



## DEVELOPMENT REVIEW COMMITTEE

Tuesday, March 14, 2023, at 10:00 AM  
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 2<sup>nd</sup> 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

### NEW BUSINESS

**1. Nebo School District Animal Structure Site Plan**

A site plan review of a public education facility located at approximately 400 East and E Highline Canal Road.

**2. Ridley's Phase 3 Preliminary Plan**

A preliminary plan review of a 2-lot commercial subdivision located north of Main Street and east of 500 East.

### MEETING MINUTES APPROVAL

**3. February 14, 2023**


**4. February 28, 2023**

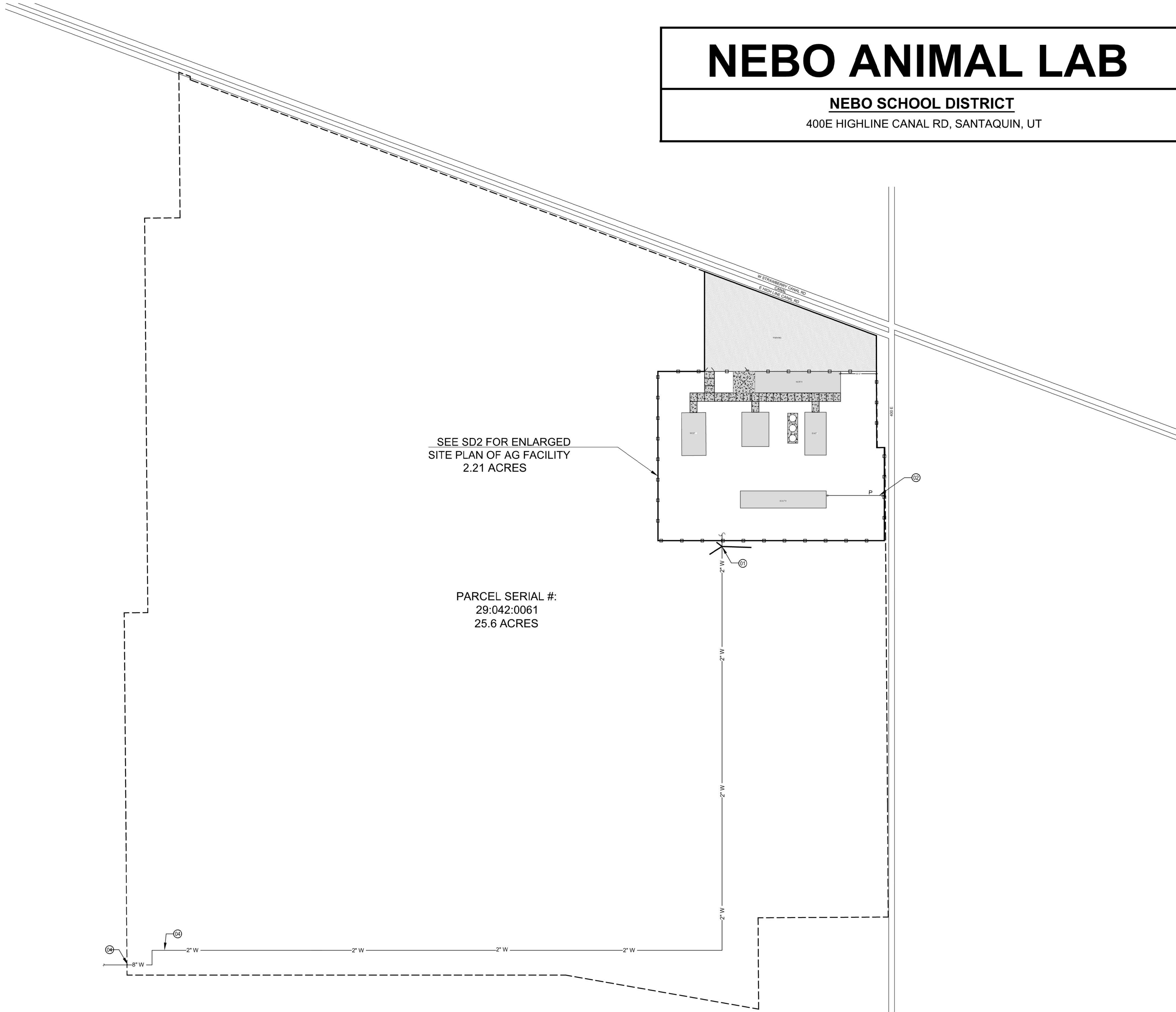
### ADJOURNMENT

## 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](http://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



# NEBO ANIMAL LAB

## NEBO SCHOOL DISTRICT

400E HIGHLINE CANAL RD, SANTAQUIN, UT

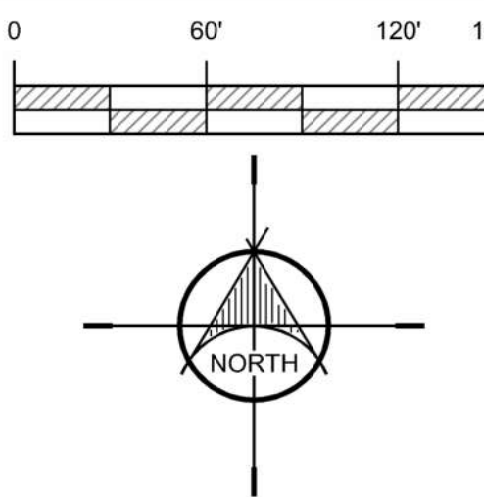
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A1.1D1	- BUILDING D FOUNDATION + DETAIL
A1.1D	- BUILDING D
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A3.1A	- BUILDING A ELEVATIONS
A3.1B	- BUILDING B ELEVATIONS
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E1.1	- OPEN BUILDING ELECTRICAL LAYOUT PLAN

### SHEET NOTES:

- 01 - NEW 2" WATER LINE
- 02 - EXISTING 3" MAIN POWER CONDUIT (UNDERGROUND)
- 03 - EXISTING 8" WATER LINE TO PROPERTY
- 04 - CONNECT A NEW 2" WATER LINE. TRENCH AND PIPE TO NEW FACILITY

### OVERALL SITE PLAN



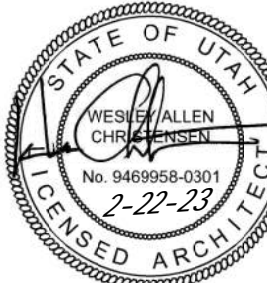
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CHECKED BY: WC  
DATE: FEB. 2023  
PROJECT #: 171022

SD1

NEBO SCHOOL DISTRICT  
NEBO ANIMAL LABS

SANTAQUIN, UTAH

400 E HIGHLINE CANAL RD

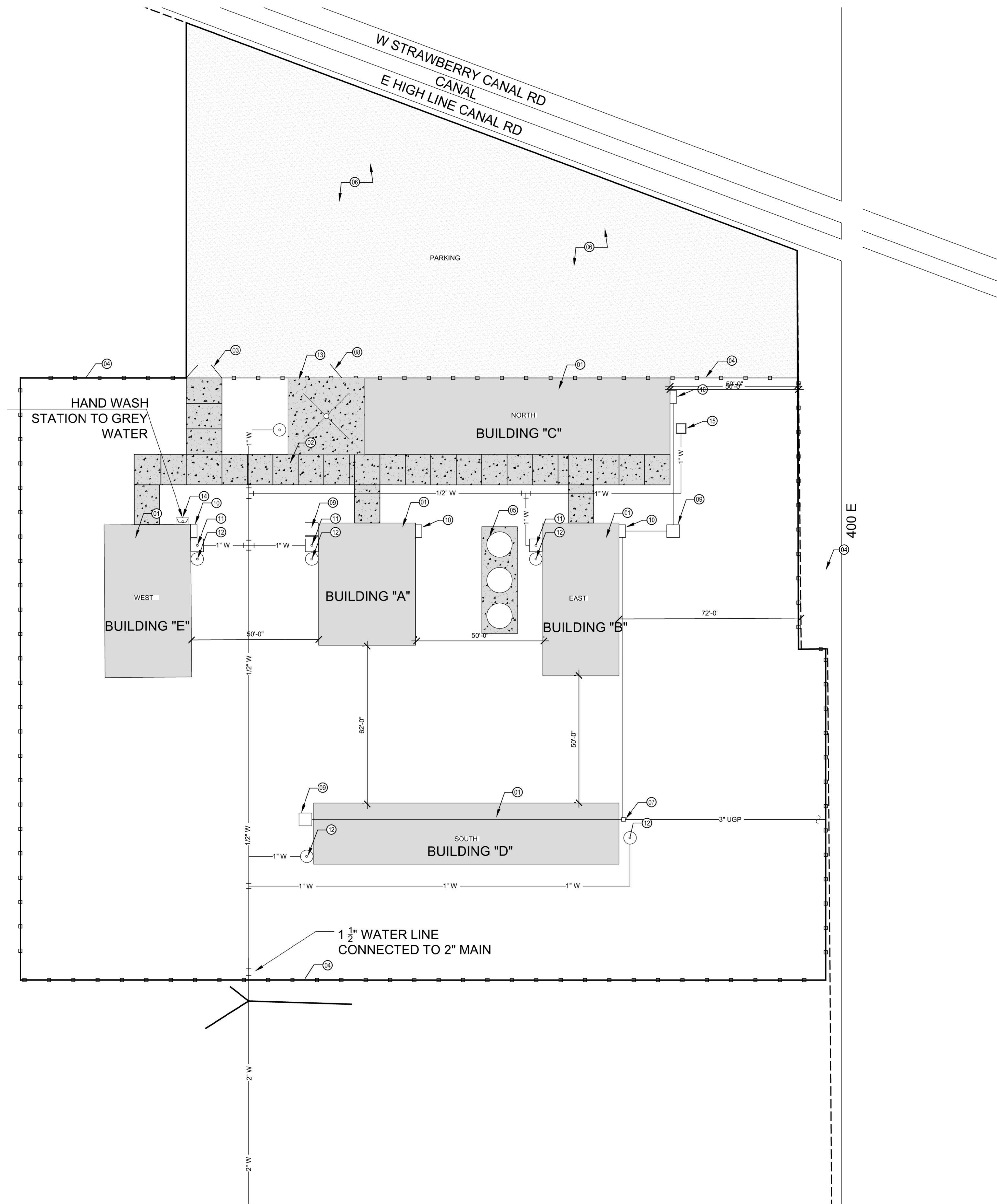


REVISIONS:



170 NORTH MAIN STREET  
SPANISH FORK, UTAH 84660  
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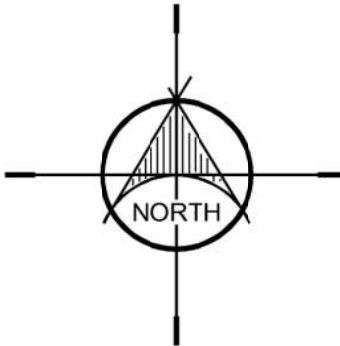
SHEET NOTES:

- 01 - PROPOSED NEW BUILDING TO BE CONSTRUCTED ON SITE
- 02 - CONCRETE DRIVEWAY OVER COMPACTED ROAD BASE
- 03 - CHAINLINK ROLLING OR SWINGING FENCE GATES
- 04 - 5' HIGH CHAINLINK SECURITY FENCE
- 05 - NEW VERTICAL FEED TANKS INSTALLED ON NEW 4" CONC. SLAB
- 06 - GRAVEL PARKING LOT OVER COMPACTED ROAD BASE
- 07 - POWER METER AS PER CITY STANDARDS
- 08 - 6" MAIN GATE
- 09 - ELECTRICAL GROUND BOX
- 10 - ELECTRICAL PANEL
- 11 - 1" STEP + WASTE
- 12 - 3/4" FROSTLESS HYDRANT
- 13 - CONC. SLAB W/ DRAIN
- 14 - HANDWASH STATION TO GREY WATER
- 15 - 4' X 4' CONCRETE WATER VAULT

FENCED AREA AND  
PARKING = 2.21 ACRES  
OF THE 25.6 ACRE SITE.

ENLARGED SITE PLAN

0 20' 40' 50'



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SD2

NEBO SCHOOL DISTRICT  
NEBO ANIMAL LABS

400 E HIGHLINE CANAL RD

SANTAQUIN, UTAH



REVISIONS:

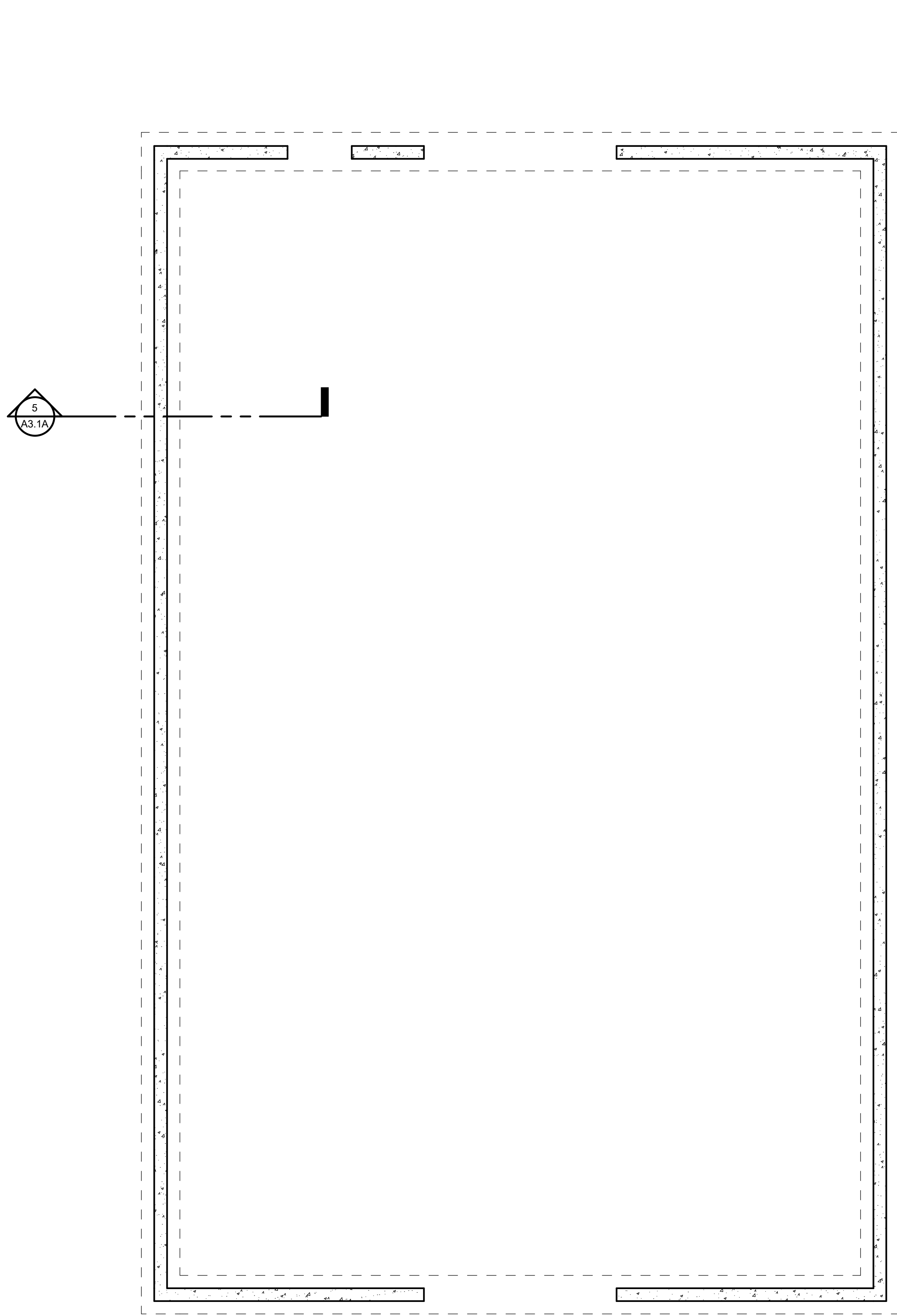


170 NORTH MAIN STREET  
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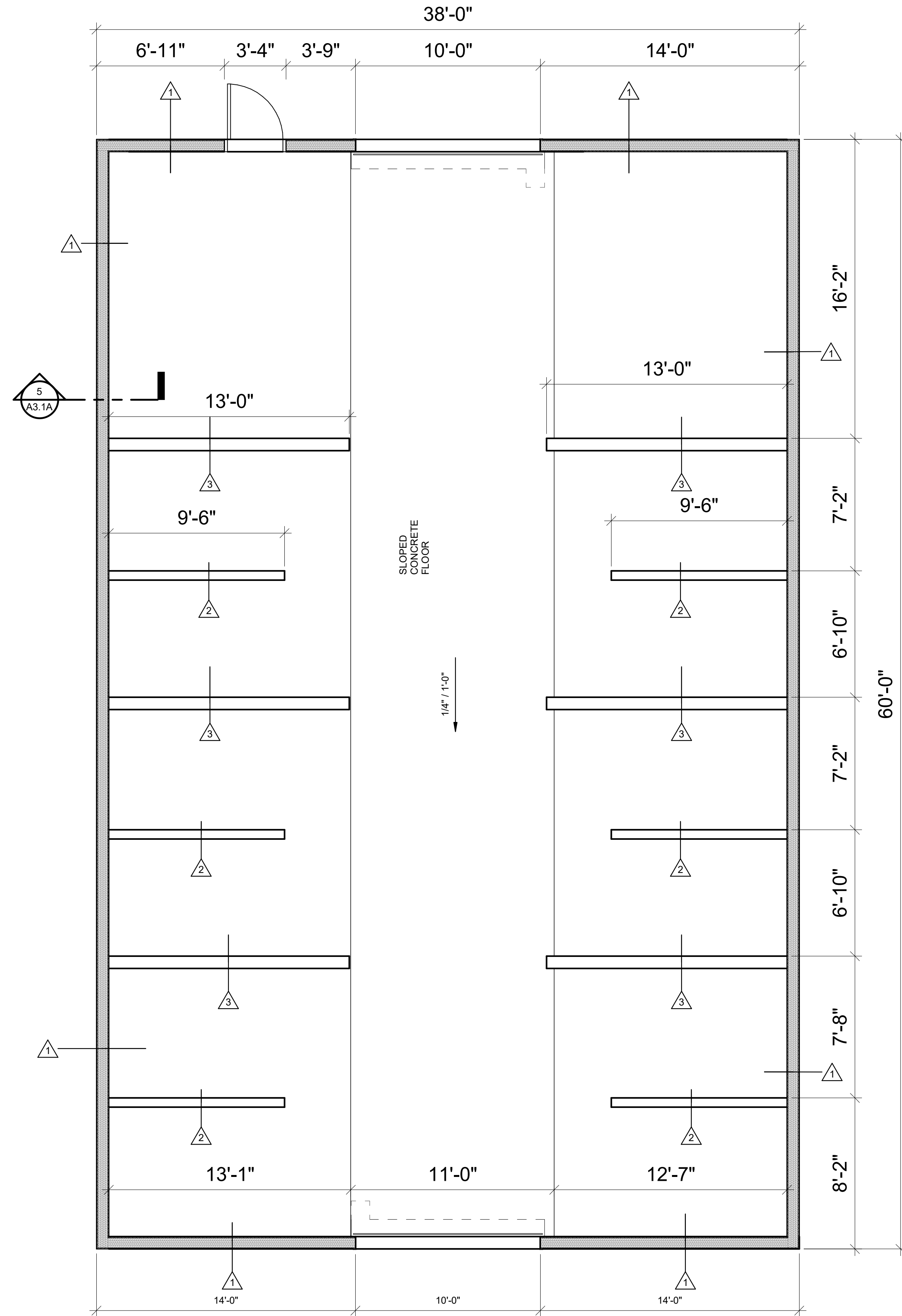


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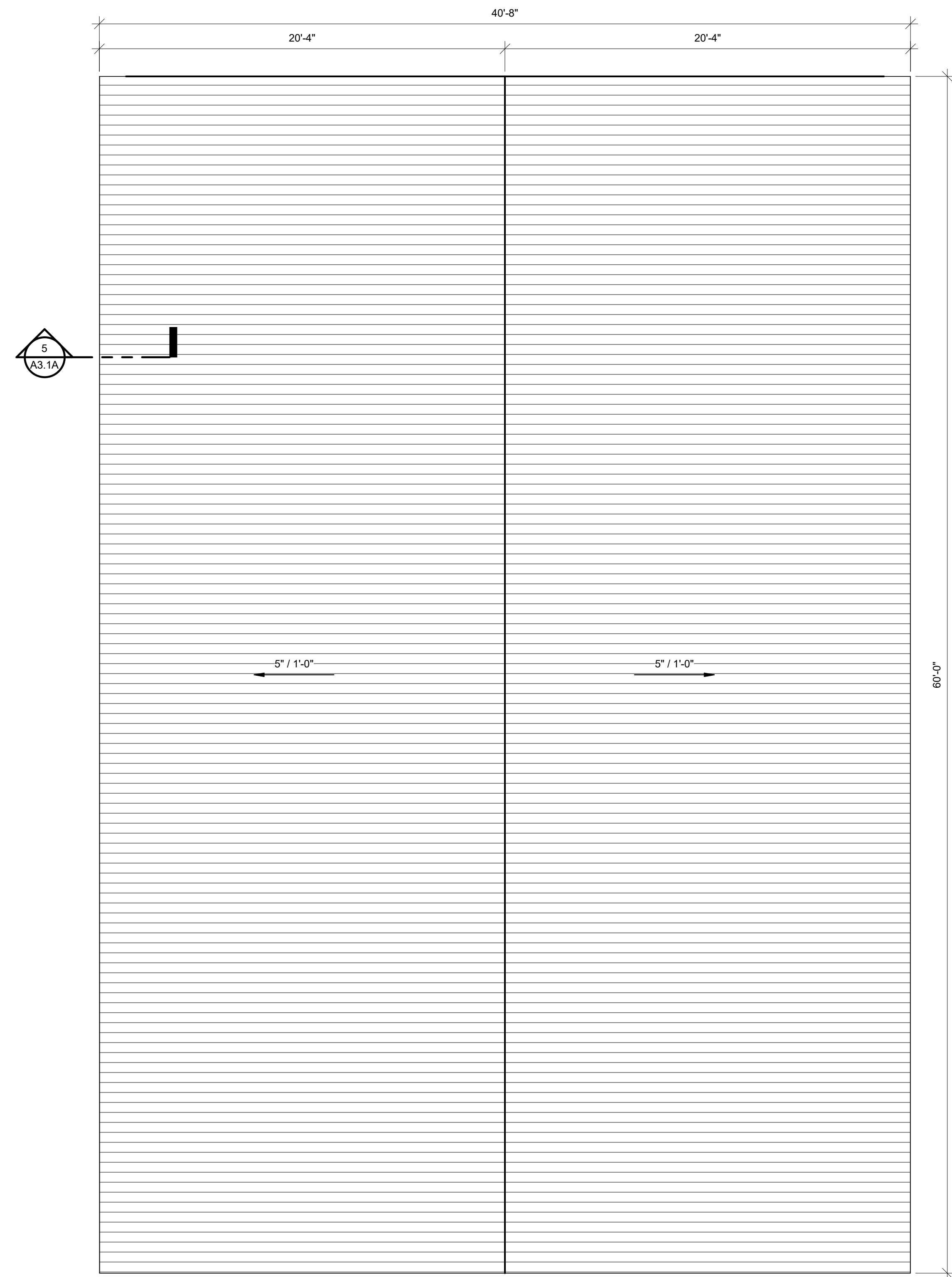
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As Noted



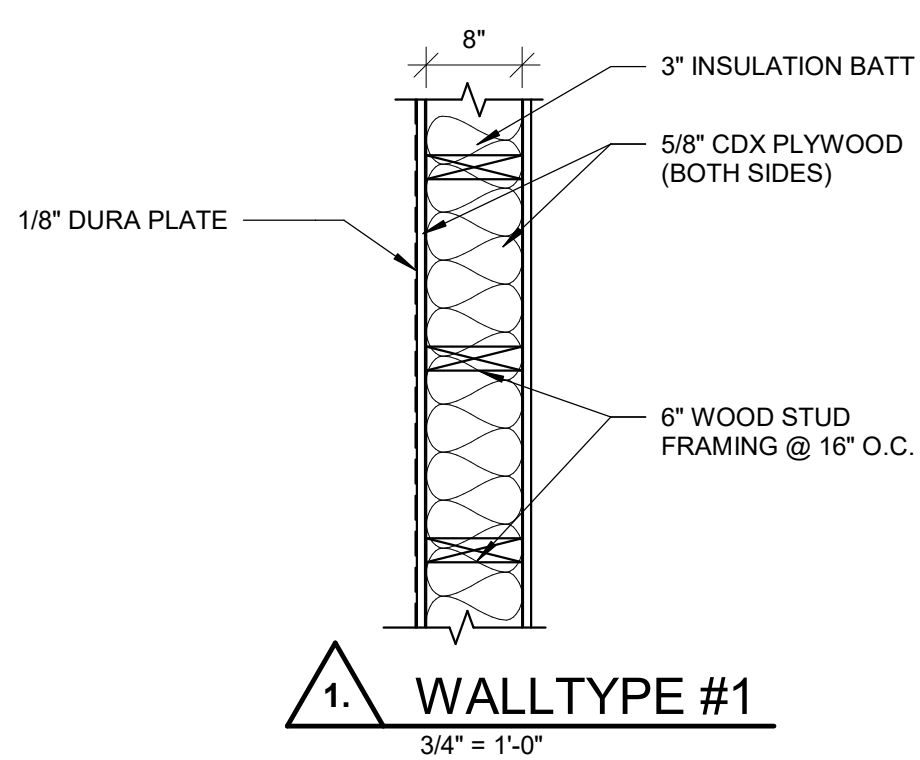
1 FOUNDATION PLAN BUILDING A  
1/4" = 1'-0"



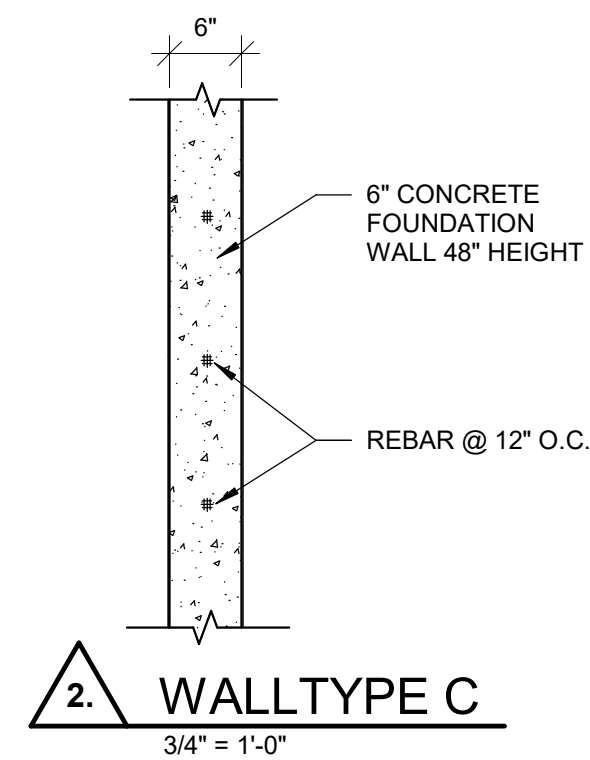
2 MAIN FLOOR PLAN BUILDING A  
1/4" = 1'-0"



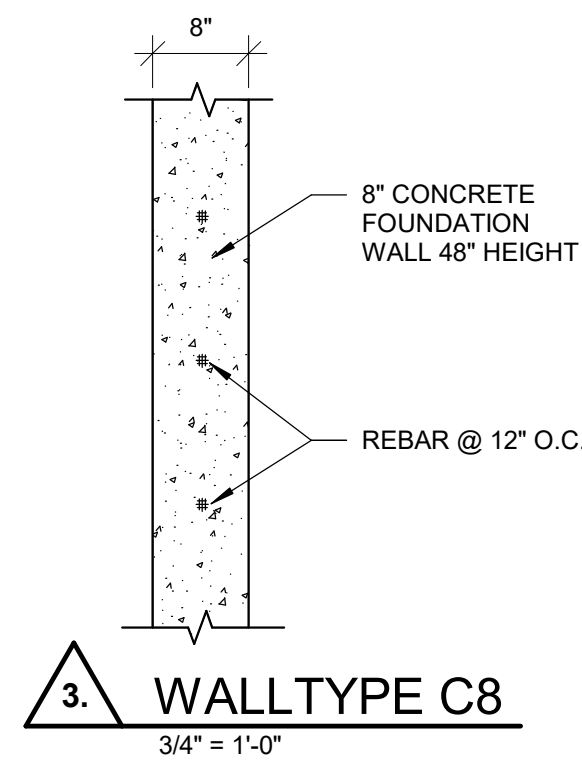
3 ROOF PLAN BUILDING A  
1/4" = 1'-0"



1. WALLTYPE #1  
3/4" = 1'-0"



2. WALLTYPE C  
3/4" = 1'-0"



3. WALLTYPE C8  
3/4" = 1'-0"

BUILDING A IS THE MIDDLE BUILDING

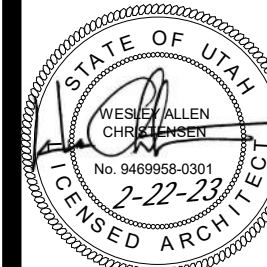
PROJECT TITLE

NEBO SCHOOL DISTRICT

NEBO ANIMAL LABS

1400 E HIGHLINE CANAL RD

SANATQUIN, UTAH



REVISIONS:

