
C3.1



ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Water Main Plan & Profile
Ridley's Subdivision Phase 3
500 East and Main Street
Santaquin, Utah County, Utah

REGISTERED PROFESSIONAL
No. 78703881
SHAUN A. YOUNG
3/20/23
STATE OF UTAH

20 Mar, 2023
SHEET NO.
C3.2

Santaquin City Std. Dwg. W1
Culinary Water Service Connection

8 *Not to Scale*

Santaquin City Std. Dwg. UT3
Typical Trench Section
6 *Not to Scale*

Santaquin City Std. Dwg. CG5
Sidewalk Detail

4

Not to Scale

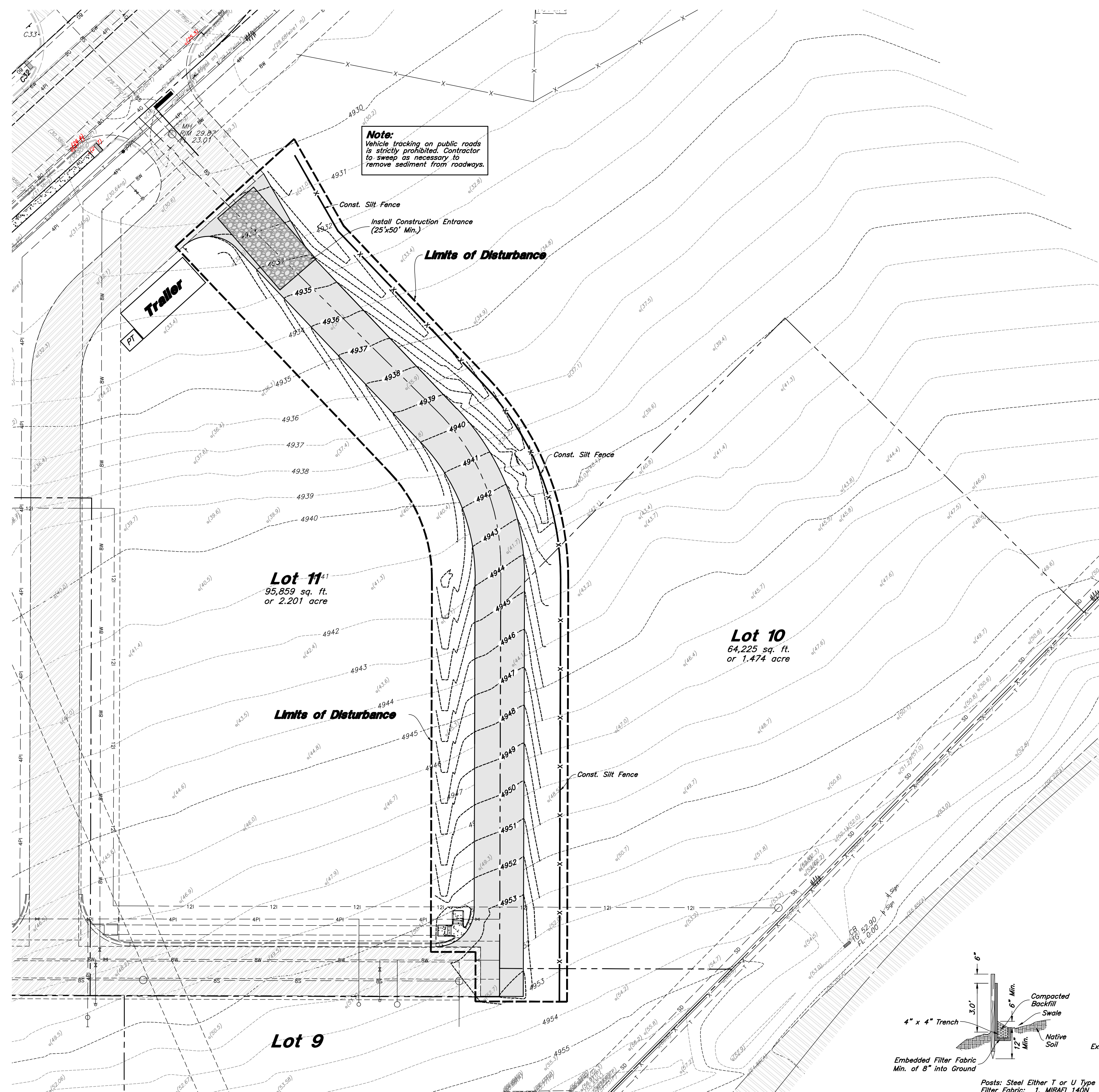
Santaquin City Std. Dwg. UT4
Thrust Block Details

