



## PLANNING COMMISSION

Tuesday, May 11, 2021, at 7:00 PM  
Court Room/Council Chambers (2nd Floor) and Online

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### MEETINGS HELD ONLINE ONLY

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

- **YouTube Live** – Public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at [https://www.youtube.com/channel/UCTzZT\\_yW2H2Hd-58M2\\_ddSw](https://www.youtube.com/channel/UCTzZT_yW2H2Hd-58M2_ddSw) or by searching for Santaquin City Channel on YouTube.

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### PUBLIC COMMENT & PUBLIC HEARING PARTICIPATION

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

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

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### 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- Stratton Acres Concept Plan](#)

The Planning Commission will review a concept plan for a proposed 36-lot residential subdivision located at approximately Royal Land Drive and 200 E. This proposal is subject to the requirements of the R-10 zone.

**2. PUBLIC HEARING- Scenic Ridge Estates Concept Plan**

The Planning Commission will review a concept plan for a proposed 17-lot residential subdivision located at approximately 430 S. and 1200 E. This proposal is subject to the requirements of the R-12 zone.

**OTHER BUSINESS**

3. Approval of Meeting Minutes from  
April 27, 2021

**ADJOURNMENT**

**CERTIFICATE OF MAILING/POSTING**

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda was e-mailed to the Payson Chronicle, Payson, UT, 84651, posted on [www.santaquin.org](http://www.santaquin.org), as well as posted on the State of Utah's Public Website.

BY:



K. Aaron Shirley, City Recorder



# MEMORANDUM



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: May 7, 2021

RE: **Stratton Acres Subdivision Concept Review**

Zone: R-10  
Size: 12.39 Acres  
Lots: 36

The Stratton Acres Subdivision is located at approximately Royal Land Drive and 200 East. The proposed subdivision is in the R-10 zone and consists of 36 single-family lots on 12.39 acres. Each lot is required to be a minimum of 10,000 square feet and have a minimum lot frontage of 80 feet. Corner lots are required to have 95 feet of frontage. The proposed subdivision meets all the R-10 zoning requirements. The lots range from 10,000 square feet (.23 acres) to 11,978 square feet (.27 acres). There are three retention ponds being proposed for storm retention. Due to this being a standard subdivision, amenities are not required.

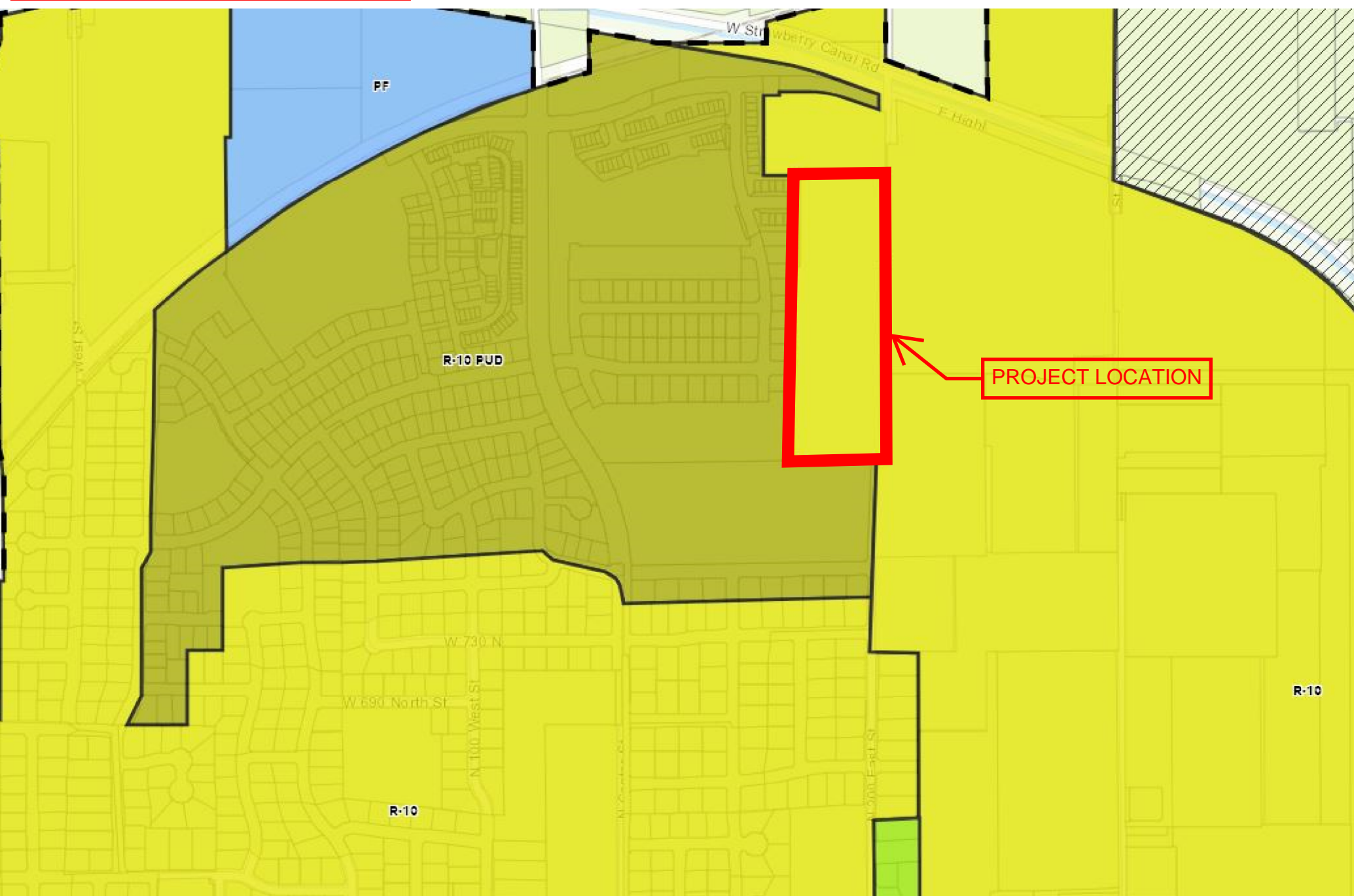
This is a subdivision concept review and this review is for the Planning Commission to give feedback to the developer. The review of the concept plan shall not constitute an approval or recommendation of any kind. After the concept review, the developer will need to submit preliminary plans. Preliminary plans will be reviewed by the Development Review Committee (DRC) and a recommendation will be forwarded to the Planning Commission. The Planning Commission will forward a recommendation to the City Council and the City Council will be the land use authority for preliminary plans.

The DRC will need to approve the final plat before any lots will be recorded. The DRC may only approve a plat submittal after finding that the development standards of subdivision title, the zoning title, the laws of the State of Utah, and any other applicable ordinances, rules, and regulations have been or can be met prior to the recordation or construction beginning (Santaquin City Code 11.20.060(B)).

**Attachments:**

1. Zoning and Location Map
2. Concept Plan

Attachment #1: Zoning and Location Map









# MEMORANDUM



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: May 7, 2021

RE: **Scenic Ridge Estates Subdivision Concept Review**

Zone: R-12 PUD

Size: 11.58 Acres

Lots: 17

The Scenic Ridge Estates Subdivision is located at approximately 430 South and 1200 East. The proposed subdivision consists of 17 single-family lots on 11.58 acres and is in the R-12 PUD zone. The lots range from 12,061 square feet (.28 acres) to 68,099 square feet (1.56 acres). The development agreement that created the PUD has expired and the development must follow the R-12 zoning requirements. Interior lots are required to be at least 12,000 square feet and have 100 feet of frontage. Corner lots are required to be at least 13,225 square feet and have 115 feet of frontage. The proposed subdivision meets all the R-12 zoning requirements.

The entire development is in the Hillside Overlay and will need to meet the requirements in 10.20.230 of the Santaquin City Code. The Hillside Overlay requires 10% of the net developable acreage to be improved open space. Parcel A and B will be used to meet this requirement. Parcel A will be landscaped and part of it will be used as a pump station. Parcel B includes a drainage channel and the developer will be installing a 10' trail along it.

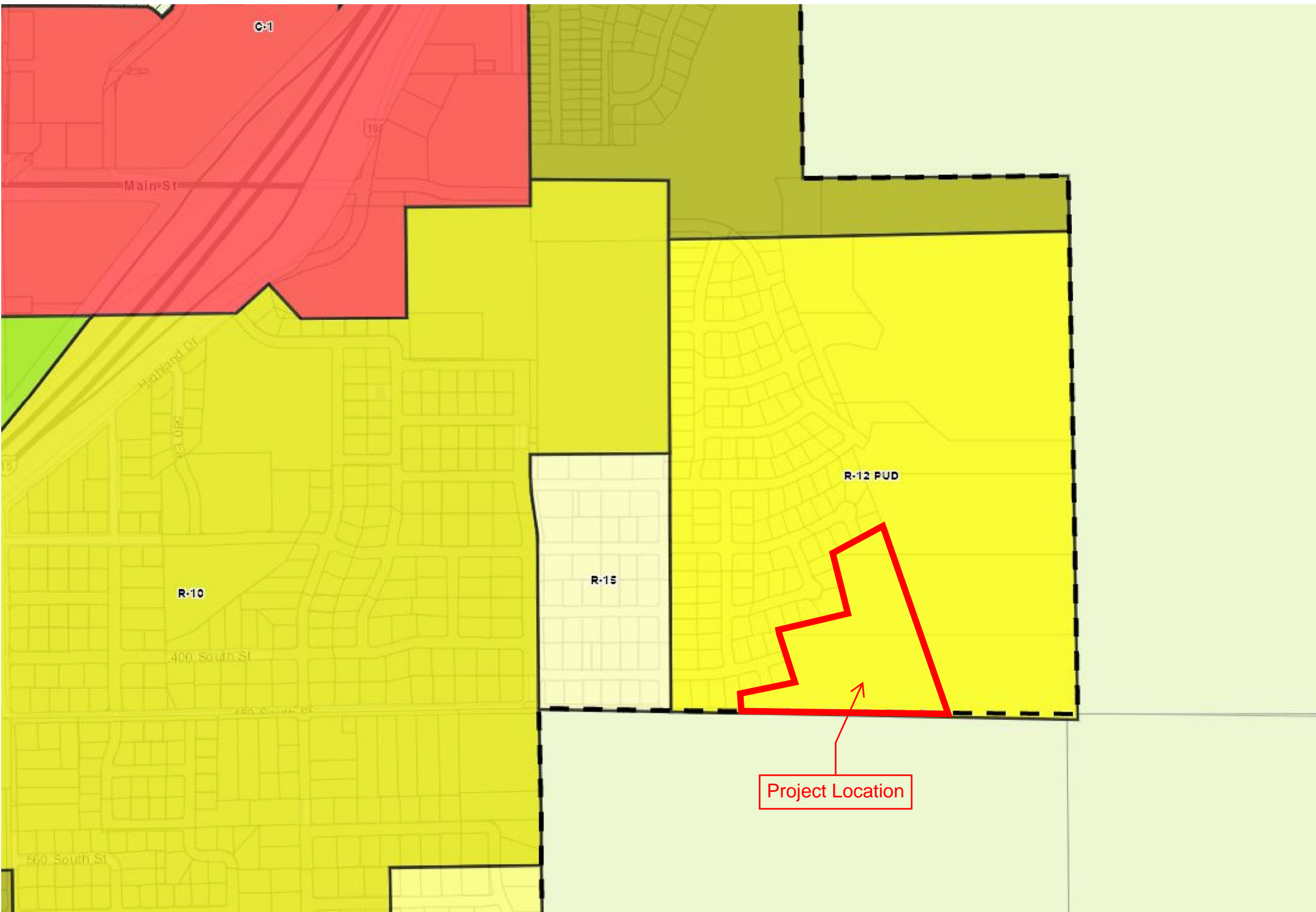
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## **Attachments:**

1. Zoning and Location Map
2. Concept Plan

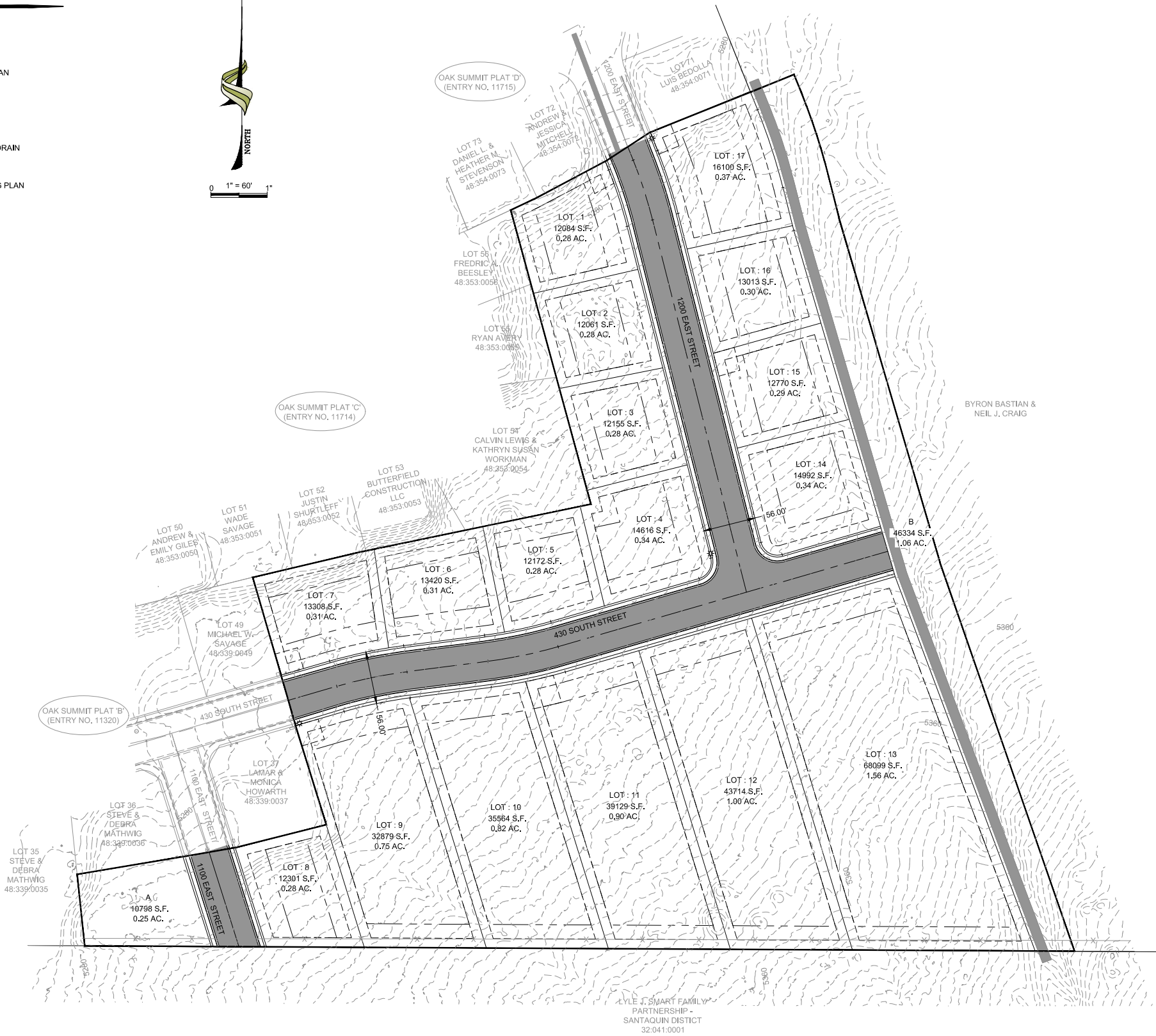
Attachment 1: Zoning and Location Map



SCENIC RIDGE ESTATES SUBDIVISION - PHASE 1

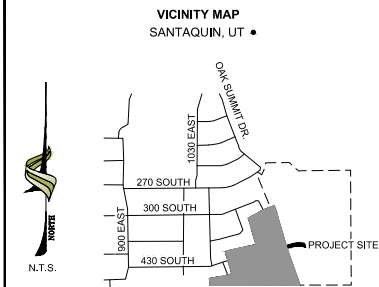
LOCATED IN THE:  
SOUTHWEST QUARTER OF SECTION 6,  
TOWNSHIP 10 SOUTH, RANGE 2 EAST  
SALT LAKE BASE AND MERIDIAN,  
SANTAQUIN CITY, UTAH COUNTY, UTAH

| SHEET INDEX |                      |
|-------------|----------------------|
| SHEET 1     | COVER SHEET          |
| SHEET 2     | PLAT (SHEET ONE)     |
| SHEET 3     | PLAT (SHEET TWO)     |
| SHEET 4     | OVERALL AREA PLAN    |
| SHEET 5     | LOT LAYOUT           |
| SHEET 6     | OVERALL WATER        |
| SHEET 7     | OVERALL SEWER        |
| SHEET 8     | OVERALL STORM DRAIN  |
| SHEET 9     | SLOPE MAP            |
| SHEET 10    | OVERALL GRADING PLAN |



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

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



**CONSTRUCTION NOTES**

Item 2.

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

**LEGEND**

- EXIST EDGE OF ROAD
- EXIST MAJOR CONTOUR
- EXIST MINOR CONTOUR
- EXIST DITCH FLOW LINE
- NEW EDGE OF ROAD
- NEW MAJOR CONTOUR
- NEW MINOR CONTOUR
- NEW DITCH FLOW LINE
- NEW PROPERTY LINE
- PROPERTY BOUNDARY
- UTILITY EASEMENT

**WARNING**  
CALL BLUE STAKES

**epic**  
ENGINEERING

**REVISIONS**

|    |  |
|----|--|
| 1. |  |
|    |  |
|    |  |
|    |  |
|    |  |

DATE: 4/13/21  
DRAWN: JF  
DESIGNER: JF  
REVIEWED: JNS  
PROJECT # 20SM4196

**SCALES**

HORIZ: 1"=60'  
VERT: N/A  
(24" x 36" SHEET)

BAR SCALE MEASURES 1" ON A FULL SIZE SHEET, ADJUST FOR A HALF SIZE SHEET.

**PROJECT NAME:**  
SCENIC RIDGE  
PHASE 1

**SHEET TITLE:**  
SCENIC RIDGE  
COVER SHEET

**PLAN SET:**  
PRELIM

**SHEET**  
1



SCENIC RIDGE ESTATES SUBDIVISION - PHASE 1

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

| STATE PLANE COORDINATES (GROUND)      |             |             |
|---------------------------------------|-------------|-------------|
| LETTER / ITEM                         | NORTHING    | EASTING     |
| (A) SW COR SEC 6                      | 7157331.487 | 1565531.199 |
| (B) S 1/2 COR SEC 6                   | 7157316.552 | 1568203.696 |
| (C) CEN SEC 6                         | 7159912.253 | 1568203.979 |
| (D) BOUNDARY CORNER (P.O.B.)          | 7157325.788 | 1566549.570 |
| (E) BOUNDARY CORNER                   | 7157401.853 | 1566541.578 |
| (F) BOUNDARY CORNER                   | 7157420.661 | 1566654.249 |
| (G) BOUNDARY CORNER                   | 7157430.243 | 1566709.951 |
| (H) BOUNDARY CORNER                   | 7157454.584 | 1566806.943 |
| (I) BOUNDARY CORNER                   | 7157560.152 | 1566774.231 |
| (J) BOUNDARY CORNER                   | 7157613.952 | 1566758.890 |
| (K) BOUNDARY CORNER                   | 7157718.057 | 1566728.613 |
| (L) BOUNDARY CORNER                   | 7157745.511 | 1566845.210 |
| (M) BOUNDARY CORNER                   | 7157795.944 | 1567088.692 |
| (N) BOUNDARY CORNER                   | 7158109.144 | 1567003.380 |
| (O) BOUNDARY CORNER                   | 7158120.690 | 1567028.092 |
| (P) BOUNDARY CORNER                   | 7158160.958 | 1567104.150 |
| (Q) BOUNDARY CORNER                   | 7158191.957 | 1567152.055 |
| (R) BOUNDARY CORNER                   | 7158234.728 | 1567258.806 |
| (S) BOUNDARY CORNER                   | 7158253.398 | 1567305.189 |
| (T) BOUNDARY CORNER                   | 7158234.560 | 1567312.772 |
| (U) BOUNDARY CORNER                   | 7158145.367 | 1567341.827 |
| (V) BOUNDARY CORNER                   | 7158100.719 | 1567353.092 |
| (W) BOUNDARY CORNER                   | 7157734.011 | 1567460.525 |
| (X) BOUNDARY CORNER                   | 7157319.896 | 1567603.916 |
| GROUND SCALE FACTOR: 1.00032797511374 |             |             |



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

6 6  
6 6  
(C)

S00° 00' 22" W 2595.70'



OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS SCENIC RIDGE SUBDIVISION - PHASE 1, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021, A.D.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
X - TITLE  
CENTRAL BANK

ACKNOWLEDGMENT

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY \_\_\_\_\_, WHO REPRESENTED THAT (S)HE IS THE OWNER(S) OF THE ABOVE DESCRIBED PROPERTY AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

SIGNATURE OF NOTARY PUBLIC \_\_\_\_\_

PRINTED NAME OF NOTARY PUBLIC \_\_\_\_\_

RESIDING IN \_\_\_\_\_, UTAH

STATE OF UTAH  
COUNTY OF \_\_\_\_\_ } S.S.

MY COMMISSION EXPIRES: \_\_\_\_\_

MY COMMISSION NUMBER: \_\_\_\_\_ (NOTARY STAMP)

GENERAL PLAT NOTES

- A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E) IS CREATED ALONG THE FRONT OF EACH LOT AND 5.00 FOOT ALONG THE REAR AND INTERIOR SIDE YARD, PER THIS PLAT.
- THE SUBDIVISION BOUNDARY WAS ESTABLISHED FROM A COMPLETED RECORD OF SURVEY BY EPIC ENGINEERING, FILE NUMBER \_\_\_\_\_, AS FILED IN THE UTAH COUNTY SURVEYOR'S OFFICE.
- ZONING: R-12 SETBACKS (BUILDABLE AREA) PER CODE 10-7M-12: DETACHED SINGLE-FAMILY DEVELOPMENT STANDARDS:  
FRONT YARD - FRONT SETBACKS TO THE LIVING AREA FROM ALL STREET FRONTING PROPERTY LINES: 30.0 FEET.  
SIDE YARD - 10.0 FEET.  
REAR YARD - 25.0 FEET.
- AT THE TIME THAT THIS PLAT WAS PREPARED, THE PROPERTY OWNER WAS CENTRAL BANK, PER WARRANTY DEED, ENTRY NUMBER 14417.2016, AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE, UTAH COUNTY PARCEL NUMBERS 32-040-0042, 32-040-0045 AND 32-040-0047.

SURVEYOR'S CERTIFICATE

I, TRAVIS R. GOWER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 6439364, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. 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 HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS SCENIC RIDGE SUBDIVISION - PHASE 1 AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.



TRAVIS R. GOWER  
P.L.S. 6439364

DATE \_\_\_\_\_

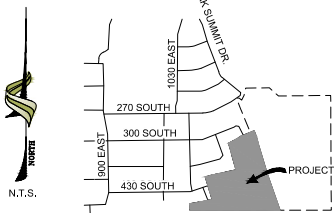
PROPERTY OWNER  
CENTRAL BANK  
95 N. UNIVERSITY AVENUE  
PROVO, UTAH, 84601  
PROPERTY DEVELOPER  
BASTIAN HOMES, LLC  
1184 S. 1150 W.  
PAYSON, UTAH, 84651

DRAWING DATES / REVISIONS  
ORIGINAL PRELIMINARY 04/05/2021

LEGEND

SECTION CORNER (FOUND)   
SECTION LINE   
BOUNDARY LINE   
PARCEL LINE   
SET MONUMENT (AS NOTED)   
FOUND MONUMENT   
CHAIN LINK FENCE   
WIRE FENCE   
EDGE OF ASPHALT

VICINITY MAP  
SANTAQUIN, UT •



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



1" = 80'  
DRAWN: JF  
CHECKED: TG

PROJECT #: 20SM4196  
DATE: 04/13/2021  
SHEET NO: 1 OF 2





SCENIC RIDGE ESTATES SUBDIVISION - PHASE 1

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



CONSTRUCTION NOTES

Item 2.