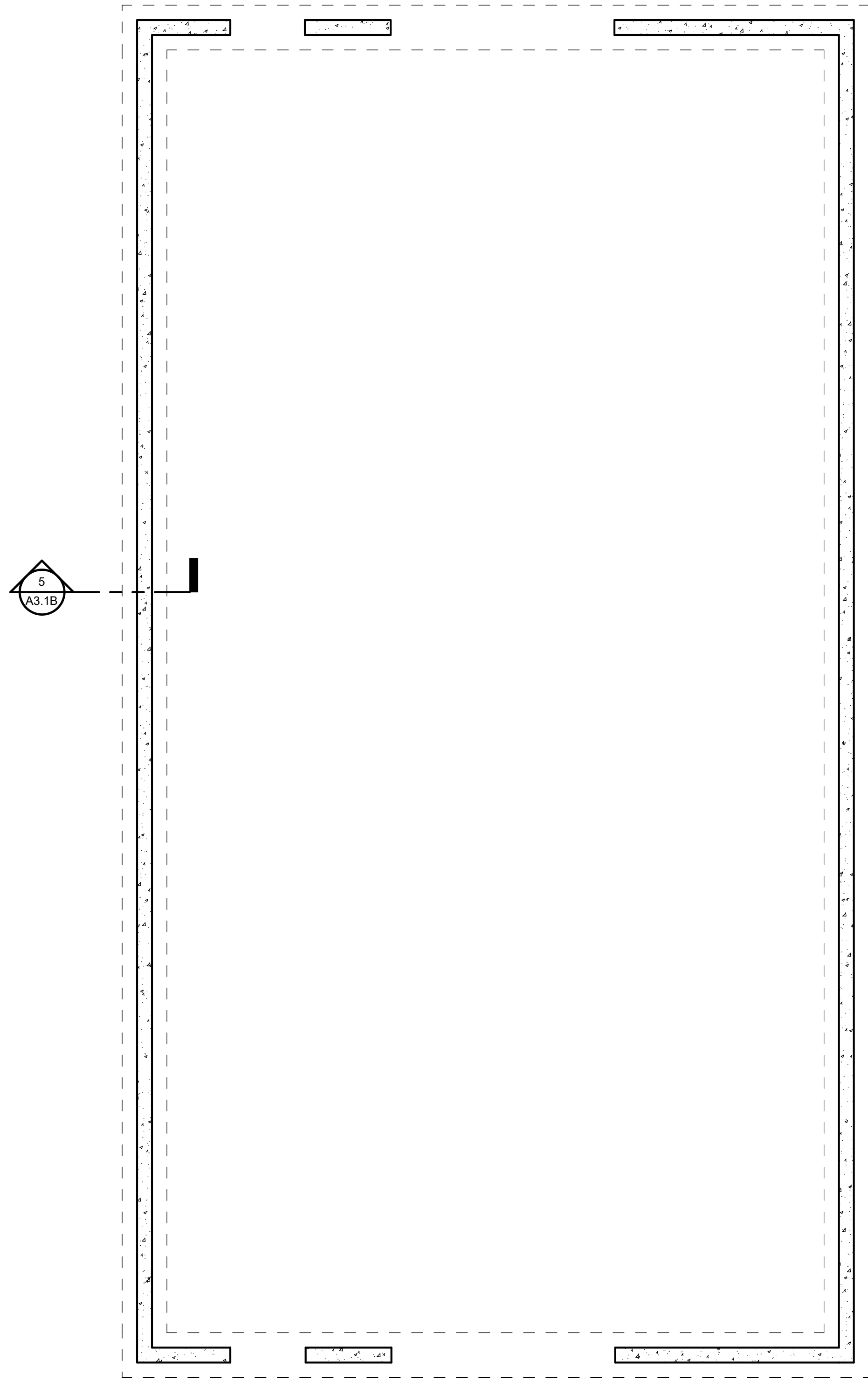
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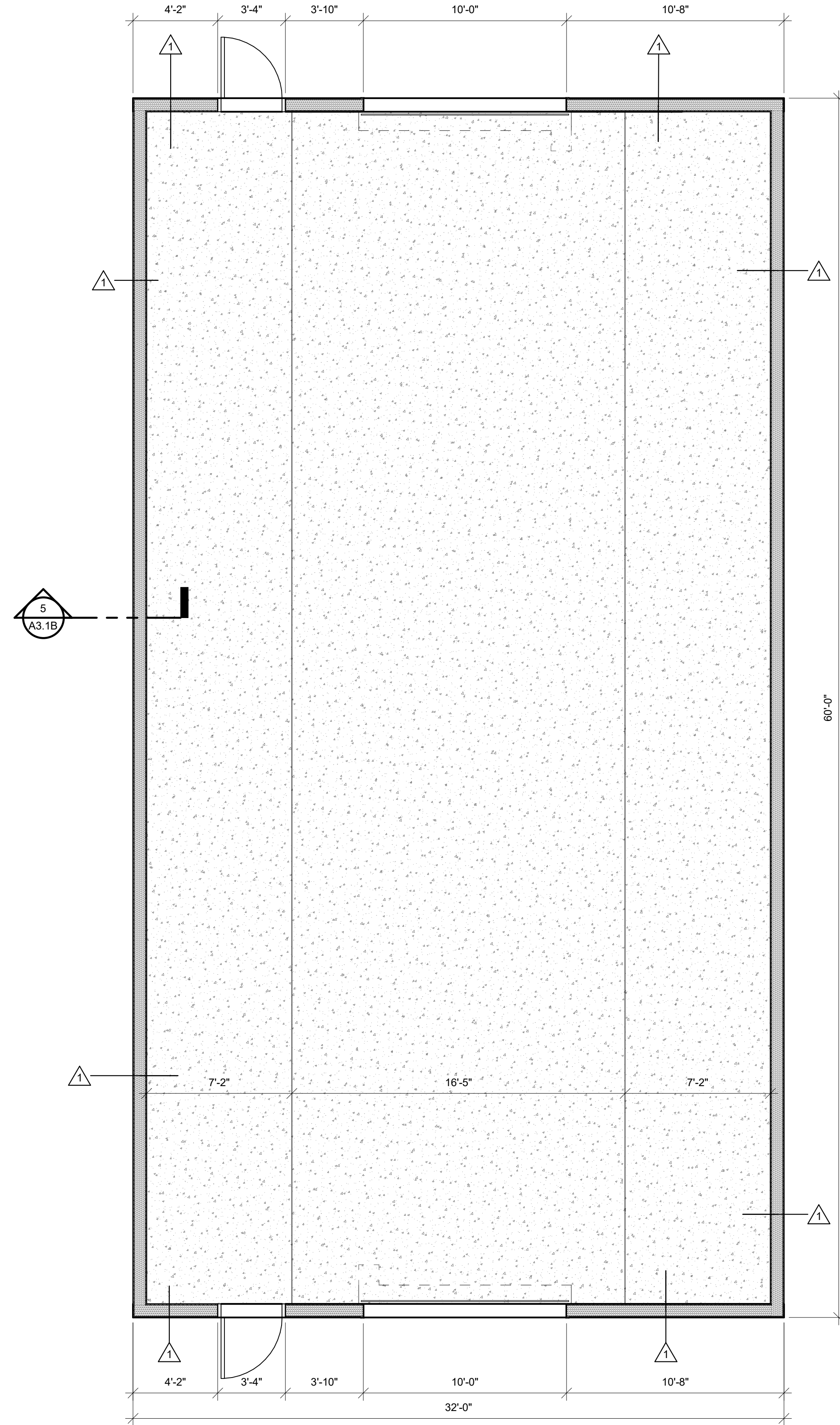
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DATE: FEB 2023  
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A1.1A

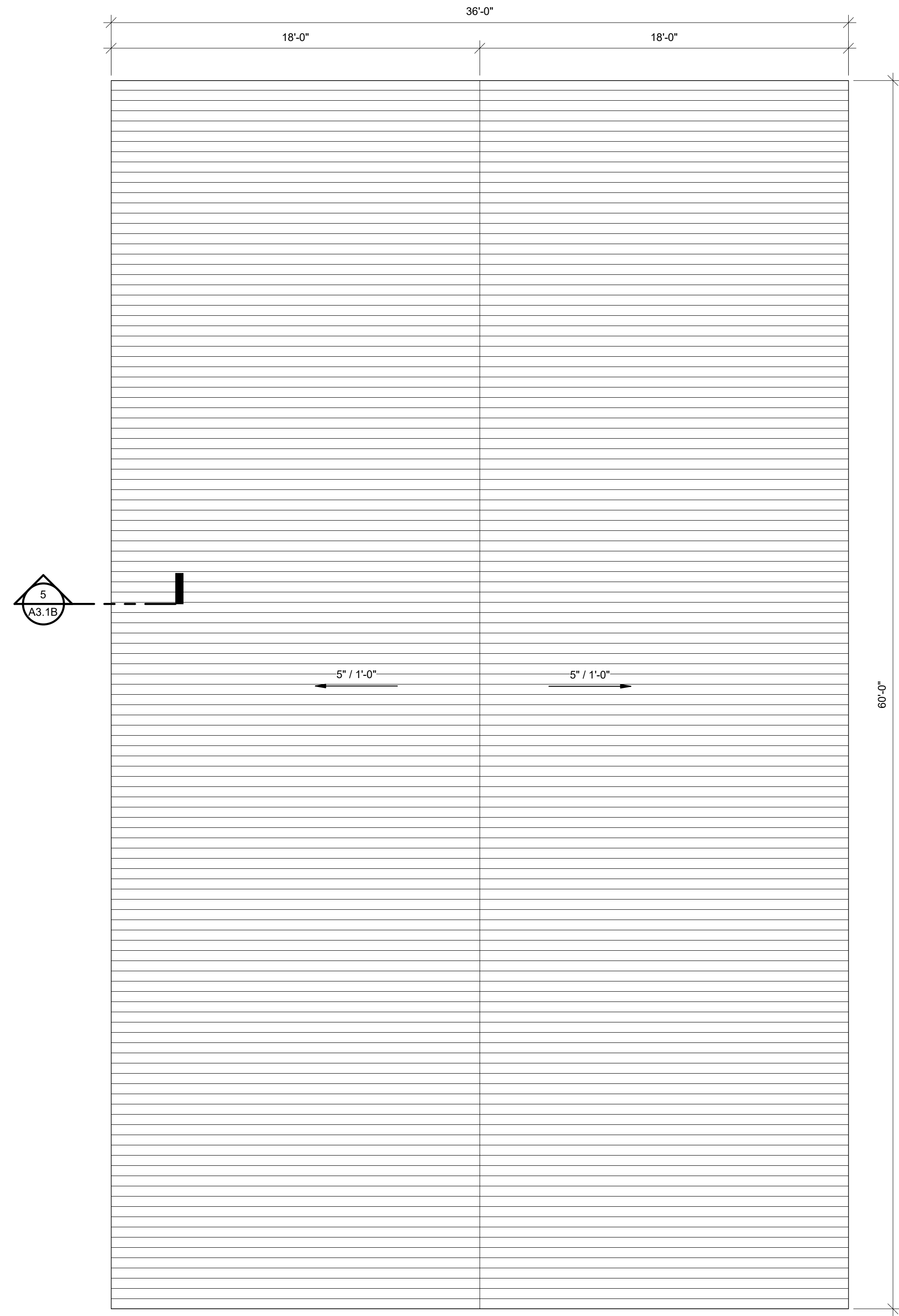




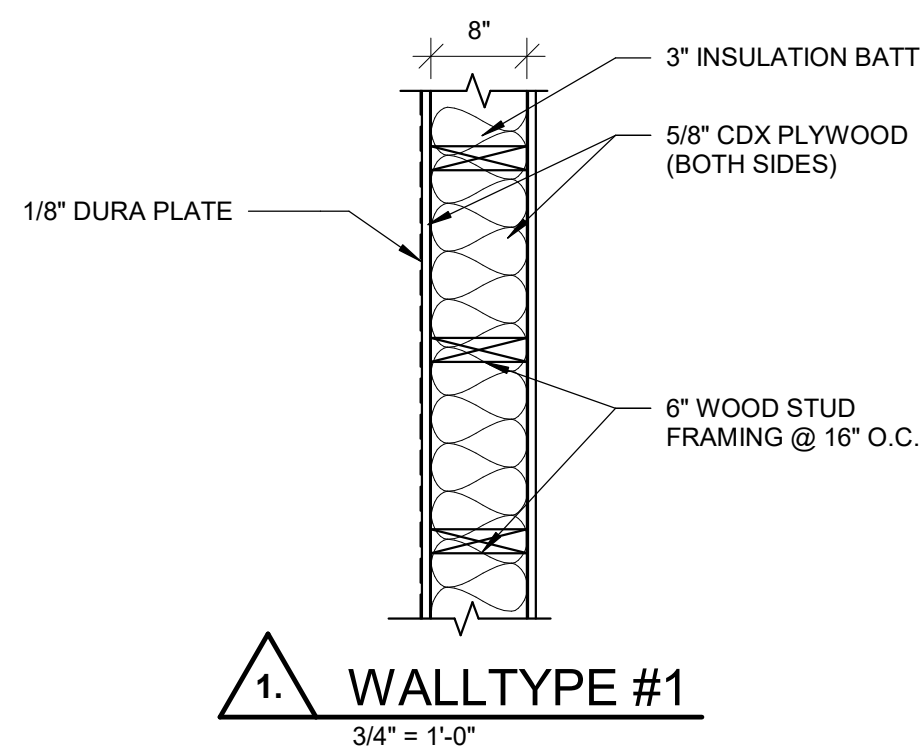
2 FOUNDATION PLAN BUILDING B  
1/4" = 1'-0"



1 MAIN FLOOR PLAN BUILDING B  
1/4" = 1'-0"



3 ROOF PLAN BUILDING B  
1/4" = 1'-0"



1 WALLTYPE #1  
3/4" = 1'-0"

BUILDING B IS THE EAST BUILDING

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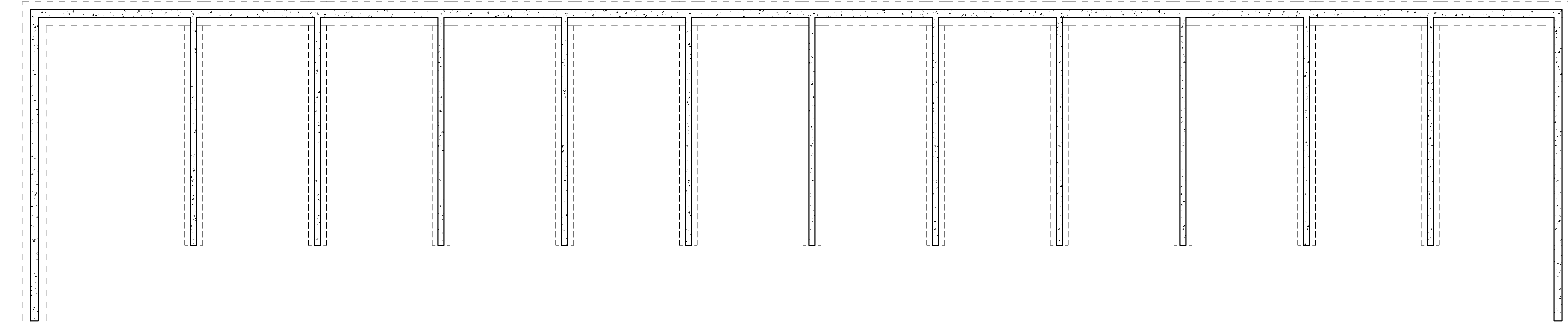


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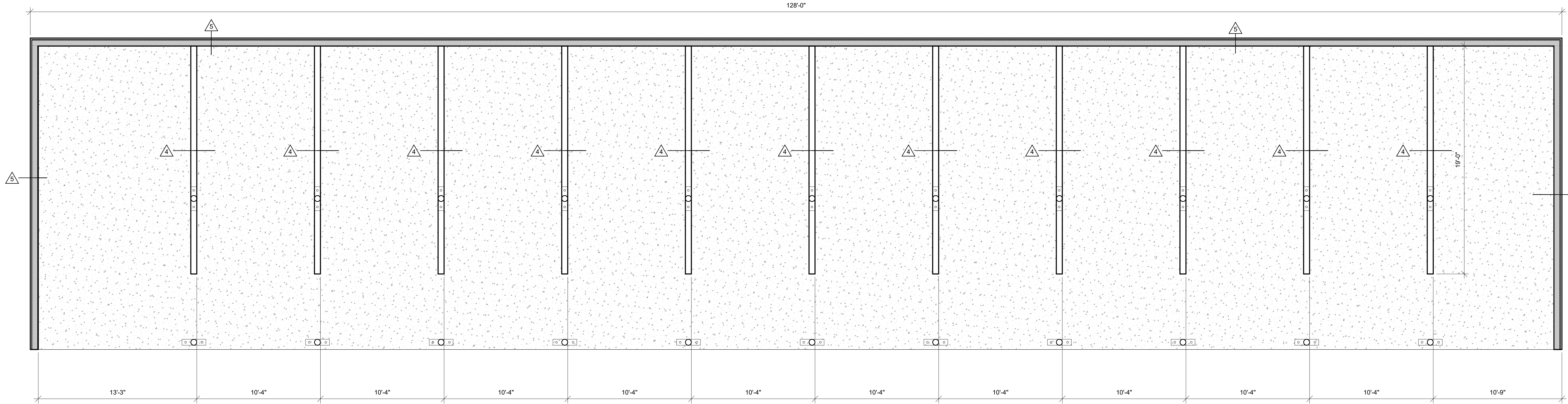


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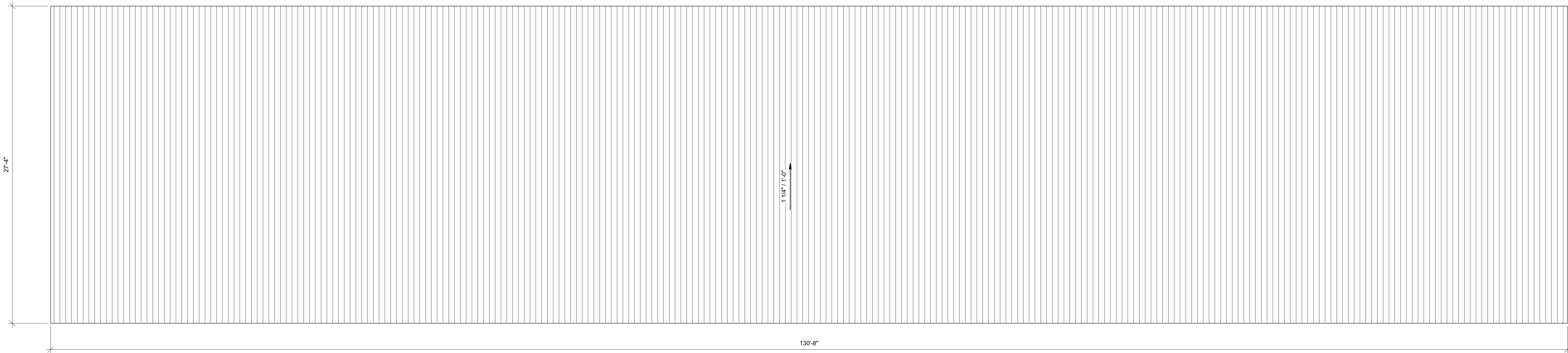
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As Noted



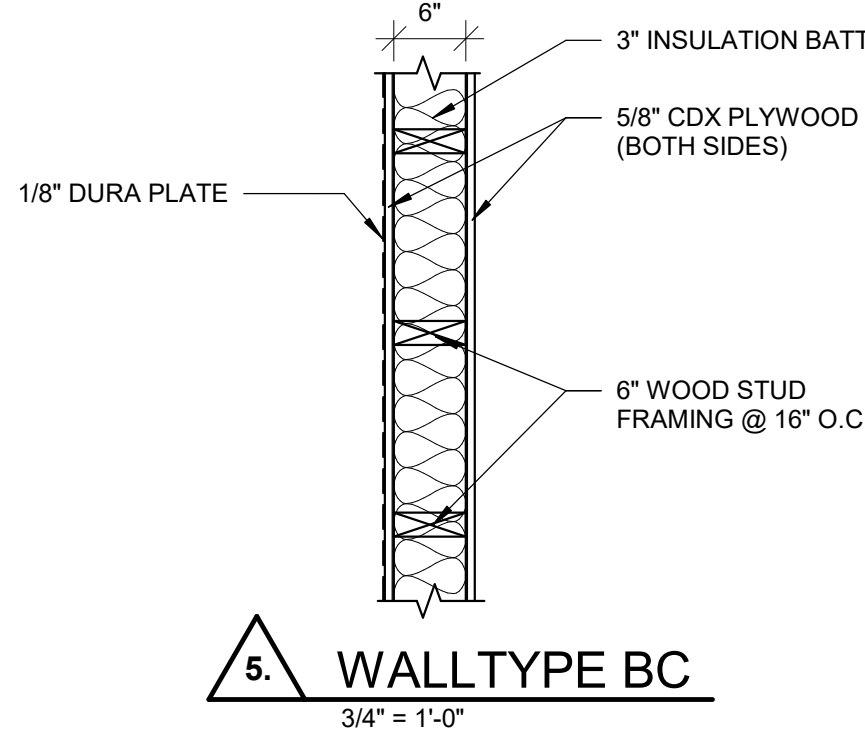
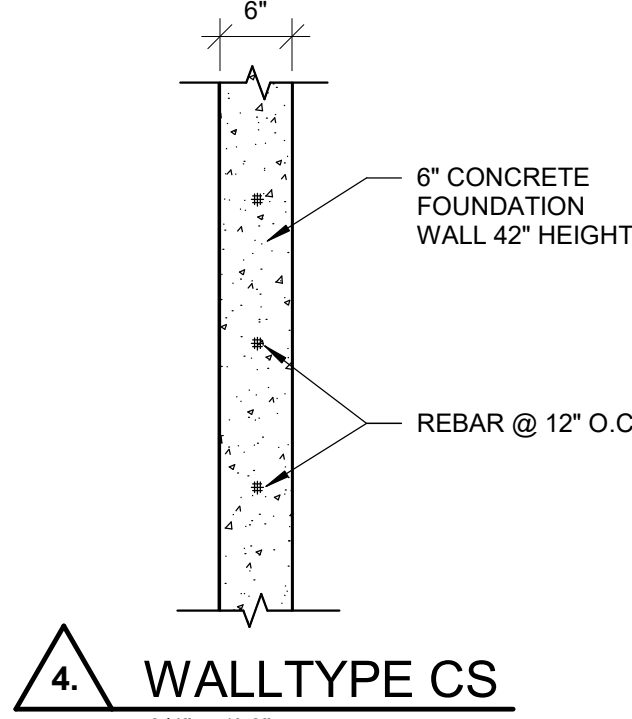
1 FOUNDATION PLAN BUILDING C  
1/4" = 1'-0"



2 MAIN FLOOR PLAN BUILDING C  
1/4" = 1'-0"

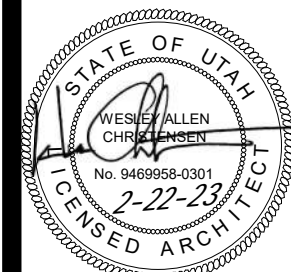


3 ROOF PLAN BUILDING C  
1/4" = 1'-0"



BUILDING C IS THE  
NORTH BUILDING

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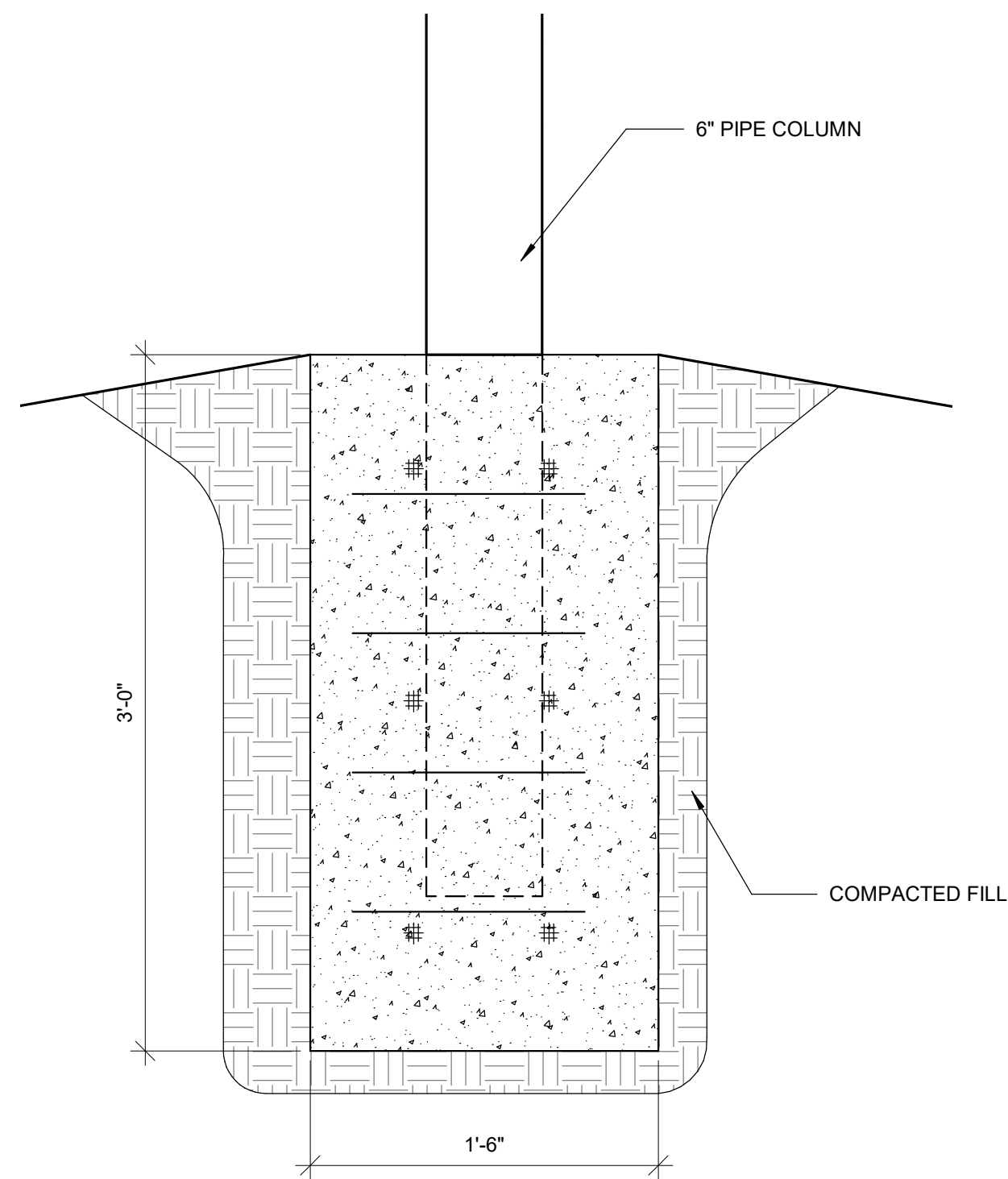
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A1.1C

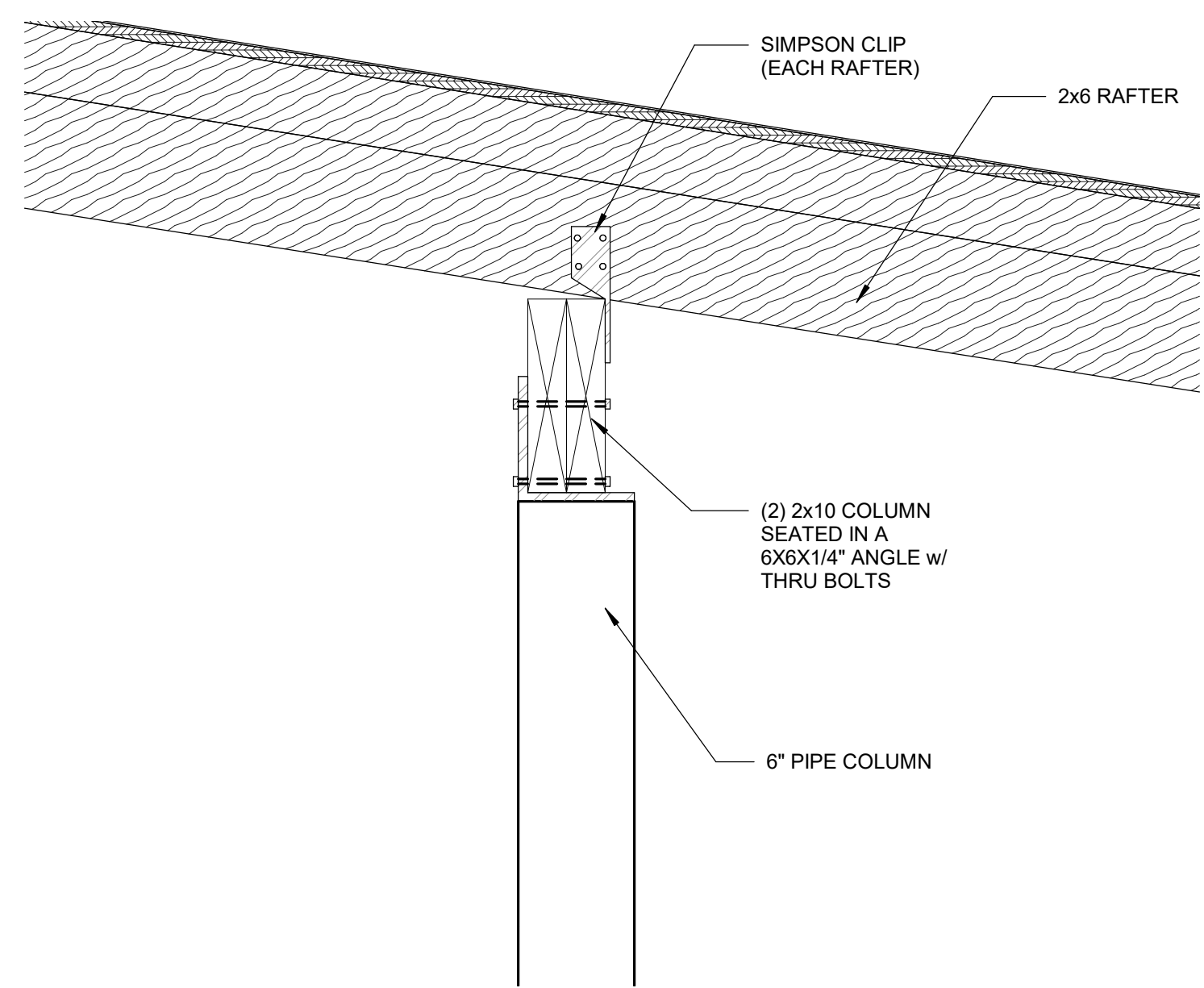




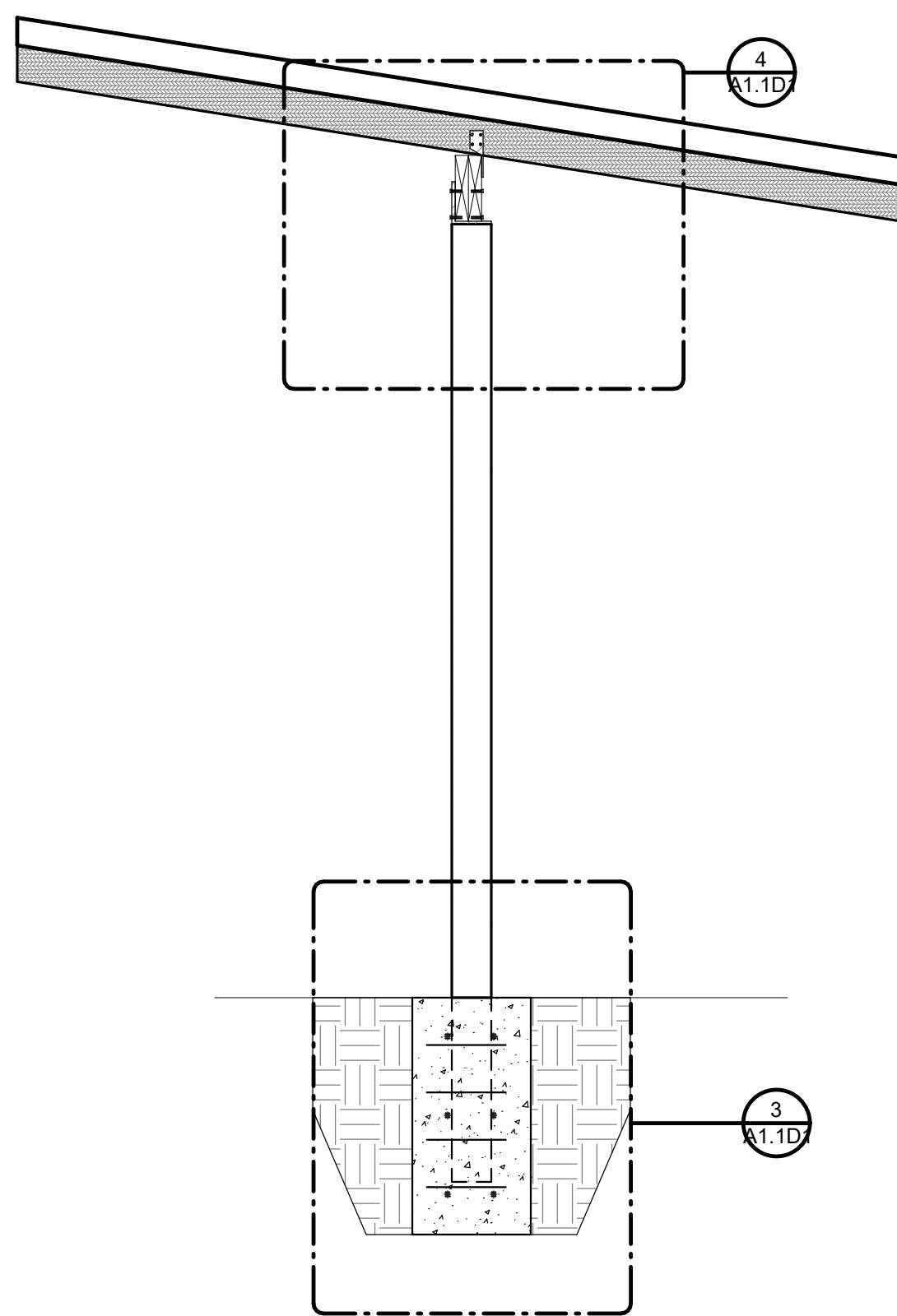
1 FOUNDATION PLAN BUILDING D  
1/4" = 1'-0"



