



## PLANNING COMMISSION

Tuesday, March 12, 2024, at 7:00 PM  
Council Chambers at City Hall Building and Online  
110 S. Center Street, Santaquin, UT 84655

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### MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person** – The meeting will be held in the Council Chambers on the Main Floor in the City Hall Building
- **YouTube Live** – Some public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at <https://bit.ly/2P7ICfQ> or by searching for Santaquin City Channel on YouTube.

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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: VanCon Temporary Concrete Batch Plant Conditional Use Permit](#)**  
[The Planning Commission will hold a Public Hearing to consider a request for a Conditional Use Permit from VanCon for a temporary concrete batch plant located at approximately 1100 W. Lark Road.](#)
2. **[PUBLIC HEARING: Quick Quack Car Wash Conditional Use Permit](#)**  
[The Planning Commission will hold a Public Hearing to consider a request for a Conditional Use Permit from Quick Quack for a car wash located at 78 N. 500 E.](#)
3. **[PUBLIC HEARING: Kids Academy Daycare Conditional Use Permit](#)**  
[The Planning Commission will hold a Public Hearing to consider a request for a Conditional Use Permit from Kids Academy Daycare for a daycare located at 806 E. 150 S](#)
4. **[Sutherland Subdivision Preliminary Plan](#)**  
[The Planning Commission will review a preliminary plan of a two-lot subdivision located at approximately 565 W. Lark Road.](#)
5. **[Grey Cliffs Mass Grading Permit Extension](#)**

The Planning Commission will review a request for an extension to an existing Mass Grading Conditional Use Permit at the Grey Cliffs Subdivision property located east of State Road 198 and approximately 600 N.

**OTHER BUSINESS**

6. Meeting Minutes Approval

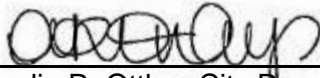
February 13, 2024

February 27, 2024

**ADJOURNMENT**

**CERTIFICATE OF MAILING/POSTING**

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda may be found at [www.santaquin.org](http://www.santaquin.org), in three physical locations (Santaquin City Hall, Zions Bank, Santaquin Post Office), and on the State of Utah's Public Notice Website, <https://www.utah.gov/pmn/index.html>. A copy of the notice may also be requested by calling (801)754-1904.

BY:   
Amalie R. Ottley, City Recorder



# MEMORANDUM



To: Planning Commission  
 From: Ryan Harris, Senior Planner  
 Date: March 8, 2024  
 RE: **VanCon Temporary Concrete Batch Plant Conditional Use Permit**

VanCon has submitted a conditional use permit application for a temporary concrete batch plant at approximately 1100 West Lark Road. The proposed batch plant is in the Public Facilities (PF) zone, and is a conditional use in the PF zone. The batch plant must meet all requirements in Santaquin City Code (SCC) 10.20.180.H.3.

The site plan (attachment 2) shows where the batch plant will operate, the location of the water tower, the parking location, and the track out location. The area on the site plan showing where the batch plant will be is 594' from the nearest residence, which meets the City Code. The site plan also lists that no structures will be located within 10' of Highway 6 and 20' from Lark Rd., which meets the setback requirements for the PF Zone. The applicant has also submitted a Mitigation Plan (attachment 3) that explains how the applicant plans to control dust and noise. A restoration plan has been submitted and is located on the site plan. Staff has reviewed the plans, and they meet Santaquin City Code Requirement

The Planning Commission responsibility is to review the conditional use, hold a public hearing, and ensure that SCC 10.20.180.H.3 is being followed. The Planning Commission will be the land use authority for the conditional use. The proposed use is not required to get approval from the Development Review Committee. Conditional Use approval will mean the site plan, mitigation plan and reclamation plan are being approved.

## **Findings**

1. The property where the proposed temporary concrete batch plant is located is in the PF Zone.
2. A temporary concrete batch plant is a conditional use in the PF Zone. (SCC 10.20.180.B)
3. The proposed batch plant is meeting all the requirements in SCC 10.20.180.H.3