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

LEGEND

---

EXIST EDGE OF ROAD

---

EXIST MAJOR CONTOUR

---

EXIST MINOR CONTOUR

---

EXIST DITCH FLOW LINE

---

NEW EDGE OF ROAD

---

NEW MAJOR CONTOUR

---

NEW MINOR CONTOUR

---

NEW DITCH FLOW LINE

---

NEW PROPERTY LINE

---

PROPERTY BOUNDARY

---

UTILITY EASEMENT

X

EXIST BARBED WIRE FENCE

WARNING

CALL BLUE STAKES

REVISIONS

1.

DATE: 4/13/21

DRAWN: JF

DESIGNER: JF

REVIEWED: JNS

PROJECT #

20SM4196

SCALES

HORIZ: 1"=80'

VERT: N/A

(24" x 36" SHEET)

0 1"

BAR SCALE MEASURES 1" ON A FULL SIZE SHEET, ADJUST FOR A HALF SIZE SHEET.

PROJECT NAME:

SCENIC RIDGE PHASE 1

SHEET TITLE:

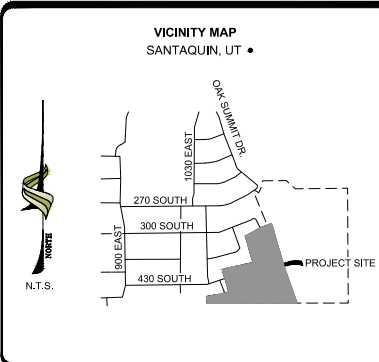
OVERALL AREA PLAN

PLAN SET:

PRELIM

SHEET

4





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

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



| DENSITY TABLE                |                                |      |
|------------------------------|--------------------------------|------|
| ZONE                         | R-12                           |      |
| LOTS                         | 17 RESIDENTIAL<br>2 OPEN SPACE |      |
| TOTAL ACREAGE                | 11.58 +/-                      | 100% |
| LOT ACREAGE                  | 8.68 +/-                       | 75%  |
| STREET RIGHT-OF-WAY ACREAGE  | 1.59 +/-                       | 14%  |
| OPEN SPACE & BOOSTER ACREAGE | 1.31 +/-                       | 11%  |



NOTE:  
SEE SHEET 3 FOR ROADWAY AND  
RESIDENTIAL LOT INFORMATION.

### CONSTRUCTION NOTES

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## tem 2.

### LEGEND

--- EXIST EDGE OF ROAD  
 --- EXIST MAJOR CONTOUR  
 --- EXIST MINOR CONTOUR  
 --- EXIST DITCH FLOW LINE  
 --- NEW EDGE OF ROAD  
 --- NEW MAJOR CONTOUR  
 --- NEW MINOR CONTOUR  
 --- NEW DITCH FLOW LINE  
 --- NEW PROPERTY LINE  
 --- PROPERTY BOUNDARY  
 --- UTILITY EASEMENT

**WARNING**  
**CALL BLUE STAKES**



## REVISIONS

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |

|           |          |
|-----------|----------|
| DATE:     | 4/13/21  |
| DRAWN:    | JF       |
| DESIGNER: | JF       |
| REVIEWED: | JNS      |
| PROJECT # |          |
|           | 20SM4196 |

## SCALES

HORIZ: 1"=60'  
VERT: N/A  
(24" x 36" SHEET)

0 1"  
BAR SCALE MEASURES 1" ON A  
FULL SIZE SHEET. ADJUST  
FOR A HALF SIZE SHEET.

**PROJECT NAME:**

SCENIC RIDGE  
PHASE 1

**SHEET TITLE:**

## LOT LAYOUT

**PLAN SET:**

PRELIM

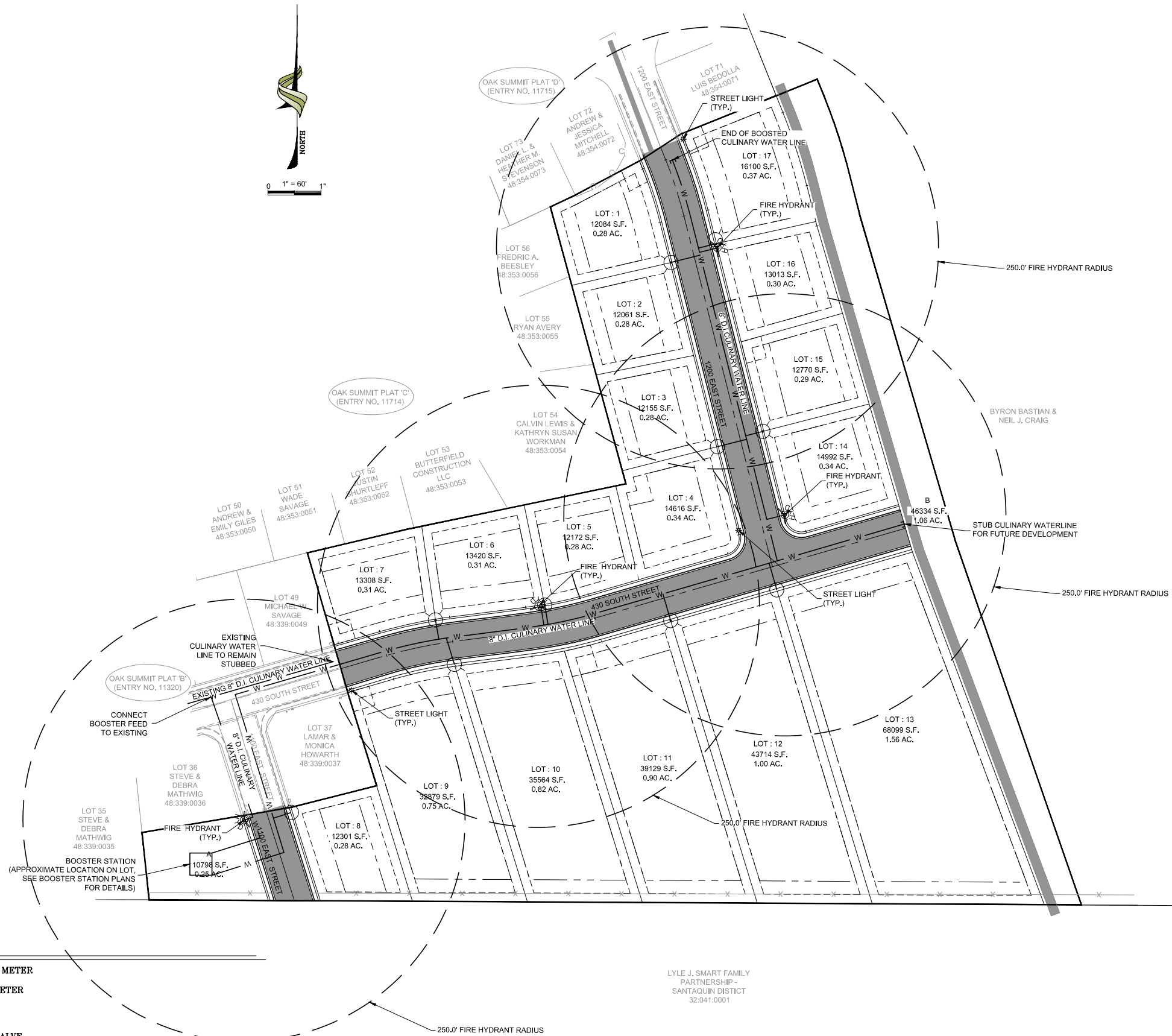
SHEET

5

12

SCENIC RIDGE ESTATES SUBDIVISION - PHASE 1

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



LEGEND:

- SINGLE WATER METER
- DUAL WATER METER
- ⊗ FIRE HYDRANT
- AIR RELEASE VALVE
- ⊗ EXISTING FIRE HYDRANT

CONSTRUCTION NOTES

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Item 2.

LEGEND

- EXIST EDGE OF ROAD
- EXIST MAJOR CONTOUR
- EXIST MINOR CONTOUR
- EXIST DITCH FLOW LINE
- NEW EDGE OF ROAD
- NEW MAJOR CONTOUR
- NEW MINOR CONTOUR
- NEW DITCH FLOW LINE
- NEW PROPERTY LINE
- PROPERTY BOUNDARY
- UTILITY EASEMENT
- EXIST BARBED WIRE FENCE

**WARNING**  
CALL BLUE STAKES



REVISIONS

|           |          |
|-----------|----------|
| 1.        |          |
| DATE:     | 4/13/21  |
| DRAWN:    | JF       |
| DESIGNER: | JF       |
| REVIEWED: | JNS      |
| PROJECT # | 20SM4196 |

SCALES

|                   |   |
|-------------------|---|
| HORIZ:            | 1"=60'  |
| VERT:             | N/A   |
| (24" x 36" SHEET) | BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST FOR A HALF SIZE SHEET. |

PROJECT NAME:

SCENIC RIDGE  
PHASE 1

SHEET TITLE:

OVERALL  
CULINARY WATER

PLAN SET:

PRELIM

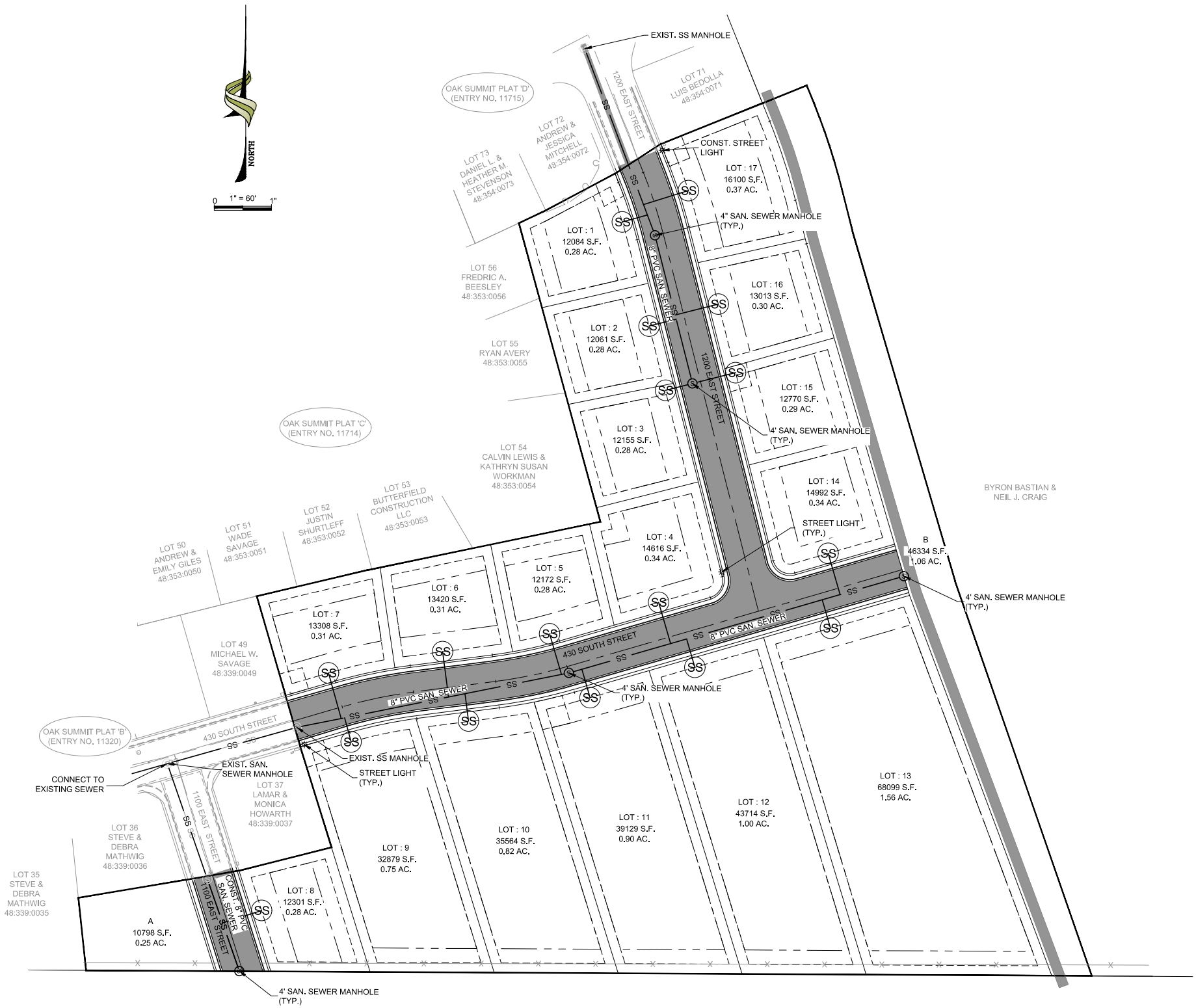
SHEET

6

13

SCENIC RIDGE ESTATES SUBDIVISION - PHASE 1

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



LEGEND:

SS GRAVITY SEWER SERVICE LATERAL

CONSTRUCTION NOTES

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Item 2.

LEGEND

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EXIST MAJOR CONTOUR  
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NEW DITCH FLOW LINE  
NEW PROPERTY LINE  
PROPERTY BOUNDARY  
UTILITY EASEMENT  
EXIST BARBED WIRE FENCE

**WARNING**  
CALL BLUE STAKES



REVISIONS

|           |          |
|-----------|----------|
| 1.        |          |
|           |          |
|           |          |
|           |          |
|           |          |
|           |          |
| DATE:     | 4/13/21  |
| DRAWN:    | JF       |
| DESIGNER: | JF       |
| REVIEWED: | JNS      |
| PROJECT # | 20SM4196 |

SCALES

HORIZ: 1"=60'  
VERT: N/A  
(24" x 36" SHEET)

0 1"  
BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST FOR A HALF SIZE SHEET.

PROJECT NAME:

SCENIC RIDGE  
PHASE 1

SHEET TITLE:

OVERALL  
PROPOSED SEWER

PLAN SET:

PRELIM

SHEET

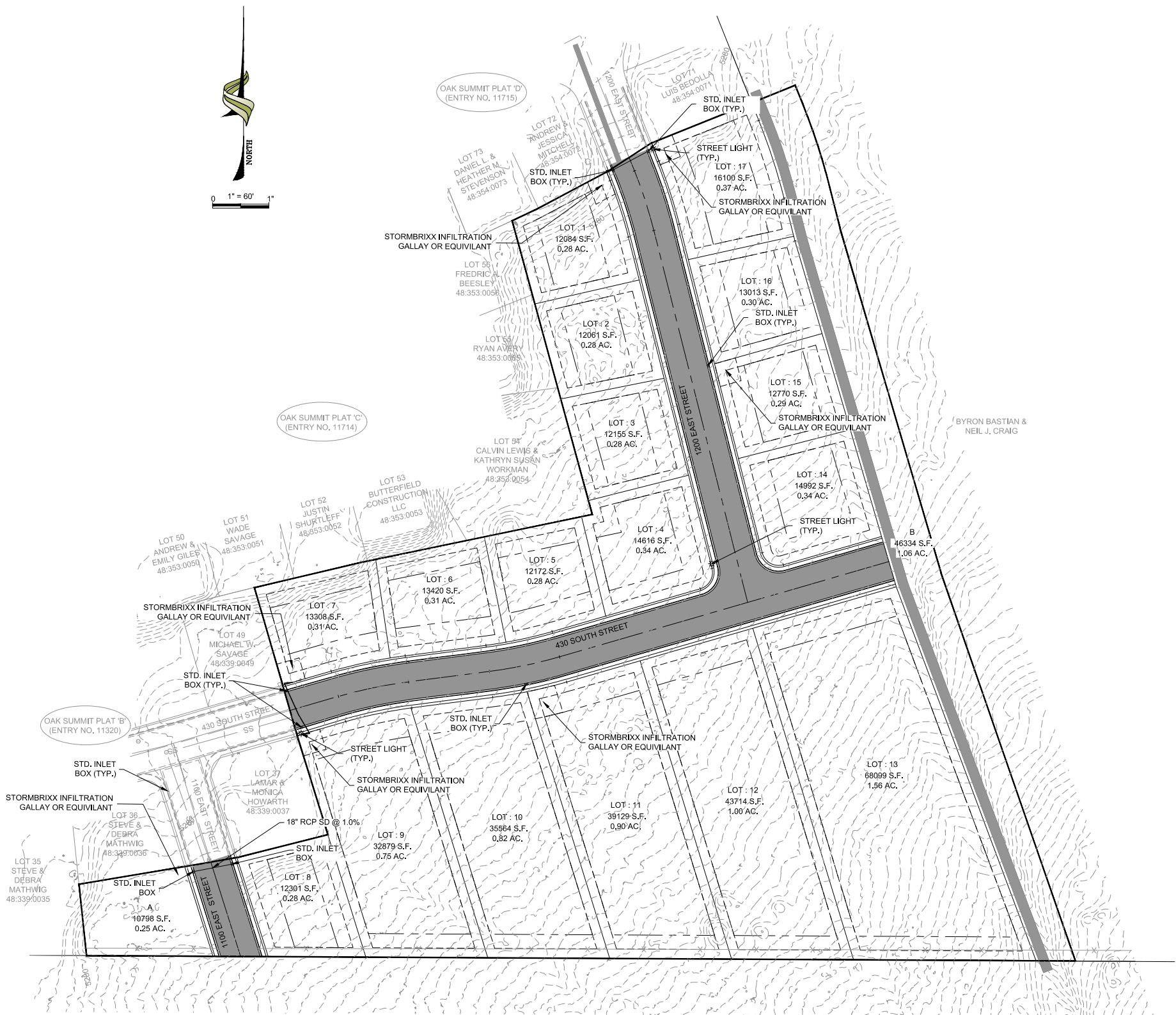
7

14



SCENIC RIDGE ESTATES SUBDIVISION - PHASE 1

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



CONSTRUCTION NOTES

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

Item 2.

LEGEND

|     |                         |
|-----|-------------------------|
| --- | EXIST EDGE OF ROAD      |
| --- | EXIST MAJOR CONTOUR     |
| --- | EXIST MINOR CONTOUR     |
| --- | EXIST DITCH FLOW LINE   |
| --- | NEW EDGE OF ROAD        |
| --- | NEW MAJOR CONTOUR       |
| --- | NEW MINOR CONTOUR       |
| --- | NEW DITCH FLOW LINE     |
| --- | NEW PROPERTY LINE       |
| --- | PROPERTY BOUNDARY       |
| --- | UTILITY EASEMENT        |
| X   | EXIST BARBED WIRE FENCE |

WARNING

CALL BLUE STAKES

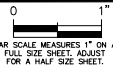


REVISIONS

|           |          |
|-----------|----------|
| 1.        |          |
| DATE:     | 4/13/21  |
| DRAWN:    | JF       |
| DESIGNER: | JF       |
| REVIEWED: | JNS      |
| PROJECT # | 20SM4196 |

SCALES

|                   |        |
|-------------------|--------|
| HORIZ:            | 1"=60' |
| VERT:             | N/A    |
| (24" x 36" SHEET) |        |



PROJECT NAME:

SCENIC RIDGE  
PHASE 1

SHEET TITLE:

OVERALL  
STORM DRAIN

PLAN SET:

PRELIM

SHEET

8

15



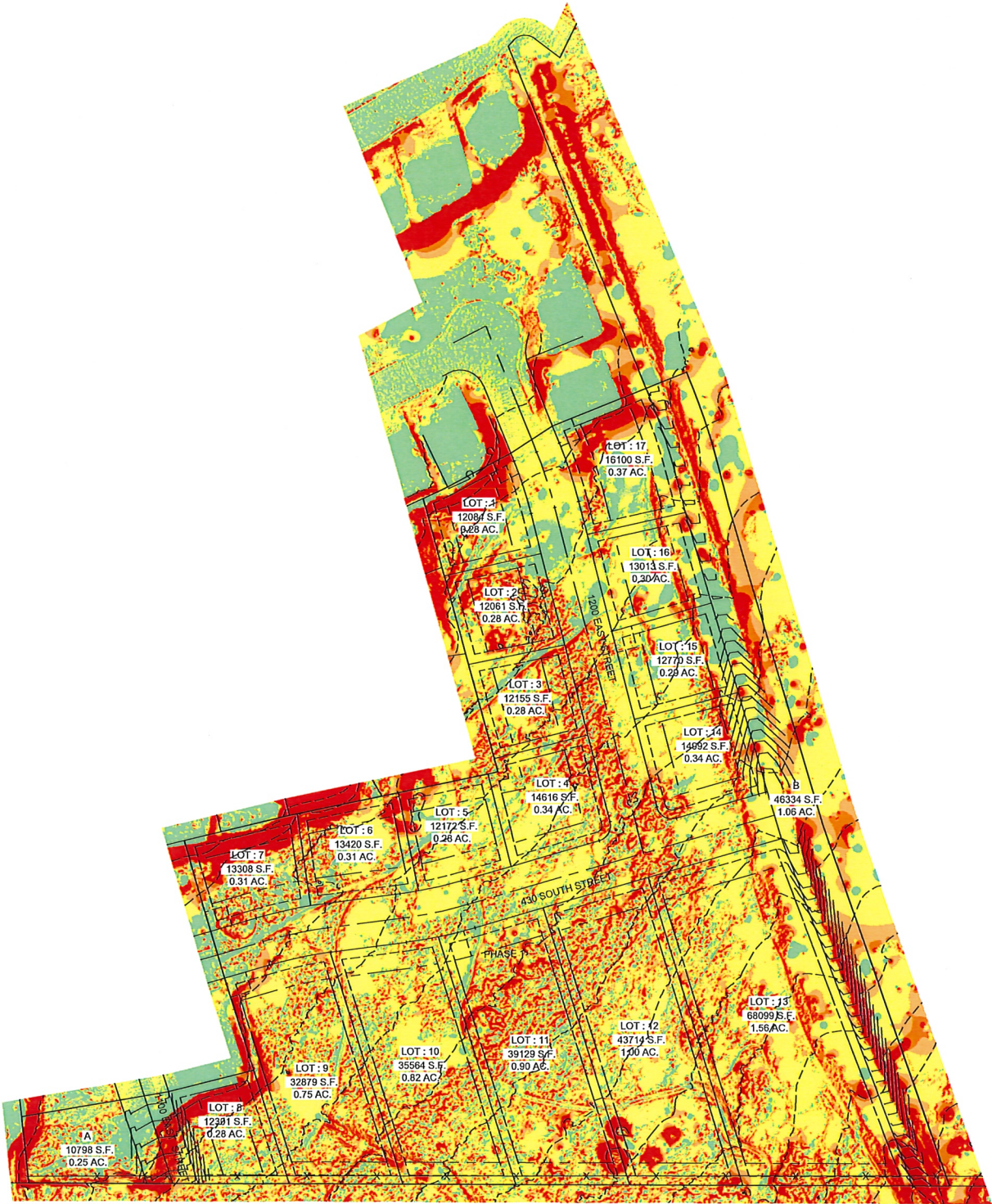
SCENIC RIDGE ESTATES SUBDIVISION - PHASE 1

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



SLOPE TABLE

|                  |          |
|------------------|----------|
| 0% TO 10.00%     | Green    |
| 10.00% TO 20.00% | Yellow   |
| 20.00% TO 25.00% | Orange   |
| 25.00% TO 30.00% | Red      |
| 30% +            | Dark Red |



CONSTRUCTION NOTES

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

LEGEND

|     |                         |
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| --- | EXIST EDGE OF ROAD      |
| --- | EXIST MAJOR CONTOUR     |
| --- | EXIST MINOR CONTOUR     |
| --- | EXIST DITCH FLOW LINE   |
| --- | NEW EDGE OF ROAD        |
| --- | NEW MAJOR CONTOUR       |
| --- | NEW MINOR CONTOUR       |
| --- | NEW DITCH FLOW LINE     |
| --- | NEW PROPERTY LINE       |
| --- | PROPERTY BOUNDARY       |
| --- | UTILITY EASEMENT        |
| X   | EXIST BARBED WIRE FENCE |

**WARNING**  
CALL BLUE STAKES



REVISIONS

|    |  |
|----|--|
| 1. |  |
|    |  |
|    |  |
|    |  |
|    |  |

DATE: 4/13/21  
DRAWN: JF  
DESIGNER: JF  
REVIEWED: JNS  
PROJECT # 20SM4196

SCALES

|                   |   |
|-------------------|---|
| HORIZ: 1"=60'     | 0 1"  |
| VERT: N/A         |   |
| (24" x 36" SHEET) | BAR SCALE MEASURES 1" ON A FULL SIZE SHEET, ADJUST FOR A HALF SIZE SHEET. |

PROJECT NAME:  
SCENIC RIDGE  
PHASE 1

SHEET TITLE:  
OVERALL  
SLOPE MAP

|           |       |
|-----------|-------|
| PLAN SET: | SHEET |
| PRELIM    | 9     |



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

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



LYLE J. SMART FAMILY  
PARTNERSHIP -  
SANTAQUIN DISTICT  
32:041:0001

## tem 2.

### LEGEND

|         |                         |
|---------|-------------------------|
| ---     | EXIST EDGE OF ROAD      |
| ---     | EXIST MAJOR CONTOUR     |
| ---     | EXIST MINOR CONTOUR     |
| ◁ --- ▷ | EXIST DITCH FLOW LINE   |
| ---     | NEW EDGE OF ROAD        |
| ---     | NEW MAJOR CONTOUR       |
| ---     | NEW MINOR CONTOUR       |
| ◁ --- ▷ | NEW DITCH FLOW LINE     |
| ---     | NEW PROPERTY LINE       |
| =====   | PROPERTY BOUNDARY       |
| ---     | UTILITY EASEMENT        |
| ✕ ---   | EXIST BARBED WIRE FENCE |

**CALL BLUE STAKES**



1. \_\_\_\_\_

|           |          |
|-----------|----------|
| DATE:     | 4/13/21  |
| DRAWN:    | JF       |
| DESIGNER: | JF       |
| REVIEWED: | JNS      |
| PROJECT # | 20SM4196 |

HORIZ: 1"=60'  
VERT: N/A  
(24" x 36" SHEET)

PROJECT NAME:

SCENIC RIDGE  
PHASE 1

OVERALL  
GRADING PLAN

**PLAN SET:**

PRELIM

SHEET

10



## Planning Commission Meeting Minutes

Tuesday, April 27, 2021

**Planning Commission Members in Attendance:** Trevor Wood, Kylie Lance, Art Adcock, Drew Hoffman, Kody Curtis and BreAnna Nixon (All Attending Via Zoom).