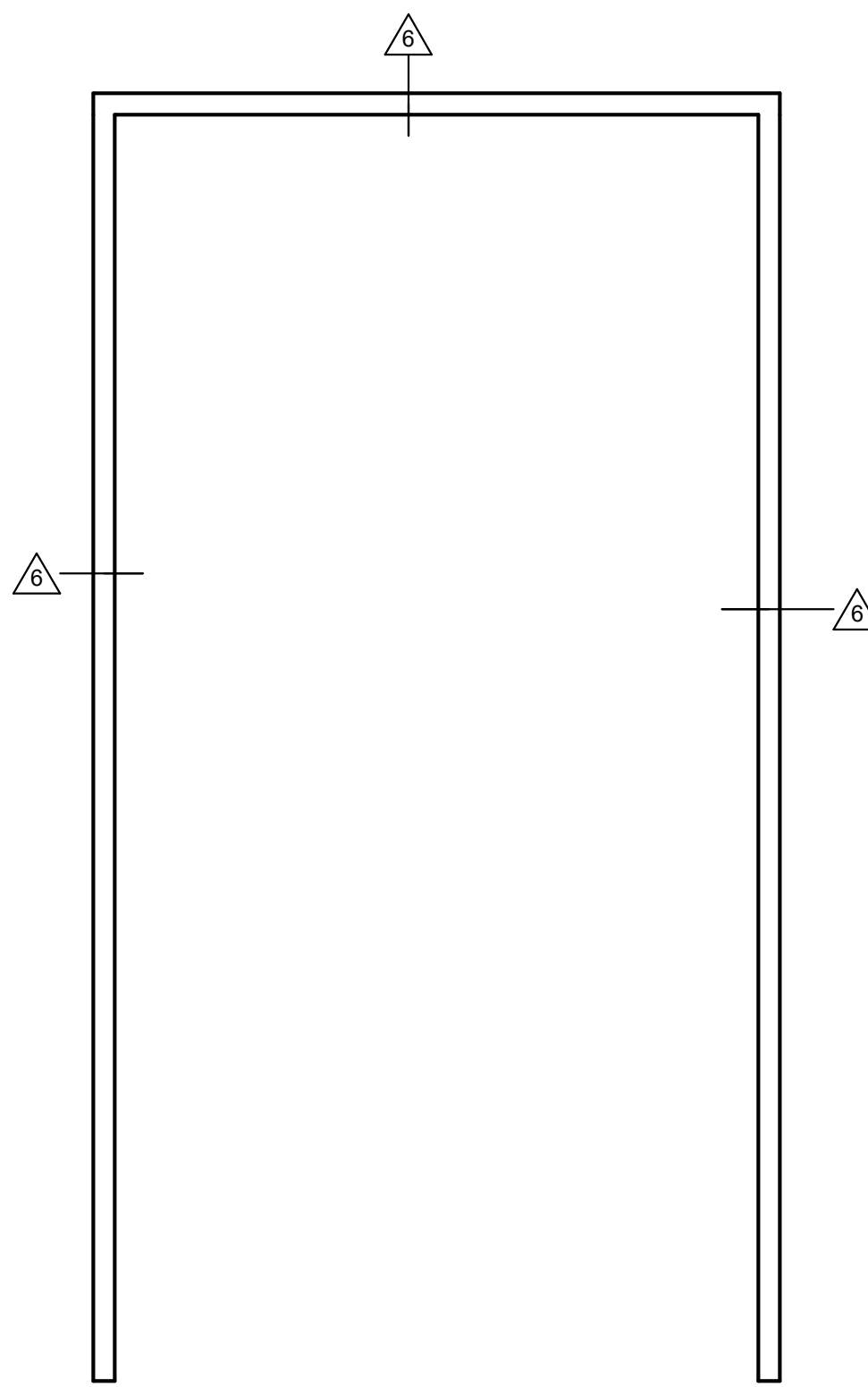
3 COLUMN FOOTING DETAIL  
1 1/2" = 1'-0"



4 COLUMN CONNECTION TO ROOF  
1 1/2" = 1'-0"

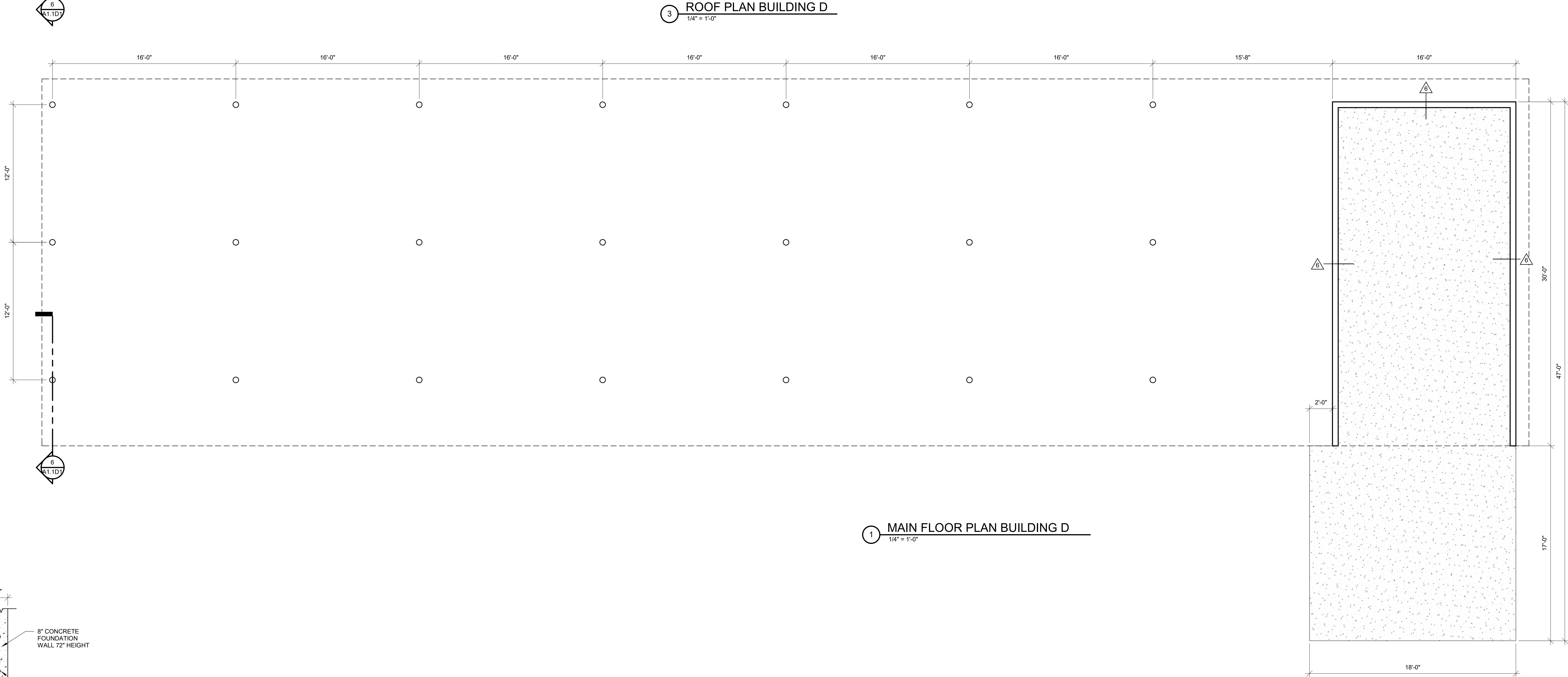
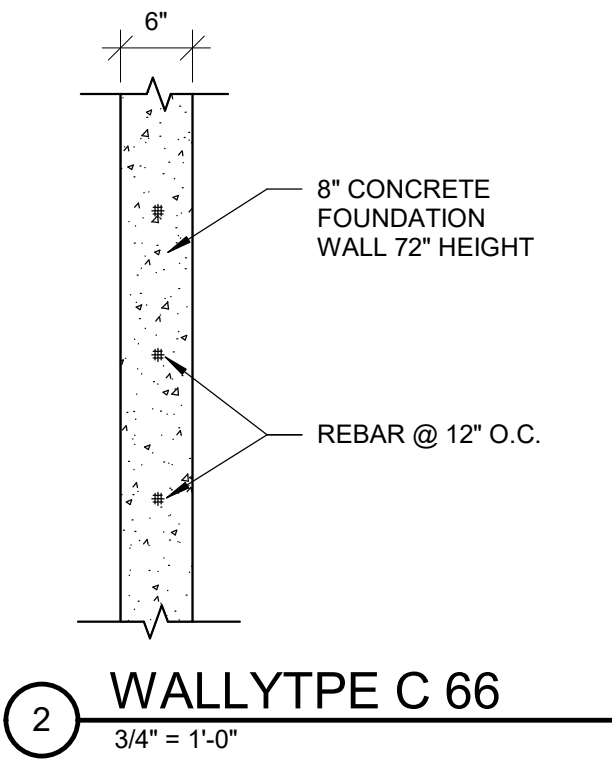


6 BUILDING D  
1/2" = 1'-0"





BUILDING D IS THE SOUTH BUILDING



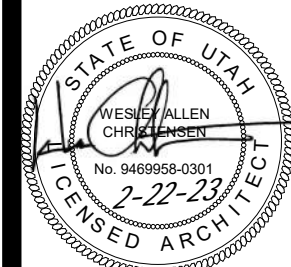
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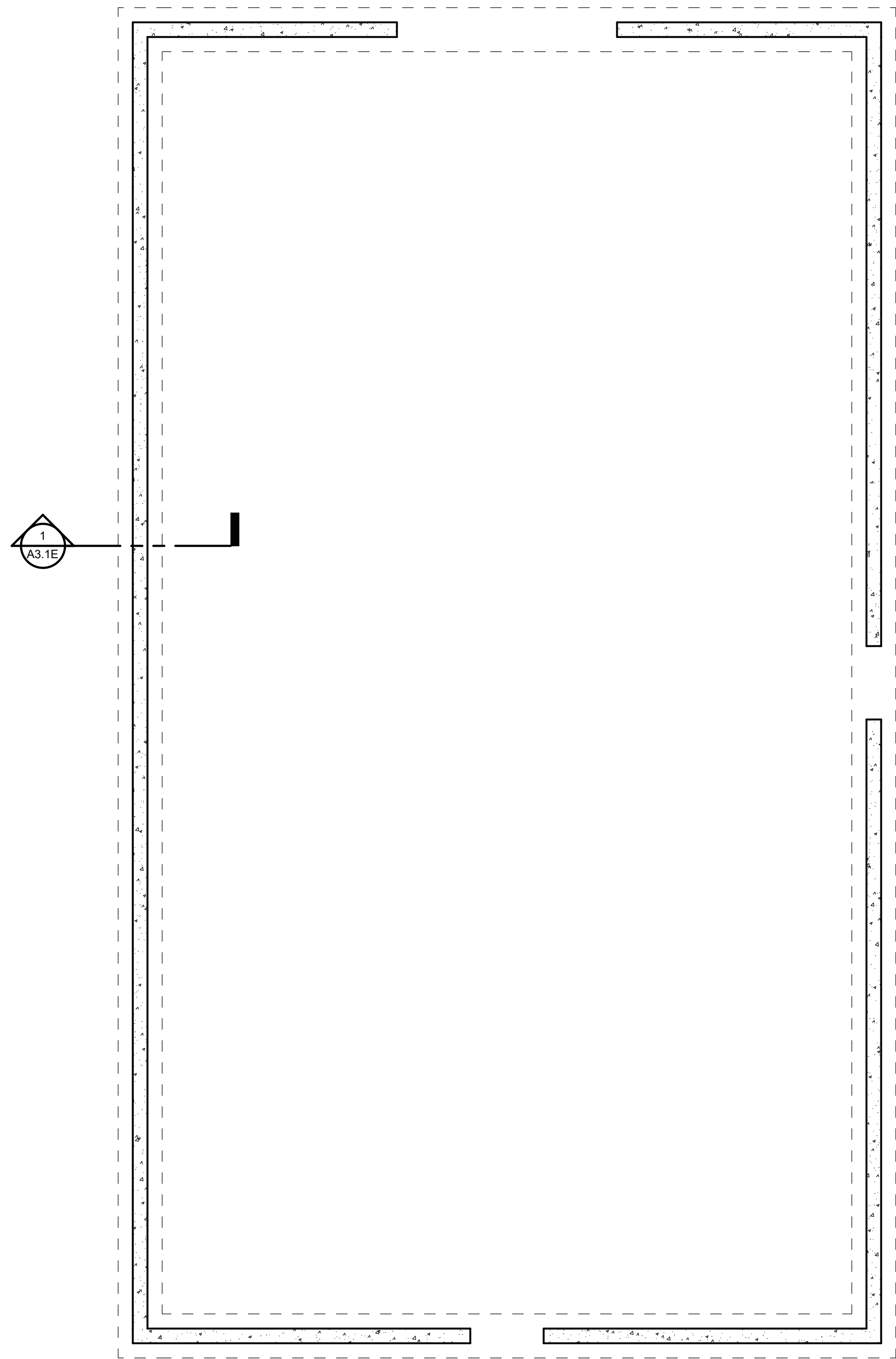
SANATQUIN, UTAH

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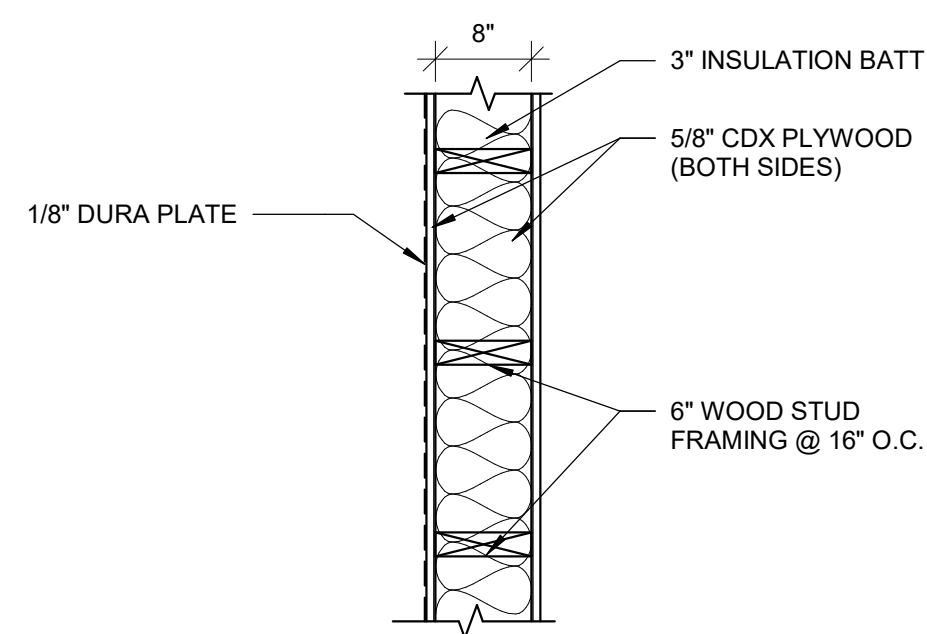


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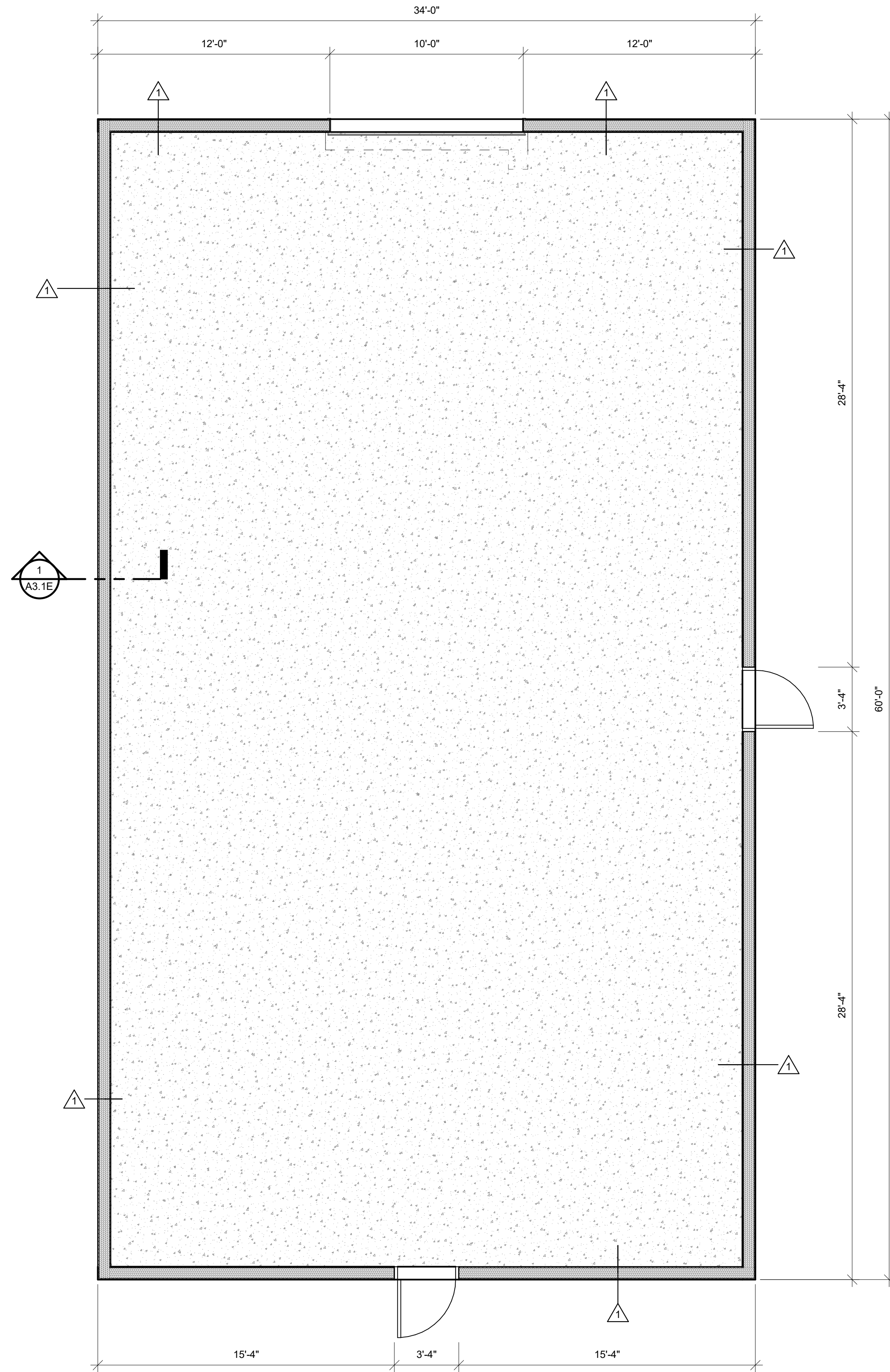




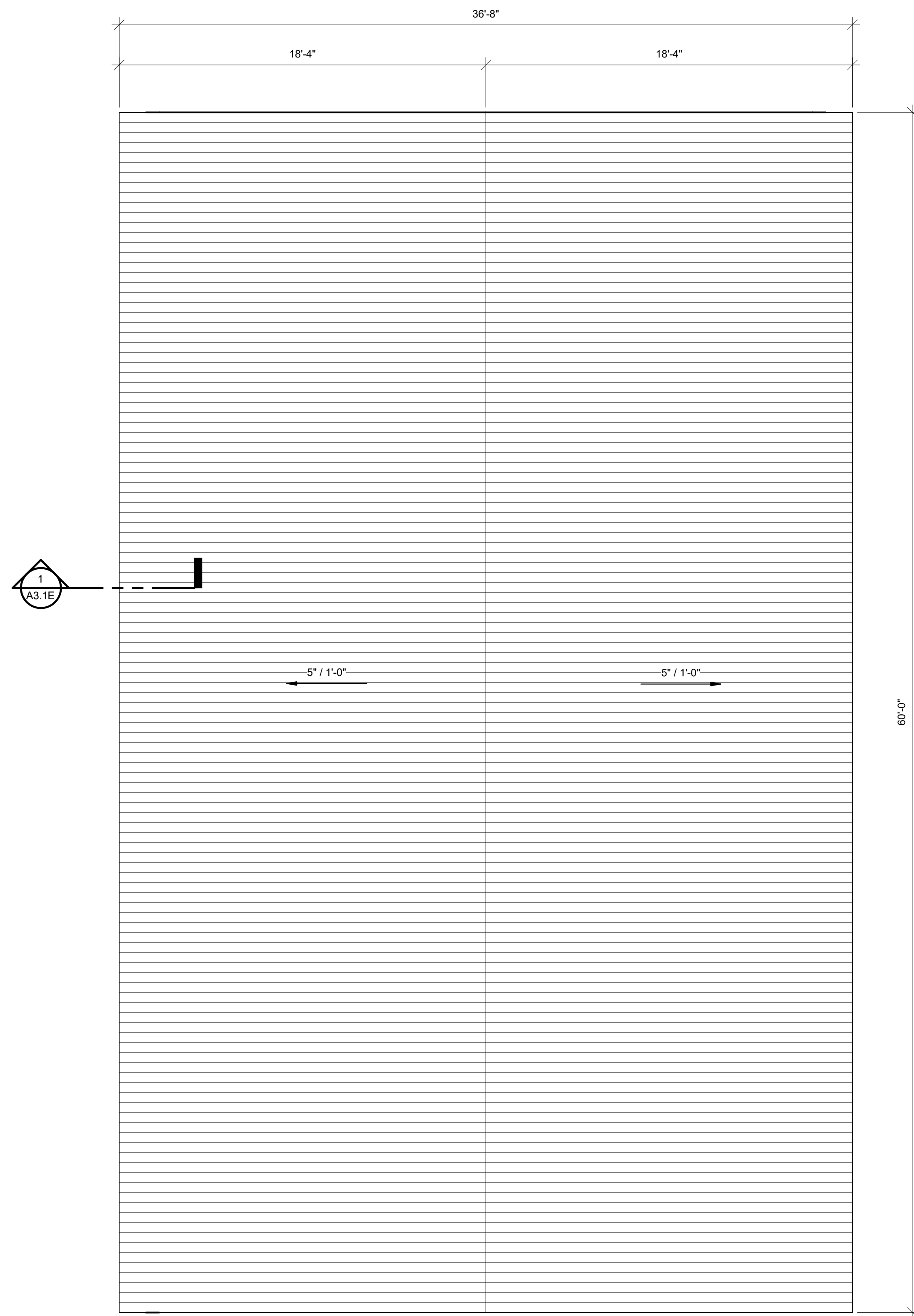
1 FOUNDATION PLAN BUILDING E  
1/4" = 1'-0"



1. WALLTYPE #1  
3/4" = 1'-0"



2 MAIN FLOOR PLAN BUILDING E  
1/4" = 1'-0"



3 ROOF PLAN BUILDING E  
1/4" = 1'-0"

BUILDING E IS THE WEST BUILDING



REVISIONS:

SANATQUIN, UTAH

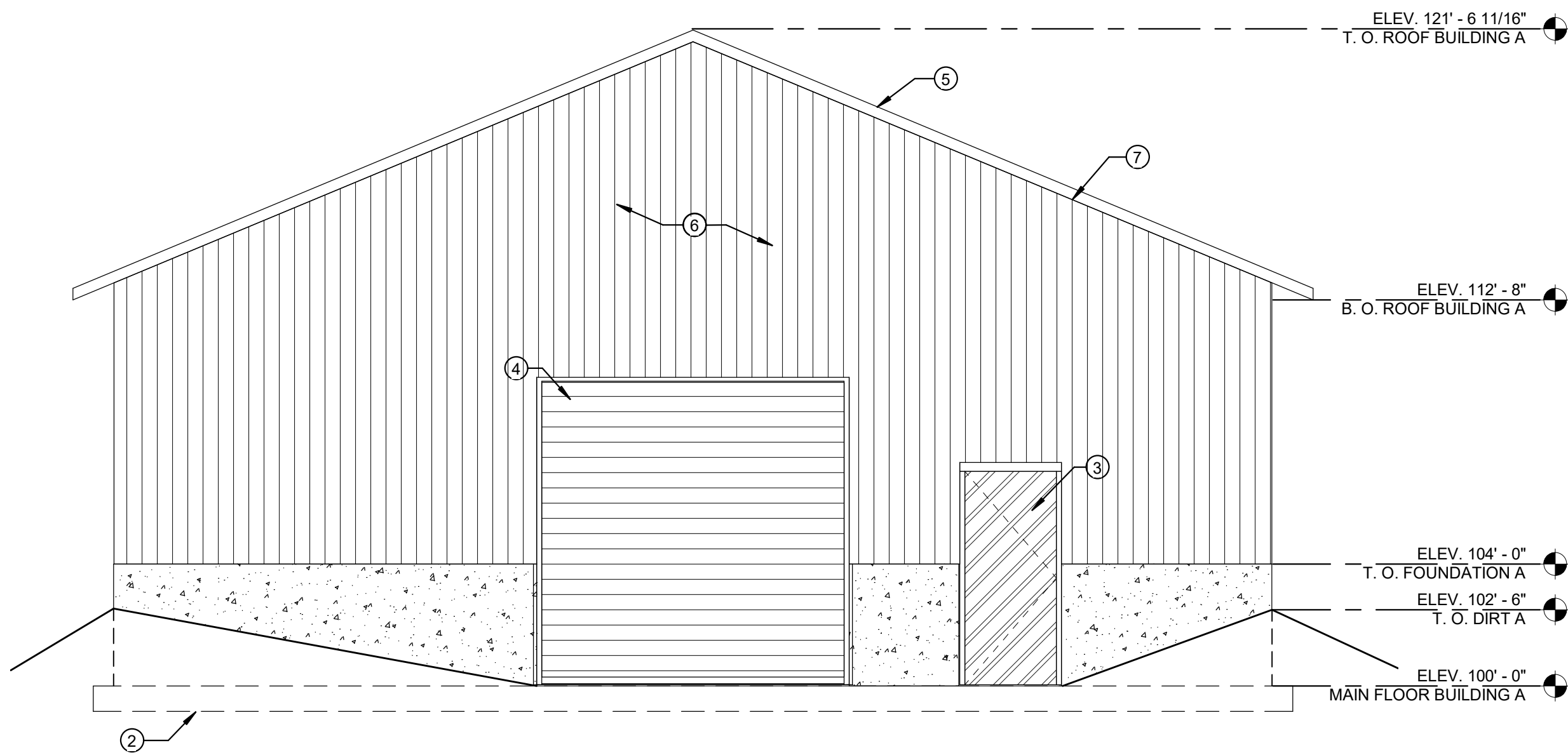
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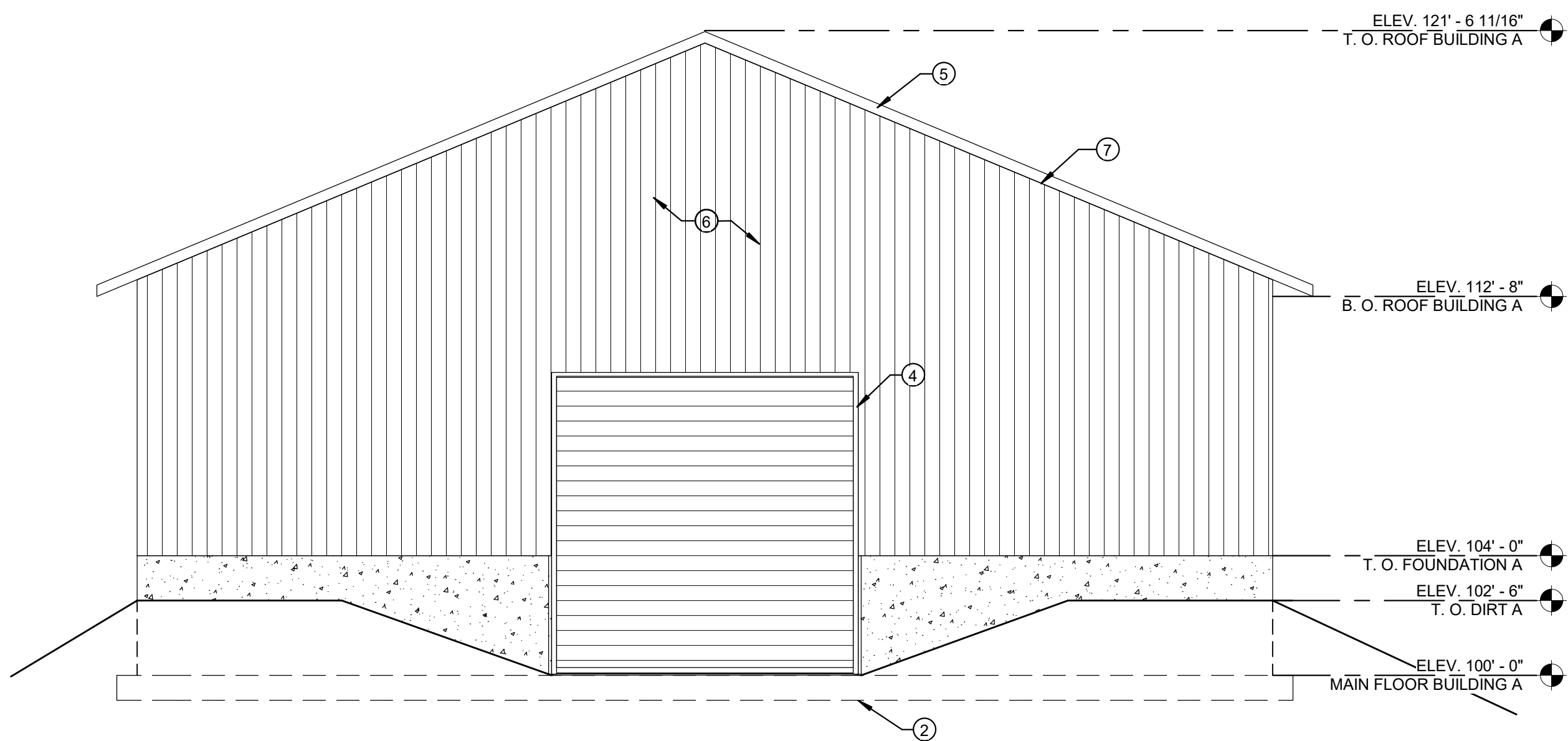
A1.1E