7

Not to Scale

Santaquin City Std. Dwg. W2
Fire Hydrant & Water Valve
Not to Scale

(Private)
Asphalt Section
Not to Scale



Legend

Place Inlet Protection at all Inlet Locations to prevent boxes from silting.

Silt Fence

Limit of Disturbance

Construction Entrance / Truck Wash (50'x24' Min.)

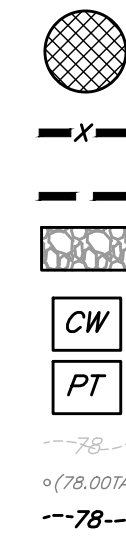
Concrete Washout Area

Portable Toilet

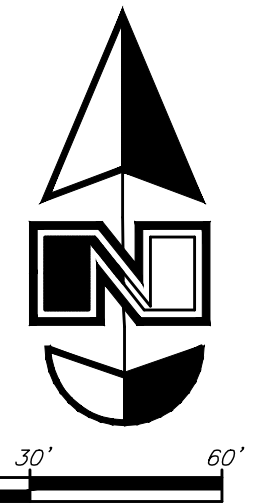
Existing Contour

Existing Spot

Proposed Contour



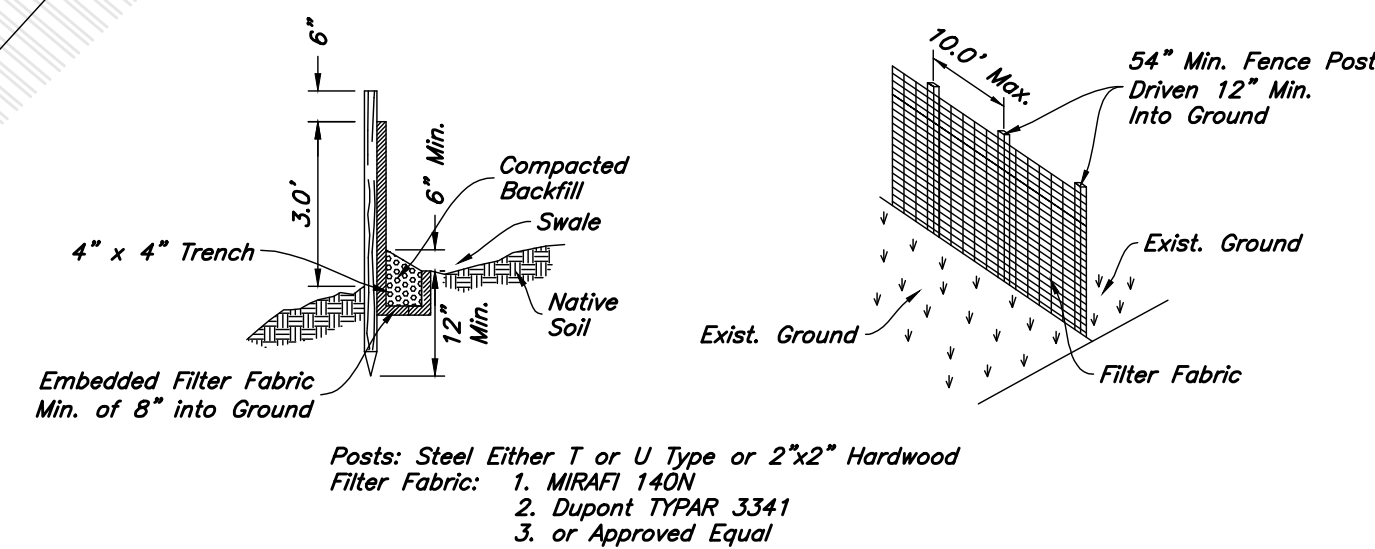
Scale: 1" = 30'