**Others in Attendance:** City Manager Ben Reeves, Community Development Director Jason Bond, Assistant City Manager Norm Beagley.

Branden Kirk representing the Rute R.E. Commercial Subdivision (Attending Via Zoom).

Rob Horlacher representing the Rute R.E. Commercial Subdivision and the Summit Ridge Commercial Subdivision Concept Review (Attending Via Zoom).

Kevin Olson representing the Falcon Ridge Preliminary Subdivision Review (Attending Via Zoom).

Commission Chair Trevor Wood opened the meeting at 7:01 p.m.

**INVOCATION/INSPIRATION THOUGHT** -Commissioner Adcock offered an invocation.

**PLEDGE OF ALLEGIANCE**- Mr. Bond led the Pledge of Allegiance.

**PUBLIC FORUM**- Commission Chair Wood opened the Public Forum at 7:03 pm. There were no comments, so he closed the public hearing at 7:03 p.m.

### DISCUSSION & POSSIBLE ACTION

#### **PUBLIC HEARING- Rute R. E. Commercial Subdivision Concept Review**

*The Planning Commission will review a concept plan for a proposed 1 lot commercial subdivision located South of the intersection of Summit Ridge Parkway and South Ridge Farms Road.*

Mr. Bond explained that this proposal is located within the southern end of Santaquin City and the Summit Ridge Development (See Attachment 'A'). He stated that this review includes both a concept review and public hearing. He clarified that Staff has decided to combine concept plans at the DRC and Planning Commission level since no approval is made at that time. Mr. Bond explained that this will allow the City to both meet code and provide concept feedback from the DRC and Planning Commission within the same day.



**Public Hearing:** Commission Chair Wood opened the Public Hearing at 7:06 p.m. There were no comments, so he closed the public hearing at 7:07 p.m.

Mr. Horlacher stated that this use will provide more public access towards Summit Ridge Parkway and he believes that it will make the overall development better (including the next agenda item which shares some of the parcel.)

Commissioner Curtis asked what the plan for this property is? Mr. Kirk explained that they are working on a site plan to present at a future meeting. Commissioner Wood asked what feedback was received earlier from the DRC? Mr. Bond explained that most of the redlines were related to ensuring that adequate utilities are provided for the site. He noted that ensuring the access on the eastern portion of the lot was also discussed. Mr. Bond explained that coordination between Utah County and UDOT will be required because they are owners of the Frontage Road.

### **PUBLIC HEARING- Summit Ridge Commercial Subdivision Concept Review**

*The Planning Commission will review a concept plan for a proposed 9-lot commercial subdivision located South of the intersection of Summit Ridge Parkway and South Ridge Farms Road.*

Mr. Bond explained that this proposal includes two parcels, the one included in the Rute R.E. proposal as well as the one to the North of it (Parcel # 32:021:00660). He stated that the initial public notice didn't indicate that two parcels were included in this proposal. Because of this, the public hearing tonight will proceed forward, but another public notice and hearing will be provided at the preliminary stage to include both parcels.

Mr. Horlacher explained that he is looking to create 8 commercial lots (See Attachment 'B'). He indicated that he is trying to respond to the need of commercial development within Santaquin. He noted that the parcels are large and need to be subdivided to provide specific commercial uses. Mr. Horlacher outlined three red lines the DRC provided: First, changing the profile of Mona Road (or the Frontage Road) as it is the main road through the parcel it will need turn lanes, etc. to better handle traffic. DRC also explained that they will need to follow new code regarding the length for water looping on a dead end. The final item he referenced was the need to provide access to the remaining parcel. Mr. Horlacher explained that additional access points will be included in the preliminary plan. He added that currently they do not have a specific tenant for each parcel.

**Public Hearing:** Commission Chair Wood opened the Public Hearing at 7:15 p.m. There were no comments, so he closed the public hearing at 7:16 p.m.

Commissioner Adcock asked what the approximate size of each lot is? Mr. Horlacher answered that they are each approximately 5 acres. Commissioner Lance asked for clarification regarding the accessibility of the West side to access the back piece when it is developed in the future. Mr. Horlacher answered that the road will connect from Mona Road through the parcel to Summit Ridge Parkway.

Commissioner Curtis noted the desire for agritourism and asked how this proposal ties into this vision. Mr. Bond explained that they are going to consider every proposal that meets code. He stated that agritourism is still in the visioning process. He added that the Utah State University students who have been working to envision this, will do a final presentation on May 5<sup>th</sup>. Mr. Horlacher added that there will be 50 acres of this parcel left which can be used to attract destination users.

Mr. Bond requested that agenda item four be moved up, as the applicant is in the waiting room. Commission Chair Wood approved the change.

### **Falcon Ridge Preliminary Subdivision Review**

*A preliminary review of a 19-lot subdivision located at approximately 495 S. 300 E.*

Mr. Bond explained that this proposal includes 19 single family lots located within the R-10 Residential zone (See Attachment 'C'). He explained that all the proposed lots meet the zoning requirements, making this a standard subdivision.

Mr. Olson recognized the need for more single-family homes in Santaquin. He stated that these will be roughly quarter acre lots and he thinks they will match the existing neighborhoods in the area nicely.

Commissioner Lance expressed concern about the north side of 400 E. and asked what will happen at the bottom of the hill when the remaining road is installed? Mr. Beagley explained that the curb and gutter will be continued north farther than the development goes, to help with storm drainage and traffic. He indicated that the City would have to take on further improvements outside of this development for additional developments to the North. Commissioner Curtis asked if the existing home on lot 6 will be removed? Mr. Olson confirmed that it will be.

Commissioner Wood stated that lot 12 is narrow and asked if there will be a big enough building envelope. Mr. Bond explained that while discussing this in DRC, the main concern for lots 11 and 12 was the ditch that runs diagonally through them. He explained that they ultimately decided that the existing ditch should be left as is and an easement should be dedicated for it. He added that the builder has verified that there is still enough buildable area with the easement running through it.

Commissioner Hoffman asked if the frontage of lot 11 has been taken care of? Mr. Bond stated that it is a redline comment that will be addressed prior to any final plat approval. Commissioner Wood pointed out the sliver of land between lots 12 and 13. Mr. Olson stated that he would prefer to pour concrete there to avoid weeds. Commissioner Nixon asked if these single-family homes would have cluster mailboxes? If so, she suggested that this strip of land be considered for the MBU location.

Commissioner Lance asked if a masonry fence is required between the agricultural use to the west and the new development. Mr. Olson explained that he would like to leave the current fencing intact and leave the fencing up to the homeowners. Commissioner Wood asked if the existing fence meets code? Mr. Bond indicated that the code doesn't go into details, and this will need to be looked into. He explained that the intent of ordinance is to prevent trespassing on agricultural land. Commissioner Adcock indicated that he would like to provide as much protection for the Orchards as possible.

**Motion:** Commissioner Lance motioned to forward a positive recommendation to the City Council for the Falcon Ridge Preliminary Subdivision. Commissioner Nixon seconded.

Roll Call:

|                      |     |
|----------------------|-----|
| Commissioner Wood    | Aye |
| Commissioner Hoffman | Aye |

|                     |     |
|---------------------|-----|
| Commissioner Adcock | Aye |
| Commissioner Lance  | Aye |
| Commissioner Nixon  | Aye |
| Commissioner Curtis | Aye |

The motion was approved unanimously 6 votes to 0.

### **PUBLIC HEARING- Newspaper Notice Amendments**

*The Santaquin City Planning Commission will conduct a public hearing to consider modifying the following areas in Santaquin City Code: 1.20.050(D), 1.40.0309(B), 2.04.040(B), 5.08.120(B), 10.16.030(C), & 10.68.110(E)(8)(b) regarding noticing requirements in a newspaper.*

Mr. Bond explained that recent State legislation has been amended to remove the requirement for public notices to be noticed in a general circulation newspaper. He described that since this is no longer a state requirement it has suggested that this requirement be removed from City Code as well (See Attachment 'D' for proposed language). He clarified that public notices are also noticed on the City Website, Facebook page, and Utah Public Notice Website. Mr. Bond added that removing the newspaper notice requirement from code would save the City a few thousand dollars each year. He stated that this would also decrease the amount of time needed to move a development forward quickly. This is because newspaper notices must be sent in with enough time prior to the 10-day noticing period to be printed in time.

Commission Chair Wood opened the Public Hearing at 7:44 p.m. There were no comments, so he closed the Public Hearing at 7:44 p.m.

Commissioner Lance asked where the notices will be posted? Mr. Bond explained that the notices will continue to be posted in physical locations (at the City Offices, The Post Office, and Zions Bank), the Utah Public Notice Website, and on the City Website and social media pages. Commissioner Lance expressed her desire to continue seeing public hearings posted in physical locations. Mr. Bond clarified that the reason this code amendment is being brought to the Planning Commission is because the amendment would affect Title 10 which is the land use code.

**Motion:** Commissioner Adcock motioned to forward to the City Council a positive recommendation to amend title 10 in City Code regarding newspaper noticing and be in accordance with State Code. Commissioner Lance Seconded.

Roll Call:

|                      |     |
|----------------------|-----|
| Commissioner Curtis  | Aye |
| Commissioner Nixon   | Aye |
| Commissioner Lance   | Aye |
| Commissioner Adcock  | Aye |
| Commissioner Hoffman | Aye |
| Commissioner Wood    | Aye |

The motion was approved unanimously 6 votes to 0.

## OTHER BUSINESS

Approval of Meeting Minutes from

March 23, 2021

**Motion:** Commissioner Adcock motioned to approve the Planning Commission meeting minutes from March 23, 2021. Commissioner Lance seconded.

Roll Call:

|                      |     |
|----------------------|-----|
| Commissioner Wood    | Aye |
| Commissioner Hoffman | Aye |
| Commissioner Adcock  | Aye |
| Commissioner Lance   | Aye |
| Commissioner Nixon   | Aye |
| Commissioner Curtis  | Aye |

The motion was approved unanimously 6 votes to 0.

Mr. Bond encouraged all the Planning Commission members to spread the word regarding participation for the 'imagine Santaquin' survey. Mr. Bond explained that a kickoff meeting was held this afternoon for an active transportation plan. He stated that these meetings will be held at upcoming Planning Commission Meetings. He noted that members of the public who have expressed interest in this will be invited to participate in the meetings.

Mr. Bond explained that it was suggested that the next meeting (in May) be held in person and over zoom. He noted that the meetings will continue to be held over zoom due to the limitation on the number of people who can be in attendance. Commissioner Lance noted that she won't be in attendance of the meeting on June 8<sup>th</sup>.

Commissioner Wood asked where the 'Imagine Santaquin' surveys are located. Mr. Bond stated that the survey is on the website [Imaginesantaquin.com](http://Imaginesantaquin.com).

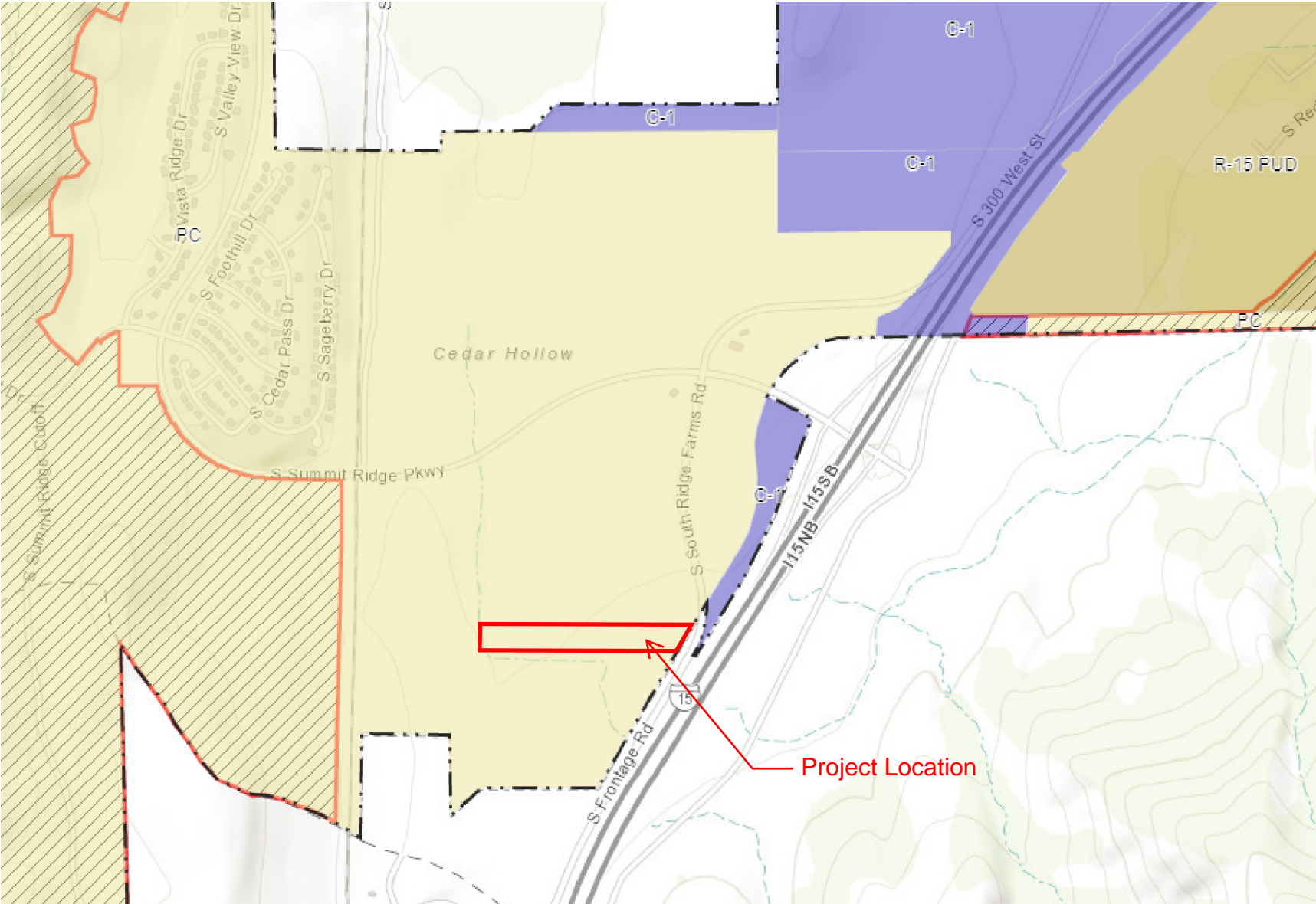
## ADJOURNMENT

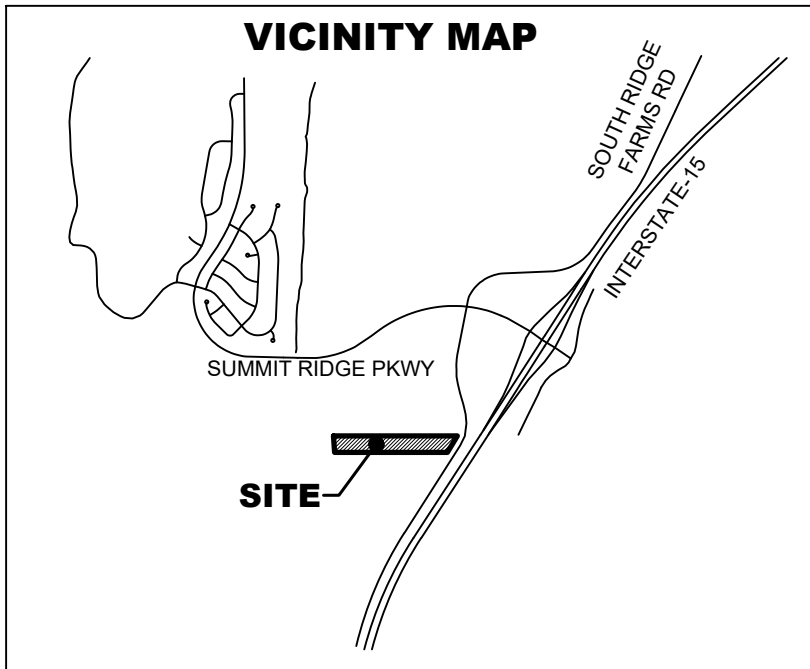
Commissioner Lance motioned to adjourn at 8:01 p.m.

# Attachment 1: Zoning and Location Map

Item 3.

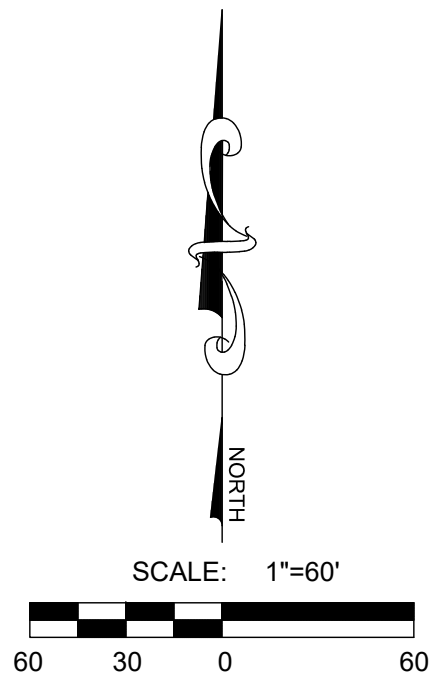
Planning Commission 4-27-2021  
Attachment 'A'





# RUTE R.E. SUBDIVISION

SANTAQUIN, UTAH





- A Utah Corporation -

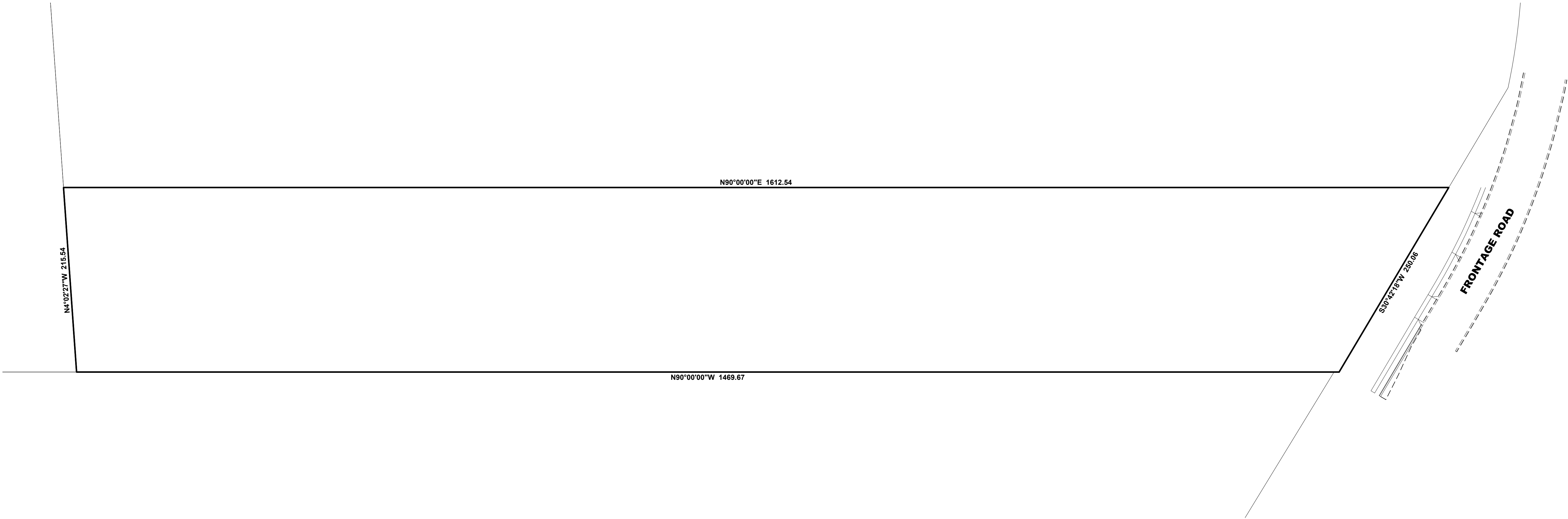
**ENGINEERS**

**SURVEYORS**

**PLANNERS**

3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com

NOT FOR  
CONSTRUCTION



**RUTE R.E. SUBDIVISION**  
SANTAQUIN, UTAH  
**COVER**

**TABLE OF CONTENTS**

|         |                              |
|---------|------------------------------|
|         | COVER                        |
|         | NOTES                        |
|         | PLAT                         |
| SHEET 1 | EXISTING CONDITIONS          |
| SHEET 2 | UTILITY PLAN                 |
| SHEET 3 | GRADING PLAN                 |
| SHEET 4 | FRONTAGE ROAD PLAN & PROFILE |
| SHEET 5 | DETAILS                      |

**TABULATIONS**

|                        |            |
|------------------------|------------|
| TOTAL ACERAGE:         | 7.61 ACRES |
| TOTAL NUMBER OF LOTS:  | 1 LOT      |
| ZONING CLASSIFICATION: | C-1        |

**DEVELOPER / OWNER**

RUTE REAL ESTATE & RUTE DEVELOPMENT  
BRANDEN KIRK  
801-836-3111

**ENGINEER**

LEI CONSULTING ENGINEERS  
3302 NORTH MAIN  
SPANISH FORK, UTAH 84660  
(801)798-0555

**PROJECT NAME**

RUTE R.E. STORAGE UNITS SUBDIVISION

**REVISIONS**

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| 1 | - |
| 2 | - |
| 3 | - |
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**LEI PROJECT #:**

**2020-0064**

**DRAWN BY:**

**BJP**

**DESIGNED BY:**

**BCT**

**SCALE:**

**1"=60'**

**DATE:**

**4/15/2021**

**SHEET**

**COVER**



U:\0\_LEI PROJECTS\2020\2020-0064 STORAGE UN & SITE PLAN - STON CAD\DWG\20-0064 STORAGE UNIT SUBDIVISION PLANNING 4/13/2021 11:05 AM

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AND INSPECTED IN STRICT ACCORDANCE WITH ALL JURISDICTIONAL AUTHORITIES.
2. CONTRACTOR SHALL COMPLY WITH THE STANDARDS INDICATED WITHIN THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOTIFY ALL AGENCIES, OWNERS, ENGINEERS, AND UTILITY COMPANIES FIVE DAYS PRIOR TO A PRECONSTRUCTION MEETING.
3. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.
4. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
5. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF, AND AT, THE SITE OF WORK. IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, (1) THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.
6. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED. VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND ANSWER ANY QUESTIONS BEFORE CONSTRUCTION.
7. ALL TRAFFIC CONTROL IS TO CONFORM TO THE CURRENT MUTCD AND UDOT STANDARDS. FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAYS OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
8. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.
9. CONTRACTOR TO VERIFY EXISTING CONDITIONS, TIE IN POINTS, UTILITY CONNECTIONS, ETC. PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
10. THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCHMARKS, CONTROL POINTS, SECTION CORNERS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY UNNECESSARY LOSS OR DISTURBANCE.
11. CONTRACTOR TO FURNISH, MAINTAIN, AND RESTORE ALL SURVEY MONUMENTS AND MONUMENT REFERENCE MARKERS WITHIN THE PROJECT SITE. CONTRACTOR TO CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT PERMITTING, LOCATIONS AND CONSTRUCTION DETAILS.
12. ALL EXISTING ASPHALT WILL BE SAW CUT IN NEAT STRAIGHT LINES BY THE CONTRACTOR PRIOR TO EXCAVATION.
13. 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 FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES, AND STANDARDS.
14. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.