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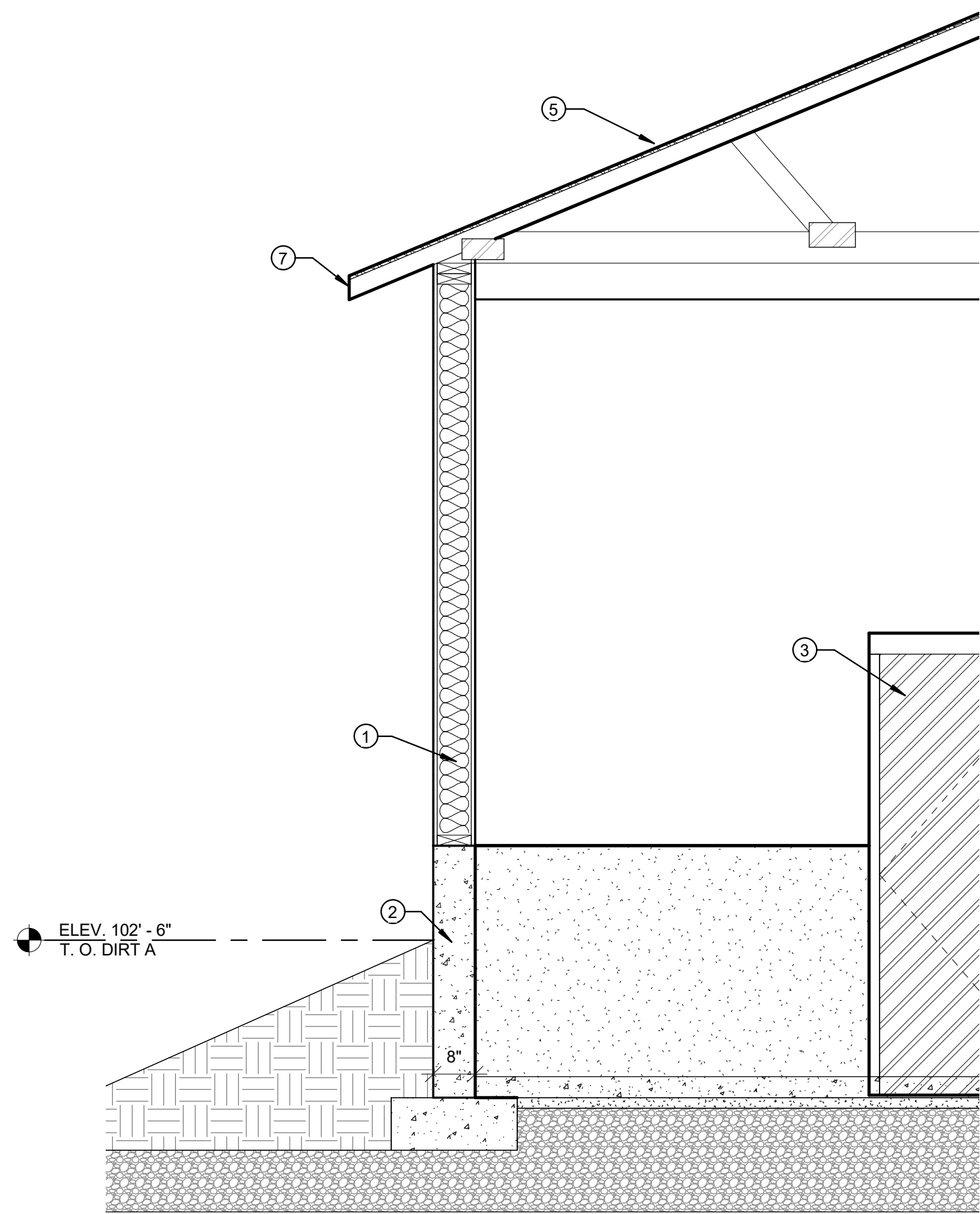




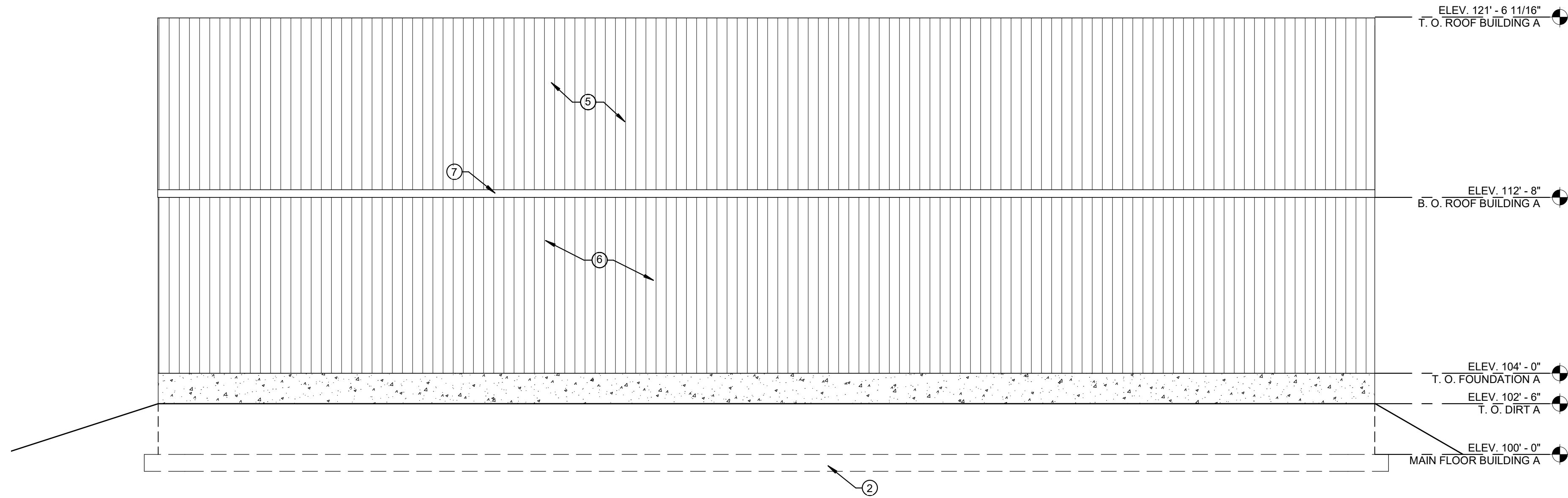
2 BUILDING A NORTH  
1/4" = 1'-0"



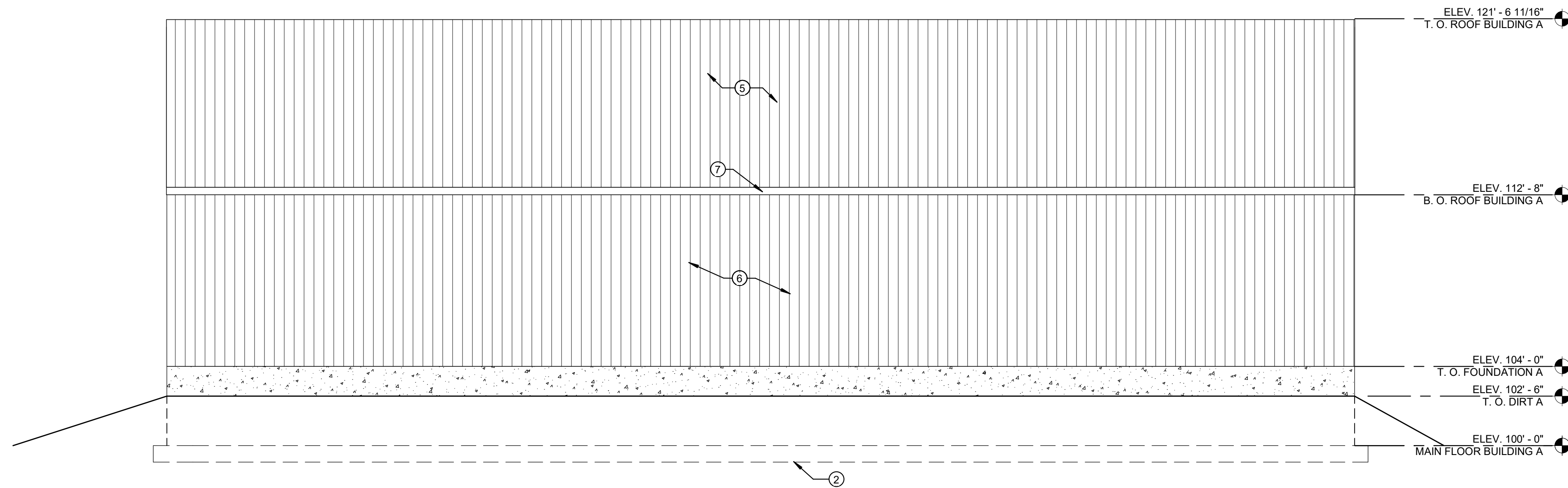
3 BUILDING A SOUTH  
1/4" = 1'-0"



5 BUILDING A  
1/2" = 1'-0"



1 BUILDING A EAST  
1/4" = 1'-0"



4 BUILDING A WEST  
1/4" = 1'-0"

#### SHEET NOTES

- WOOD FRAME WALLS W/ 5/8" PLYWOOD - SEE STRUCTURAL SHEETS
- CONCRETE FOOTINGS AND FOUNDATION WALLS - SEE STRUCTURAL SHEETS FOR SIZE AND REINFORCING.
- HOLLOW METAL DOOR AND FRAME (PAINTED) - SEE DOOR SCHEDULE. COLOR AS SELECTED BY ARCHITECT.
- 10' ROLL UP DOOR
- METAL ROOF PANELS
- METAL WALL PANELS
- METAL SOFFIT, FASCIA, AND DOWN SPOUT



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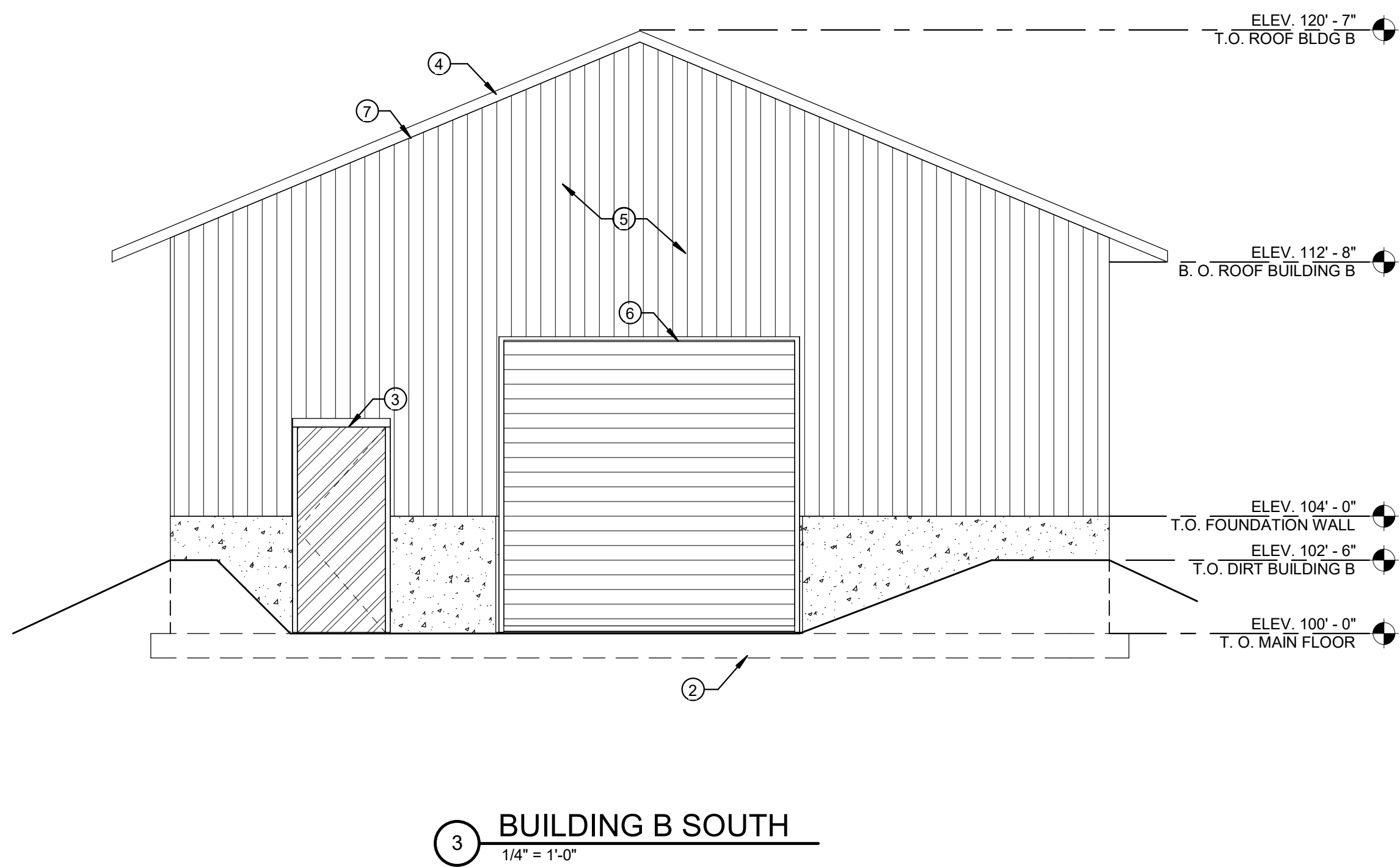
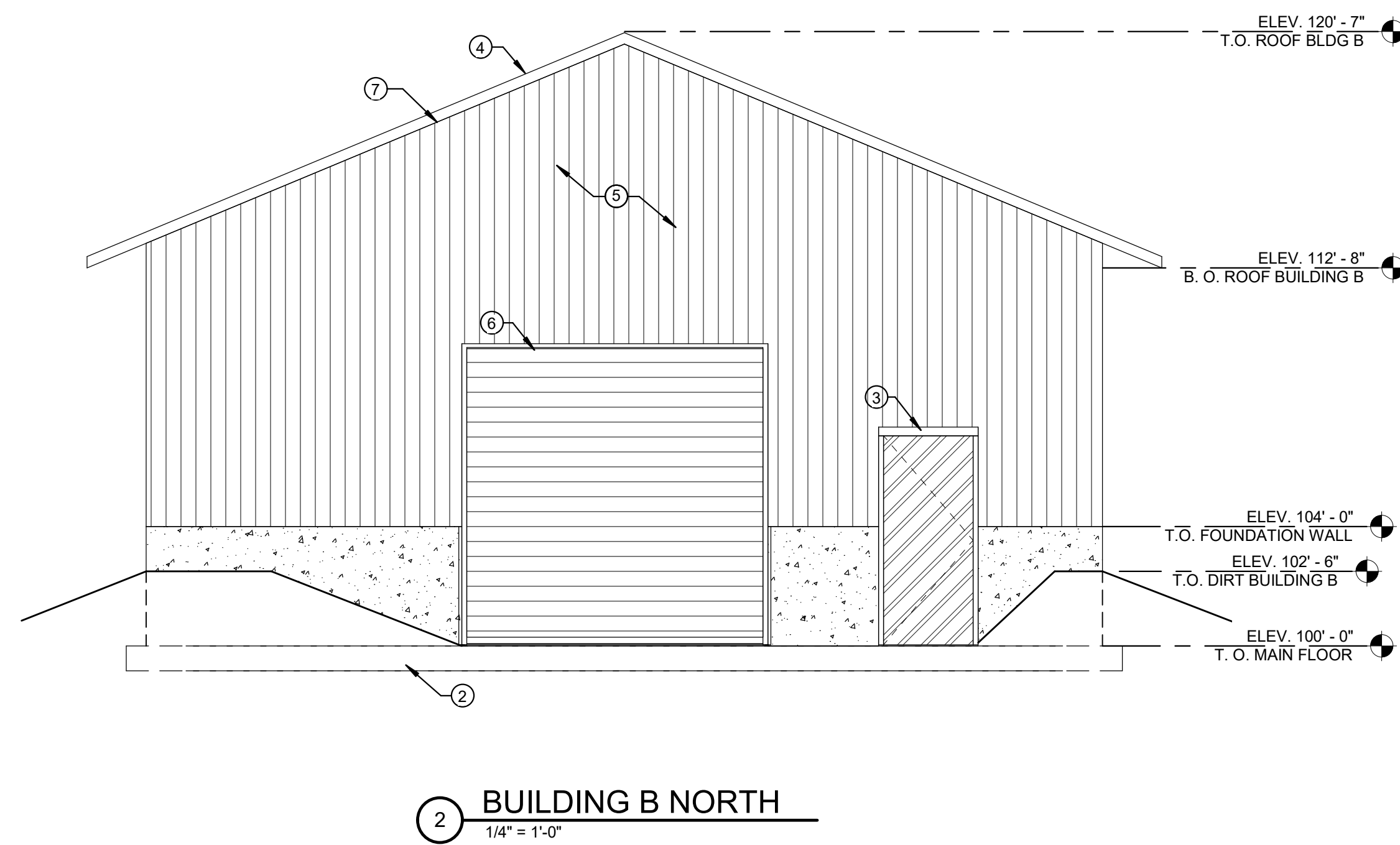
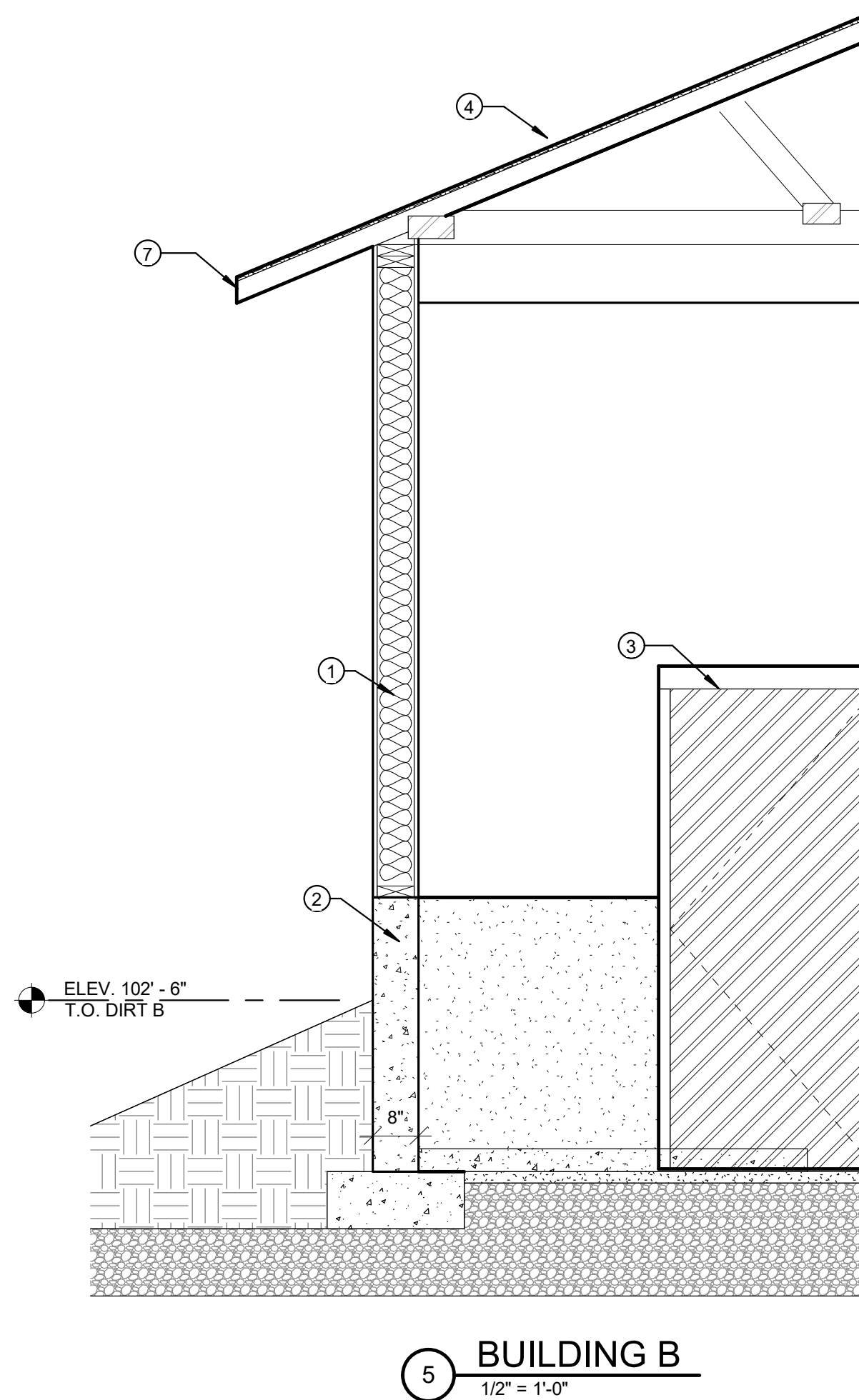
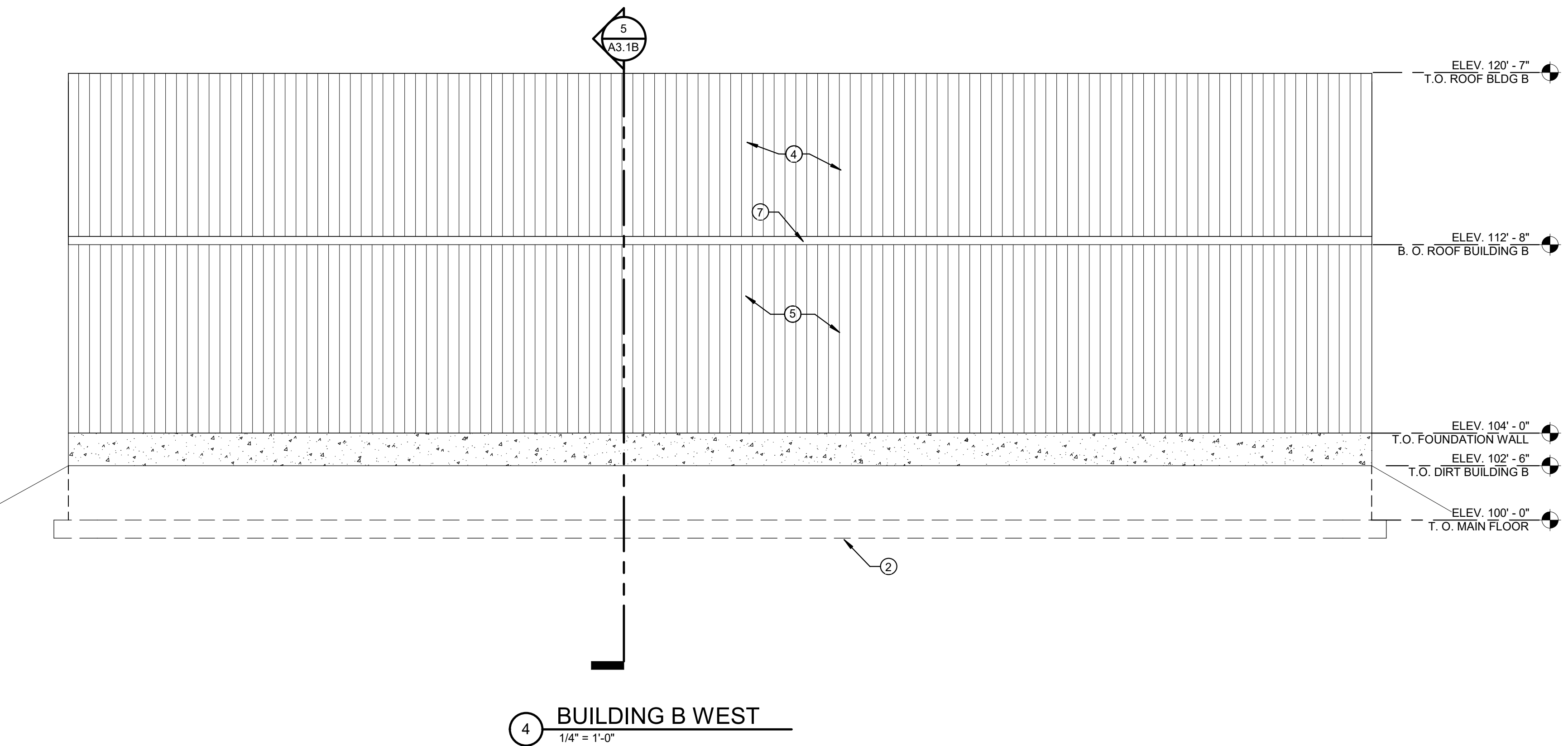
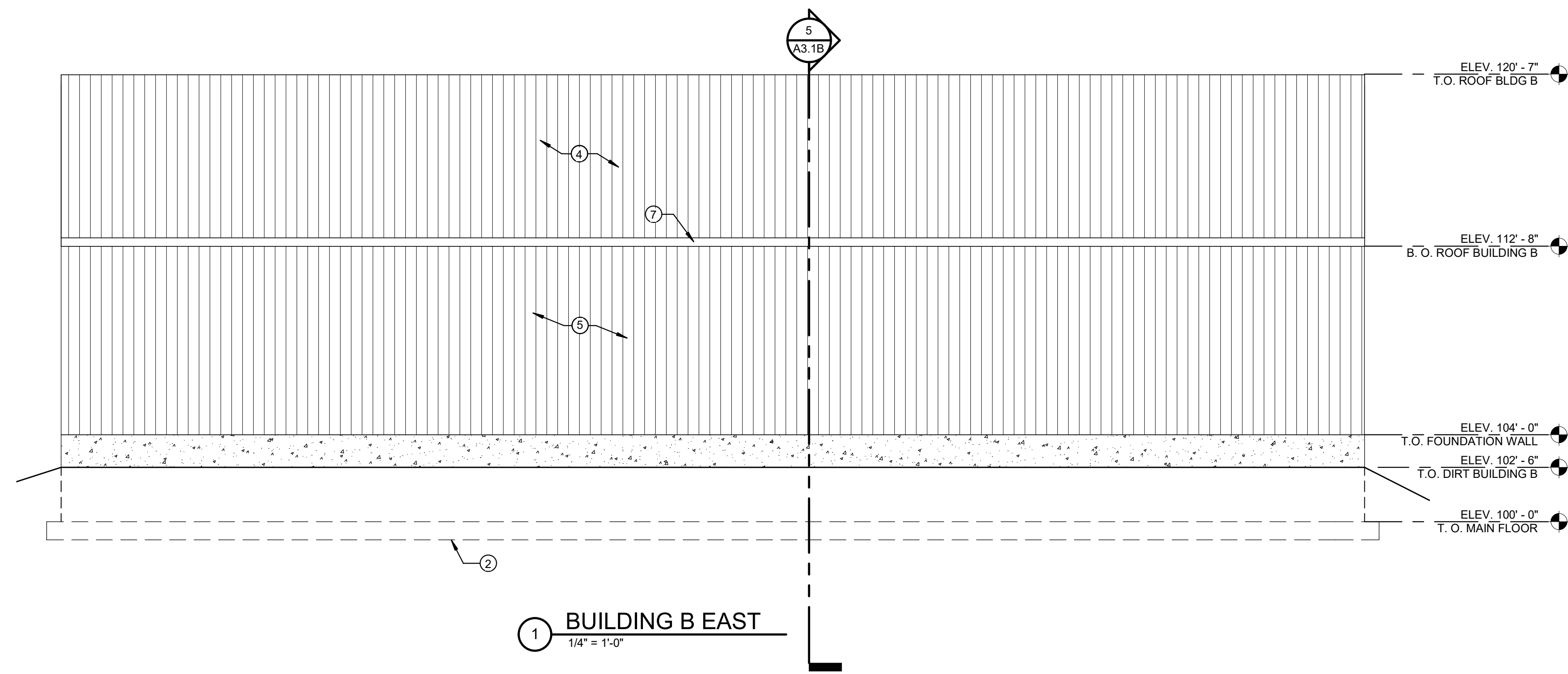
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CHECKED BY: Checker  
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A3.1A

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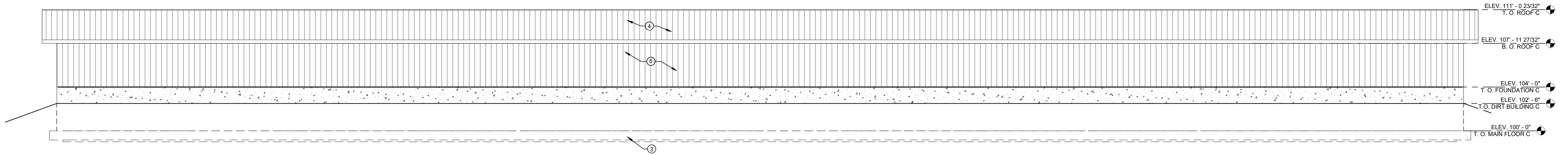
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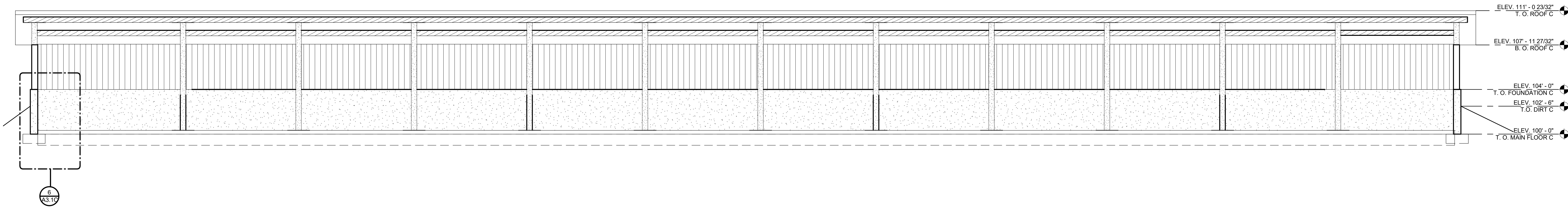