Limits of Disturbance = 103,415 s.f. or 2.374 acres

Erosion Control Notes

- Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
- The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
- All Construction equipment will enter thru Designated Construction Entrances.
- Coordinate Entrance locations with the local jurisdiction.
- Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
- Silt Fences shall be Repaired to their Original Conditions if Damaged. Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.
- The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Way. This may Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.
- All Materials Spilled, Drapped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.
- Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc...) to Prevent Erosion.
- Contractor shall use Vehicle Tracking Control at all Locations where Vehicles will Enter or Exit the Site. Control Facilities will be Maintained while Construction is in Progress, Moved when Necessary and Removed when the Site is Paved.
- Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.
- This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
- Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
- Re-vegetate areas where landscaping has died or not taken hold.
- Divert storm water runoff around disturbed soils with berms or dirt swales.
- Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).
- Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.



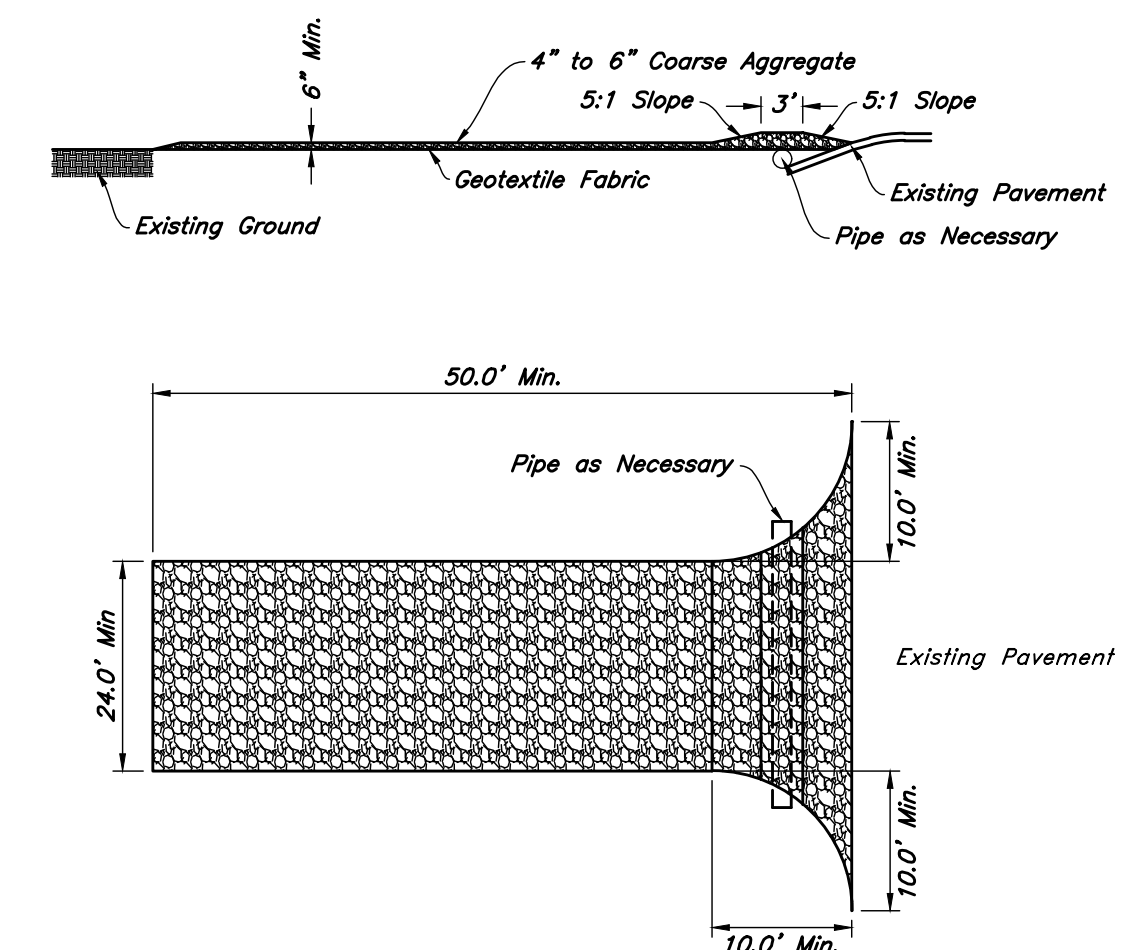
Notes:

- Filter cloth to be fastened securely to fence posts with wire ties or staples.
- When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
- Collected material shall be removed when "bulges" develop in the silt fence.

1

Silt Fence Section

Not to Scale



2

Stabilized Construction Entrance

Not to Scale

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWaengineering.net

Erosion Control Plan
Ridley's Subdivision Phase 3
500 East and Main Street
Santaquin, Utah County, Utah

REGISTERED PROFESSIONAL ENGINEER
No. 78793881
SHAUN A. TOONG
3/20/23
STATE OF UTAH

20 Mar, 2023

SHEET NO.

C5.1



Planning Commission Members in Attendance: Commissioner Chair Wood, Commissioner Weight, Commissioner Romero, and Commissioner Hoffman.

Commissioners McNeff, Lance, and Nixon were excused from the meeting.

Others in Attendance: Assistant City Manager Jason Bond, Senior Planner Loren Wiltse, Recorder Amalie Ottley, Planner Camille Moffat, City Council Member Jeff Siddoway.

Various members of the public attended the meeting.

Commission Chair Trevor Wood called the meeting to order at 7:00 p.m.

INVOCATION/INSPIRATIONAL THOUGHT

Commissioner Romero offered an inspirational thought.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Romero.

PUBLIC FORUM

Commission Chair Wood opened the public forum at 7:02 p.m.

No members of the public wished to address the commission in the Public Forum.

Commission Chair Wood closed the public forum at 7:02 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS:

1. Williams M 3-Lot Subdivision Preliminary and Final Review

Senior Planner Wiltse presented the Williams M 3-Lot Subdivision located at 210 West and 200 North. He indicated that the application has received a favorable review and conditional approval from the Development Review Committee and qualifies for an expedited review process as a small subdivision. As such, both the Preliminary and Final Review were conducted in tandem at the meeting. Mr. Wiltse also pointed out that the Planning Commission is the deciding body on the subdivision.

The applicants attended the meeting and had nothing to add to Planner Wiltse's presentation.

Commissioner Romero inquired about what redlines need to be addressed. Senior Planner Wiltse indicated that any outstanding redlines will be reviewed by the Engineering Department and as such is generally included with the condition of approval.

Commissioner Romero motioned to approve the Williams M Subdivision with the condition that redlines be addressed. Commissioner Weight seconded the motion.

Commissioner Wood	Yes
Commissioner Lance	Absent
Commissioner Hoffman	Yes
Commissioner McNeff	Absent

Commissioner Nixon	Absent
Commissioner Weight	Yes
Commissioner Romero	Yes

The motion was unanimously approved.

2. Meeting Minutes Approval

Commissioner Romero made a motion to approve the minutes from the February 14, 2023, Planning Commission Meeting. Commissioner Hoffman seconded the motion.

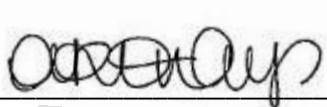
Commissioner Wood	Yes
Commissioner Lance	Absent
Commissioner Hoffman	Yes
Commissioner McNeff	Absent
Commissioner Nixon	Absent
Commissioner Weight	Yes
Commissioner Romero	Yes

The motion was unanimously approved.

Adjournment

Commissioner Weight made a motion to adjourn the meeting.

The meeting was adjourned at 7:11 p.m.



City Recorder – Amalie R. Ottley

Commission Chair – Trevor Wood