GENERAL CLEARING AND GRADING NOTES

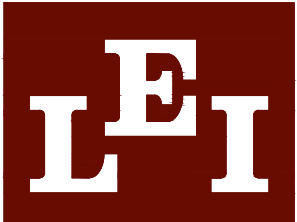
1. CLEARING, GRUBBING AND DISPOSAL OF VEGETATIVE MATERIAL NEEDS TO BE IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS, WHICH APPLY TO SOLID WASTE.
2. THE EXISTING TOPOGRAPHY SHOWN ON THESE PLANS IS BASED ON DRAWINGS AND A TOPOGRAPHIC SURVEY PERFORMED BY LEI ENGINEERS (UNLESS OTHERWISE NOTED). IF THE EXISTING GRADE IS DIFFERENT FROM WHAT IS SHOWN ON THE GRADING PLAN, CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY.
3. ALL EARTH WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S REPORT.
4. WHEN USING ELECTRONIC FILES OF MASS GRADING SITES PREPARED BY LEI THE CONTRACTOR MUST USE THE DIGITAL TERRAIN MODEL CREATED BY AUTODESK CIVIL 3D AND NOT A REPRODUCTION OF PROPOSED CONTOURS. LEI IS NOT RESPONSIBLE FOR ANY INACCURACIES, ERRORS AND/OR DISCREPANCIES DUE TO CONVERSION OR USE OF ELECTRONIC FILES.
5. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
6. EROSION CONTROL - A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION. OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND MAINTAINING THE APPROPRIATE PERMITS AND INSPECTIONS. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTORS RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

GENERAL UTILITY NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING BLUE STAKES FOR MARKINGS TO VERIFY ALL EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING UTILITIES AND FOR ALL INTERRUPTIONS CAUSED BY THE RESULTS OF HIS WORK.
2. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY CONTRACTORS WORK FORCE.
3. START AT THE LOW END OF ALL GRAVITY FEED LINES AND WORK UPHILL. DO NOT DRY START GRAVITY FEED LINES THAT TIE INTO EXISTING GRAVITY LINES. FAILURE TO COMPLY WITH THIS NOTE SHALL RELEASE THE CIVIL ENGINEER OF ALL LIABILITY.
4. CONTRACTOR SHALL LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON OR OFF-SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION.
5. ANY POWER, NATURAL GAS, AND COMMUNICATIONS UTILITIES SHOWN ON THE PLANS ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT DESIGN DRAWINGS FOR THE RELOCATION OR REMOVAL OF EXISTING UTILITIES, NOR FOR ANY NEW UTILITY SERVICES. CONTRACTOR TO SUBMIT SITE PLAN TO APPROPRIATE UTILITY PROVIDER FOR DESIGN OF SERVICE CONNECTIONS.
6. ALL DIMENSIONS, GRADES AND UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXISTS PRIOR TO CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
7. ALL EXISTING MANHOLES, WATER VALVES, CLEAN OUTS, ETC., ARE TO BE RAISED OR LOWERED TO GRADE.
8. THE DRY START OF ANY UTILITY WITHOUT DIRECT CONNECTION TO EXISTING UTILITY INFRASTRUCTURE IS HIGHLY DISCOURAGED UNLESS DIRECTED OTHERWISE BY THE OWNER/DEVELOPER. LEI IS NOT RESPONSIBLE FOR ANY ISSUES OR CHANGES RESULTING FROM SUCH CONSTRUCTION METHODS.
9. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
10. CONTRACTOR IS RESPONSIBLE TO REMOVE, SALVAGE, AND REPLACE FENCE LINES WHICH ARE DISTURBED DURING CONSTRUCTION.
11. SANITARY SEWER TO BE INSTALLED A MINIMUM OF 10 FEET HORIZONTALLY AND 18 INCHES VERTICALLY FROM ALL WATER LINES.
12. ALL PIPE LENGTHS SHOWN ON PLANS ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS NOTED OTHERWISE.
13. UTILITY LATERAL TO BE INSTALLED PER CITY STANDARD LOCATION UNLESS OTHERWISE NOTED.

ELECTRONIC FILE NOTES

1. THE HARD COPIES OF THIS INFORMATION WILL GOVERN OVER THE ELECTRONIC DATA IN THE EVENT ANY DISCREPANCIES ARE FOUND WITH THE INFORMATION. PLEASE CONTACT LEI BEFORE CONSTRUCTION IF ANY DISCREPANCIES ARE FOUND.
2. THE INFORMATION RECORDED ON OR TRANSMITTED AS ELECTRONIC MEDIA WAS CREATED USING AUTODESK CIVIL 3D 2020 SOFTWARE. THEREFORE, THE INFORMATION IS SUBJECT TO UNDETECTABLE ALTERATION, EITHER INTENTIONAL OR UNINTENTIONAL DUE TO, AMONG OTHER CAUSES, TRANSMISSION, CONVERSION, MEDIA DEGRADATION, SOFTWARE ERROR, OR HUMAN ALTERATION.



- A Utah Corporation -

ENGINEERS

SURVEYORS

PLANNERS

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Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com

NOT FOR  
CONSTRUCTION

RUTE R.E. SUBDIVISION  
SANTAQUIN, UTAH

GENERAL NOTES

REVISIONS

|   |   |   |
|---|---|---|
| 1 | - | - |
| 2 | - | - |
| 3 | - | - |
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LEI PROJECT #:

2020-0064

DRAWN BY:

BJP

DESIGNED BY:

BCT

SCALE:

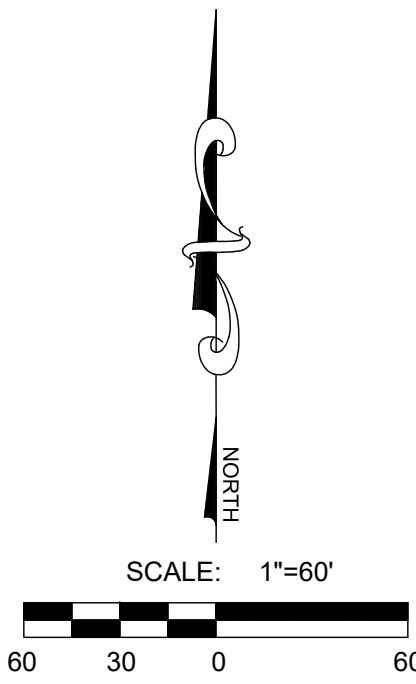
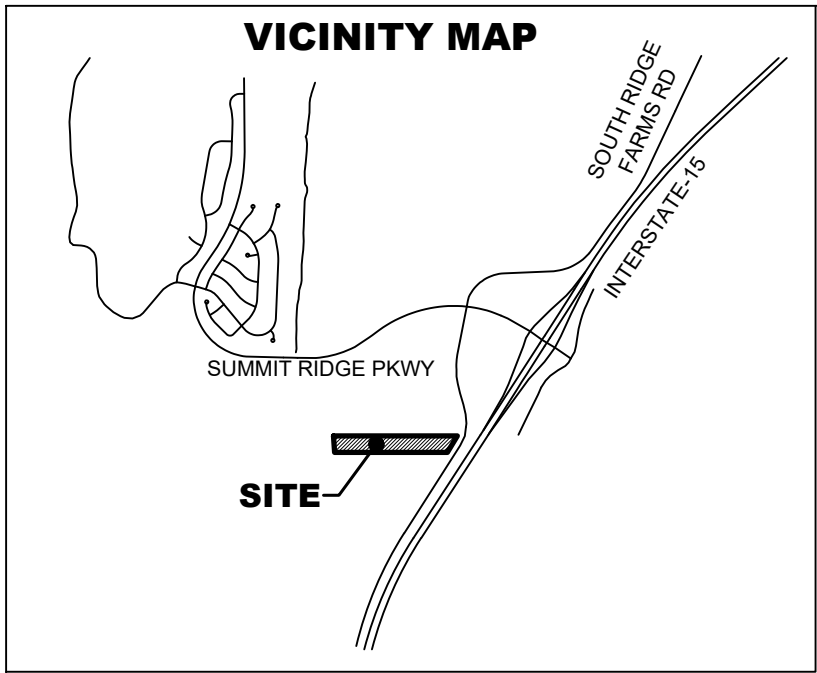
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DATE:

4/15/2021

SHEET

NOTES

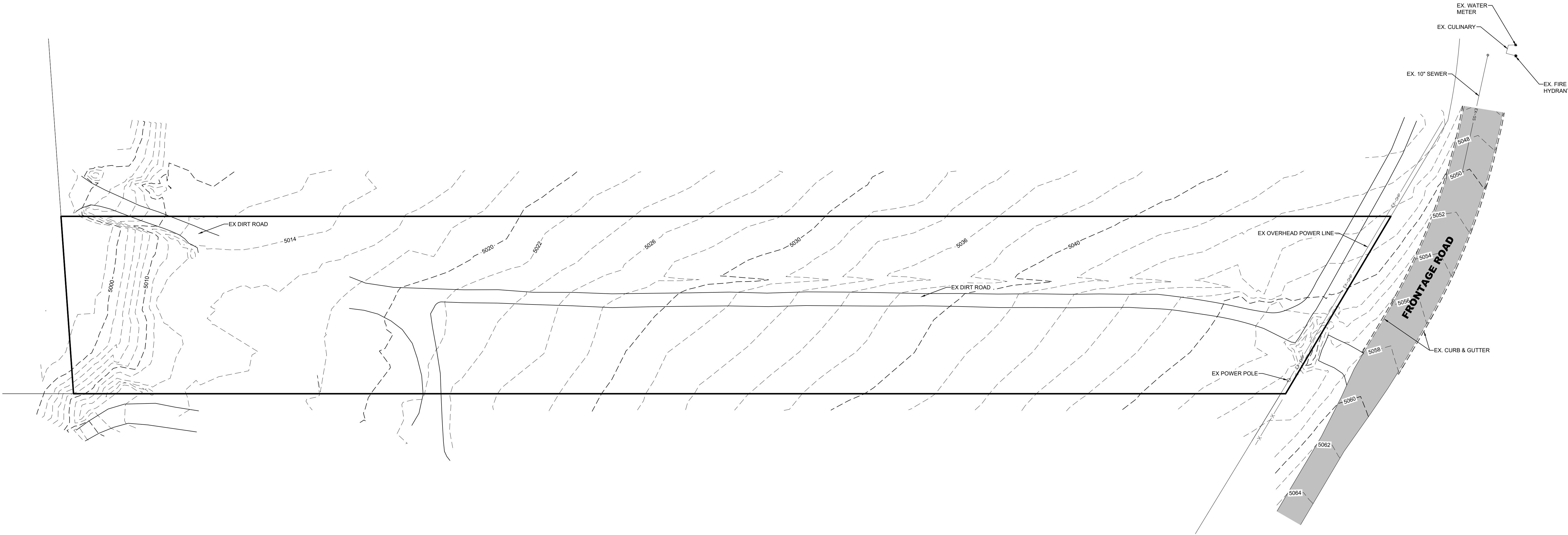




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**RUTE R.E. SUBDIVISION  
SANTAQUIN, UTAH  
EXISTING CONDITIONS**

| REVISIONS |   |
|-----------|---|
| 1         | - |
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LEI PROJECT #:  
**2020-0064**

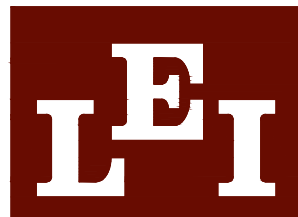
DRAWN BY:  
**BJP**

DESIGNED BY:  
**BCT**

SCALE:  
**1"=60'**

DATE:  
**4/15/2021**





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CONSTRUCTION

# **ROUTE R.E. SUBDIVISION**

**SANTAQUIN, UTAH**

## **UTILITY PLAN**

### **REVISIONS**

|   |   |   |
|---|---|---|
| 1 | - | - |
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LEI PROJECT #:

**2020-0064**

DRAWN BY:

**BJP**

DESIGNED BY:

**BCT**

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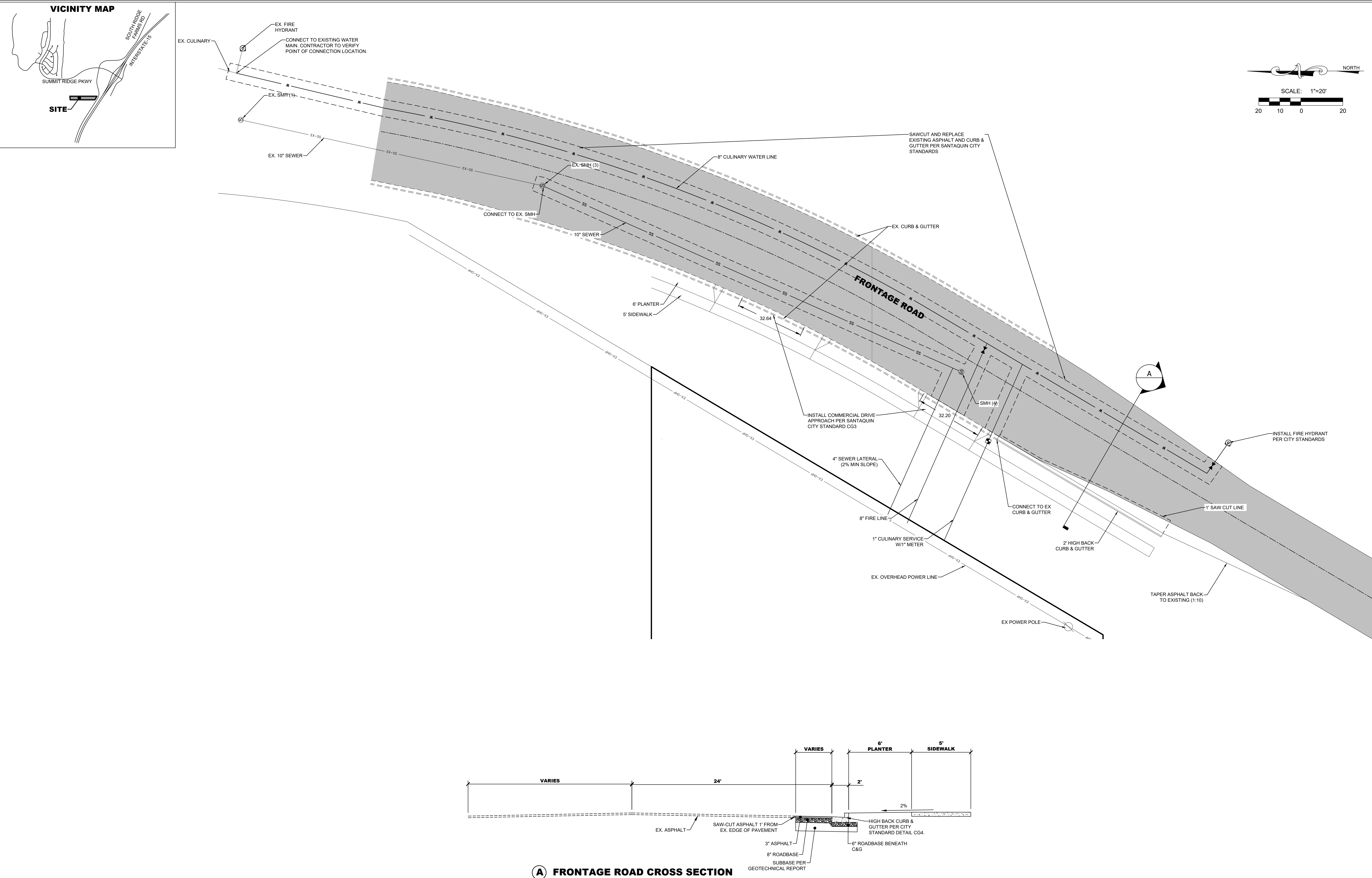
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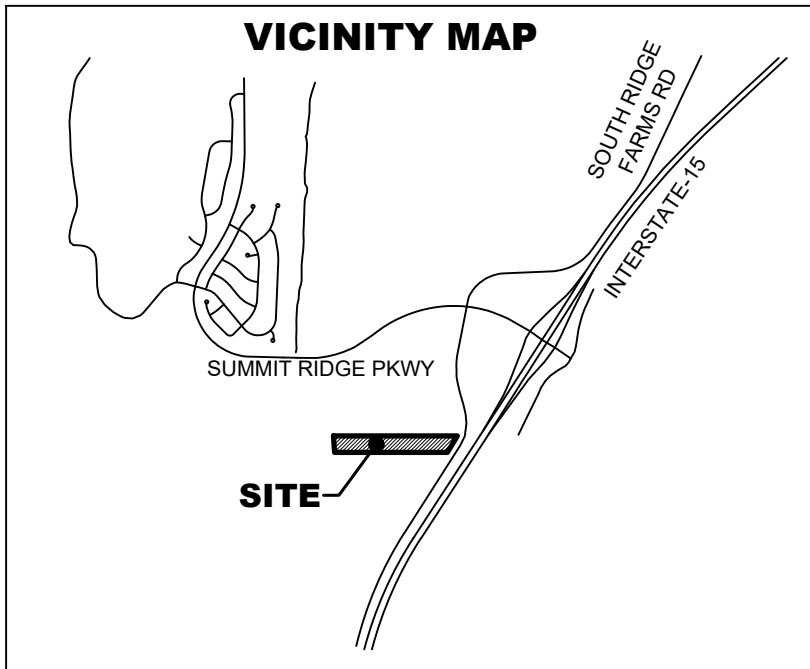
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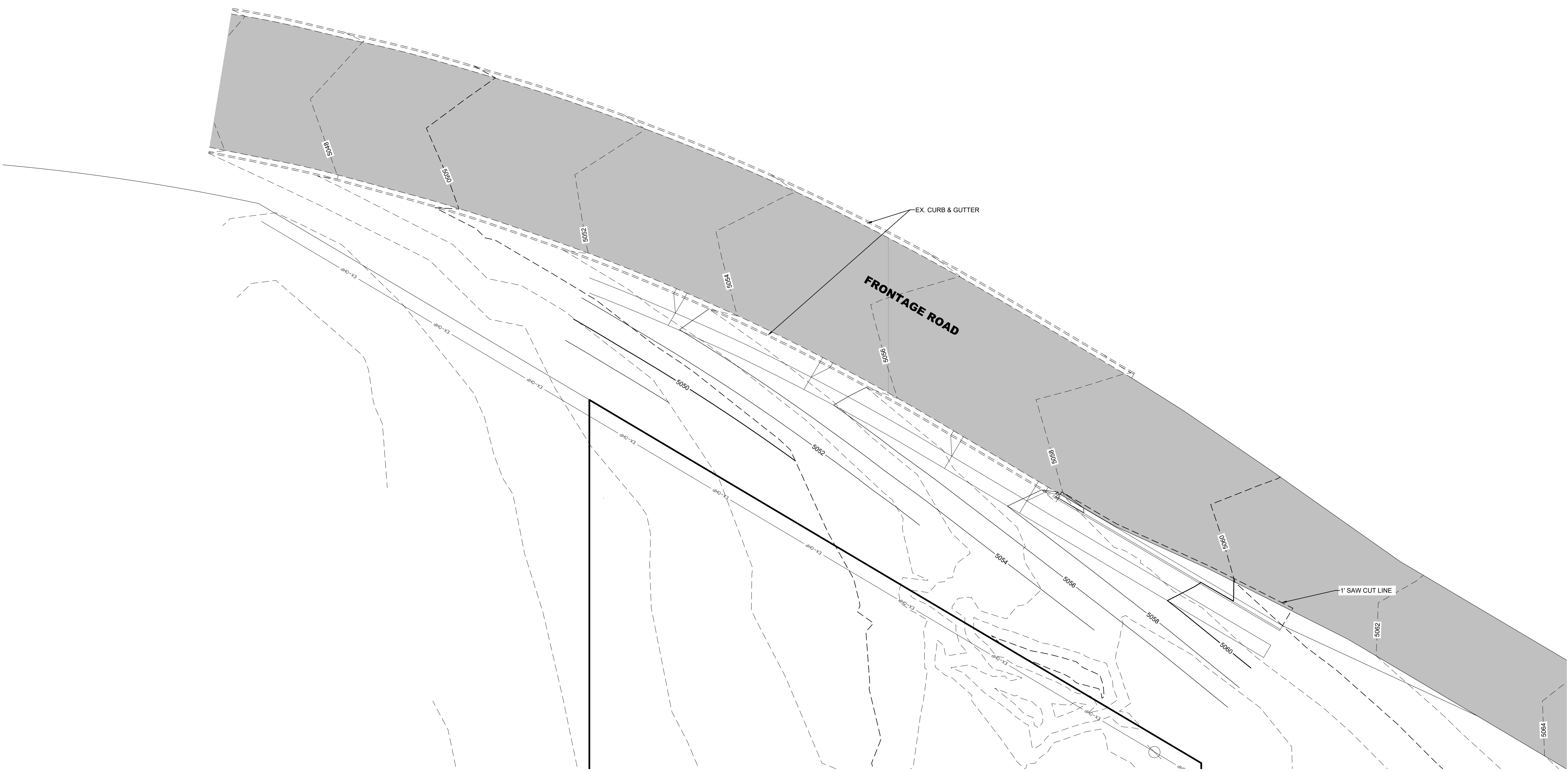