#### SHEET NOTES

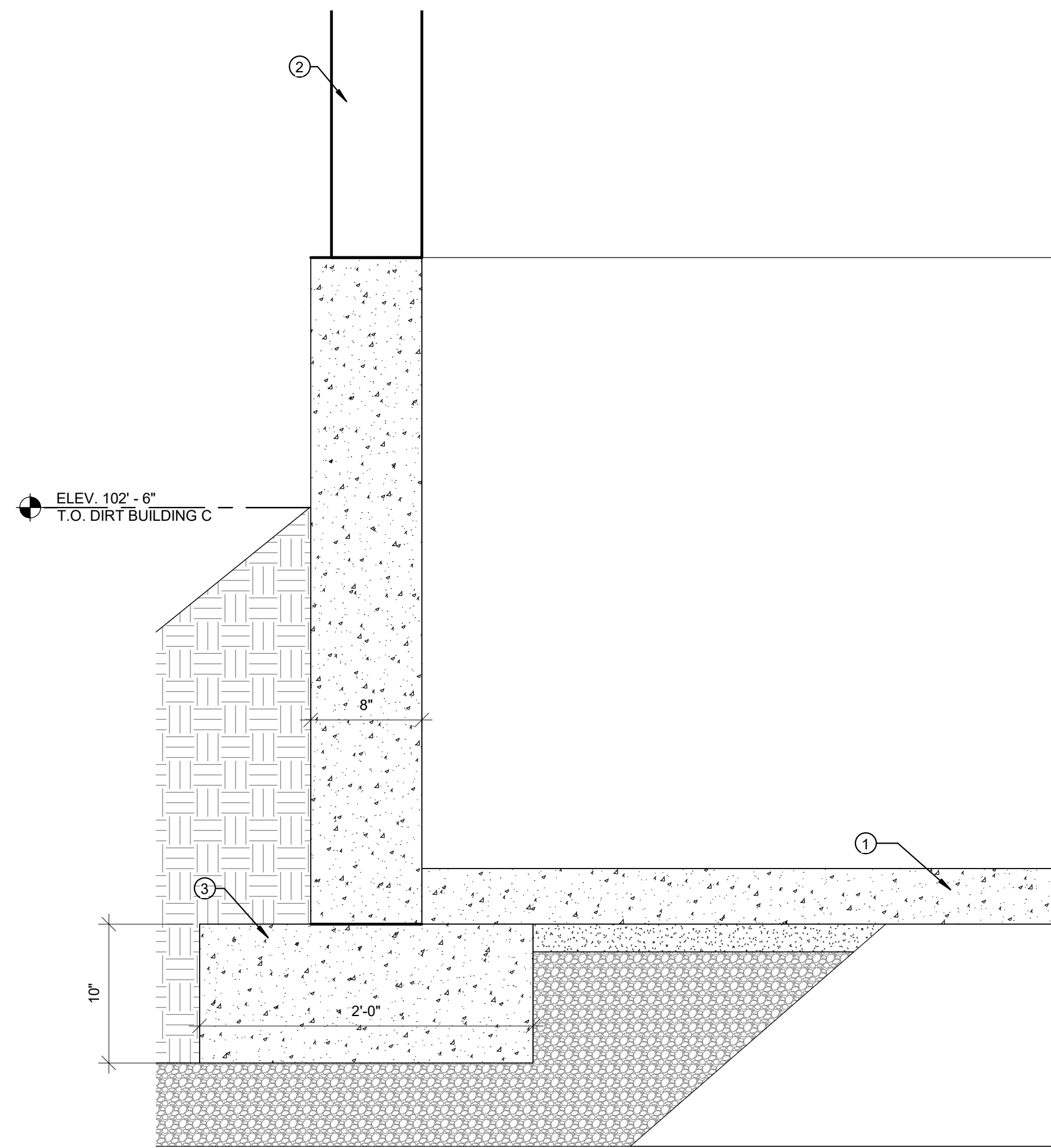
- WOOD FRAME WALLS W/ 5/8" PLYWOOD - SEE STRUCTURAL SHEETS
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- METAL ROOF PANELS
- METAL WALL PANELS
- 10' ROLL UP DOOR
- METAL SOFFIT, FASCIA, AND DOWN SPOUT



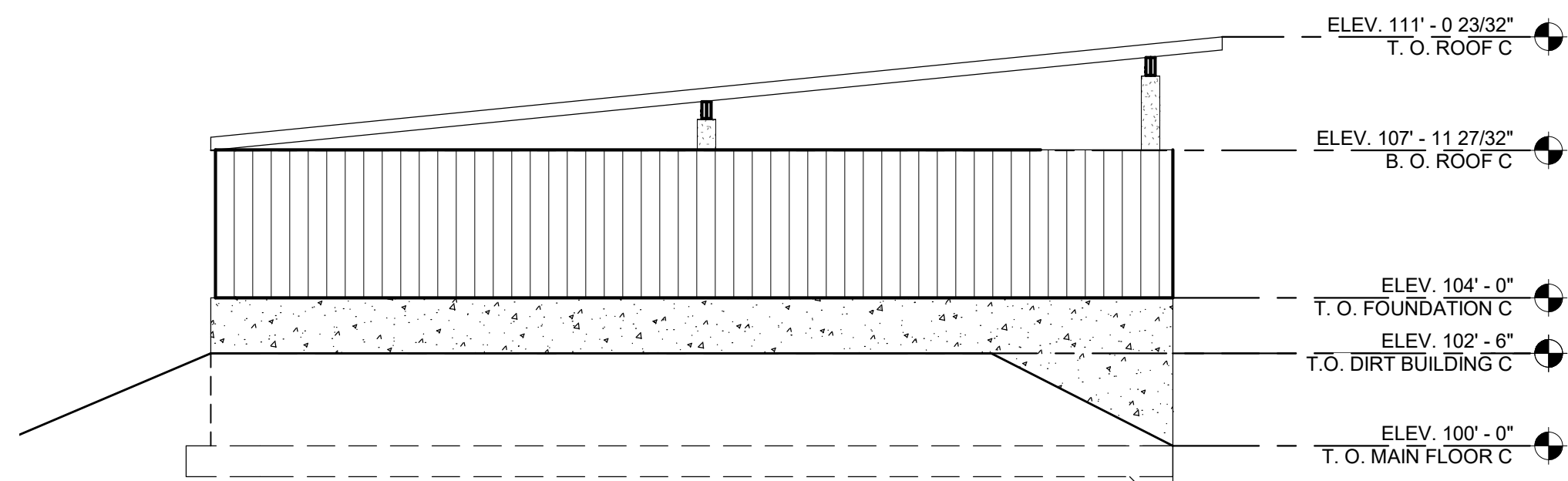
1 BUILDING C NORTH  
1/4" = 1'-0"



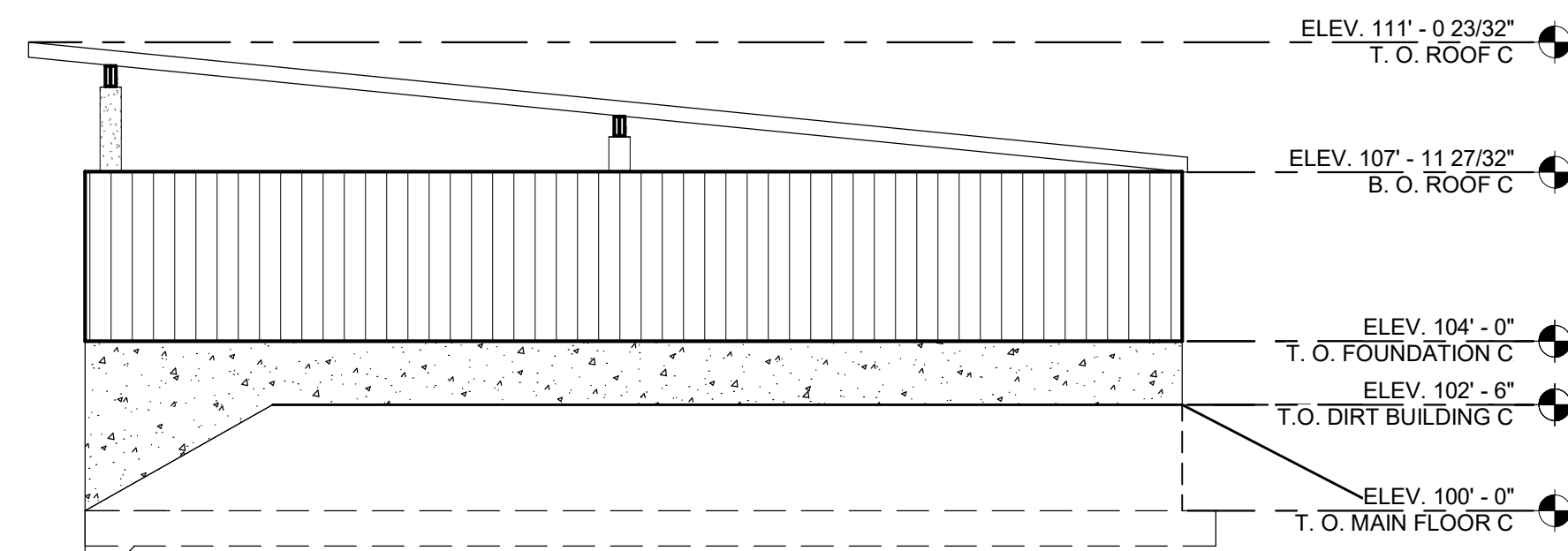
3 BUILDING C SOUTH  
1/4" = 1'-0"



6 FOUNDATION DETAIL  
1 1/2" = 1'-0"



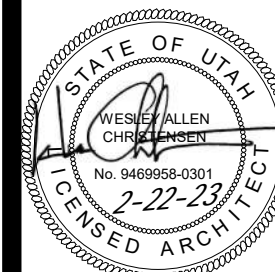
4 BUILDING C WEST  
1/4" = 1'-0"



2 BUILDING C EAST  
1/4" = 1'-0"

#### SHEET NOTES

- 1 - 4" CONCRETE SLAB OVER 6" FREE DRAINING GRAVEL - REINFORCED AS PER STRUCTURAL SHEETS. ROUGH PLUMBING TO BE TRENCHED INTO THE SUBSTRATE BELOW GRAVEL.
- 2 - WOOD FRAME WALLS W/ 5/8" PLYWOOD - SEE STRUCTURAL SHEETS
- 3 - CONCRETE FOOTINGS AND FOUNDATION WALLS - SEE STRUCTURAL SHEETS FOR SIZE AND REINFORCING.
- 4 - METAL ROOF PANELS
- 5 - METAL WALL PANELS



REVISIONS:

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NEBO SCHOOL DISTRICT  
NEBO ANIMAL LABS  
1400 E HIGHLINE CANAL RD  
SANATQUIN, UTAH

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A3.1C

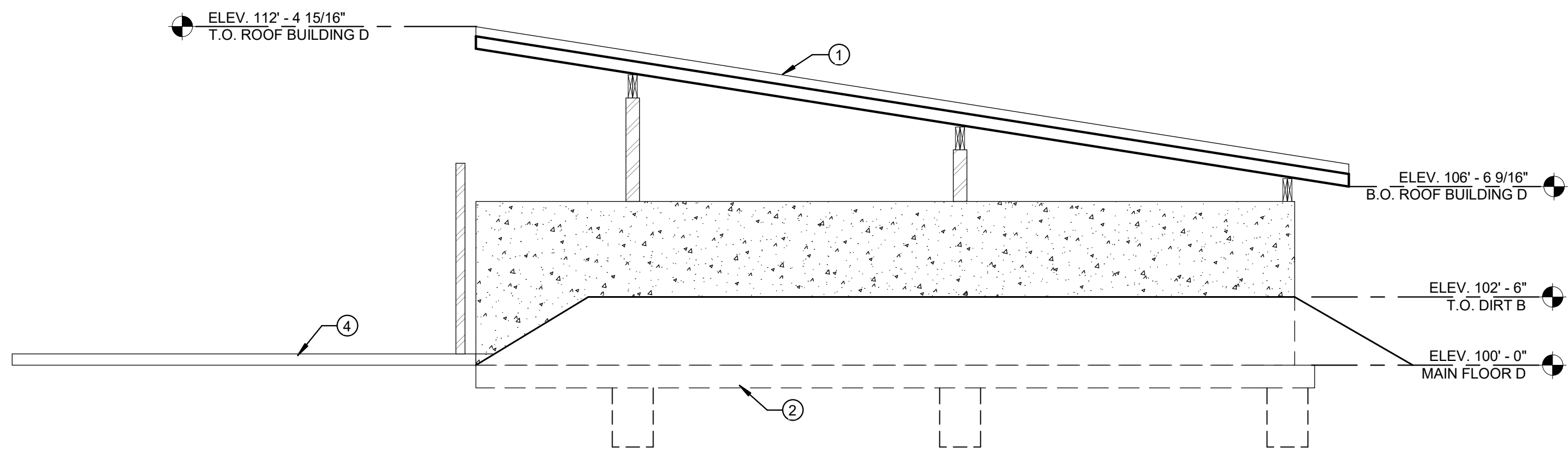
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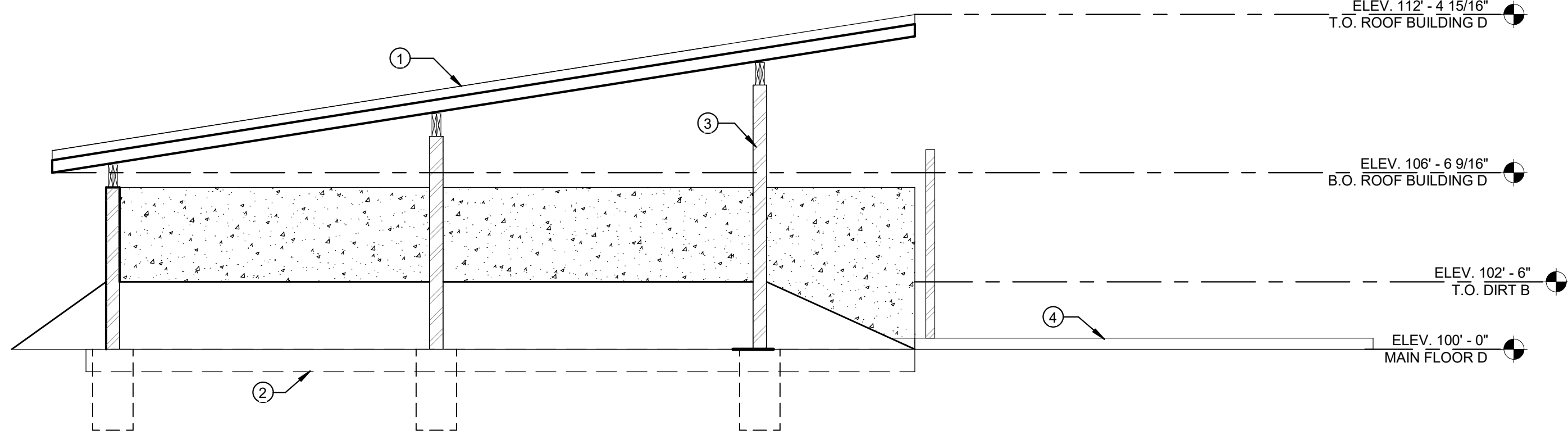


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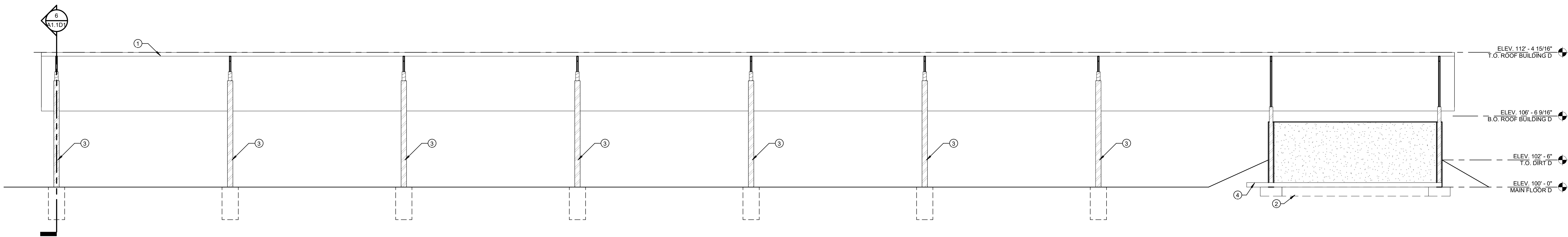
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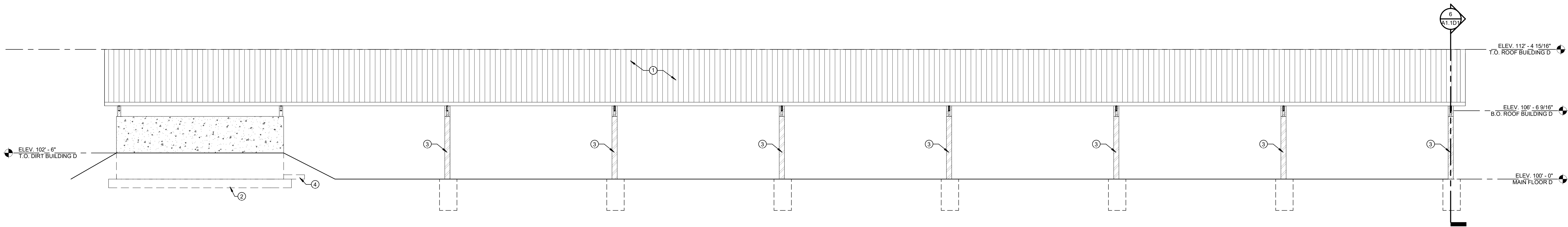
1 BUILDING D EAST  
1/4" = 1'-0"



4 BUILDING D WEST  
1/4" = 1'-0"



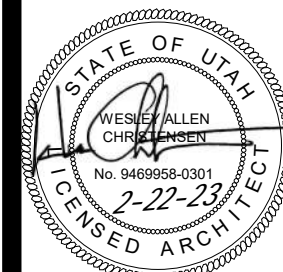
3 BUILDING D SOUTH  
1/4" = 1'-0"



2 BUILDING D NORTH  
1/4" = 1'-0"

## SHEET NOTES

- METAL ROOF PANELS
- CONCRETE FOOTINGS AND FOUNDATION WALLS - SEE STRUCTURAL SHEETS FOR SIZE AND REINFORCING.
- 6" STEEL PIPE COLUMNS
- 5" CONCRETE SLAB OVER 6" FREE DRAINING GRAVEL - REINFORCED AS PER STRUCTURAL SHEETS. ROUGH PLUMBING TO BE TRENCHED INTO THE SUBSTRATE BELOW GRAVEL.



REVISIONS:

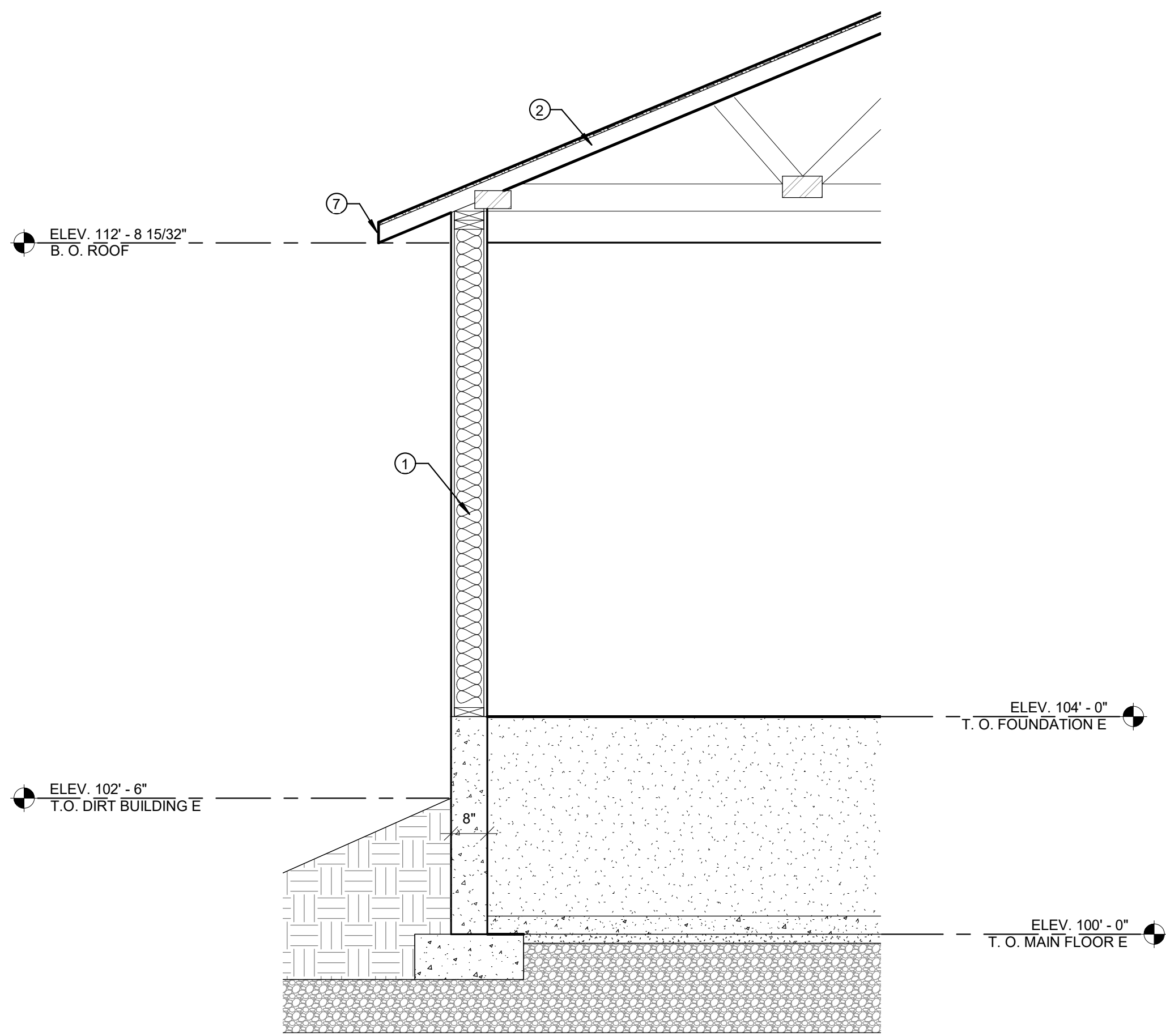
PROJECT TITLE  
NEBO SCHOOL DISTRICT  
NEBO ANIMAL LABS  
1400 E HIGHLINE CANAL RD  
SANATQUIN, UTAH

DRAWN BY: Author  
CHECKED BY: Checker  
DATE: FEB 2023  
PROJECT #: 171022

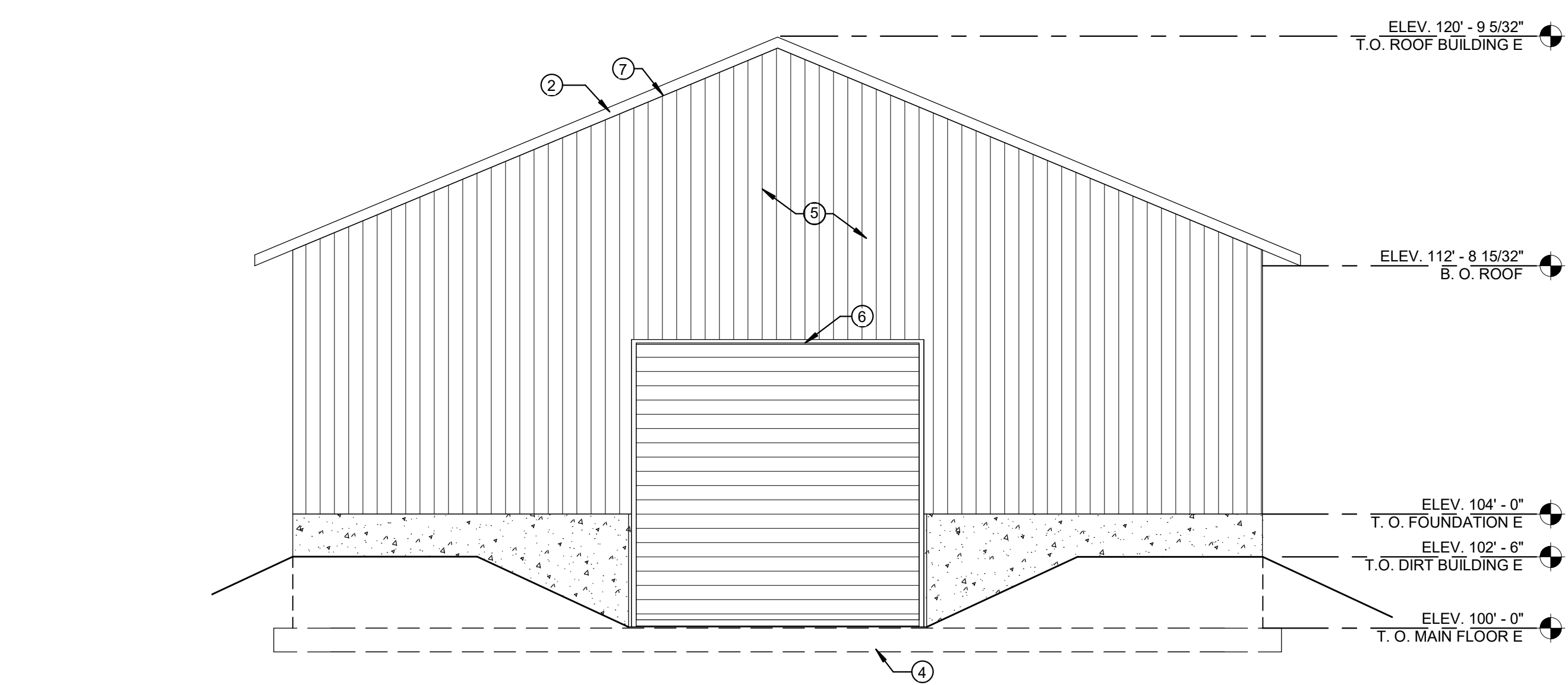
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170 NORTH MAIN STREET  
SPRINGFIELD, UTAH 84660  
WWW.KMAARCHITECTS.COM