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**RUTE R.E. SUBDIVISION**  
**SANTAQUIN, UTAH**  
**GRADING PLAN**

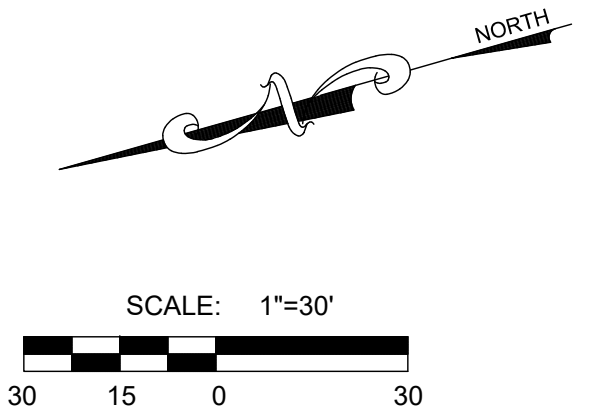
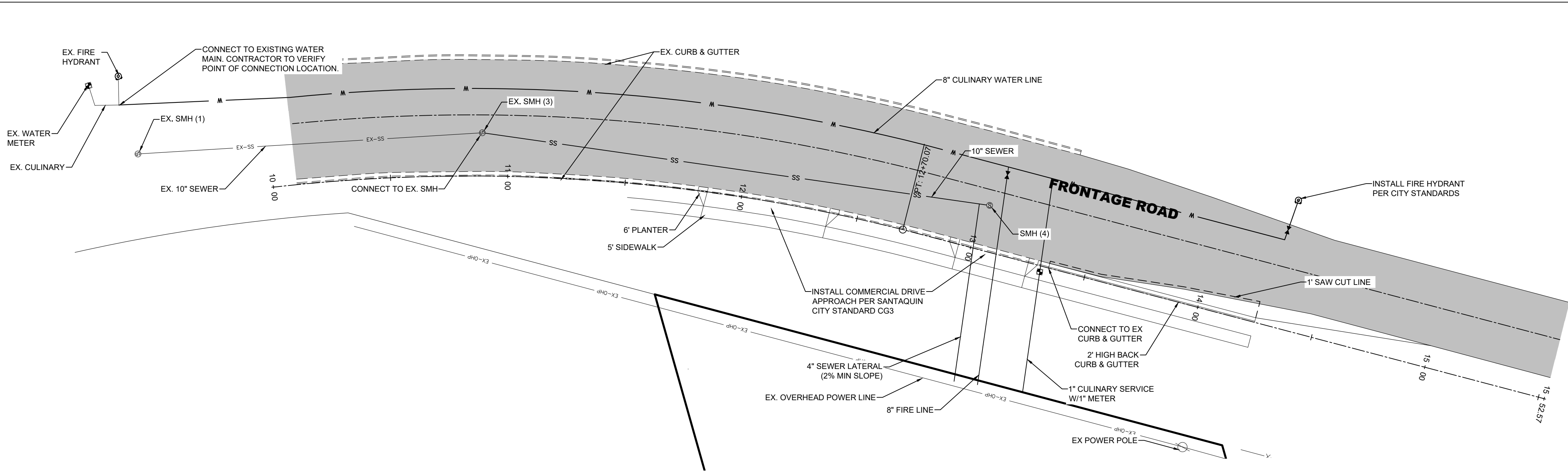
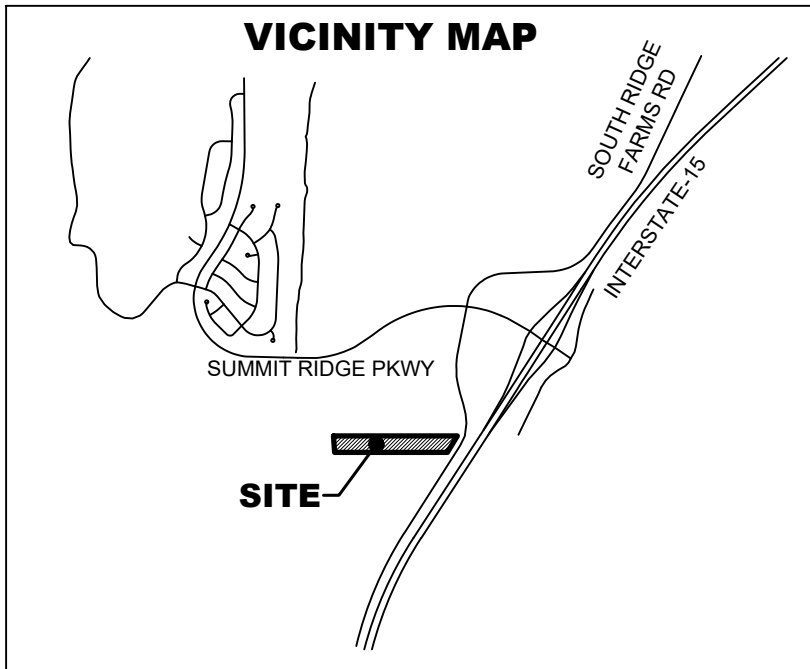
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| LEI PROJECT #: | <b>2020-0064</b> |
| DRAWN BY:      | <b>BJP</b>       |
| DESIGNED BY:   | <b>BCT</b>       |
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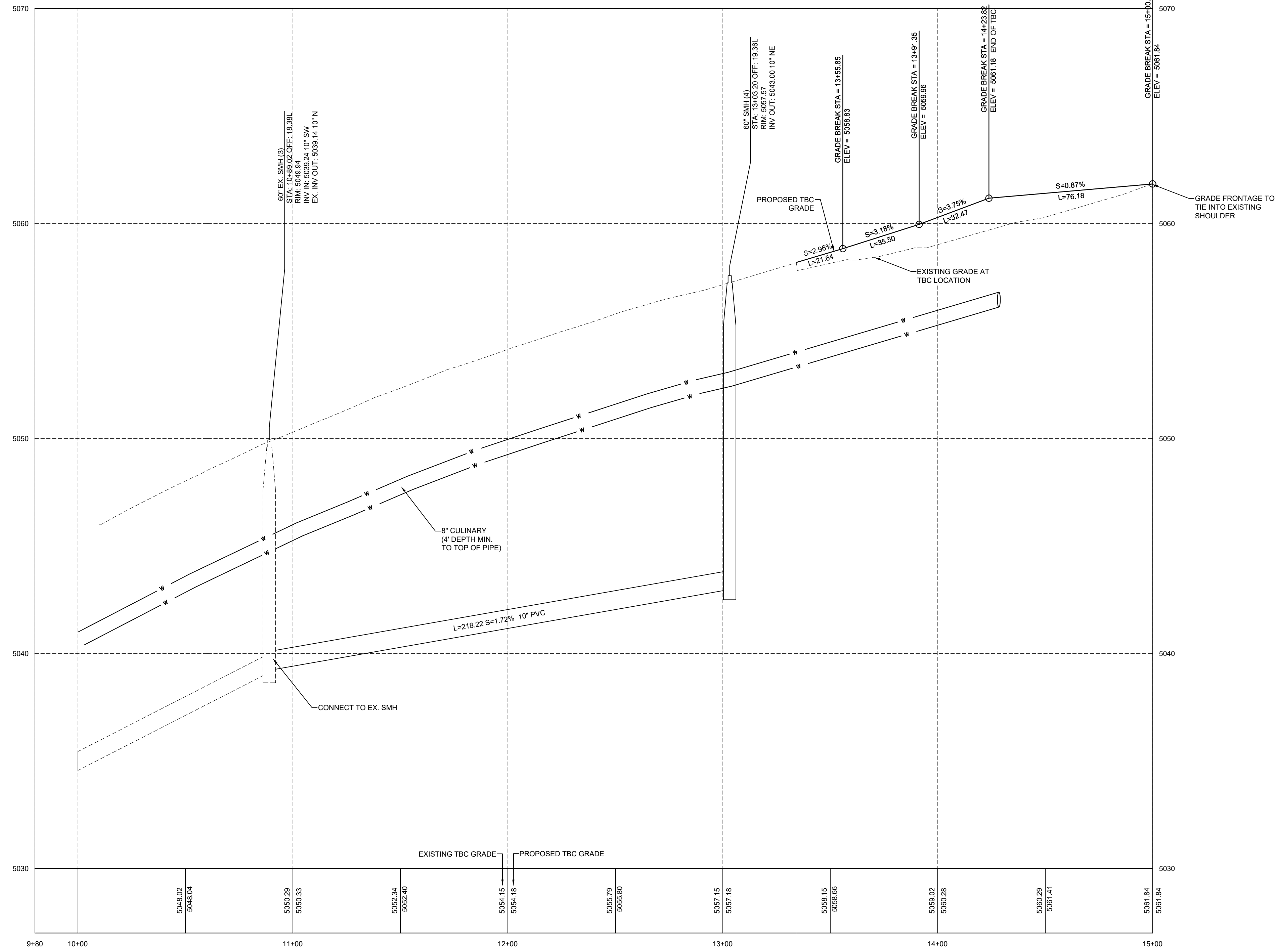
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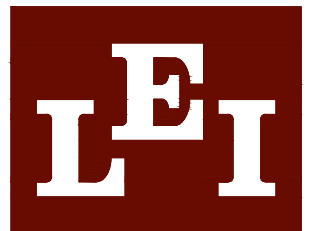
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**FRONTAGE ROAD PLAN VIEW**



**FRONTAGE ROAD PROFILE VIEW**



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CONSTRUCTION**

**RUTE R.E. SUBDIVISION**  
SANTAQUIN, UTAH

**FRONTAGE ROAD PLAN & PROFILE**

| REVISIONS |   |
|-----------|---|
| 1         | - |
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LEI PROJECT #:  
**2020-0064**

DRAWN BY:  
**BJP**

DESIGNED BY:  
**BCT**

SCALE:  
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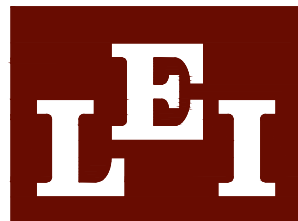
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**4/15/2021**

SHEET

**4**

29





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 CONSTRUCTION

**ROUTE R.E. SUBDIVISION**  
**SANTAQUIN, UTAH**  
**DETAILS**

| REVISIONS |  |
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LEI PROJECT #:  
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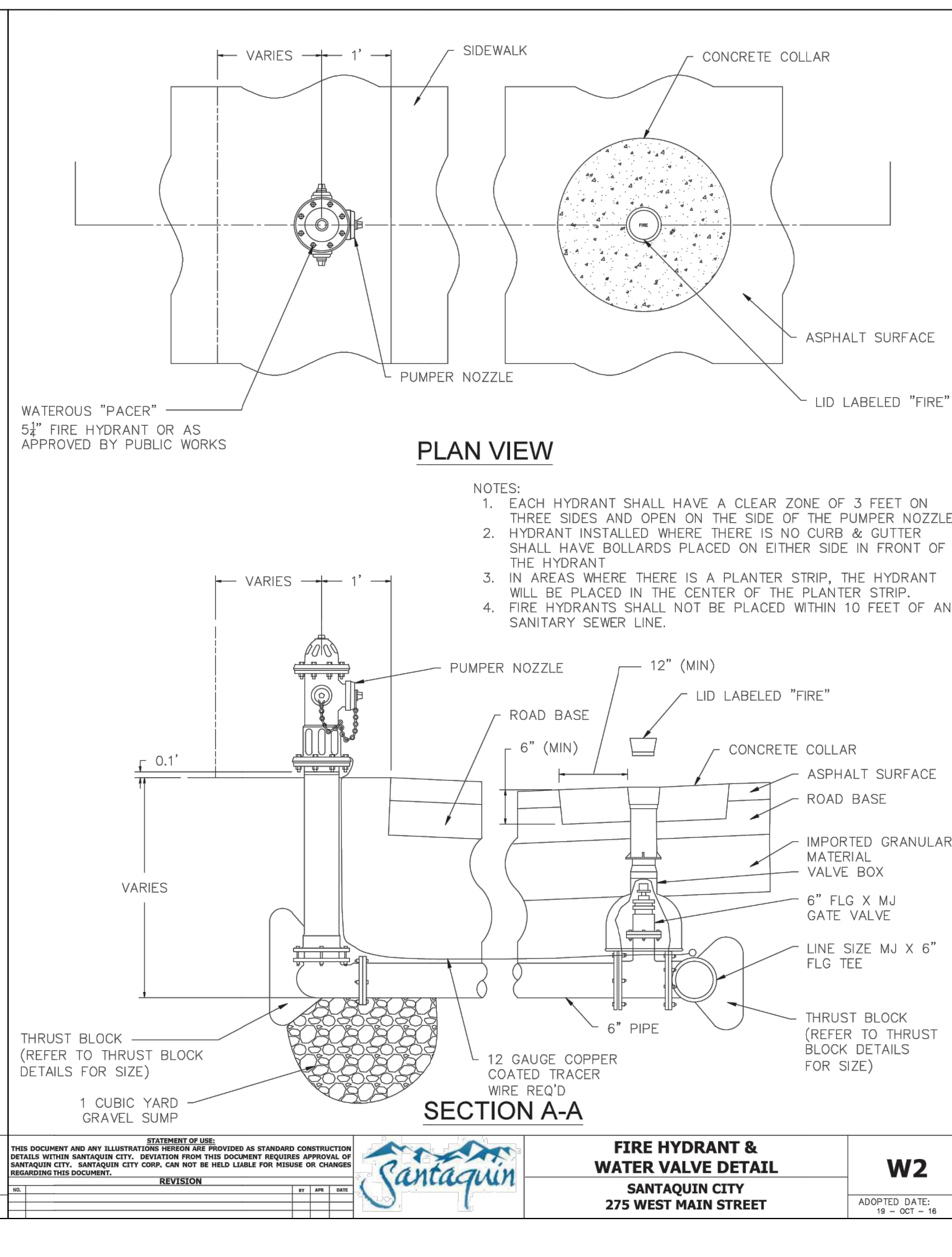
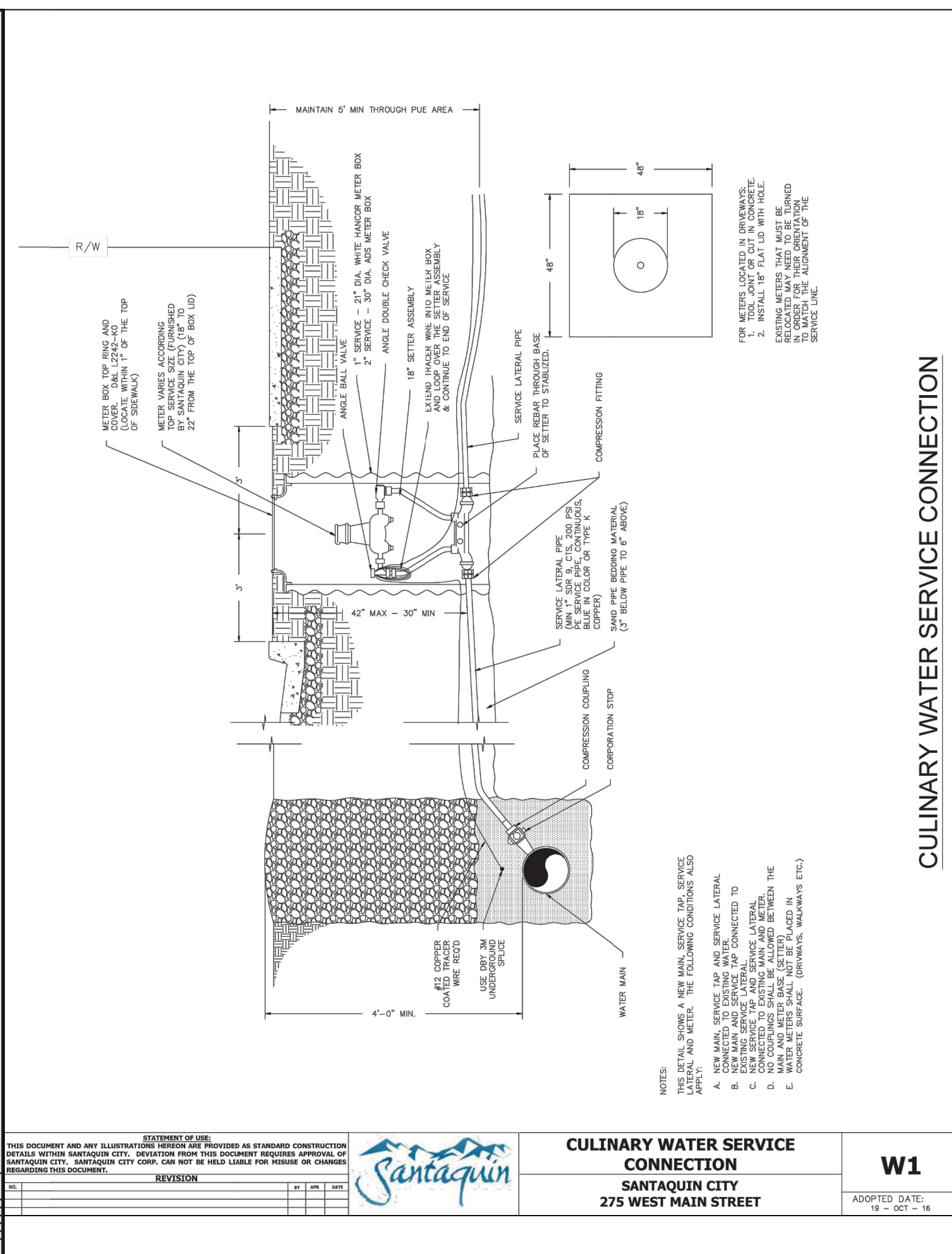
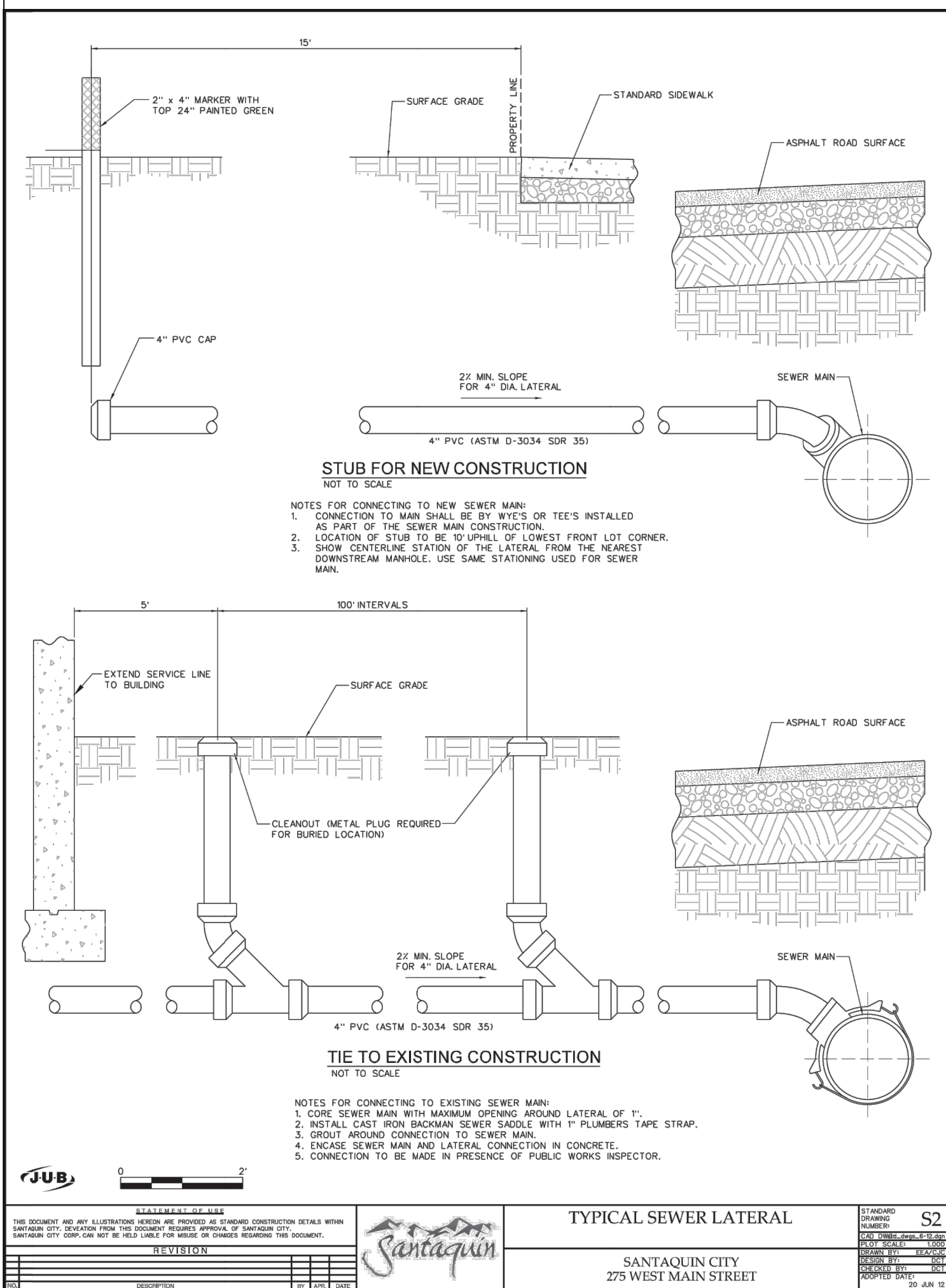
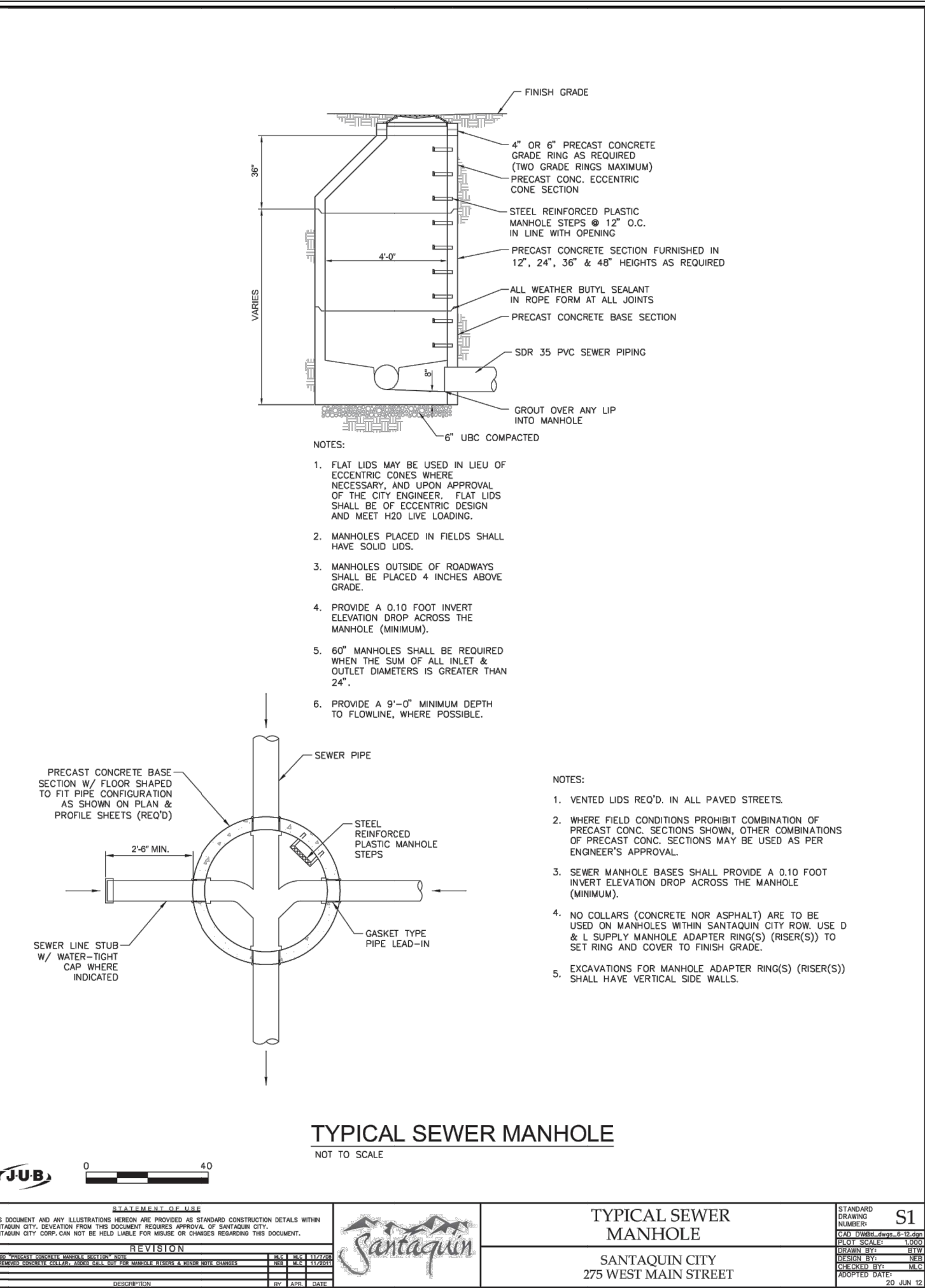
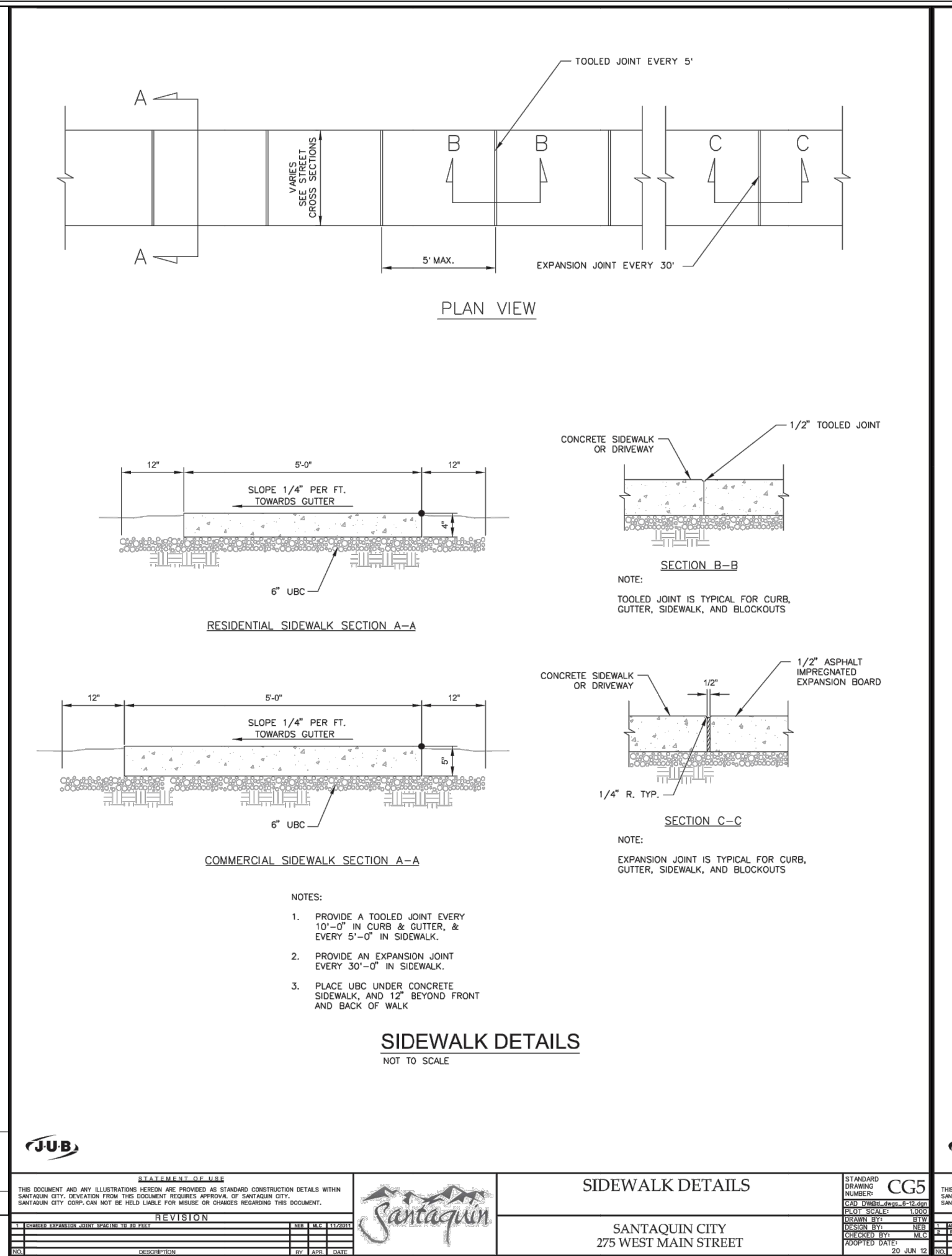
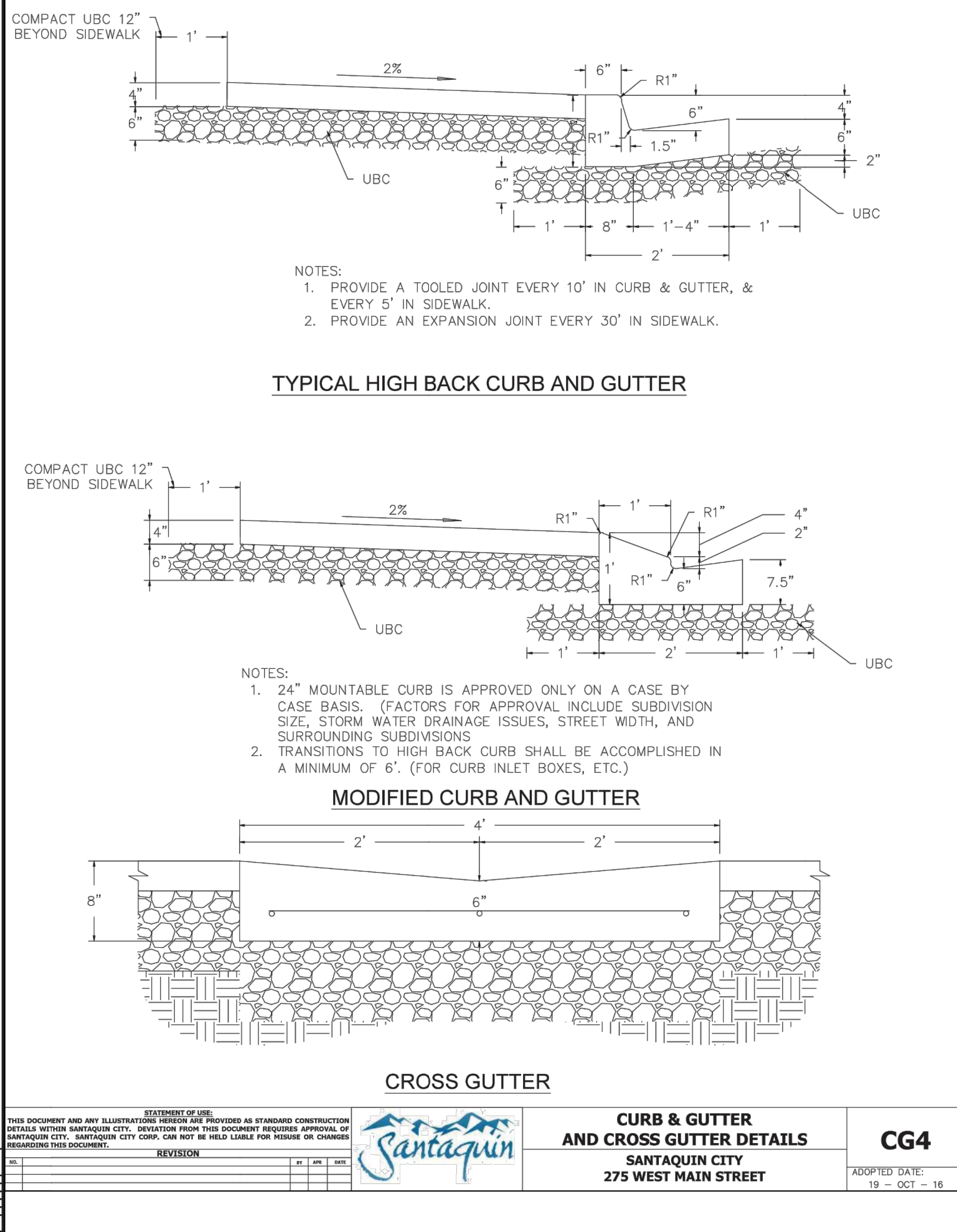
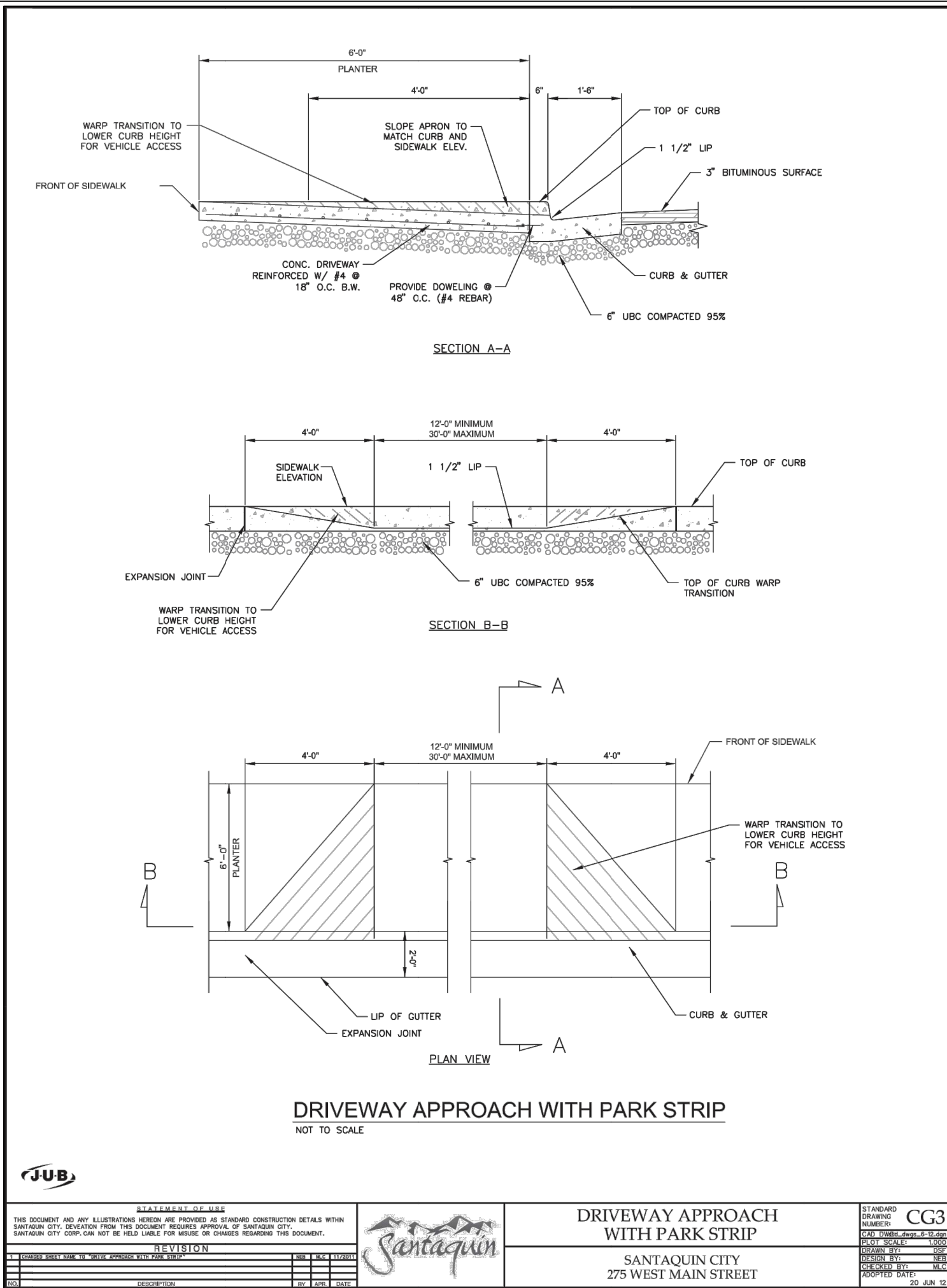
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**BJP**

DESIGNED BY:  
**BCT**

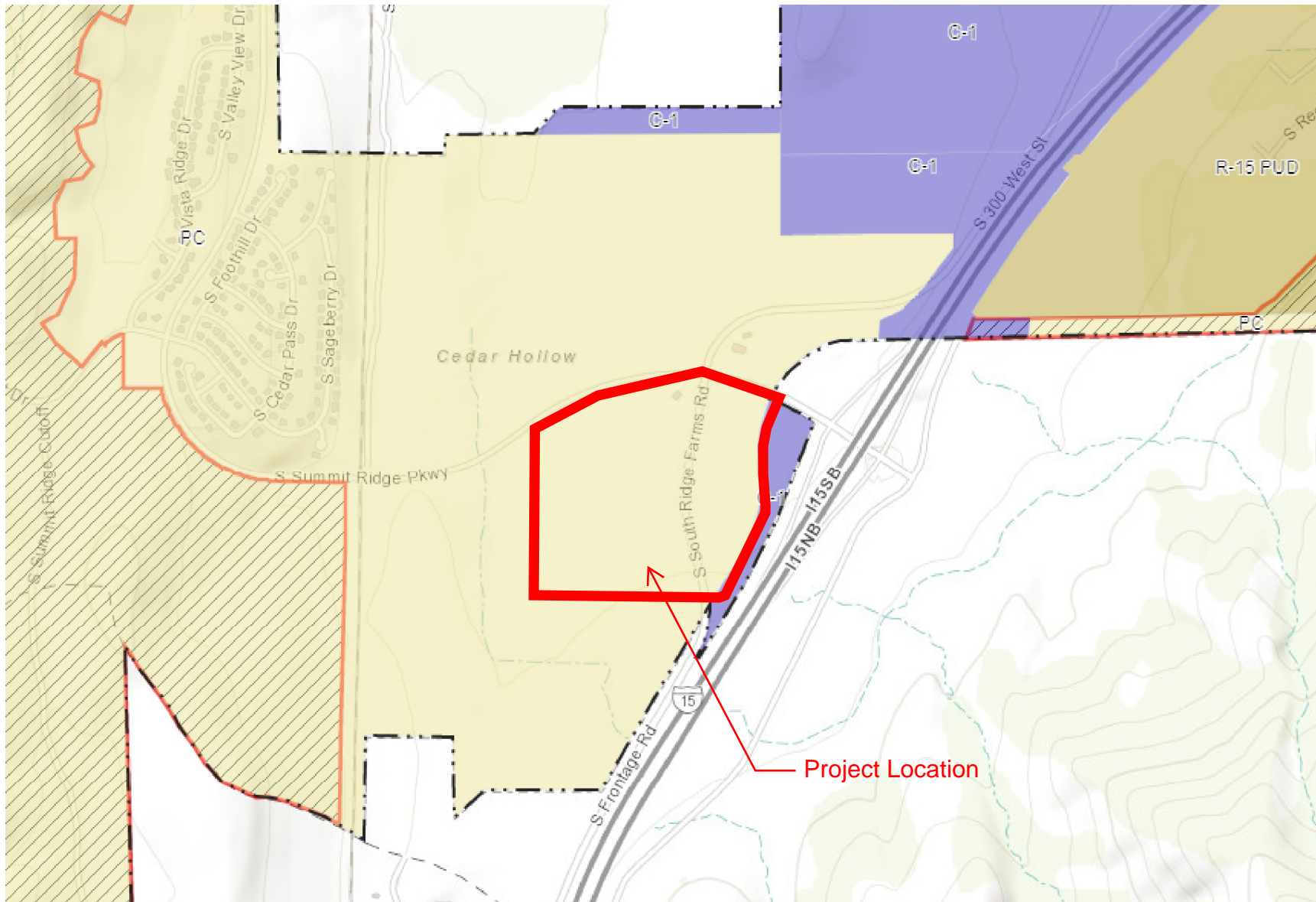
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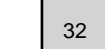
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RC

5105 ft

R-10 PUD

Orchard Hills  
Elementary

E 610 South St

E 560 South St

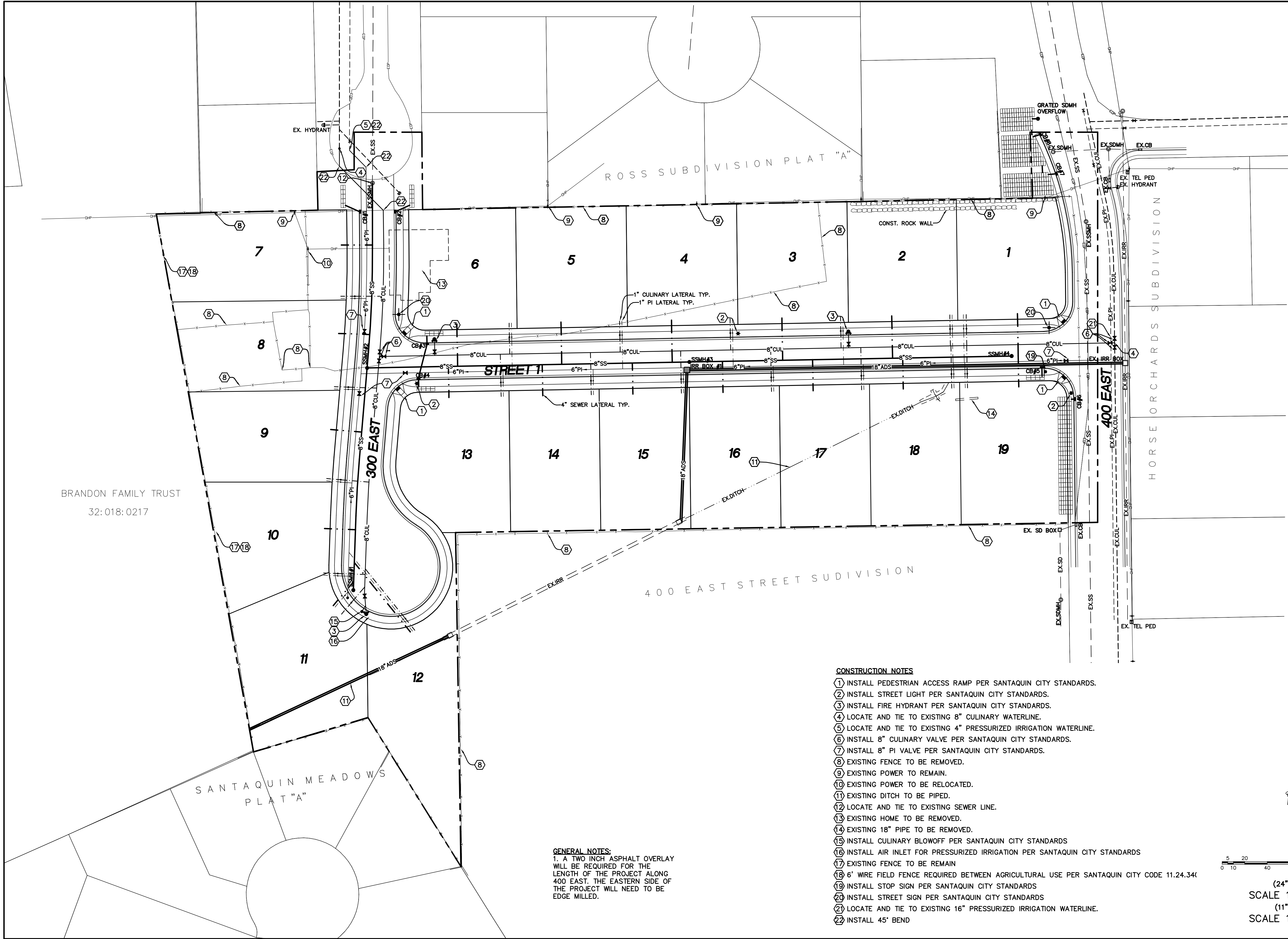












BRANDON FAMILY TRUST  
32:018:0217

SANTAQUIN MEADOWS  
PLAT "A"

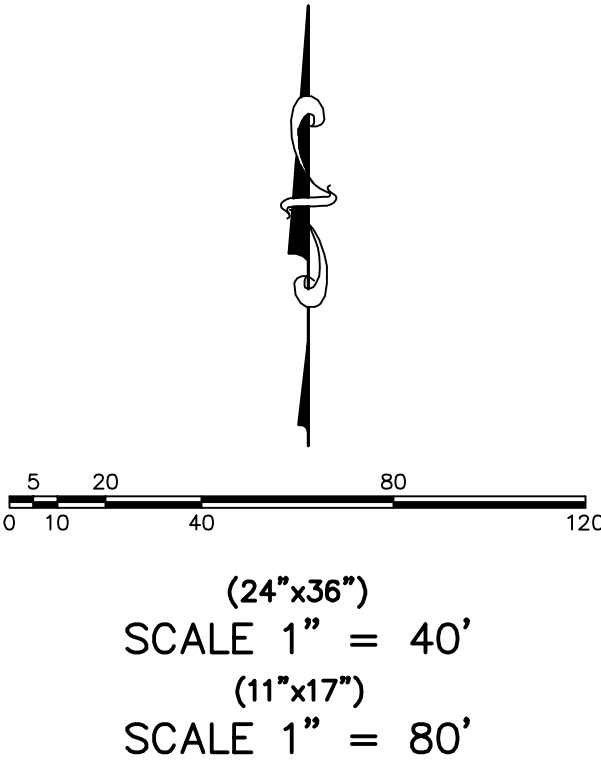
ROSS SUBDIVISION PLAT "A"

400 EAST STREET SUDIVISION

HORSE ORCHARDS SUBDIVISION

GENERAL NOTES:  
1. A TWO INCH ASPHALT OVERLAY  
WILL BE REQUIRED FOR THE  
LENGTH OF THE PROJECT ALONG  
400 EAST. THE EASTERN SIDE OF  
THE PROJECT WILL NEED TO BE  
EDGE MILLED.

- CONSTRUCTION NOTES
- ① INSTALL PEDESTRIAN ACCESS RAMP PER SANTAQUIN CITY STANDARDS.
  - ② INSTALL STREET LIGHT PER SANTAQUIN CITY STANDARDS.
  - ③ INSTALL FIRE HYDRANT PER SANTAQUIN CITY STANDARDS.
  - ④ LOCATE AND TIE TO EXISTING 8" CULINARY WATERLINE.
  - ⑤ LOCATE AND TIE TO EXISTING 4" PRESSURIZED IRRIGATION WATERLINE.
  - ⑥ INSTALL 8" CULINARY VALVE PER SANTAQUIN CITY STANDARDS.
  - ⑦ INSTALL 8" PI VALVE PER SANTAQUIN CITY STANDARDS.
  - ⑧ EXISTING FENCE TO BE REMOVED.
  - ⑨ EXISTING POWER TO REMAIN.
  - ⑩ EXISTING POWER TO BE RELOCATED.
  - ⑪ EXISTING DITCH TO BE PIPED.
  - ⑫ LOCATE AND TIE TO EXISTING SEWER LINE.
  - ⑬ EXISTING HOME TO BE REMOVED.
  - ⑭ EXISTING 18" PIPE TO BE REMOVED.
  - ⑮ INSTALL CULINARY BLOWOFF PER SANTAQUIN CITY STANDARDS
  - ⑯ INSTALL AIR INLET FOR PRESSURIZED IRRIGATION PER SANTAQUIN CITY STANDARDS
  - ⑰ EXISTING FENCE TO BE REMAIN
  - ⑱ 6' WIRE FIELD FENCE REQUIRED BETWEEN AGRICULTURAL USE PER SANTAQUIN CITY CODE 11.24.34(
  - ⑲ INSTALL STOP SIGN PER SANTAQUIN CITY STANDARDS
  - ⑳ INSTALL STREET SIGN PER SANTAQUIN CITY STANDARDS
  - ㉑ LOCATE AND TIE TO EXISTING 16" PRESSURIZED IRRIGATION WATERLINE.
  - ㉒ INSTALL 45" BEND



FALCON RIDGE

ATLAS

ENGINEERING

L.L.C.