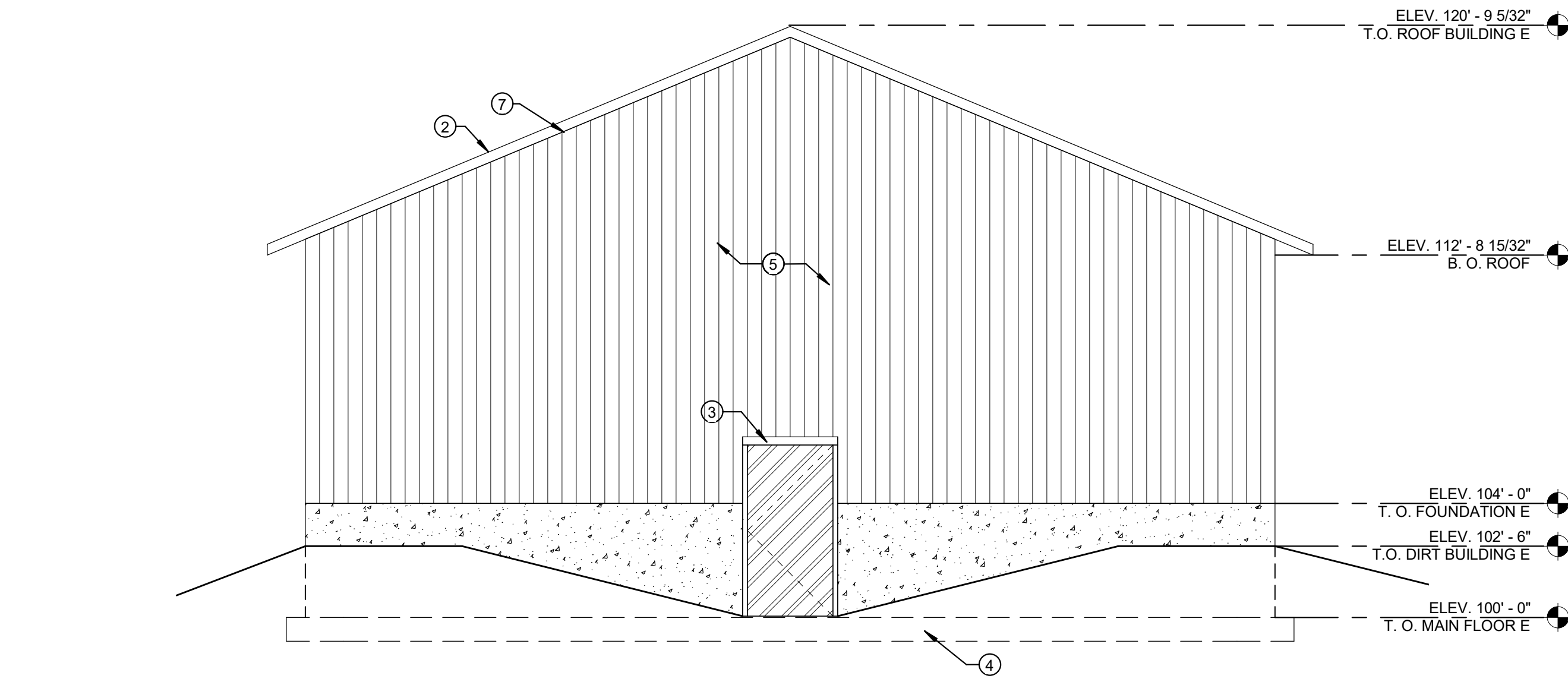




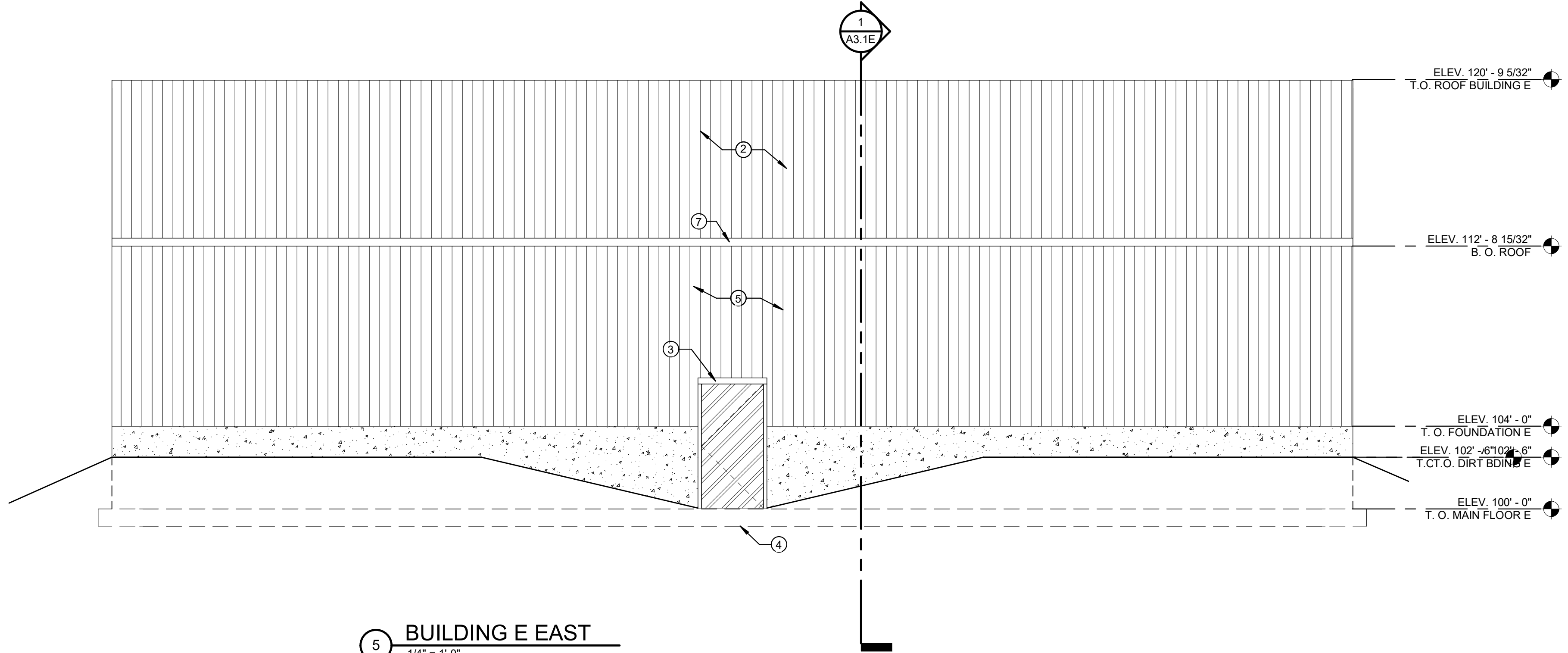
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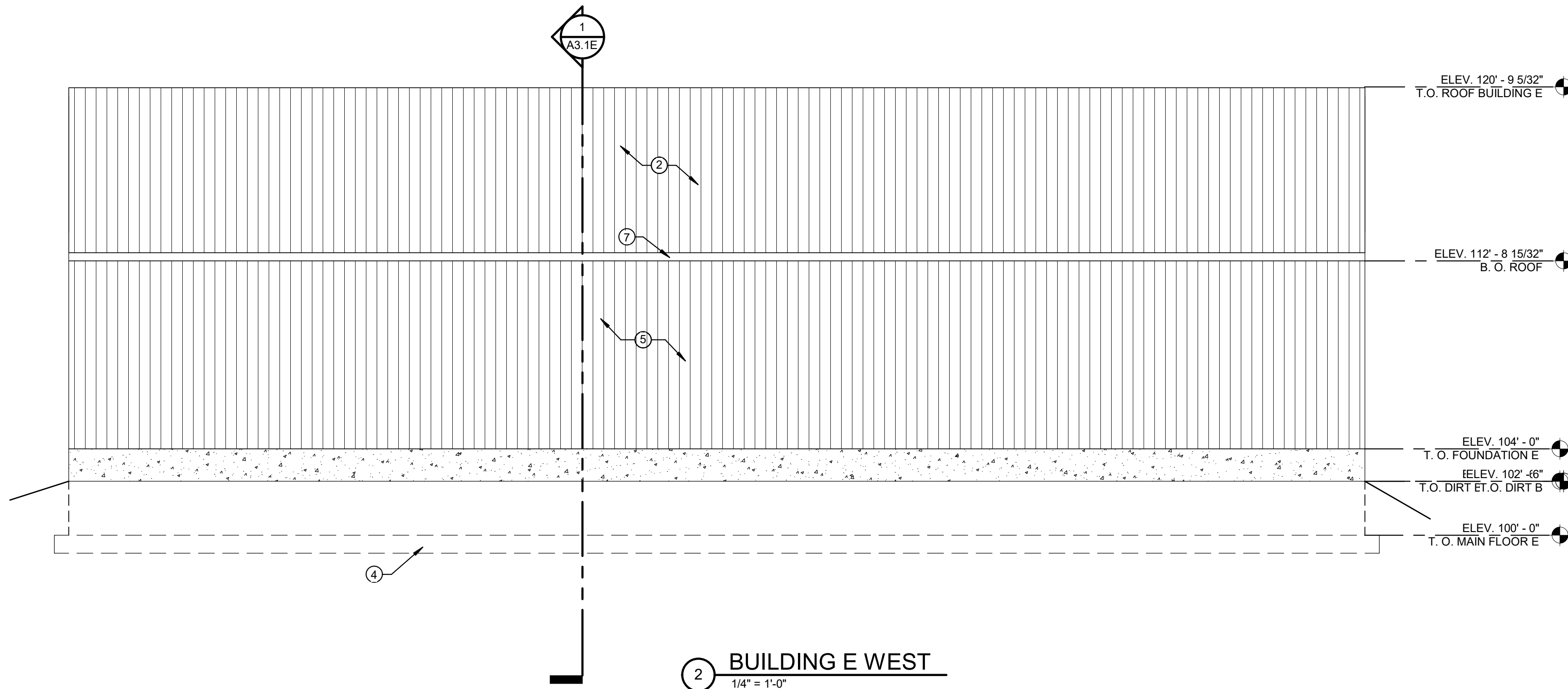
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1/4" = 1'-0"



3 BUILDING E SOUTH  
1/4" = 1'-0"



5 BUILDING E EAST  
1/4" = 1'-0"



2 BUILDING E WEST  
1/4" = 1'-0"

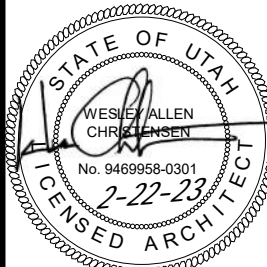
#### SHEET NOTES

- 1 - WOOD FRAME WALLS W/ 5/8" PLYWOOD - SEE STRUCTURAL SHEETS
- 2 - METAL ROOF PANELS
- 3 - HOLLOW METAL DOOR AND FRAME (PAINTED) - SEE DOOR SCHEDULE. COLOR AS SELECTED BY ARCHITECT.
- 4 - CONCRETE FOOTINGS AND FOUNDATION WALLS - SEE STRUCTURAL SHEETS FOR SIZE AND REINFORCING.
- 5 - METAL WALL PANELS
- 6 - 10' ROLL UP DOOR
- 7 - METAL SOFFIT, FASCIA, AND DOWN SPOUT

PROJECT TITLE

NEBO SCHOOL DISTRICT  
NEBO ANIMAL LABS  
1400 E HIGHLINE CANAL RD  
SANATQUIN, UTAH

DRAWN BY: Author  
CHECKED BY: Checker  
DATE: FEB 2023  
PROJECT #: 171022



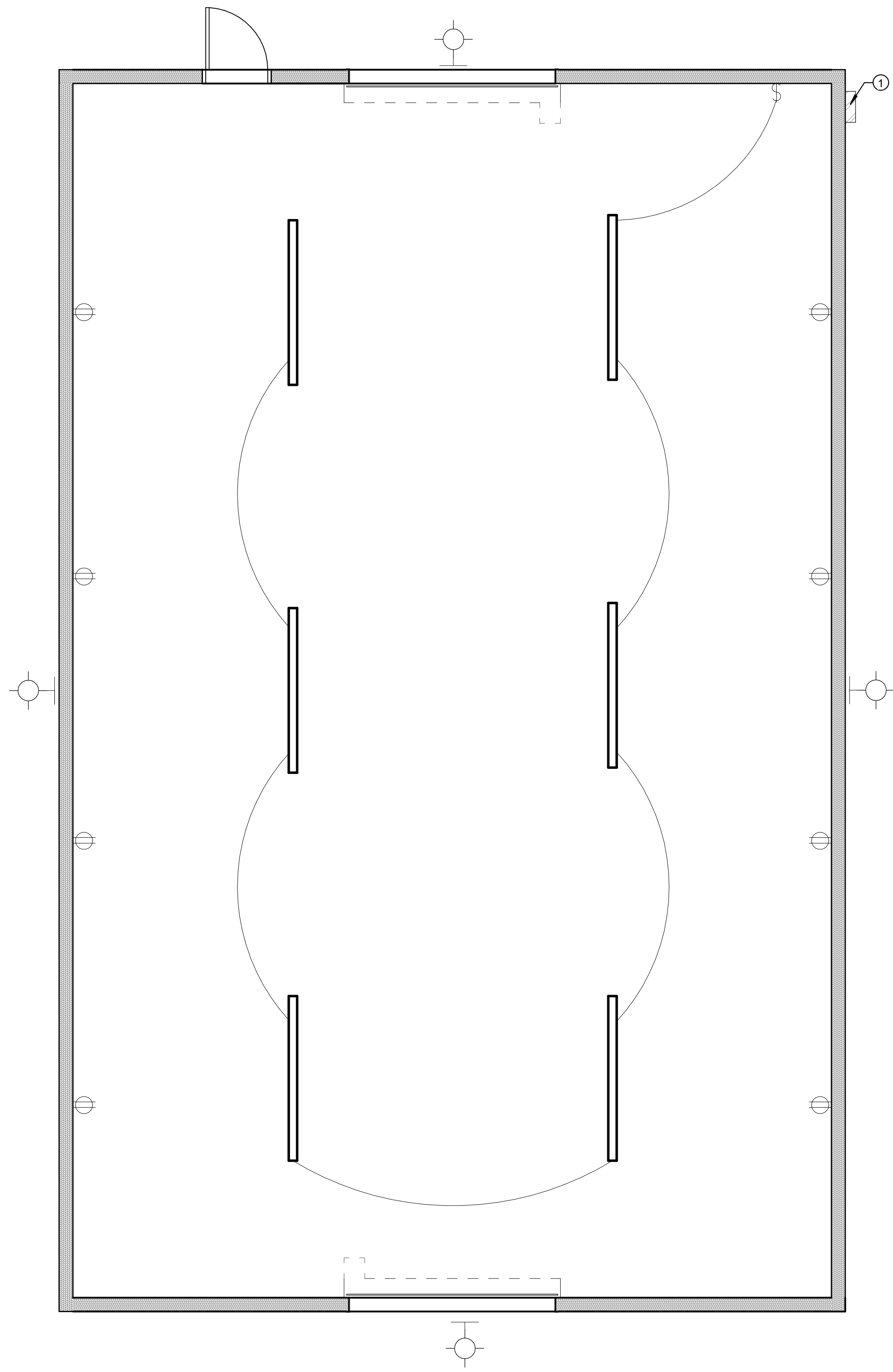
REVISIONS:

KMA ARCHITECTS

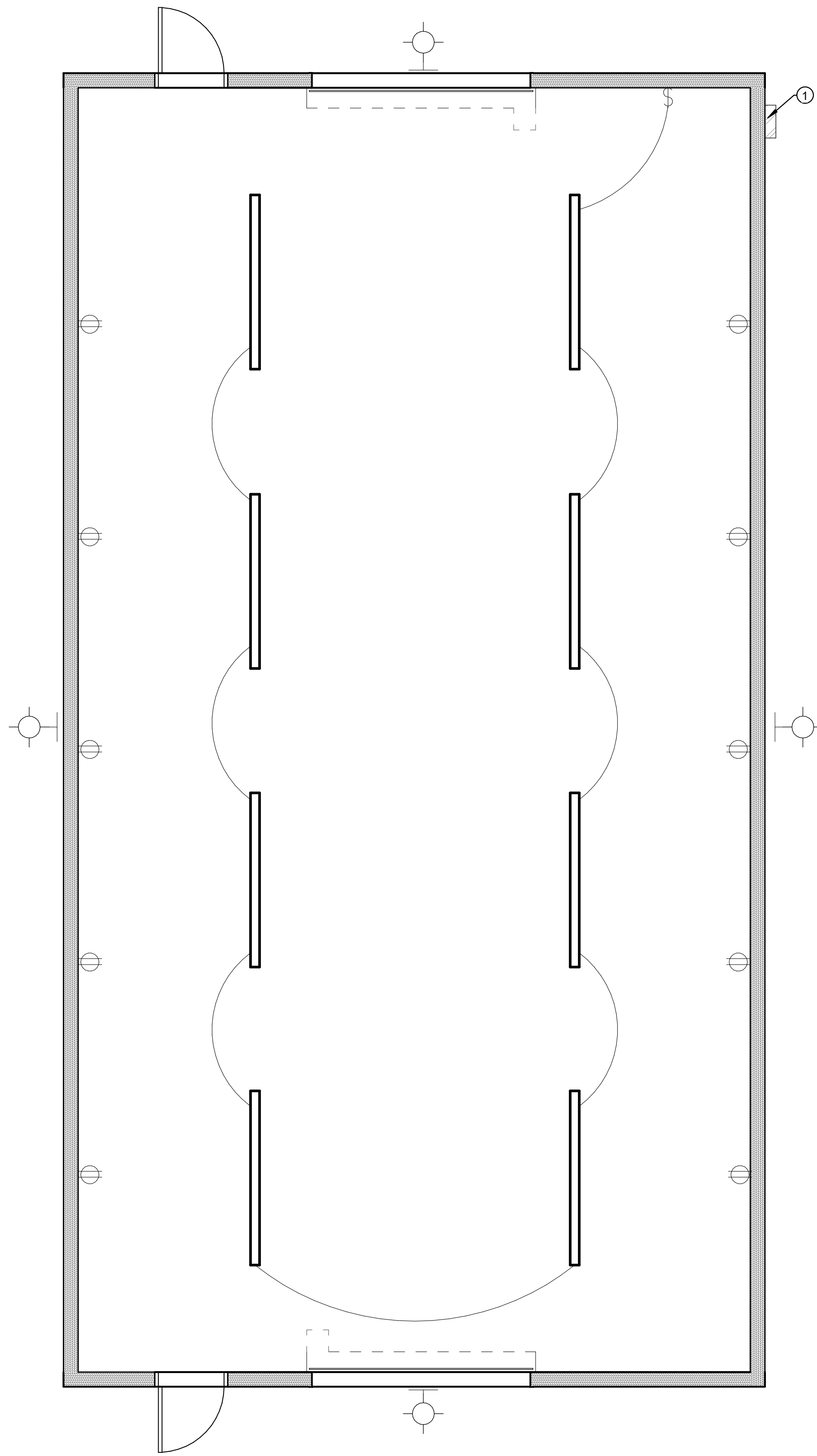
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SPRINGFIELD, UT 84660  
WWW.KMAARCHITECTS.COM

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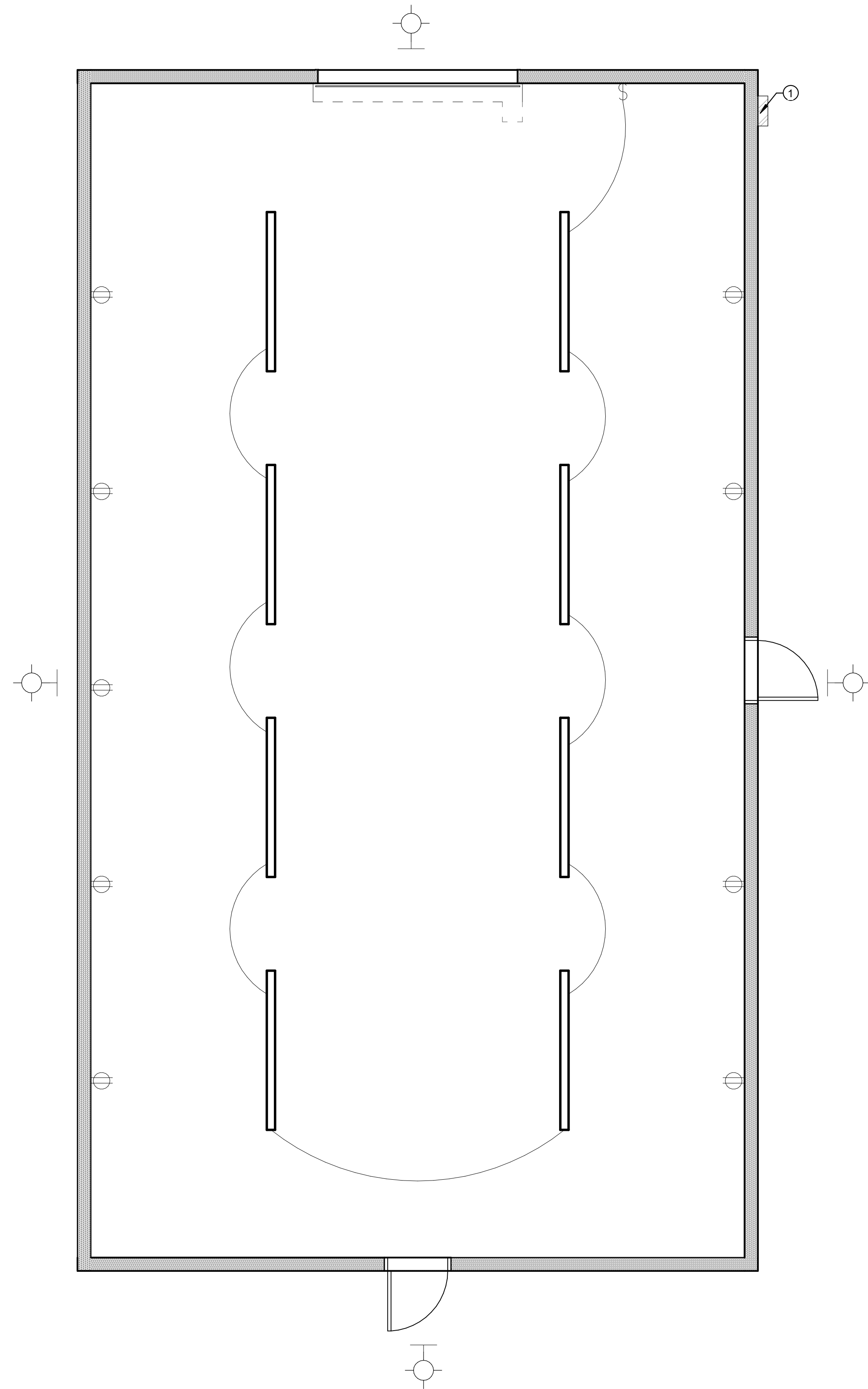




1 LIGHT PLAN BUILDING A  
1/4" = 1'-0"



2 LIGHT PLAN BUILDING B  
1/4" = 1'-0"



4 LIGHT PLAN BUILDING E  
1/4" = 1'-0"

SHEET NOTES

- 1 - ELECTRICAL PANEL AND EQUIPMENT - SEE ELECTRICAL SHEETS.

DRAWN BY: STAFF  
CHECKED BY: W.C.  
DATE: FEB 2023  
PROJECT #: 171022

PROJECT TITLE

NEBO SCHOOL DISTRICT  
NEBO ANIMAL LABS  
400 E HIGHLINE CANAL RD

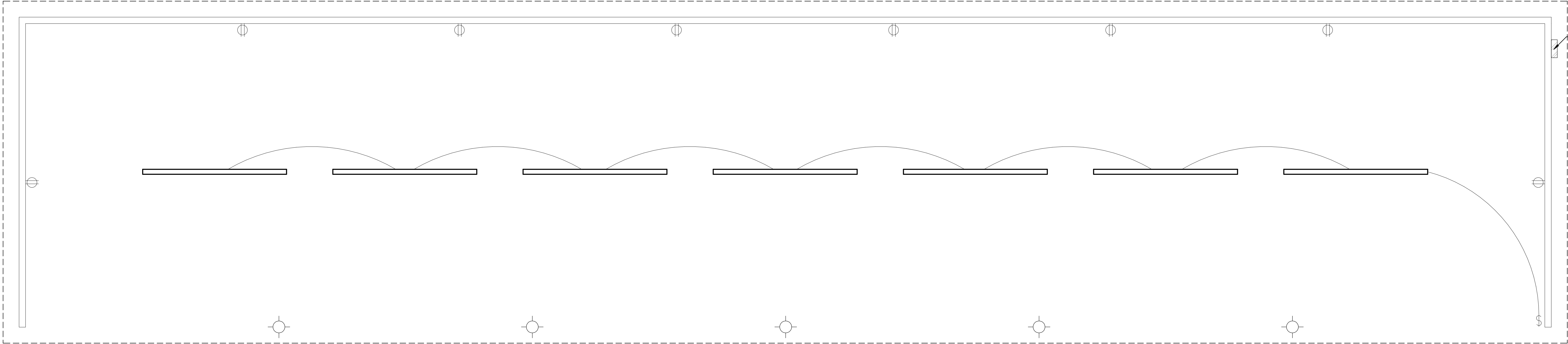
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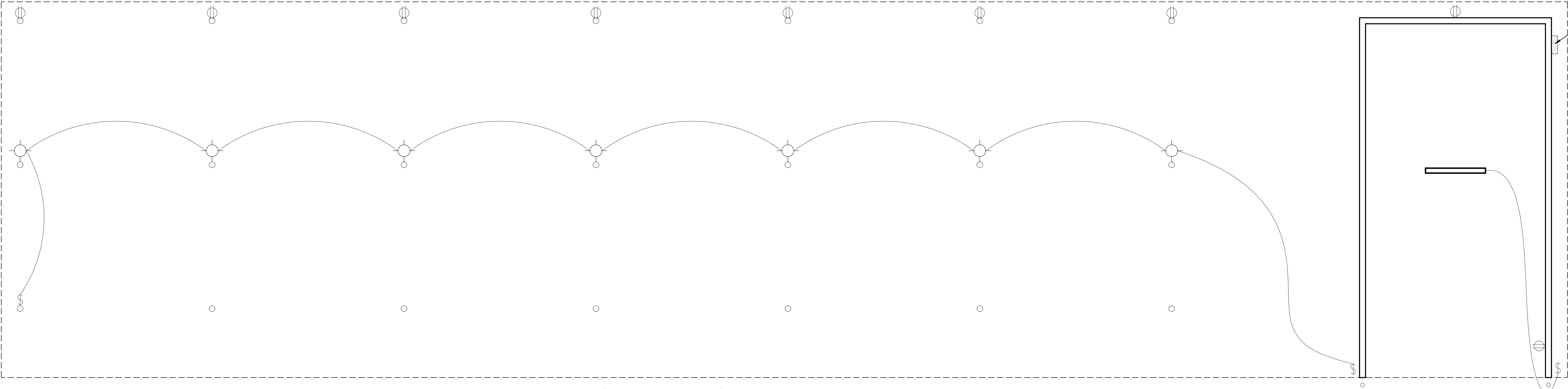
REVISIONS:



170 NORTH MAIN STREET  
SPANISH FORK, UT 84660  
WWW.KMAARCHITECTS.COM



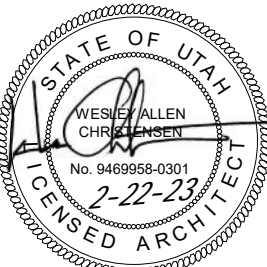
1 LIGHT PLAN BUILDING C  
1/4" = 1'-0"



2 LIGHT PLAN BUILDING D  
1/4" = 1'-0"

SHEET NOTES

- 1 - ELECTRICAL PANEL AND EQUIPMENT - SEE ELECTRICAL SHEETS.



REVISIONS:

PROJECT TITLE  
NEBO SCHOOL DISTRICT  
NEBO ANIMAL LABS  
1400 E HIGHLINE CANAL RD  
SANATQUIN, UTAH

DRAWN BY: Author  
CHECKED BY: Checker  
DATE: FEB 2023  
PROJECT #: 171022

E1.1

170 NORTH MAIN STREET  
SPANISH FORK, UT 84660  
WWW.KMAARCHITECTS.COM





# Ridley's Subdivision Phase 3

500 East Main Street  
Santaquin, UT, 84655



Vicinity Map  
Not to Scale

## Civil Sheet Index

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

### Abbreviations

BCR	Begin Curb Return	PT	Point of Tangency
BOL	Ballard	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 Grate
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	Existing Asphalt
Proposed Open Face C & G	Existing Asphalt	Existing Concrete
Proposed Asphalt	Existing Inlet Box	Existing Catch Basin
Proposed Concrete	Existing Manhole	Existing Fire Hydrant
Proposed Truncated Domes	Existing Water Valve	Existing Overhead Power Line
Proposed Inlet Box	Existing Water	Existing Sewer
Proposed Catch Basin	Existing Secondary Water	Existing Storm Drain
Proposed Manhole	Existing Gas	Existing Power
Proposed Transformer	Existing Telephone	Existing Telephone
Proposed Meter Box	Existing Fence	Flowline
Proposed Water Meter	Existing Storm Drain	Centerline
Proposed Comba Box	Existing Gas	Existing Contour
Proposed Fire Hydrant	Existing Power	Existing Spot
Proposed Water Valve	Existing Telephone	Existing Light Pole
Proposed Water Line	Existing Fence	Existing Street Light
Proposed Sanitary Sewer	Flowline	Existing Building
Proposed Storm Drain	Centerline	Existing Telephone Box
Proposed Conduit Line	Existing Contour	Existing Power Meter
Proposed Power Line	Existing Spot	Existing Electrical Box
Proposed Gas Line	Existing Light Pole	Existing Electrical Cabinet
Proposed Fire Line	Existing Street Light	Existing Gas Meter
Proposed Secondary Water Line	Existing Building	Existing Water Meter
Proposed Roof Drain	Existing Telephone Box	Existing Irrig. Control Box
Proposed Fence	Existing Power Meter	Existing Ballard
Ridge line	Existing Electrical Box	Existing Hose Bib
Grade Break	Existing Electrical Cabinet	Working Point
Proposed Contour	Existing Gas Meter	Existing Deciduous Tree
Direction of Drainage	Existing Water Meter	Existing Coniferous Tree
Proposed Spot	Existing Irrig. Control Box	Detail Number
ADA Accessible Route	Existing Ballard	Sheet Number
Property Line	Existing Hose Bib	
Sawcut Line	Working Point	
Proposed Light Pole	Existing Deciduous Tree	
Proposed Street Light	Existing Coniferous Tree	
Proposed Building	Detail Number	
Existing Power Pole	Sheet 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

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

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

REGISTERED PROFESSIONAL ENGINEER  
No. 78598  
SHAUN A. YOUNG  
02/16/23  
STATE OF UTAH

15 Feb, 2023

SHEET NO.

C0.0

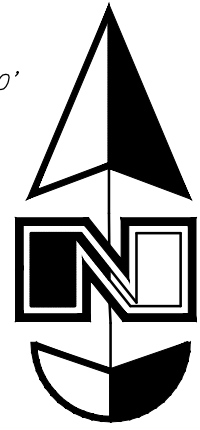
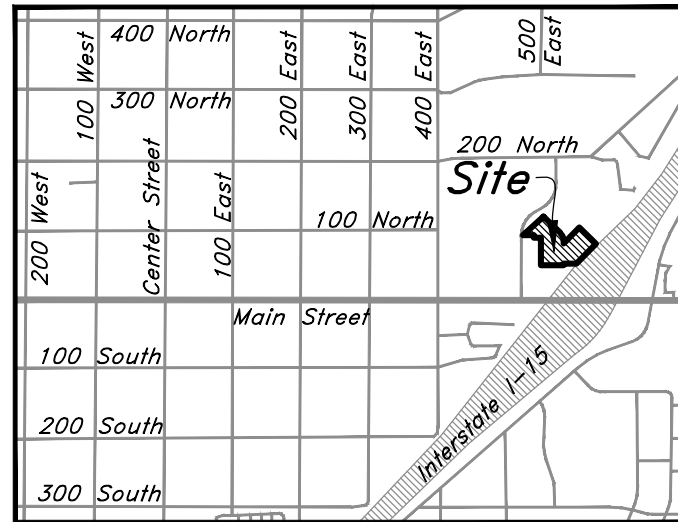


# Ridley's Subdivision, Plat C

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

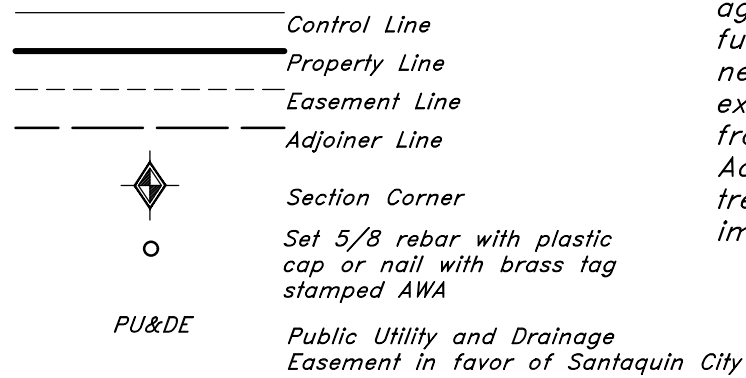
Scale: 1" = 40'

10' 0 40' 80'

Basis of Bearings  
N 89°42'20" E UCS2654.61'  
Northeast Corner Section 1,  
T10S, R1E, SLB&M, U.S. Survey  
(found brass cap monument)

Vicinity Map (Not to Scale)

## Legend



## 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.

## Narrative

This Subdivision was requested by CJM 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

1. 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.

2. 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

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 CJM 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 Certificate 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 completed 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 feet 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 dedicate, grant and convey to the City of Santaquin all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and those certain 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\_\_\_\_.

CJM 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.

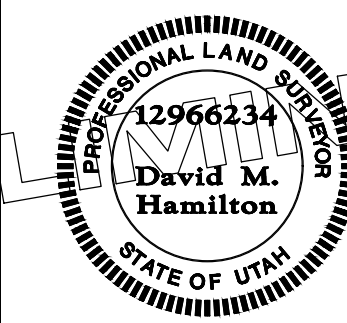
This \_\_\_\_\_, day of \_\_\_\_\_, A.D. 20\_\_\_\_.

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

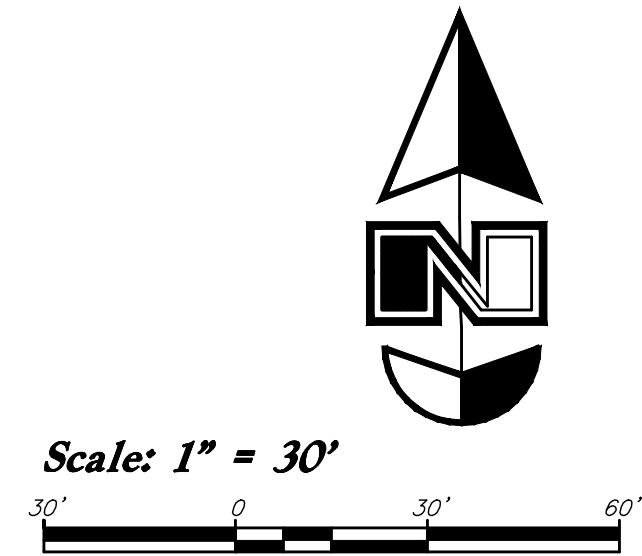
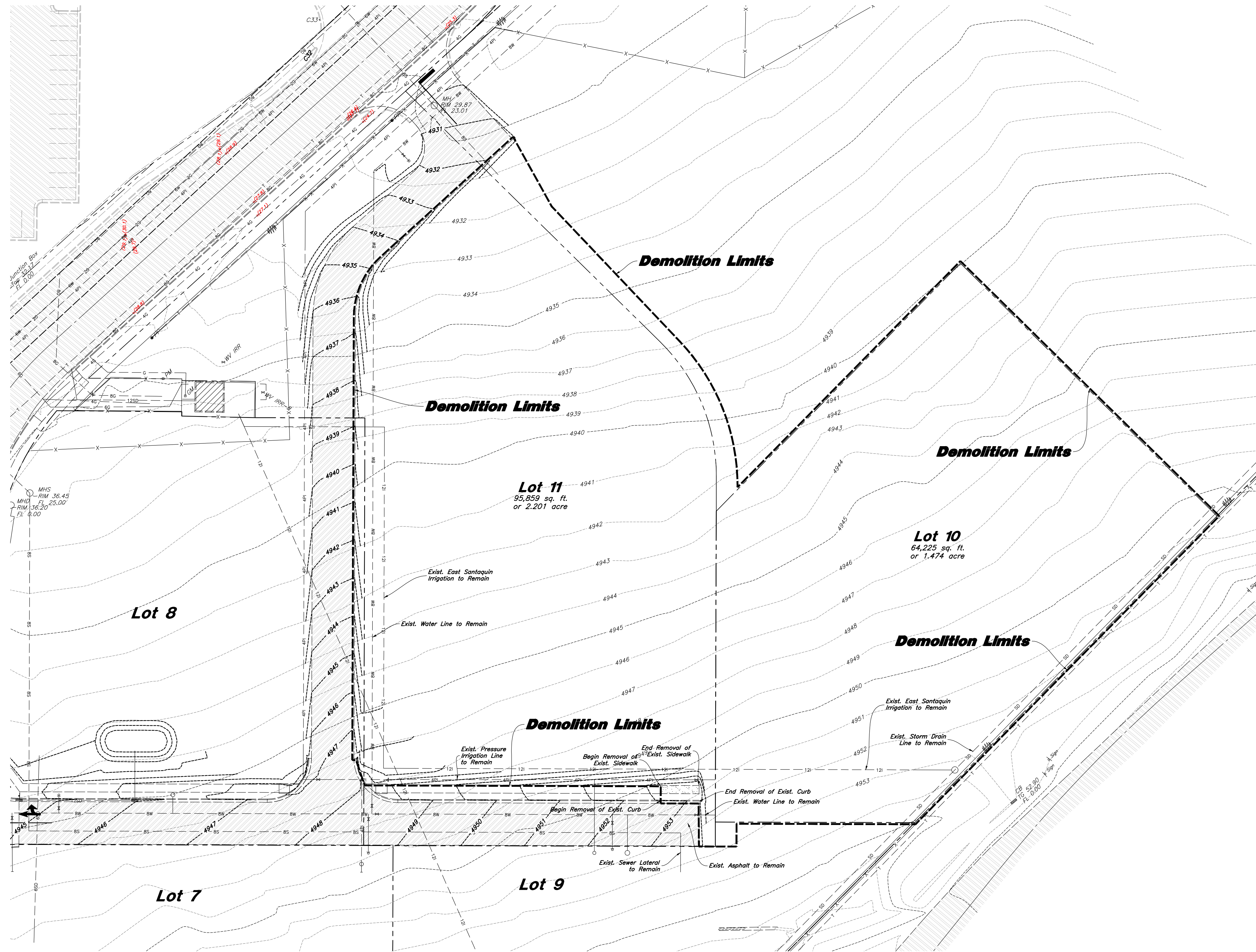
Surveyors Seal



City Engineer Seal

Clerk-Recorder Seal





**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.

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

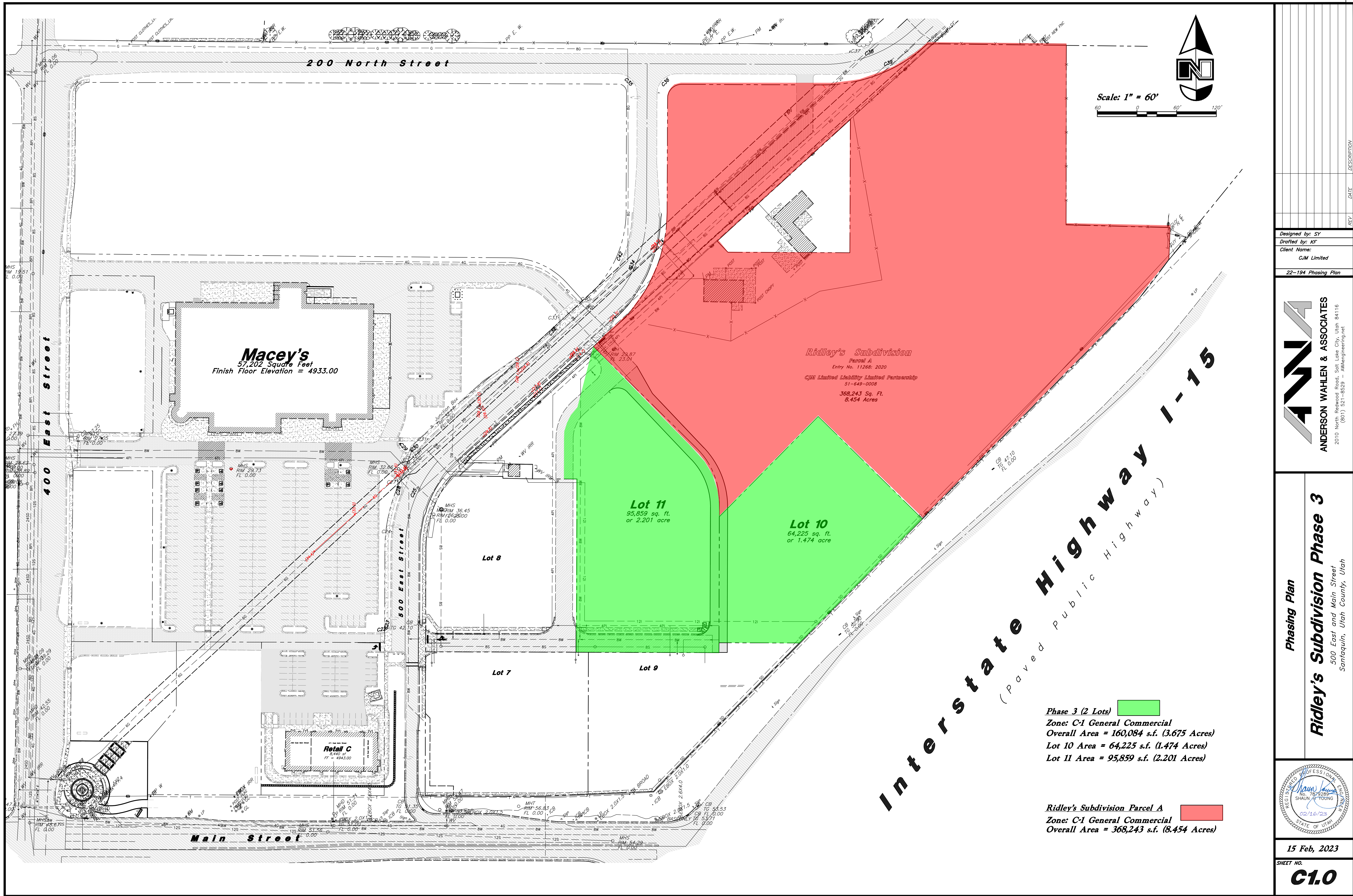
**Ridley's Subdivision Phase 3**  
500 East and Main Street  
Santaquin, Utah County, Utah

REGISTERED PROFESSIONAL ENGINEER  
No. 7859388  
SHAUN A. TOONG  
02/16/23  
STATE OF UTAH

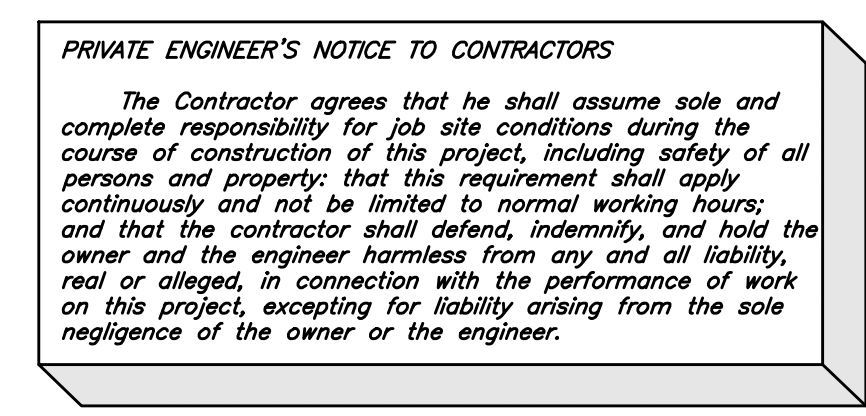
15 Feb, 2023  
SHEET NO.  
**C0.1**

Know what's below. **811**  
Call 811 before you dig.  
BLUE STAKES OF UTAH  
UTILITY NOTIFICATION CENTER, INC.  
www.bluestakes.org  
1-800-662-4111









15 Feb, 2023

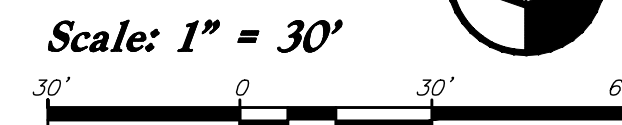
SHEET NO.

**C1.1**

500 East and Main Street  
Santaquin, Utah County, Utah

### ***C1.1***





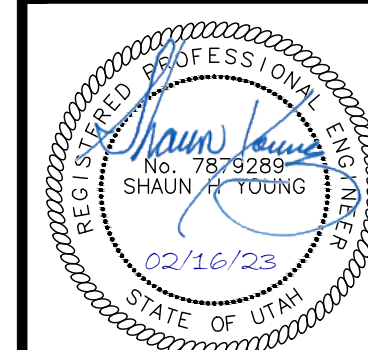
1. All grading shall be in accordance with the project geotechnical study.
2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geotechnical report prepared for 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 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 topographic data 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 notification 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 - [AWEngineering.net](http://AWEngineering.net)

# ***Grading Plan***

## ***Ridley's Subdivision Phase 3***

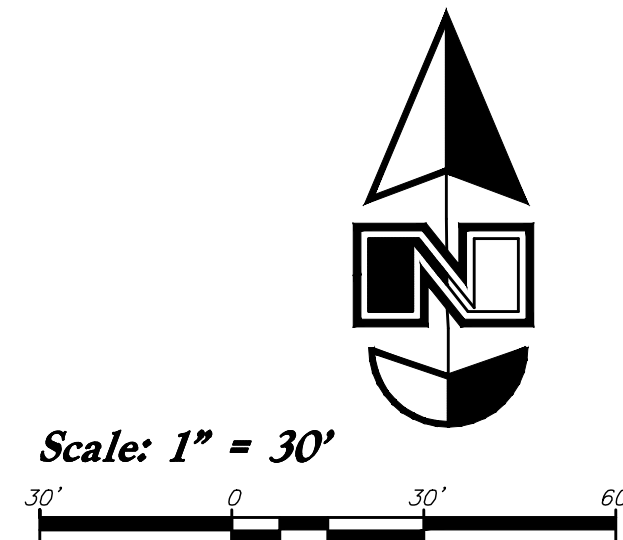
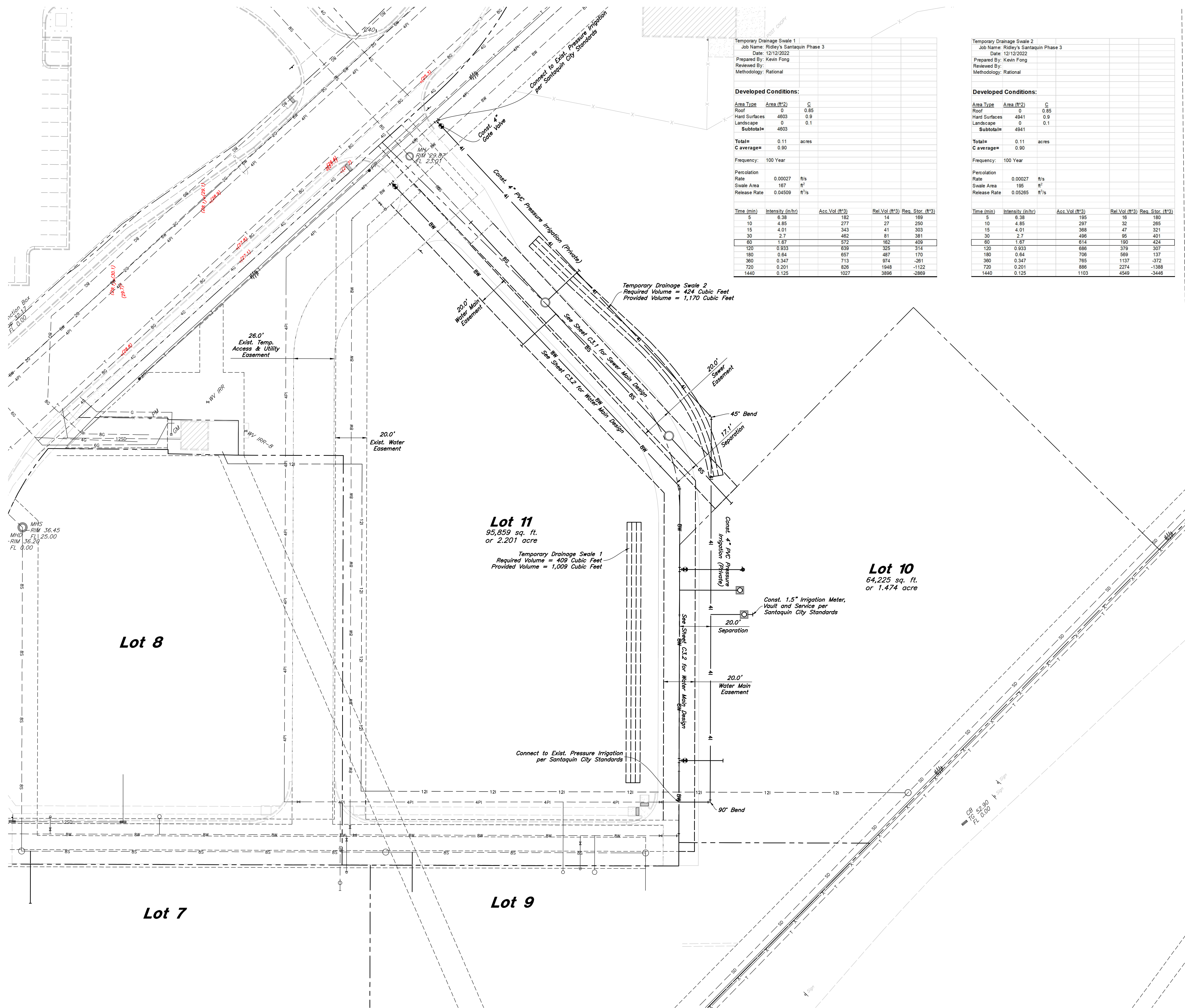
500 East and Main Street  
Santaquin, Utah County, Utah



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

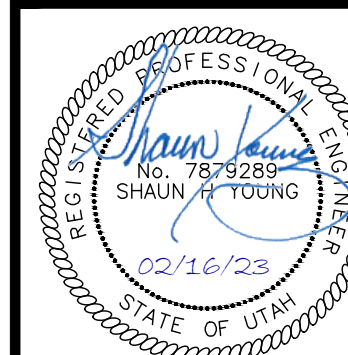
Client Name:

CJM Limited

22-194 UT



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

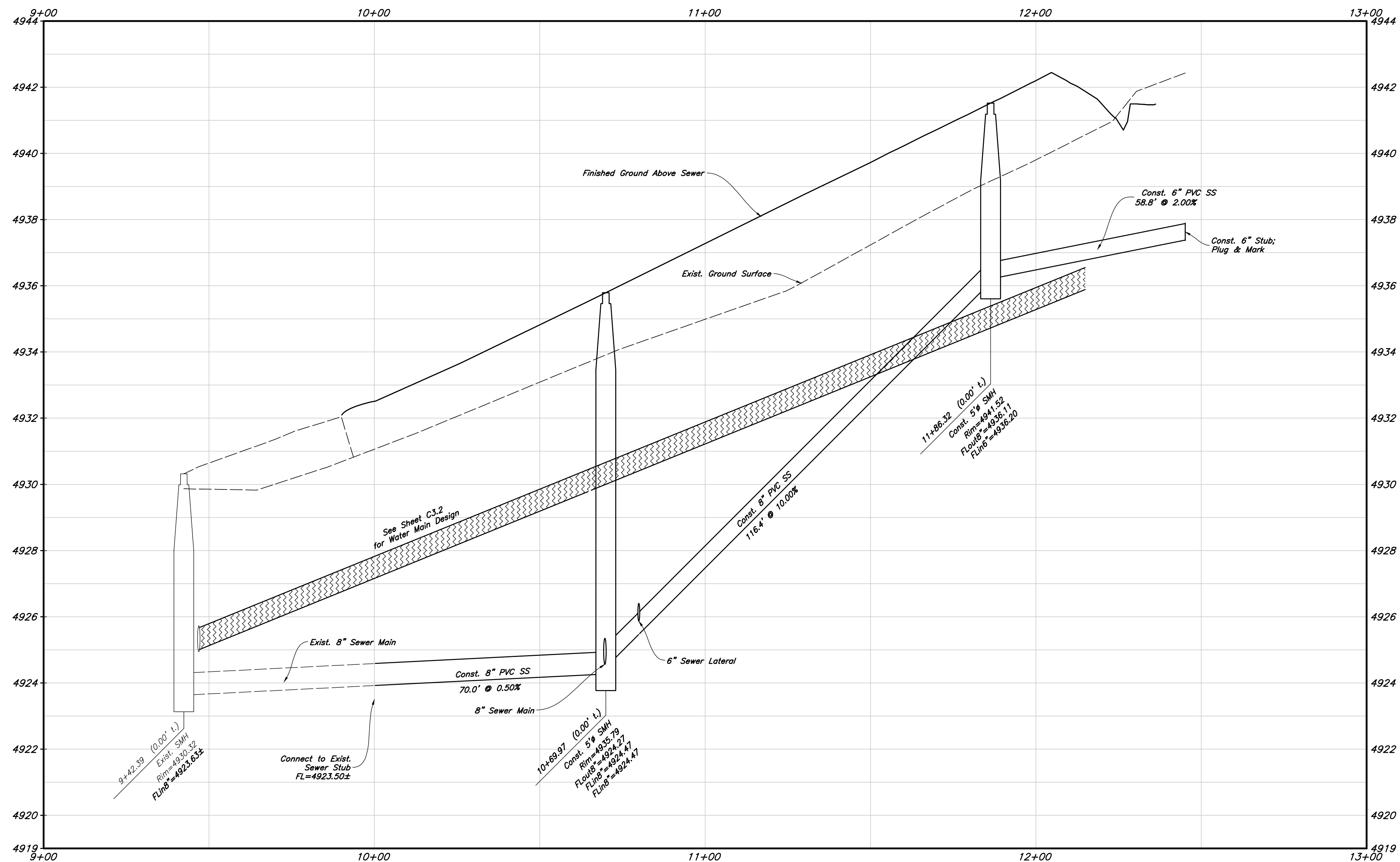
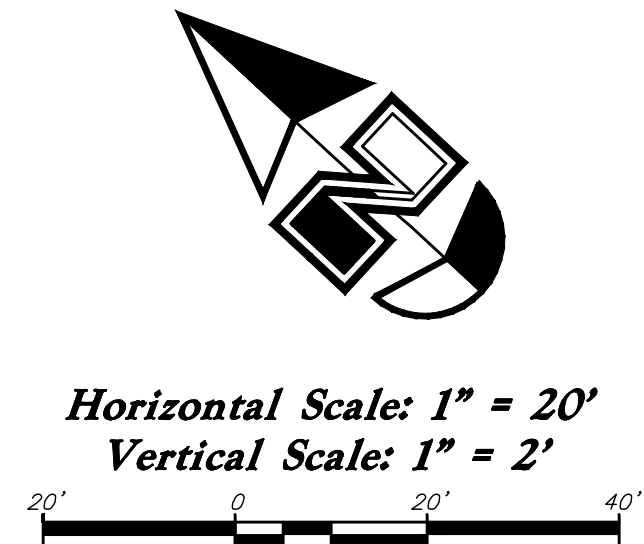
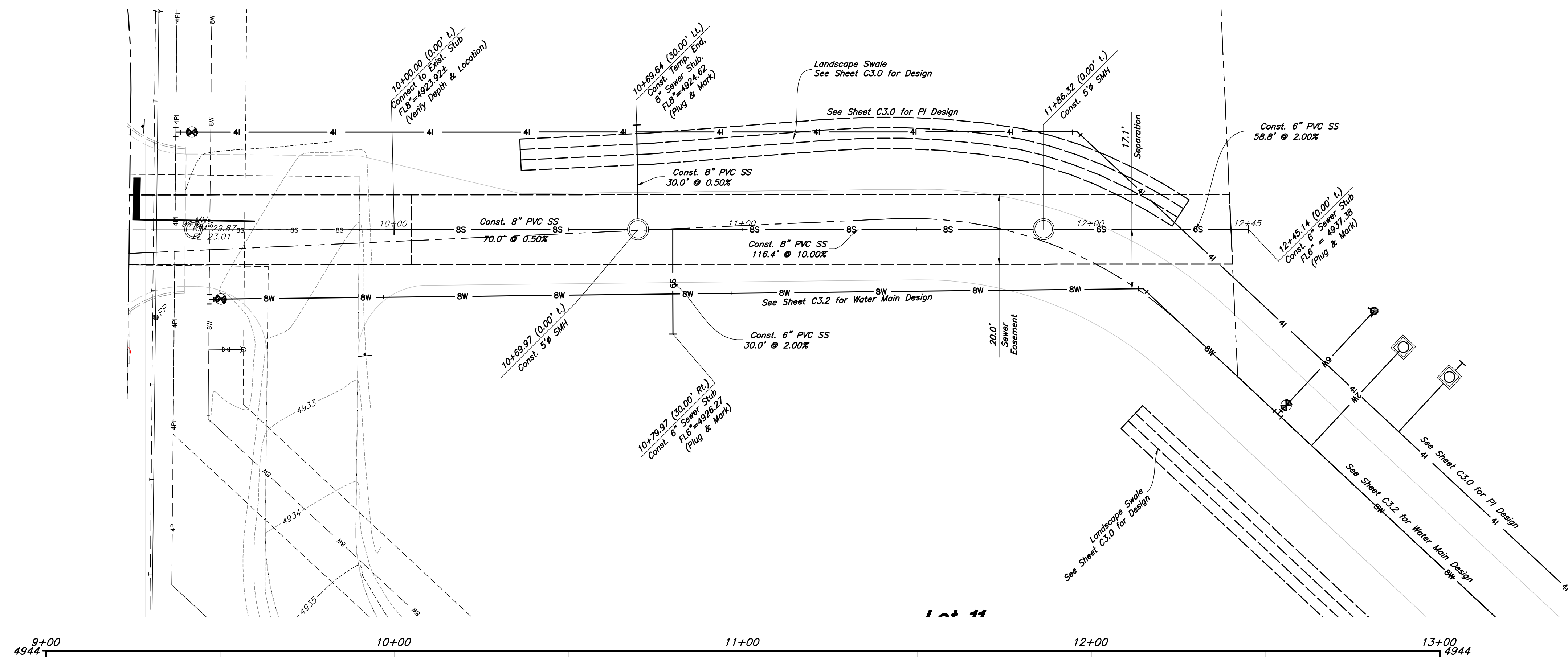


15 Feb, 2023

SHEET NO.

**C3.0**

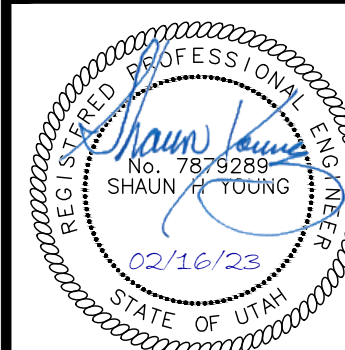




Designed by: SY  
 Drafted by: KF  
 Client Name:  
 CJM Limited  
 22-194 UT

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

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

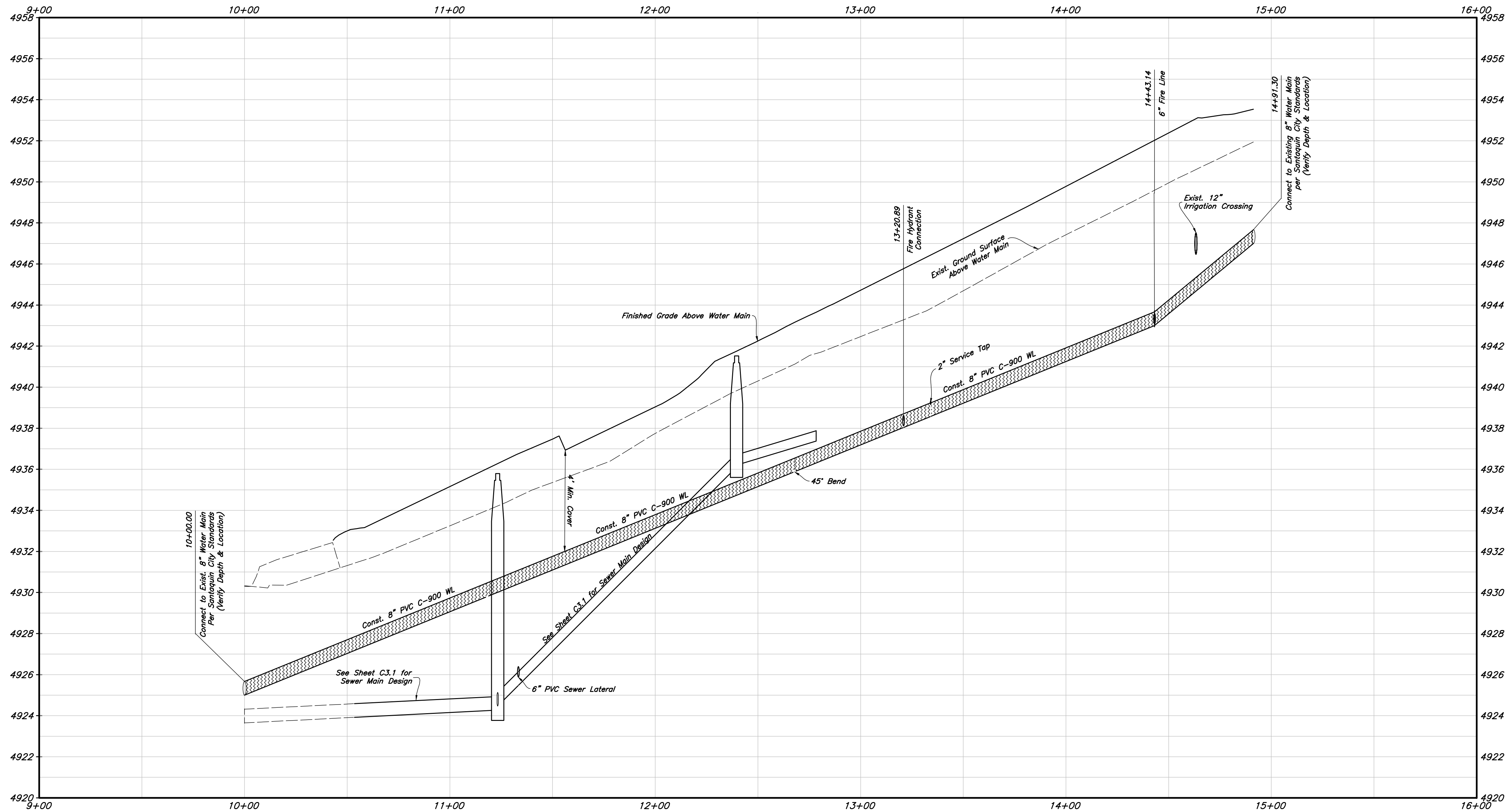
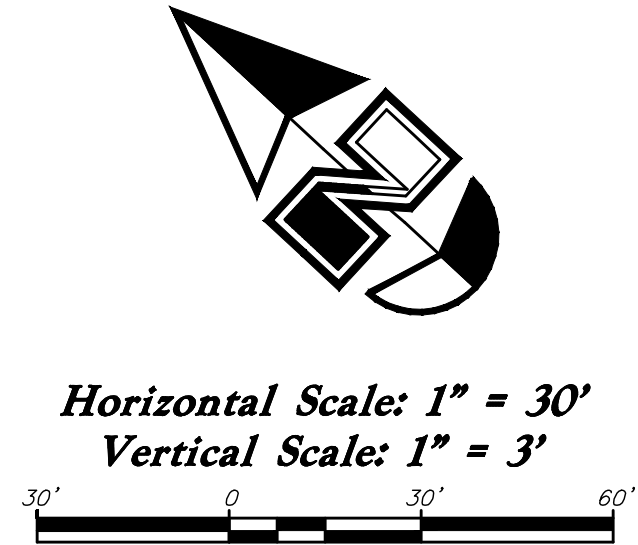
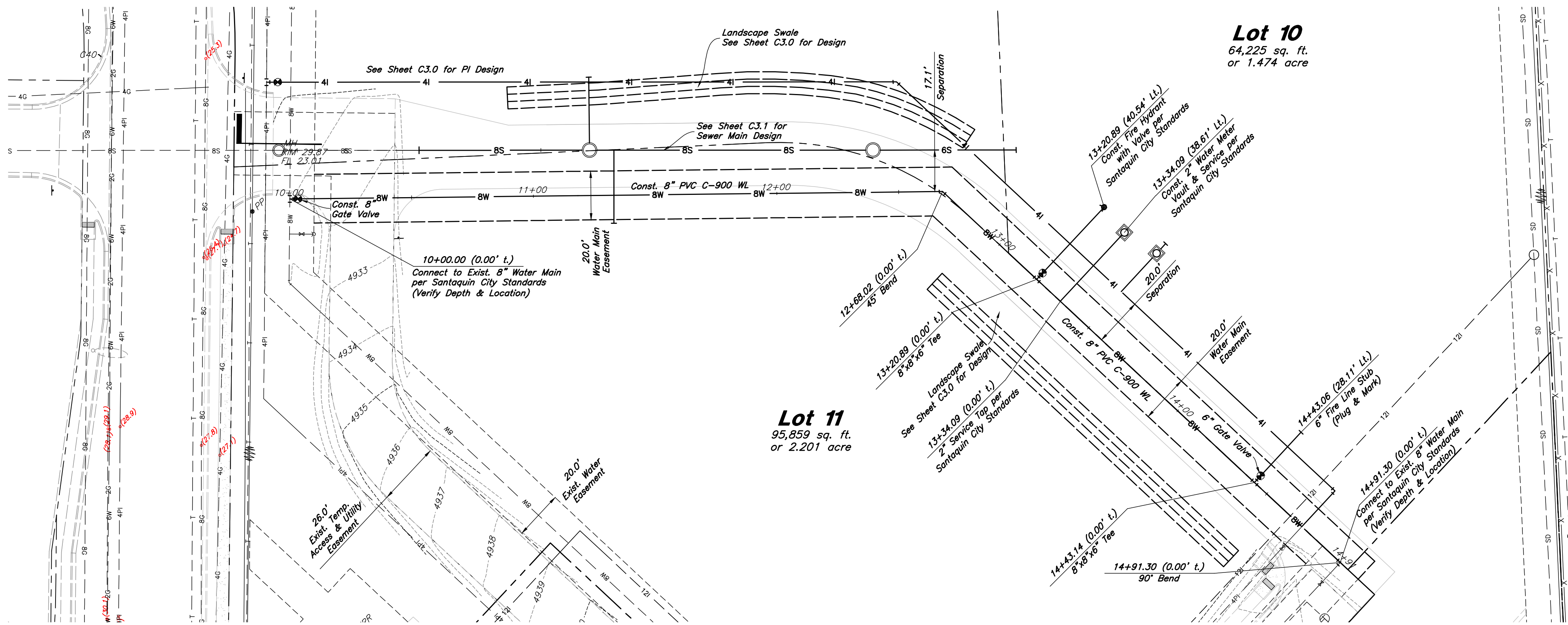


15 Feb, 2023

SHEET NO.