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

SHEET NO.

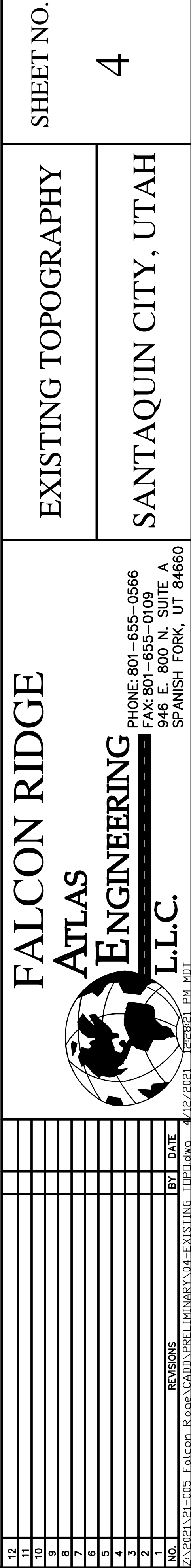
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UTILITY PLAN

SANTAQUIN CITY, UTAH

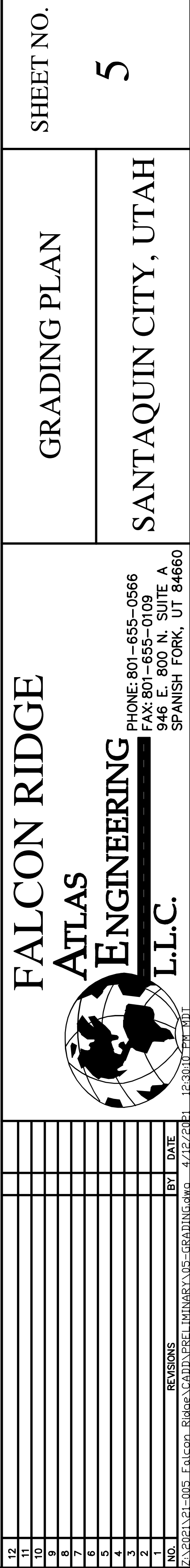
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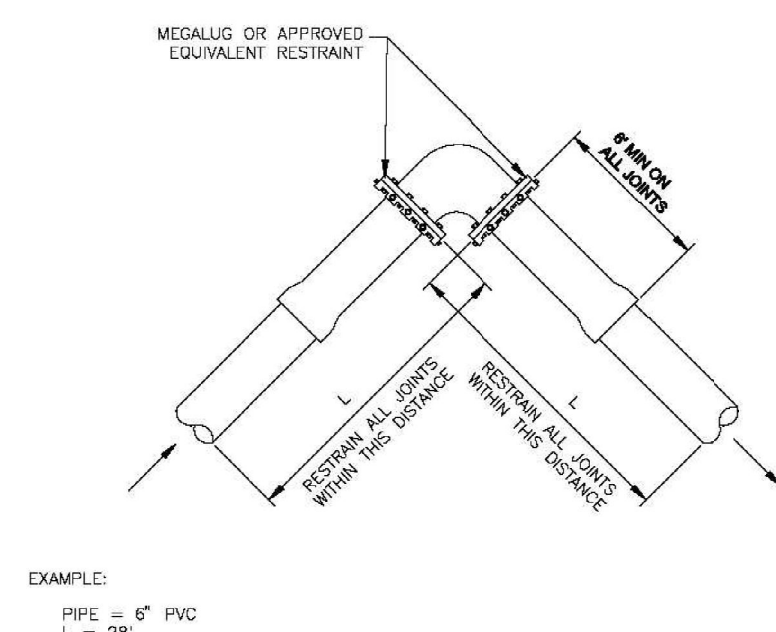
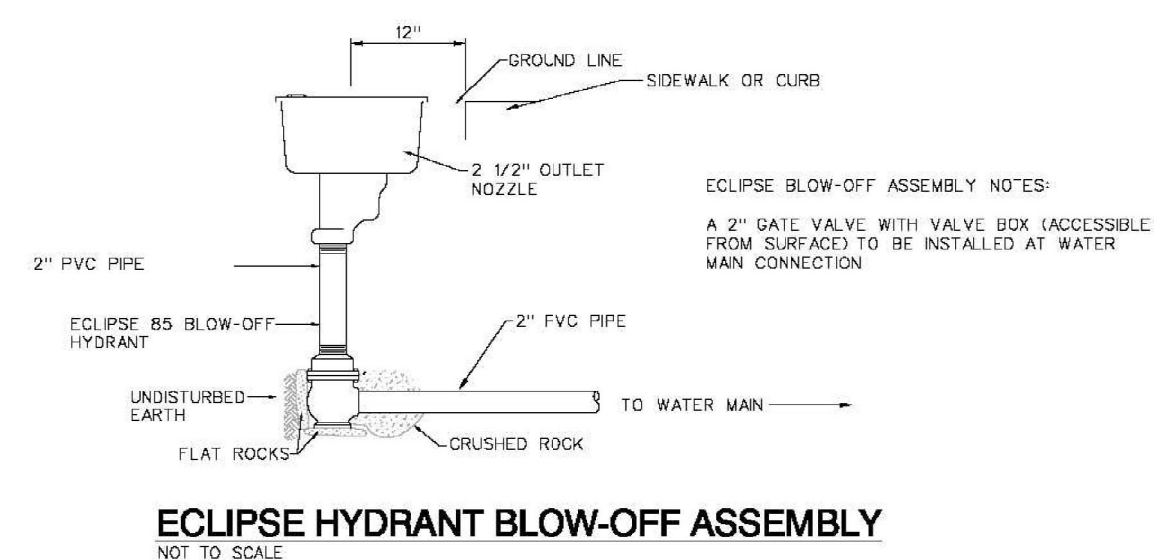
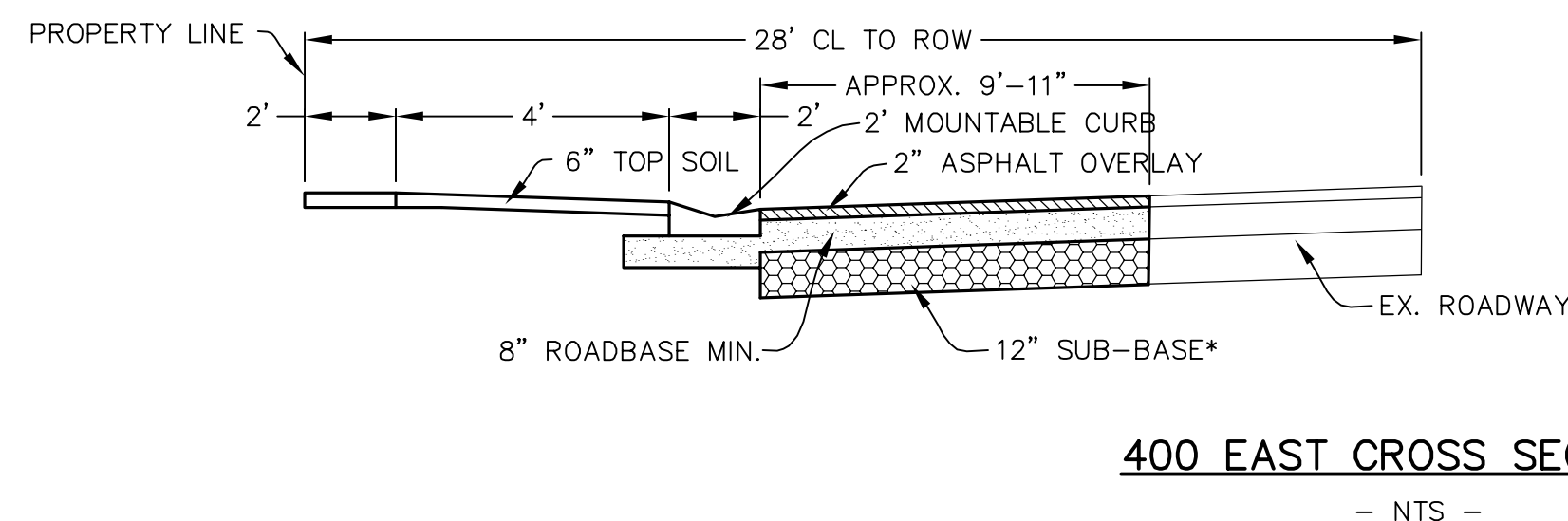
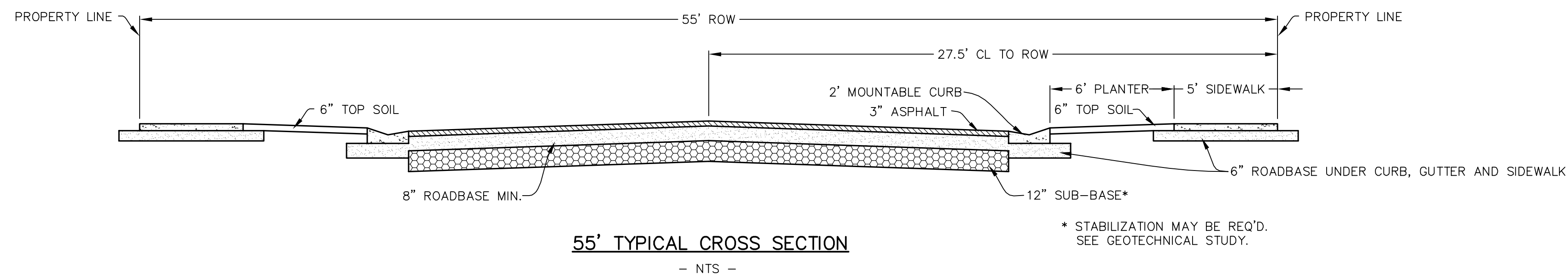


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| PVC HORIZONTAL BEND RESTRAINED LENGTHS IN FT. |           |    |    |    |    |    |    |    |    |
|---|-----------|----|----|----|----|----|----|----|----|
| BEND<br>ANGLE                                 | PIPE SIZE |    |    |    |    |    |    |    |    |
|   | 4         | 6  | 8  | 10 | 12 | 14 | 18 | 18 | 20 |
| 90  | 20        | 28 | 37 | 44 | 52 | 59 | 67 | 73 | 81 |

NOTES:  
1. ALL JOINTS WITHIN THE "L" DISTANCE SHALL BE RESTRAINED

| DIP HORIZONTAL BEND RESTRAINED LENGTHS IN FT. |           |    |    |    |    |    |    |    |
|---|-----------|----|----|----|----|----|----|----|
| BEND<br>ANGLE                                 | PIPE SIZE |    |    |    |    |    |    |    |
|   | 4         | 5  | 8  | 10 | 12 | 14 | 16 | 20 |
| 90  | 15        | 21 | 28 | 34 | 40 | 45 | 51 | 52 |

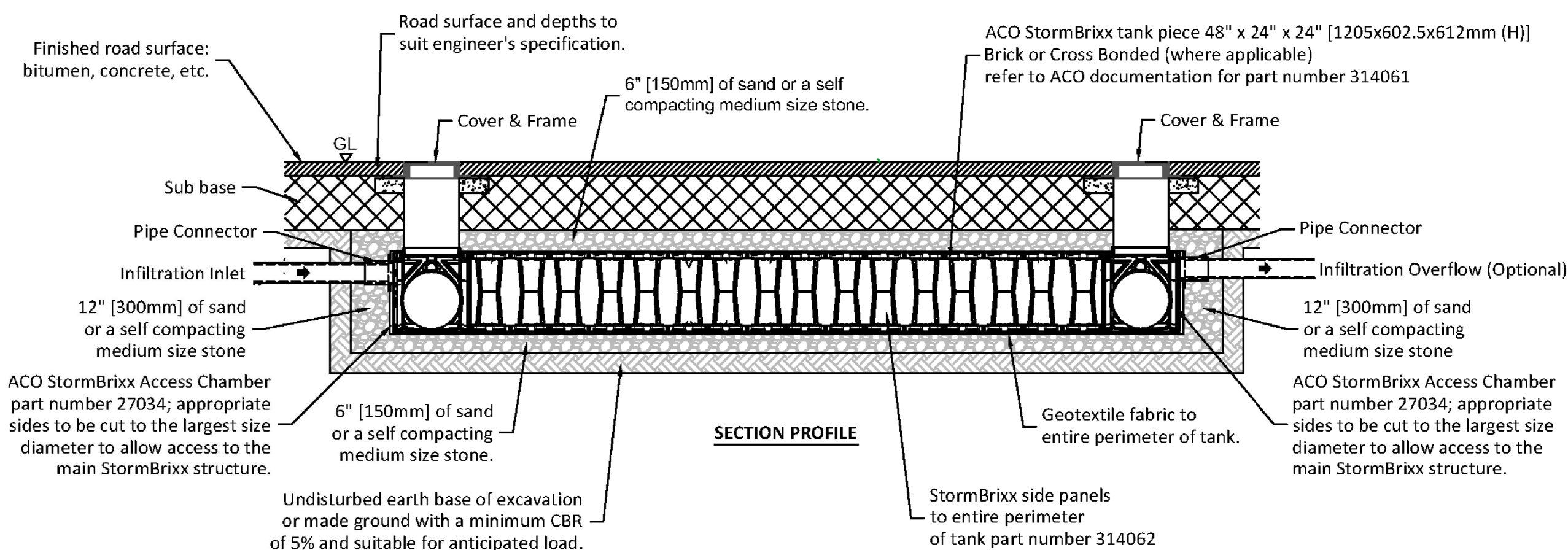
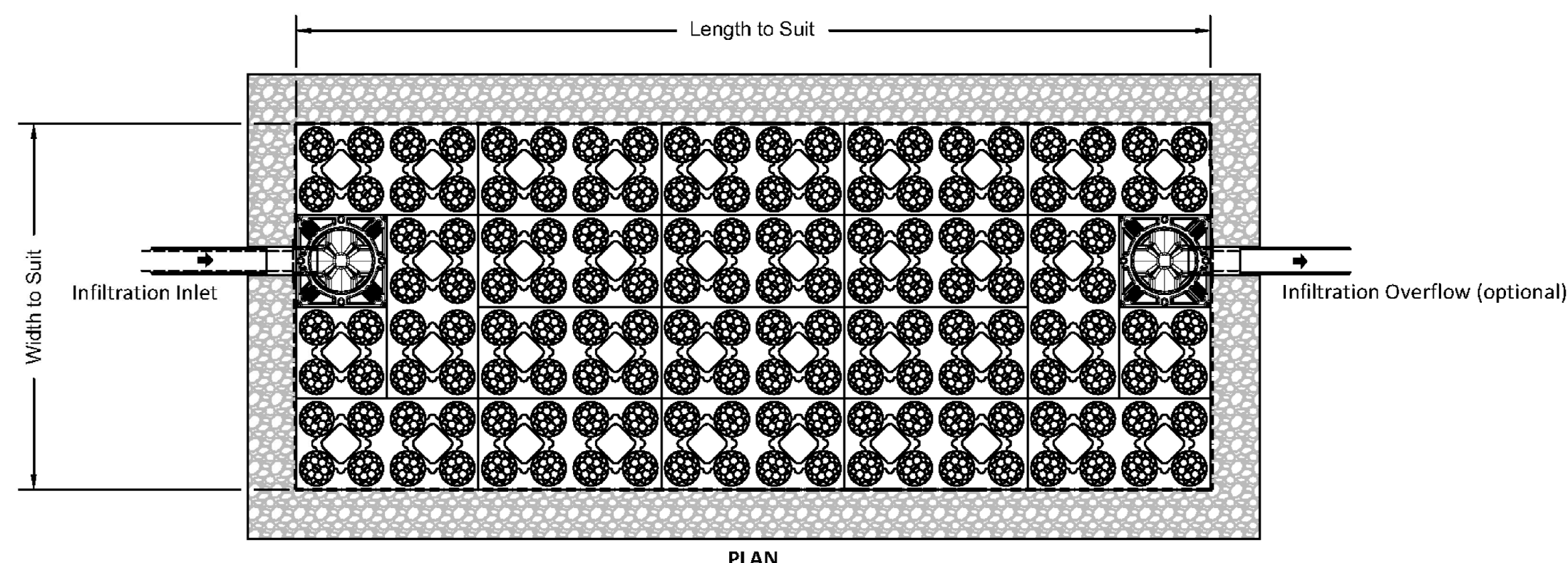
NOTES:  
1. ALL JOINTS WITHIN THE "L" DISTANCE SHALL BE RESTRAINED

**NOTE:**  
1. THRUST BLOCK NOT SHOWN FOR CLARITY

**BASED ON:**  
TEST PRESSURE: 200 PSI  
SOIL TYPE: GM - SILTY GRAVEL,  
GRAVEL-SAND-SILT MIXTURE  
BURIAL DEPTH: 4 FT.  
TRENCH TYPE: 5 - PIPE BEDDED IN  
COMPACTED GRANULAR MATERIAL TO  
THE CENTER LINE OF PIPE, 4" MIN.  
UNDER PIPE. COMPACTED GRANULAR  
OR SELECT MATERIAL TO TOP OF  
PIPE. (APPROXIMATELY 95% OF  
MODIFIED PROCTOR, AASHTO T-180)

SAFETY FACTOR: 1.5

\* CALCULATIONS DERIVED FROM EBA  
IRON SALES



| Minimum cover depths (1) over the top of ACO StormBri              |                             |
|--|-----------------------------|
| Location   | Minimum cov<br>depth ft (m) |
| Non-Trafficked areas i.e. Landscaping                              |                             |
| Car parks, vehicles up to 5512lbs gross mass                       | 1.97 (0.6)                  |
| Car parks, occasional vehicles greater than 5512lbs (3) gross mass | 2.46 (0.75)                 |
| Occasional HGW traffic up to 97,003lbs GVW (HA loading)            | Please consult with ACO     |

|  |
|--|
| (1) Assumes 27 degree load distribution through fill material and overlaying surface asphalt or block paving |
| (2) Minimum cover depth to avoid accidental damage from gardening/landscaping work                           |
| (3) Occasional Trafficking by refuse collection or similar vehicles (typically one per week)                 |
| (4) Please check minimum frost cover depths for geographical location  |

This drawing is for guidance purposes only. This is to be read in conjunction with other ACO drawings and is subject to all ACO Polymer Products, Inc. guidance, liabilities and manufacturers warranties. For further information please contact our technical department, visit the StormBrixx website at <http://www.acostormbrixx.us/>, or email us at [info@acousa.com](mailto:info@acousa.com)

**MEGALUG RESTRAINING SYSTEM DETAILS**  
NOT TO SCALE



| STATEMENT OF USE   |          |             |    |     |
|--|----------|-------------|----|-----|
| THIS DOCUMENT AND ANY ILLUSTRATIONS HEREON ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN SINTAQUIN CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF SINTAQUIN CITY. SINTAQUIN CITY CORP. CAN NOT BE HELD LIABLE FOR ISSUES OR CHARGES RECEIVING THIS DOCUMENT. |          |             |    |     |
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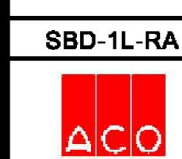


MEGALUG RESTRAINING SYSTEM &  
ECLIPSE HYDRANT BLOW-OFF ASSEMBLY

SANTAQUIN CITY  
275 WEST MAIN STREET

|                          |            |
|--------------------------|------------|
| STANDARD<br>DRAWING      | <b>W7</b>  |
| NUMBER:                  |            |
| PLANT / DATE: 2006-08-12 |            |
| PLOT SCALE:              | 1:100      |
| DESIGN BY:               | SL         |
| DESIGN BY:               | SL         |
| CHECKED BY:              | ML         |
| ADOPTED DATE:            | 2006-08-12 |

INFILTRATION - STORMBRIXX SINGLE LAYER WITH ACCESS UNITS AND OVERFLOW (HARDSCAPE)



DATE: 11/24/1

ISSUE: A

## INSTALLATION DRAWING - ACO STORMBRIXX

Arizona Tel: 888-490-9552

e-mail: [info@acousa.com](mailto:info@acousa.com)

Ohio Tel: 800-543-4764

[www.acousa.com](http://www.acousa.com)

ACO Polymer Products, Inc.

825 W. Beechcraft St  
Casa Grande, AZ 85122  
Tel: 520-421-9988  
Fax: 520-421-9899

9470 Pinecone Drive  
Mentor, OH 44060  
Tel: 440-639-7230  
Fax: 440-639-7235

4211 Pleasant Rd.  
Fort Mill, SC 29708  
Tel: 440-639-7230  
Fax: 803-802-1063

South Carolina Tel: 800-543-4764

# FALCON RIDGE

# ATLAS



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

SHEET NO.