**C3.1**





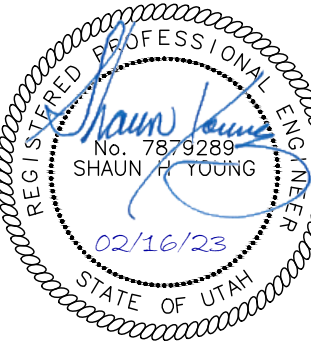


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2010 North Redwood Road, Salt Lake City, Utah 84116  
(801) 521-8529 - [AWAengineering.net](http://AWAengineering.net)

Water Main Plan & Profile

Ridley's Subdivision Phase 3

500 East and Main Street  
Santaquin, Utah County, Utah



15 Feb, 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***

4

*Not to Scale*

***Santaquin City Std. Dwg. UT4***  
***Thrust Block Details***

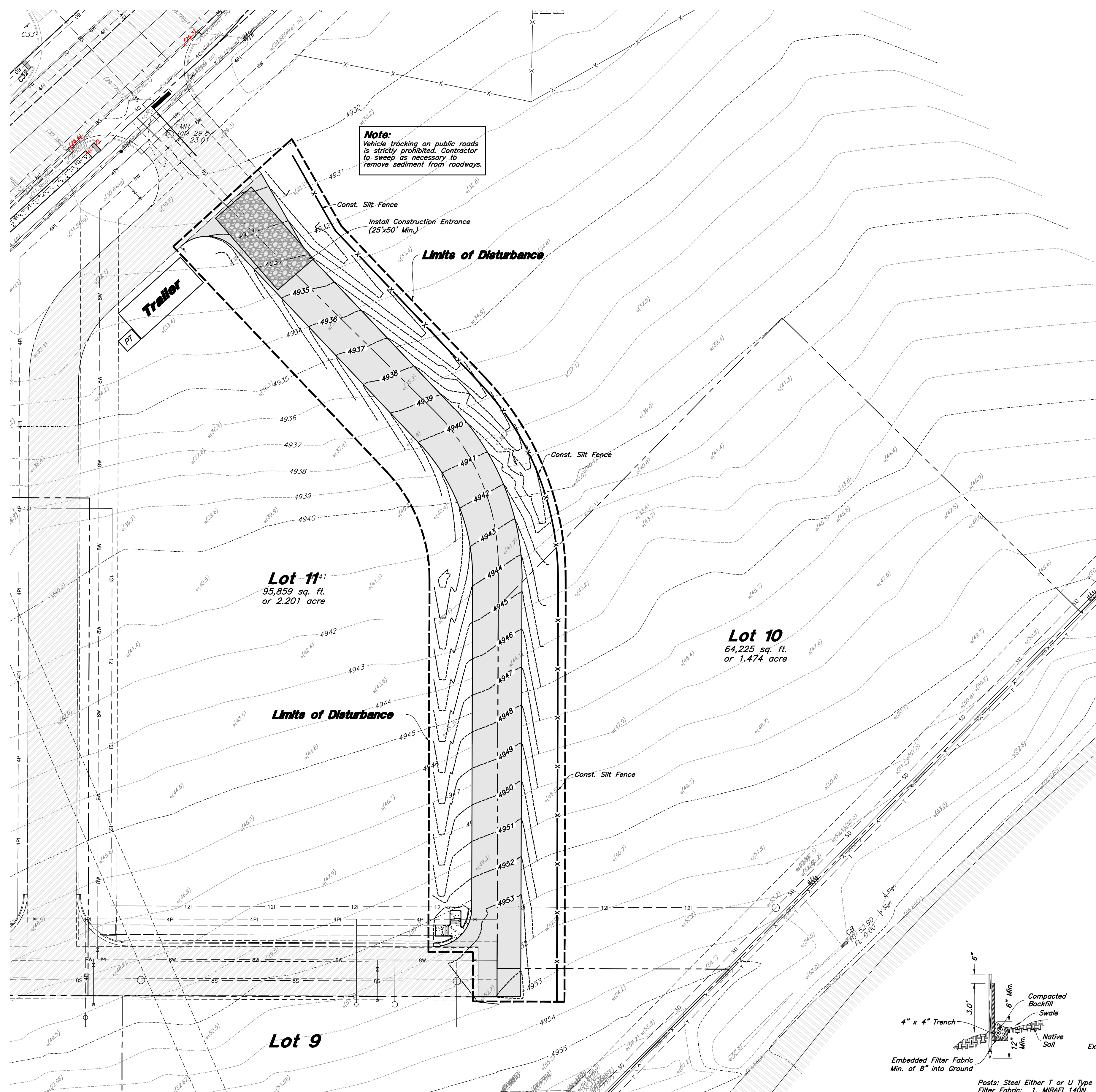
7

*Not to Scale*

***Santaquin City Std. Dwg. W2***  
***Fire Hydrant & Water Valve***  
**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.)

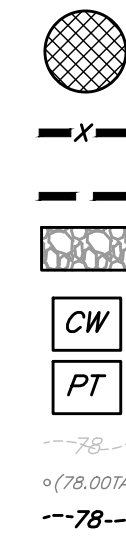
Concrete Washout Area

Portable Toilet

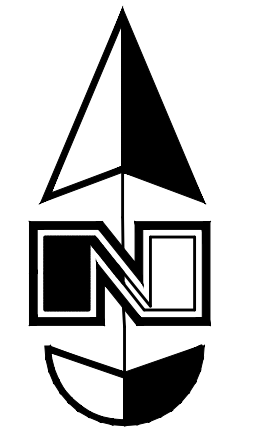
Existing Contour

Existing Spot

Proposed Contour



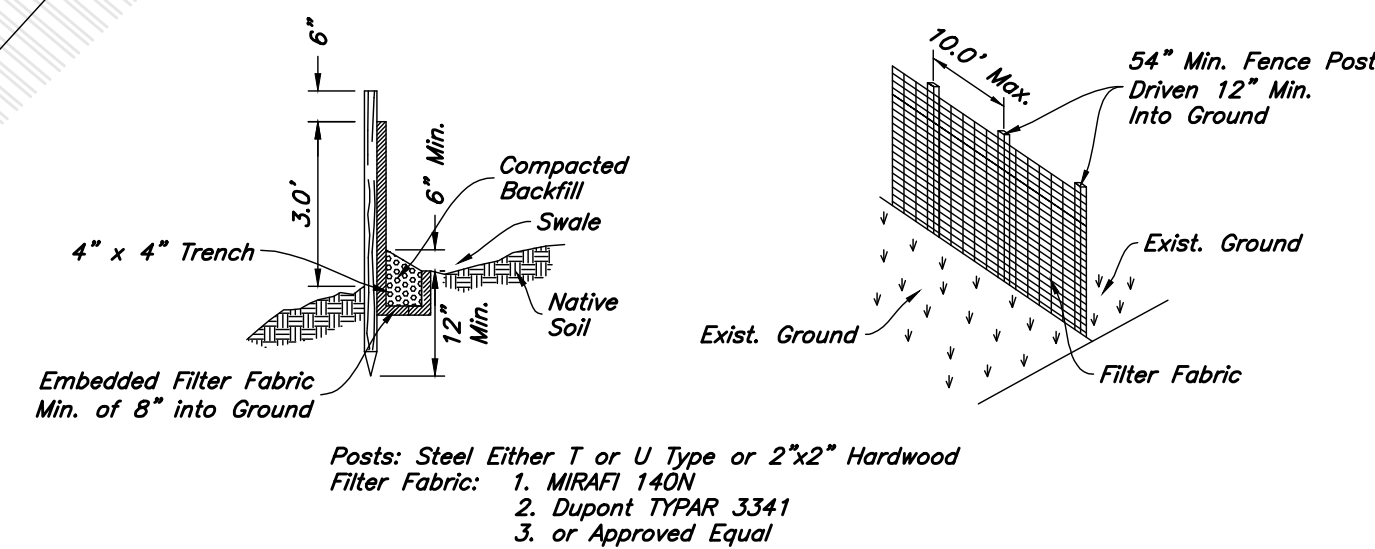
Scale: 1" = 30'



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.



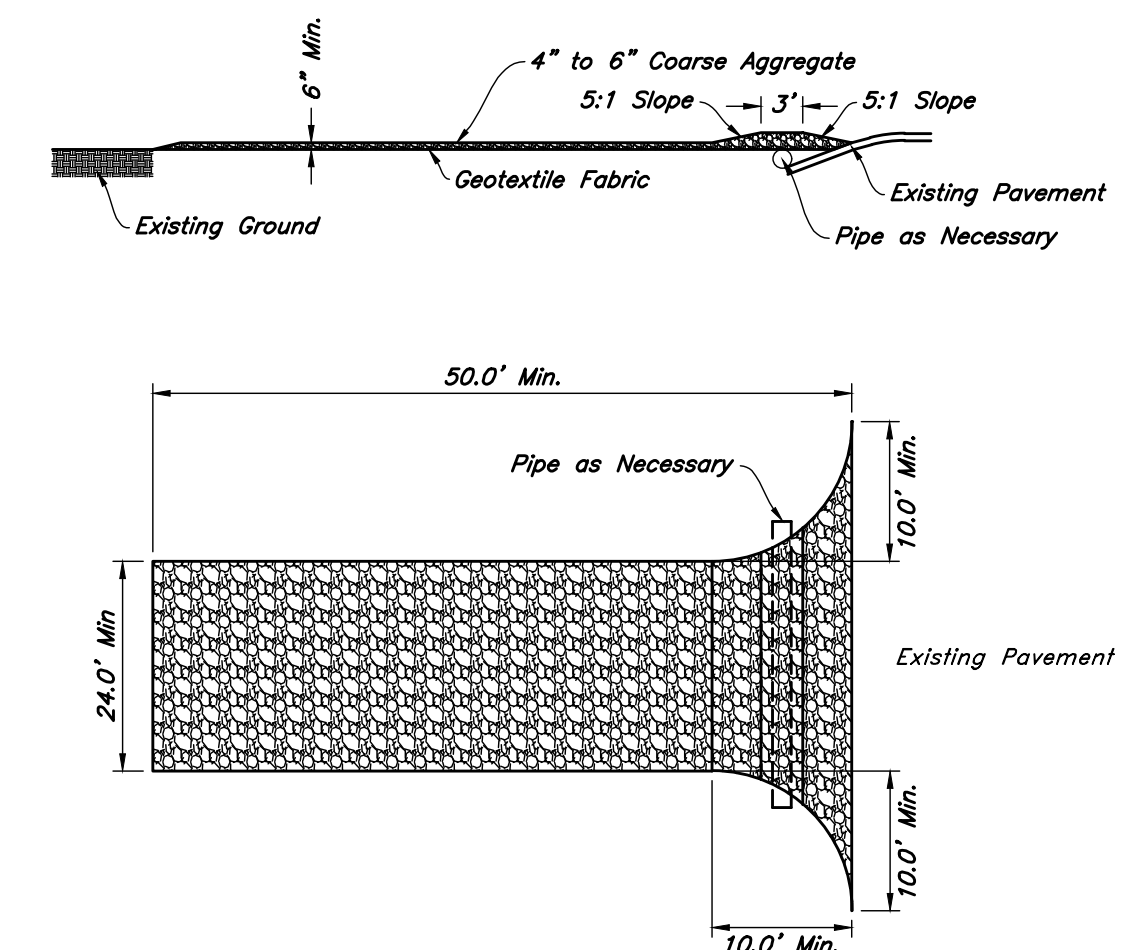
Notes:

- 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

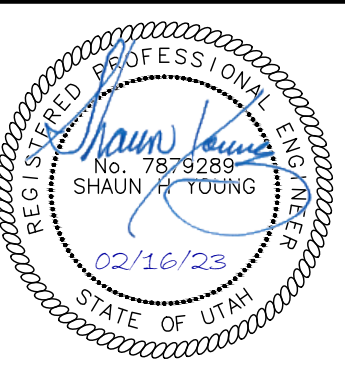
### Stabilized Construction Entrance

Not to Scale

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

### Erosion Control Plan Ridley's Subdivision Phase 3

500 East and Main Street  
Santaquin, Utah County, Utah



15 Feb, 2023

SHEET NO.

**C5.1**





**DRC Members in Attendance:** Engineer Jon Lundell, Building Official Randy Spadafora, Public Works Director Jason Callaway, Fire Marshall Taylor Sutherland, City Manager Norm Beagley, Assistant City Manager Jason Bond, Police Chief Rodney Hurst.

**Others in Attendance:** Fire Chief Ryan Lind, Senior Planner Loren Wiltse, Planner Camille Moffat, Recorder Amalie Ottley.

Various members of the public attended the meeting.

Engineer Lundell called the meeting to order at 10:00 a.m.

**Williams 3-Lot Subdivision Preliminary/Final Plan**

*A combined preliminary and final review of a 3-lot subdivision located at approximately 210 W. 200 N.*

Morgan Williams and Gavin West with Atlas Engineering attended the meeting representing the Williams subdivision.

Building Official Spadafora pointed out addressing on the plans.

Fire Marshall Sutherland had no comments.

Public Works Director Callaway pointed out that the culinary and pressurized irrigation (PI) lines were shown as 10 feet from the property line and needed to be placed closer so that meter reading equipment can be used effectively. Engineer Lundell indicated that the PI water line is 5 feet from the uphill property line and the culinary water line is 7 feet from the uphill property line.

Police Chief Hurst had no comments.

Assistant Manager Bond addressed setbacks on the site making the south the front setback of the property. Therefore, the existing buildings on the property do not meet the current setback standards. The DRC discussed that either the property lines need to be moved or the accessory buildings need to be moved or taken down to meet setback requirements.

Engineer Lundell pointed out that the name of the subdivision needs to be adjusted per county requirements for unique subdivision names. Engineer Lundell noted that a 25-foot setback is required for garage doors, which is different than the living area of the house. Engineer Lundell showed the applicant an example for how to update the signature block on the plans. Engineer Lundell stated that the requirement for water dedication has been satisfied. He also pointed out that the subdivision has an approved deferral agreement. As such, curb, gutter, and sidewalk are not required at this time. Lastly, plans need to show the existing sewer laterals for the home.

Public Director Callaway made a motion to recommend the Planning Commission approve the Williams Subdivision on the condition that all redlines are met. Fire Marshall Sutherland seconded the motion.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes



Fire Marshall Taylor Sutherland	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Yes
Building Official Randy Spadafora	Yes
Engineer Jon Lundell	Yes

Motion passed unanimously in favor.

### **Silver Oaks Preliminary Plan**

*A preliminary plan review of a 165-lot subdivision located at approximately 590 W. Main Street.*

Derek Terry with FIG and AJ DelPivo with Atlas Engineering attended the meeting representing the Silver Oaks Subdivision.

Building Official Spadafora had no comments.

Fire Marshall Sutherland pointed out on the east side of the development there is a gap in fire hydrant coverage between units 69 and 72 as well as a gap by unit 18 on the north side of the development. He stated that hydrants can be adjusted to fill in those gaps. Mr. Sutherland discussed where fire hydrants on the residential side need to be moved to the commercial side so that fire access is obtainable on the commercial portion of the property. He also addressed drive aisle widths measuring 23 to 24 feet on the commercial flex area that need to be increased to at least 26 feet. Fire Marshall Sutherland spoke about the plans lacking a second point of egress for the residential area on the west side of the development. Per both city and fire code, a second means of ingress/egress is required. Members of the DRC reiterated the second means of egress and discussed where it may be obtained, possibly closer to the convenience store location on the plans.

Engineer Lundell pointed out where labels are missing from the plans such as trash collection/dumpsters that need to be clearly identified. Members of the DRC discussed with the applicant what the plans are for trash receptacles in the residential areas. The applicant indicated the trash dumpsters will be used rather than individual cans for every residential unit. Post office boxes also need to be located and identified on the plans and approved by the USPS. The convenience store use needs to be more clearly identified as well so that parking requirements can be determined. As the development connects to highway 6, UDOT approval needs to be granted for access and the proposed sewer line in their right-of-way. For fire flows, a second point of connection for culinary water is needed for the western side of the development. A water line extension will need to be put in place at that location. Engineer Lundell pointed out where PI line looping may be reduced on streets 3 and 4. Engineer Lundell indicated that sleeves are not allowed on city rights-of-way for lateral irrigation lines to go through. Director Callaway stated that some water line valving may be reduced later in the process. Members of the DRC and the applicant discussed the appropriate sizes of water lines coming from each unit (rather than a single line under the building) and connecting to master meters. DRC members also discussed where water vaults may be necessary depending on the size of water lines and connection placement. Engineer Lundell suggested that the proposed irrigation pipeline be relocated to connect to Hwy 6 and through street six tying into boxes at the north end of the site to reduce the number of valve boxes.

Engineer Lundell brought up the road connections at 500 West and 200 North, specifically citing the concern for visibility and traffic issues at the intersection. As such, intersection improvements need to be completed around the radius at 200 North. Manager Beagley pointed out that portions of the intersection at 200 North and stated that landowners will need to be consulted regarding intersection improvements. Director Callaway inquired about a dedicated line for fire flow for the commercial space. Members of the DRC and Fire Chief Lind discussed the requirements for firewalls and sprinkler systems and where a water line loop will need to be placed. Engineer Lundell pointed out that storm drain infiltration galleries require a 5-foot setback from the back of the curb and a 10-foot separation from the property line for private galleries. Storm drain comments will be returned to the applicant with the storm drain report. Engineer Lundell pointed out where the Legal Description and Legislative approval needs to be fixed for the mylar. Engineer Lundell also discussed the recent update to city standards for wider asphalt to meet needs for parking and emergency access. He stated the Engineering Department will continue to work with the applicant to reduce the size of planter strips to allow for more asphalt.

Chief Hurst inquired what the city code requires in reference to street parking, pointing out that accesses in the development will need stop signs. Chief Hurst also pointed out that stop signs are missing at Main Street and 200 N. Members of the DRC discussed if a stop sign will need to be placed on 500 W. or if that road will be left open to through traffic. Members of the DRC also discussed how to manage parking within the development and where “No Parking” labels and red curbing need to be added to the plans. Assistant Manager Bond inquired if there was a measurable driveway length in front of the garage accesses for the residential areas. The applicant represented that there will not be driveways or a place to park in front of garages in the residential areas. Manager Beagley suggested that staff review the plans in order to address safety and parking issues and make recommendations to the applicant at a future meeting. Assistant Manager Bond addressed potential shared parking in the commercial areas for residents. He pointed out that conflicts may arise with the HOA and suggested that shared parking be established early on in the development process and be brought before the Planning Commission for review. Assistant Manager Bond indicated that the City Council recently approved a code amendment allowing for different amenities in developments. Approval or exceptions for amenities will also be reviewed by the Planning Commission.

Assistant Manager Bond inquired if agreements have been put in place with Mr. Ercanbrack for the street or retention basin. The applicant indicated that the storm water basin will be on private property. Manager Beagley asked that the parcel for the storm water basin be clearly marked so that intentions are clear with the development and neighboring property.

Fire Marshall Sutherland asked that turns have at minimum a 28-foot turning radius along the commercial area of the property. Manager Beagley inquired about improvements along Main Street. The applicant indicated that they are working through the plans for Main Street Improvements and will bring it before the city at a future meeting. Assistant Manager Bond inquired if fencing will be placed along the north of the property. The applicant indicated that there will be fencing around the property and will be added to the plans. Other labeling issues were pointed out on the plans, i.e. trash dumpsters.

Assistant Manager Bond made a motion to table the Silver Oaks Preliminary site plan so that redlines and notes can be addressed. Manager Beagley seconded the motion pointing out that approvals from UDOT and sewer access will all need to be addressed before the application is set on a City Council agenda.



Police Chief Rodney Hurst	Yes
Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Marshall Taylor Sutherland	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Yes
Building Official Randy Spadafora	Yes
Engineer Jon Lundell	Yes

Motion passed unanimously in favor.

### Meeting Minutes Approval

January 24, 2023

Manager Beagley made a motion to approve the DRC Meeting Minutes from January 24, 2023. Fire Marshall Sutherland seconded the motion.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Yes
Fire Marshall Taylor Sutherland	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Yes
Building Official Randy Spadafora	Yes
Engineer Jon Lundell	Yes

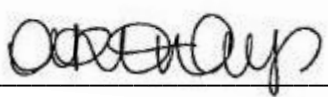
Motion passed unanimously in favor.

### Adjournment

The meeting was adjourned at 10:54 a.m.

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Jon Lundell, Engineer



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Amalie R. Ottley, Recorder



**DRC Members in Attendance:** Engineer Jon Lundell, Fire Chief Ryan Lundell, Police Chief Rod Hurst, Assistant City Manager Jason Bond, City Manager Norm Beagley.

**Others in Attendance:** Recorder Amalie Ottley, Planner Camille Moffat, Senior Planner Loren Wiltse, Officer Kayson Shepherd.

Building Official Randy Spadafora and Public Works Director Jason Callaway were excused from the meeting.

Engineer Lundell called the meeting to order at 10:00 a.m.

### **Hollow Flats Preliminary Plan**

*A preliminary review of a 140-lot subdivision located east of Summit Ridge Parkway between S. Stone Brook Lane and S. Cedar Pass Drive.*

Shawn Herring attended the meeting via ZOOM representing the applicant for the Hollow Flats Subdivision.

Fire Chief Lind had no comments.

Police Chief Hurst mentioned that the signage on the plans looks good but didn't have any other comments.

Engineer Lundell indicated that USPS will have to review the locations of the Post Office boxes and provide approval. He noted that as phasing plans occur turn arounds will need to be in place. Engineer Lundell pointed out where minimum building setbacks need to be noted at 10-feet for all lots on the plans. Currently, the plans show two roads named "Tanner Road." As such, one of the road names will need to be changed to a unique name. Engineer Lundell showed where labels are needed for corner lots that will have limited access on the eastern road and not along Summit Ridge Parkway. He noted that when the planning phase commences, the parcel owned by USP and not owned by Ivory Homes will need the appropriate amount of signature lines on the plat for all owners to sign. The applicant indicated that he believes USP will transfer land ownership to Ivory prior to Phase 1 being recorded. Engineer Lundell also pointed out other notations that need to be added to the final set of plans including the setbacks for lot 94 being clearly defined. Engineer Lundell discussed the easement needed to tie in the offsite sewer to the city's sewer line. Public Works Director Callaway previously made a note to verify that PI connections off of Summit Ridge are tied correctly. Engineer Lundell and the applicant discussed the trail size along Summit Ridge Parkway, noting that it should be 5 feet rather than 10 feet. Details for landscaping along the trail needs to be included with the plans. Engineer Lundell asked what the plans are for mass grading on the site. The applicant described that Phases 1 and 2 will be completed in which material will be hauled in, and then Phase 3 will trigger the mass grading aspects of the site. City staff will review the mass grading specifications submitted by the applicant. Members of the DRC and the applicant discussed the best path moving forward on the parcel of land that may or may not be owned by Union Pacific Railroad. There are questions of ownership of that parcel of land. Manager Beagley recommended that the applicant provide a letter from Utah County approving a Quit Claim document or easement so that Santaquin City legal counsel can review it.



Manager Beagley made a motion to table the Hollow Flats Preliminary Plan until such a time that the sewer and grading issues can be worked out. Fire Chief Lind seconded the motion.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Absent
Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Yes
Building Official Randy Spadafora	Absent
Engineer Jon Lundell	Yes

Motion passed unanimously in favor.

### **Santaquin Peaks Preliminary Plan**

*A preliminary review of a 17-lot industrial subdivision located at approximately 225 N. Summit Ridge Parkway.*

Fire Chief Lind inquired about what the road widths are in the subdivision expressing concerns for larger vehicles having enough turning radii. Engineer Lundell indicated that the right-of-way on the roads is 62-foot wide which includes 40 feet of asphalt. Manager Beagley and Engineer Lundell discussed having a large truck tracking path provided on the plans both turning off Summit Ridge Parkway from the existing turning lane and on the internal roads to provide an indication of how large vehicles, like semi-trucks, will be able to maneuver through the roads and accesses. Fire Chief Lind noted that fire hydrants on the plans appear to be sufficient.

Manager Beagley spoke to the mile of culinary water pipeline being installed along Summit Ridge Parkway that will facilitate higher flows in all of the parcels in the subdivision for industrial purposes. Engineer Lundell added that all interior pipes are 10-inch in size rather than 8-inch.

Chief Hurst asked about the property west of the industrial park. Engineer Lundell stated that the land west of the subdivision is outside of the city and is agriculturally zoned in the County. Manager Beagley stated that according to the city code, connections are being made to make sure future options for connectivity are available to the west. Chief Hurst pointed out that there are no stop signs on the plans at this time and will need to be placed at the Summit Ridge Parkway accesses as well as the inner intersections of the subdivision northbound and southbound.

Assistant Manager Bond suggested plat notes to detail lots 1-6 having east facing frontage along Summit Ridge Parkway. He added that new setbacks may need to be created by the CDRA on the east and west sides of the lots. He asked that shared access for vehicles to get to parking areas be on the east side of the lots, particularly on lots 2 and 5. Recognizing that storage will likely be a part of the use in the lots, Mr. Bond added that plat notes be made to allow for fencing. He stated that per purchase agreements with individual buyers, some accommodations may be made, but he wished that plat notes specifically indicate how the subdivision should look and traffic flow for customers and employees. Chief Lind inquired where access to lots 2 and 5 drive access will be as there won't be access along Summit Ridge Drive. He cautioned that drive access and traffic flow may be complicated for large vehicles if proper access points aren't taken into consideration. Manager Beagley discussed the process of individual lots

going through the site plan approval process, at which time plans detailing hydrants, water lines, and access and driveway widths that will clarify the actual proposed use of the individual lots. Manager Beagley and Assistant Manager Bond clarified that the intention to identify access to the lots early on in the process would be beneficial in aiding traffic flow for store fronts and employees versus delivery and drop off zones. Members of the DRC discussed concerns for how to predetermine making traffic flow easier in the industrial zones realistic for large vehicle turn arounds and loading/unloading capabilities. DRC members discussed what needs to be done at the current subdivision process versus in the future site plan process. Chief Lind recommended lowcut curbs and landscaping as well as wider radii turning on ingress and egress be taken into account. Chief Hurst cautioned against overregulating parking in the area stating the need to be reasonable with expectations for traffic flows and large truck behaviors. Manager Beagley asked Engineer Lundell to make sure that the traffic tracking sheet specifies that the radius from the turning lane be focused on rather than the north/southbound travel lanes. Assistant Bond reiterated the importance of good plat notes to lay down the expectations up front on how traffic will work in the subdivision.

Engineer Lundell addressed redlines, pointing out where turnarounds need to be added at the end of the roads traveling west. Road naming needs to be completed. The DRC discussed how addressing the lots will be. Interior sidewalks and landscape planters are not anticipated in the plans and will have to go to the Planning Commission and City Council for approval. Storm water basins will be relocated as much as possible into the public right-of-way. Lastly, Engineer Lundell pointed out missing notations on the plans that need to be corrected.

Manager Beagley made a motion to table the plans to allow for the city to address the redlines and discussion points. Assistant Manager Bond seconded the motion.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Absent
Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Yes
Building Official Randy Spadafora	Absent
Engineer Jon Lundell	Yes

Motion passed unanimously in favor.

#### **Traffic Control Request (Main Street & Oak Summit Drive/1030 East)**

A resident submitted a request to have the city add two speedbumps along Oak Summit Drive due to a recent speeding incident and ensuing crash. Fire Chief Lind inquired if the Santaquin City Code allows for speed bumps on public roadways. Engineer Lundell indicated that the city would typically refer to MUTCD and State Transportation Engineering Guidelines for speedbumps. He stated that current traffic loads and street maintenance is also taken into consideration. Understanding the frustration of residents, Chief Lind stated that other traffic can be negatively impacted by speed bumps, i.e., school buses, fire apparatus, etc. Chief Hurst inquired when 900 East would be completed. The anticipated completion of that road, as Engineer Lundell represented, would be in early spring. Chief Hurst stated that he believes the completion of 900 East will relieve some of the traffic along the Oak Summit Drive roadway. He also stated that as homes and buildings fill the area, speeds will naturally reduce. Chief



Hurst will encourage an extra traffic patrol in the area until data can be gathered in good weather. Assistant Manager Bond stated that a solution preferable to a speed bump would be a solar sign alerting travelers to speed limits on those roadways. Extra patrols have proven to deter speeding and will be enforced.

Chief Hurst made a motion to deny the traffic control request for Main Street and 1030 East. Chief Lind seconded the motion.

Police Chief Rodney Hurst	Yes
Public Works Director Jason Callaway	Absent
Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Yes
Assistant City Manager Jason Bond	Yes
Building Official Randy Spadafora	Absent
Engineer Jon Lundell	Yes

Motion passed unanimously in favor.

#### Adjournment

The meeting was adjourned at 10:54 a.m.

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Jon Lundell, Engineer



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Amalie R. Ottley, Recorder