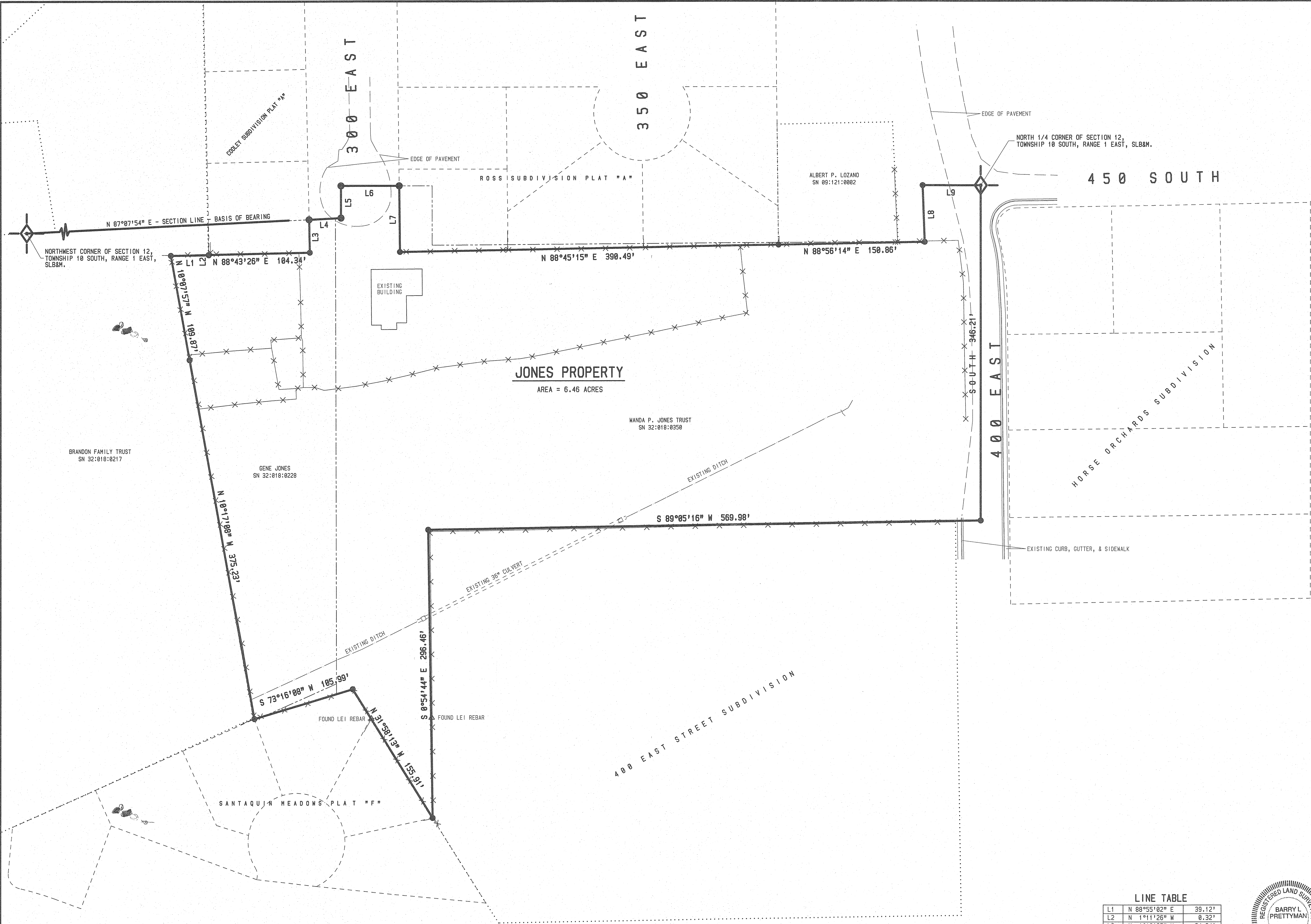
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## DETAIL SHEET

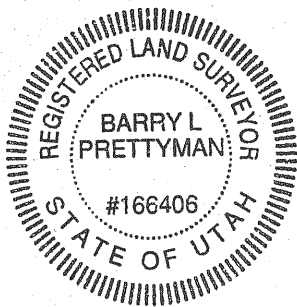
SANTAQUIN CITY, UTAH

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| LINE TABLE |               |        |
|------------|---------------|--------|
| L1         | N 88°55'02" E | 39.12' |
| L2         | N 1°11'26" W  | 0.32'  |
| L3         | N 1°12'37" W  | 34.24' |
| L4         | N 87°08'22" E | 32.90' |
| L5         | N O R T H     | 33.35' |
| L6         | E A S T       | 60.11' |
| L7         | S 0°37'45" E  | 60.64' |
| L8         | N 2°04'00" W  | 58.63' |
| L9         | E A S T       | 60.00' |



**SURVEYED BOUNDARY DESCRIPTION:**  
BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 346.21 FEET TO THE NORTH LINE OF 400 EAST STREET SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING TWO COURSES TO WIT: (1) SOUTH 88°05'16" WEST 569.98 FEET, (2) SOUTH 0°54'44" EAST 296.46 FEET TO THE NORTH LINE OF SANTAQUIN MEADOWS PLAT "F"; THENCE ALONG SAID SUBDIVISION THE FOLLOWING TWO COURSES TO WIT: (1) NORTH 31°58'13" WEST 155.91 FEET, (2) SOUTH 73°16'08" WEST 105.99 FEET; THENCE NORTH 10°17'08" WEST 375.23 FEET ALONG A FENCE; THENCE NORTH 10°07'57" WEST 108.87 FEET ALONG A FENCE; THENCE NORTH 88°55'02" EAST 39.12 FEET; THENCE NORTH 1°11'26" WEST 0.32 FEET; THENCE NORTH 88°43'26" EAST 104.34 FEET ALONG THE SOUTH LINE OF COOLEY PLAT "A"; THENCE NORTH 1°12'37" WEST 34.24 FEET AALONG THE EAST LINE OF SAID COOLEY SUBDIVISION; THENCE NORTH 87°08'22" EAST 32.90 FEET; THENCE NORTH 33.35 FEET; THENCE EAST 60.11 FEET TO THE WEST LINE OF ROSS SUBDIVISION PLAT "A"; THENCE ALONG SAID SUBDIVISION THE FOLLOWING TWO COURSES TO WIT: (1) SOUTH 0°37'45" EAST 60.64 FEET, (2) NORTH 88°56'15" EAST 390.49 FEET; THENCE NORTH 88°56'14" EAST 150.86 FEET; THENCE NORTH 2°04'00" WEST 58.63 FEET; THENCE EAST 60.00 FEET TO THE POINT OF BEGINNING. CONTAINING 6.46 ACRES.

**NARRATIVE:**  
BASIS OF BEARING IS UTAH COORDINATE BEARINGS, CENTRAL ZONE. (N 87°07'54" E BETWEEN THE NORTHWEST CORNER AND THE NORTH 1/4 CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SLB&M.) PURPOSE OF SURVEY IS TO COMPARE DEEDED PROPERTY AGAINST EXISTING PROPERTY IN ACTUAL POSSESSION AND PREPARE A SURVEYED BOUNDARY DESCRIPTION.

**SURVEYORS CERTIFICATE:**  
I, BARRY L. PRETTYMAN, A LICENSED SURVEYOR HOLDING CERTIFICATE NO. 166406, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECTION AND CORRECTLY SHOWS THE DIMENSIONS AND MONUMENTS OF THE ABOVE DESCRIBED PARCEL OF LAND TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
*Barry L. Prettyman* DATE *Jan. 14, 2021*  
BARRY L. PRETTYMAN

**LEGEND:**  
● = 5/8" REBAR WITH ORANGE CAP MARKED ATLAS ENGINEERING.  
--- JONES DEED LINES  
--- ADJACENT LAND OWNER DEED LINES  
--- EXISTING FENCES

ATLAS ENGINEERING  
946 EAST 800 NORTH - SUITE #A  
SPANISH FORK, UTAH - 84660  
PHONE: (801) 655 - 0566

DRAWN BY: B.L.P.  
APPROVED BY: B.L.P.  
SCALE: 1" = 50'

DATE: JAN. 14, 2021  
DATE REVISED:

SHEET No. 1 OF 1



**ORDINANCE 04-01-2021**

**AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO REFLECT  
CHANGES IN STATE CODE FOR PUBLISH NOTICING REQUIREMENTS,  
PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS,  
SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE**

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

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

**WHEREAS**, the state legislature passed Senate Bill 201 that eliminates the required use of a newspaper for public noticing purposes and placed in its stead the required use of Utah Public Notice Website created in Utah Code § 63F-1-701 ; and

**WHEREAS**, there are cost savings associated with public noticing on the Utah Public Notice Website instead of newspapers;

**WHEREAS**, the Santaquin City Planning Commission held a public hearing on April 27th, 2021, which hearing was preceded by the posting of a public notice in at least three public places within the City limits of Santaquin City, and which notice of public hearing was published in a newspaper in accordance with Section 10-9a-205 of Utah State Code, and

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

**NOW THEREFORE**, be it ordained by the Council of Santaquin City, in the State of Utah, as follows:

**SECTION 1: AMENDMENT** “1.20.050 ORDINANCES AND RESOLUTIONS; PROCEDURES” of the Santaquin City Municipal Code is hereby *amended* as follows:

**AMENDMENT**

**1.20.050 ORDINANCES AND RESOLUTIONS; PROCEDURES**

- A. Power Exercised By Ordinance: The city council may pass any ordinance to regulate, require, prohibit, govern, control or supervise any activity, business, conduct or condition authorized by statute or any other provision of law. An officer of the city shall

not be convicted of a criminal offense where he relied on or enforced an ordinance he reasonably believed to be a valid ordinance. It shall be a defense to any action for punitive damages that the official acted in good faith in enforcing an ordinance or that he enforced an ordinance on advice of legal counsel.

B. Form Of Ordinance: Any ordinance passed by the city council shall contain and be in substantially the following order and form:

1. A number;
2. A title which indicates the nature of the subject matter of the ordinance;
3. A preamble which states the need or reason for the ordinance;
4. An ordaining clause which states "Be it ordained by the City of Santaquin:";
5. The body or subject of the ordinance;
6. When applicable, a statement indicating the penalty for violation of the ordinance or a reference that the punishment is covered by an ordinance which prescribes the fines and terms of imprisonment for the violation of the city ordinance; or, the penalty may establish a classification of penalties and refer to such ordinance in which the penalty for such violation is established;
7. A statement indicating the effective date of the ordinance or the date when the ordinance shall become effective after publication or posting as required by this chapter;
8. A line for the signature of the mayor or acting mayor to sign the ordinance;
9. A place for the city recorder to attest the ordinance and affix the seal of the city; and
10. Where the mayor may disapprove an ordinance passed by the city council, the ordinance must show that it was passed with the mayor's approval or that if the mayor disapproved the ordinance, that it was passed over his disapproval. If the mayor neither approves nor disapproves an ordinance, the ordinance should show that it became effective without the approval or disapproval of the mayor.

C. Requirements As To Form; Effective Date:

1. Ordinances passed or enacted by the city council shall be signed by the mayor, or if he is absent, by the mayor pro tempore, or by a quorum of the city council, and shall be recorded before taking effect. No ordinance shall be void or unlawful by reason of its failure to conform to the provisions of Utah Code §§ 10-3-704(1) through 10-3-704(4).
2. Ordinances shall become effective twenty (20) days after publication or posting or thirty (30) days after final passage by the city council, whichever is closer to the date of final passage, but ordinances may become effective at an earlier or later date after publication or posting if so provided in the ordinance.
3. Ordinances which do not have an effective date shall become effective twenty (20) days after publication or posting, or thirty (30) days after final passage by the city council, whichever is sooner.

D. Publication And Posting Of Ordinances: All ordinances, except those enacted pursuant to Utah Code §§ 10-3-706 through 10-3-710, before taking effect shall be deposited in the office of the city recorder and a short summary of the ordinance published on the Utah Public Notice Website created in Utah Code §§ 63F-1-701.

~~at least once in a newspaper published within the city, or if there is no newspaper~~



~~published therein, then by posting complete copies in three (3) public places within the city.~~ Any ordinance, code, or book, other than the state code, relating to building or safety standards, city functions, administration, control, or regulations, may be adopted and shall take effect without further publication or posting, if reference is made to the code or book and at least one copy has been filed for use and examination by the public in the office of the city recorder prior to the adoption of the ordinance by the city council. Any state law relating to building or safety standards, city functions, administration, control or regulations, may be adopted and shall take effect without further publication or posting if reference is made to the state code. The ordinance adopting the code or book shall be published in the manner provided in Utah Code §§ 10-3-709 and 10-3-710.

- E. Recording, Numbering And Certification Of Passage: The city recorder shall record, in a book used exclusively for that purpose, all ordinances passed by the city council. The city recorder shall give each ordinance a number, if the city council has not already so done. Immediately following each ordinance, or codification of ordinances, the city recorder shall make or cause to be made a certificate stating the date of passage and of the date of publication or posting, as required. The record and memorandum, or a certified copy thereof, shall be prima facie evidence of the contents, passage, and publication or posting of the ordinance or codification.
- F. Resolutions:
1. Purpose Of Resolutions: Unless otherwise required by law, the city council may exercise all administrative powers by resolution, including, but not limited to:
    - a. establishing water and sewer rates;
    - b. charges for garbage collection and fees charged for city services;
    - c. establishing personnel policies and guidelines; and
    - d. regulating the use and operation of the city property. Punishment, fines or forfeitures may not be imposed by resolution.
  2. Form Of Resolution: Any resolution passed by the city council shall be in a form and contain sections substantially similar to that prescribed for ordinances.
  3. No Publication Of Resolutions; Effective Date: Resolutions may become effective without publication or posting and may take effect on passage or at a later date as the city council may determine, but resolutions may not become effective more than three (3) months from the date of passage. (1999 Code)

**SECTION 2: AMENDMENT “1.40.030 BIDDING REQUIREMENTS”** of the Santaquin City Municipal Code is hereby *amended* as follows:

#### A M E N D M E N T

#### 1.40.030 BIDDING REQUIREMENTS

- A. Informal Bids Submitted: Prior to any purchase in an amount greater than one thousand dollars (\$1,000.00) and less than fifteen thousand dollars (\$15,000.00), at least three (3)

informal bids must be obtained and submitted to and approved by the city council.

- B. Notification Of Intent To Purchase: Prior to any purchase in an amount of fifteen thousand dollars (\$15,000.00) or more, the city shall ~~advertise~~ post on the Utah Public Notice Website, created in Utah Code § 63F-1-701, in a newspaper of general circulation in such a format notifying sellers and providers of the city's intent to purchase a specific item or service. Said notice shall be ~~run twice, once a week, for two (2) consecutive weeks, posted at least fifteen (15) days prior to a specified closing date, with a specific closing date identified, which date is at least five (5) days after the last publication date.~~ In addition, notice shall be published on the website established by and in accordance with Utah Code § 45-1-101.
- C. Formal Bids Submitted: Prior to any purchase in excess of fifteen thousand dollars (\$15,000.00), at least three (3) formal sealed bids must be obtained and submitted to and approved by the city council.
- D. City Not Limited: Nothing herein limits the city from rejecting any and all bids, nor requires the city to accept the lowest bid. (Ord. 06-01-2010, 6-2-2010, eff. 6-3-2010)

**SECTION 3: AMENDMENT** “2.04.040 SELECTION OF MEMBERS” of the Santaquin City Municipal Code is hereby *amended* as follows:

## AMENDMENT

### 2.04.040 SELECTION OF MEMBERS

- A. Qualifications: Each member of the planning commission shall:
  - 1. Be a resident of the city of Santaquin.
  - 2. Have maintained permanent residency in the city of Santaquin for the immediately preceding six (6) months prior to appointment.
- B. Notice Of Vacancy: Notice of all planning commission vacancies shall be posted on both the Santaquin City Website and Santaquin City Social Media pages. ~~in three (3) public places and in a newspaper of general circulation in the city.~~ Said notice shall be advertised for not less than fourteen (14) days and shall include at least the following:
  - 1. The purpose of the notice;
  - 2. The general purpose, duties and responsibilities of the planning commission;
  - 3. Direction for interested applicants to submit a letter of interest to the mayor;
  - 4. The address for interested applicants to mail or personally submit letters of interest; and
  - 5. The deadline for accepting applications. (Ord. 04-03-2006, 4-5-2006, eff. 4-7-2006; amd. Ord. 01-02-2007, 1-24-2007, eff. 1-25-2007)



**SECTION 4: AMENDMENT “5.08.120 ESTRAYS”** of the Santaquin City Municipal Code is hereby *amended* as follows:

## AMENDMENT

### 5.08.120 ESTRAYS

- A. Responsibility For Disposition Of Estrays: Each county is responsible for the disposition of all estrays found within its boundaries. The provisions of this section apply only to the extent of an applicable agreement between the city and the county in which an estray is located. (Ord. 08-01-2007, 8-15-2007, eff. 8-16-2007)
- B. Notice Of Sale: Within three (3) days after an estray shall come into the possession of the animal control officer, he shall advertise the same on both the Santaquin City Website and Santaquin City Social Media page~~in a newspaper published in and having general circulation in the county by publishing a notice in at least one issue of the newspaper~~, and by posting notices for a period of ten (10) days in three (3) public places in the city, one of which places shall be at or near the post office. He shall immediately deliver a copy of such notice to the county clerk or mail the same to him by registered letter. The notice so filed with the county clerk should be available during reasonable hours for inspection by the public free of charge. The notice herein provided for shall contain a description of the animals, including all marks and brands, when taken, and the day, hour, and place of sale, which shall be not less than ten (10) days or more than twenty (20) days from the time of posting such notice. Such notice form is on file in the office of the court clerk.
- C. Return To Owner Upon Payment: If at any time before the sale of any estrays, such animals shall be claimed and proved to be the property of any person, the animal control officer shall release them to the owner upon receiving from him the cost of impounding, keeping and advertising the same.
- D. Unclaimed Animals:
  - 1. Sold To Highest Bidder: If the animals are not so claimed and taken away, the animal control officer shall, at the time and place mentioned in the notice, proceed to sell the same, one at a time, to the highest cash bidder, and shall execute and deliver a bill of sale transferring said animals to the purchaser or purchasers thereof. The bill of sale shall be such form as is on file in the office of the court clerk.
  - 2. Bill Of Sale Filed With County Clerk: The animal control officer shall immediately file a copy of such bill of sale with the county clerk or forward the same to him by registered mail. Such bill of sale shall transfer and vest in such purchaser the full title to the animals thus sold.
- E. Records Maintained By Animal Control Officer: The animal control officer shall keep an accurate record of all estrays received by him, their age, color, sex, marks, and brands, the time and place of taking and the expense of keeping and selling the same, all animals claimed and taken away, all animals sold and to whom sold and the amount

paid, all monies paid to owners after sale, all monies paid into the treasury, and all other matters necessary for compliance with the provisions of this section. The city council shall provide the animal control officer with a suitable book in which shall be entered the records required by law to be kept by the animal control officer. Such records shall be open to the inspection of the public at all reasonable hours, and shall be deposited by the animal control officer with his successor in office.

F. Regulations For Trespassing Estrays Causing Damage:

1. Recovery Of Damages: If any cattle, horses, asses, mules, sheep, goats or swine shall trespass or do damage upon the premises of any person, the party aggrieved, whether he be the owner or the occupant of such premises, may recover damages by an action at law against the owner of the trespassing animals or by distraining and impounding the animals in the manner provided.
2. Appraisal Of Damages: The owner or occupant of any property may detain any or all of said animals trespassing or doing damage thereon. He shall, within forty eight (48) hours thereafter, deliver said animals to the animal control officer together with a certificate of the appraisal of the damage done by such animals. Such appraisal must be made by some disinterested person. It must state the amount of the damage, the time when committed, the name of the person damaged, the name of the owner of the animals, if known, and if not known, it must state that fact together with a description of the animals, including all visible marks and brands. If the animals appear to be owned by different parties, a separate appraisal and a separate certificate thereof shall be made of the damage done by the lot or group of animals which appear to belong to each of the different owners. In such cases, the owners shall be notified separately, and each lot or group of animals shall be advertised and sold separately in the same manner as though the damage had been done by different animals at different times.
3. Owner Notified: The person detaining the animals must, if the owner of the same be known to him and if he resides within ten (10) miles of the place of the trespass, immediately deliver to such owner, or leave at his place of residence if he cannot be found, a copy of such certificate of appraisal; but if the owner does not live within ten (10) miles of the place of trespass, the party detaining the animals may at his option deliver a copy of such certificate to the owner in person, or deposit the same in the nearest post office in a registered letter addressed to said owner. He shall be entitled to charge thirty cents (\$0.30) a mile for the miles necessarily traveled in delivering such certificate, to be taxed as costs against the animals.
4. Failure To Notify Owner Waives Damages: If the party detaining any animals shall fail to deliver them or the certificate of appraisal to the animal control officer within forty eight (48) hours, or shall fail to deliver to the owners of the animals, if known, a copy of the certificate of appraisal within forty eight (48) hours after he receives the same or to deposit the same in a post office as herein provided, he shall not be entitled to recover damages under the provisions of this section.
5. Duty Of Animal Control Officer If Owner Unknown: Whenever any animals



are delivered to the animal control officer and the certificate of appraisalment is filed with him as herein provided and such certificate states that the owner is unknown, the animal control officer shall immediately examine all brand books or brand sheets available. If the owner be ascertained thereby or if the owner be already known to the animal control officer, he shall, if the owner lives within ten (10) miles, immediately deliver a copy of such certificate of appraisalment to such owner, or leave the same at his residence if he cannot be found. If the owner lives more than ten (10) miles away, the animal control officer may at his option deliver such copy personally to the owner, or deposit the same in the nearest post office in a registered letter addressed to such owner. He shall, however, serve a copy in one of the ways provided herein; provided, that whenever personal service of a copy of any paper is required by this chapter, service by agent shall be deemed sufficient.

6. Owner Entitled To Residue Of Proceeds: If any estrays or trespassing animals sold under the provisions of this section shall, within a period of six (6) months following the date of sale, be claimed and proved to be the property of any person, it shall be the duty of the treasurer at the expiration of such time to pay the money received for such animals to the owner thereof, less the amount of damages and the expense of taking, keeping, and selling the same. In the event such animals are not claimed as aforesaid, such money shall become the property of the city; provided, that in case there is a contest between two (2) or more persons claiming to be the owners of any such animals, the treasurer shall pay the residue to the party who shall establish by action his right to the same.
  7. Records Maintained By Animal Control Officer: The animal control officer shall keep an accurate record of all trespassing animals received by him, which record shall contain all the items required by this chapter together with the names of the injured party and the owner of the animals, the amount of the damages claimed, and all other matters necessary to maintain a complete account of the transaction. Such record shall be open for inspection at all reasonable hours without charge.
- G. Retaking Animal Unlawfully: It shall be unlawful for anyone to take any animal out of the possession of anyone lawfully holding the same under the provisions of this section, either by stealth, force, fraud, or to intercept or hinder any person lawfully taking up or attempting to take up such animals. (Ord. 2-1-97, 2-4-1997, eff. 2-5-1997)

**SECTION 5: AMENDMENT “10.16.030 AMENDMENTS TO ORDINANCE AND MAP”** of the Santaquin City Municipal Code is hereby *amended* as follows:

#### AMENDMENT

#### 10.16.030 AMENDMENTS TO ORDINANCE AND MAP

This title and/or its provisions, including the official zoning map, may be petitioned for amendment by any citizen of the City of Santaquin as hereinafter provided, or through action initiated by the Mayor, City Council, Planning Commission, or the Director of Community Development.

- A. Intent With Respect To Amendments: It is hereby declared to be public policy that this title shall not be amended except to more fully carry out the intent and purpose of the [General Plan](#) of the City and of this title.
- B. Procedure: Any person seeking to enact or amend a land use ordinance or the zoning map shall submit to the Planning Commission a written petition designating the change desired and the reasons therefor and shall pay the required fee to the City. Upon receipt of the petition and the paying of the filing fee, the Planning Commission shall consider the request and shall certify its recommendations to the City Council with respect to the request within ninety (90) days from receipt of the request. Failure on the part of the Planning Commission to certify its recommendations to the City Council within ninety (90) days shall be deemed to constitute a recommendation for approval unless a longer period is granted by the City Council. The fee required herein shall be nonrefundable. The Planning Commission or City Council may also initiate amendments to this title or map.
- C. Public Hearing Required Before Amending And Notice: A land use ordinance may be adopted only after a public hearing is held in relation thereto before the Planning Commission at which parties in interest and citizens shall have an opportunity to be heard. A notice of the time and place of such hearing shall be published [on the Utah Public Notice Website created in Utah Code § 63F-1-701.](#) ~~in a newspaper of general circulation within the City.~~ Said notice shall be published and posted in accordance with SCC 10.16.110, "Public Notification Of Land Use Applications", of this title. (Ord. 07-01-2013, 7-3-2013, eff. 7-5-2013)

**SECTION 6: EFFECTIVE DATE** This Ordinance shall be in full force and effect at 5:00 p.m. on Tuesday, May 4th. Prior to that time, the City Recorder shall deposit a copy of this ordinance in the official records of the City and post a copy of this ordinance on Utah Public Notice Website.

**SECTION 7: PASSED AND ADOPTED** this 20th day of April, 2021.



|                         | <b>AYE</b> | <b>NAY</b> | <b>ABSENT</b> | <b>ABSTAIN</b> |
|-------------------------|------------|------------|---------------|----------------|
| Council Member Miller   | _____      | _____      | _____         | _____          |
| Council Member Montoya  | _____      | _____      | _____         | _____          |
| Council Member Mecham   | _____      | _____      | _____         | _____          |
| Council Member Hathaway | _____      | _____      | _____         | _____          |
| Council Member Bowman   | _____      | _____      | _____         | _____          |

Presiding Officer

Attest

\_\_\_\_\_

\_\_\_\_\_

Kirk F. Hunsaker, Mayor

K. Aaron Shirley, City Recorder