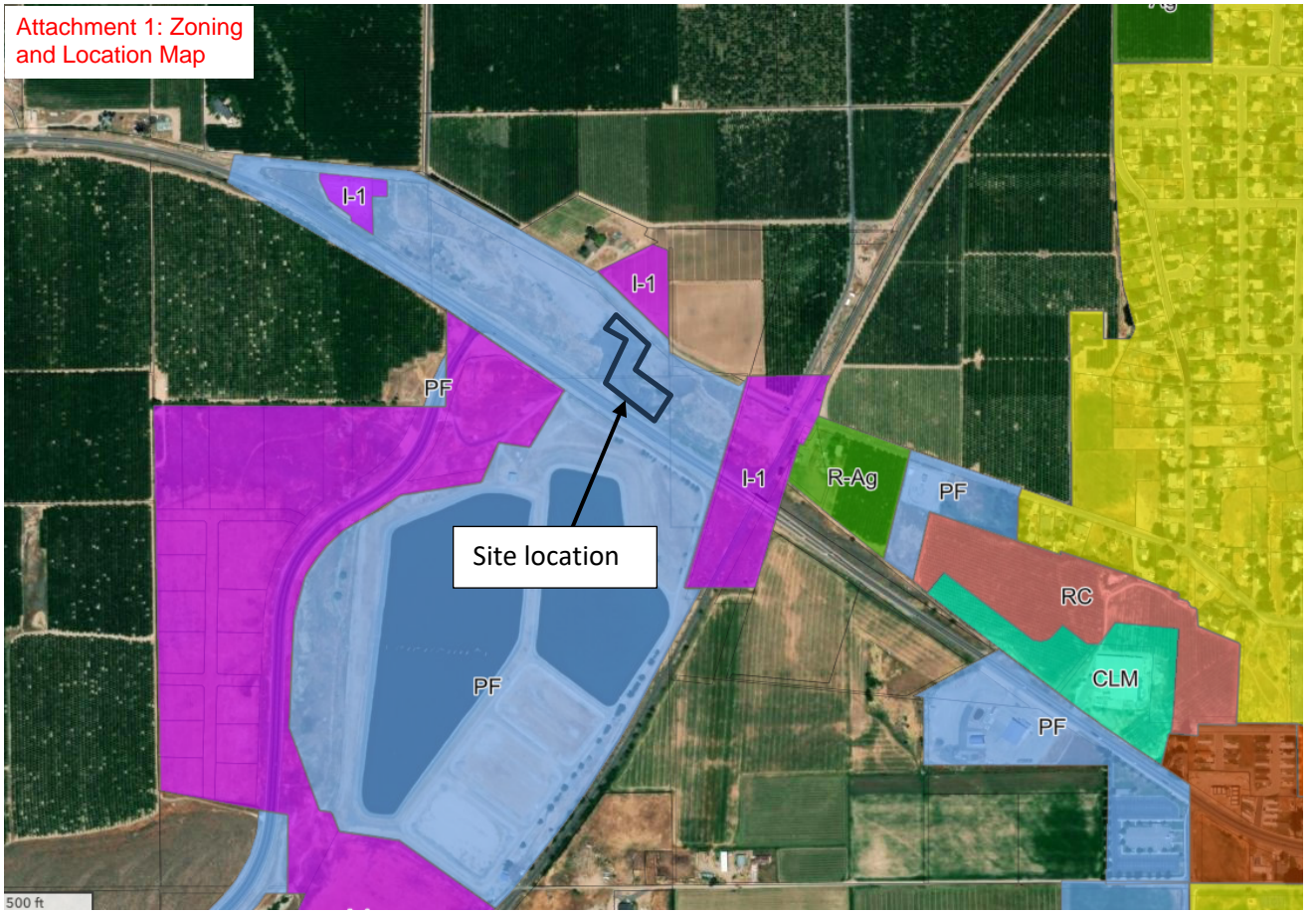
**Motion:** “Motion to approve the conditional use permit for the proposed Van Con temporary concrete batch plant with the following conditions:

1. The temporary concrete batch plant shall follow the requirements in SCC 10.20.180.H.3.
2. The site plan shall be followed. (attachment 2)
3. The mitigation plan shall be followed. (attachment 3).
4. The reclamation plan shall be followed when the temporary batch plant is no longer in operation (attachment 2).

## **Attachments:**

1. Zoning and Location Map
2. Site Plan and Reclamation Plan
3. Mitigation Plan

Attachment 1: Zoning and Location Map



Site location

500 ft





594' from home to nearest structure of batch plant

5 Parking Stalls

No structures in 20' setback against Lark Rd

Water Tower

Trackout

No structures in 10' set back against Highway 6

Batch Plant Operation including - aggregates and concrete washout

Restoration Plan:

- All travel path ruts created by VanCon during the course of construction will be graded and repaired.
- Any excess material produced by VanCon will be removed from the site.
- Any Debris, waste etc. produced by VanCOon will be removed.
- Any infrastructure added for batch plant operation will be decommissioned unless otherwise requested by Santaquin City.

## Concrete Batch Plant Mitigation Plan

This plan is to discuss mitigation for the temporary concrete batch plant to be used for the CUWCD Santaquin Reach Project.

### Dust Control:

- Set up SWPPP for Batch Site location with appropriate agencies.
- Sand & Gravel needed for the batch plant will be hauled into the site and will be watered regularly to minimize air born dust.
  - During wind/atmospheric events more effort will be added to minimize dust.
- Roads being utilized to haul sand & gravel to the site will be water using a water truck to dampen the roadway and minimize dust.
- Concrete Powder used will be stored in approved storage facilities not limited to the following:
  - Batch Plant Bag House
  - Powder Bulker Trailer
  - Concrete Storage Guppie
- Concrete Powder uses air to blow off from the bulker trailer to the Batch Plant Bag house, VanCon inspects the plant daily and at times this blowing off appears to be dust, but it is not.
  - When blowing off, VanCon will control the rate to blowing off depending on atmospheric conditions to minimize air born cement powder dust getting into the air.

### Noise:

- The portable batch plant utilizes 3 phase power to run and is always preferable to have temporary power connections to minimize sound, however, if 3 phase power is not readily available a generator is required. It is best to utilize sound attenuation generators.
- Batch Plant, Conveyor, and Hot Water Heater all require power to operate.
- Noise is greatly reduced when on temporary power. It is anticipated that temporary power will be used for the project.
- Standard Operating Times will be during Santaquin City Construction working hours Monday – Saturday. Sunday operation would be on a case-by-case basis and would be approved prior to doing.
- Nighttime operation of the batch plant is not anticipated for the project, however, if needed, VanCon would seek proper permitting with Santaquin City and provide ample time.

### Traffic/Appearance:

- The batch plant stands in the air like a 2-story building during operation and looks this way until it is removed.
- Delivery of Sand & Gravel, Concrete Powder, processing, and delivery is an ongoing process and heavy truck traffic is consistent during the entire process.
- Security is a high priority to ensure public safety by locking up equipment, making it inaccessible as much as possible.

# MEMORANDUM



To: Planning Commission  
 From: Ryan Harris, Senior Planner  
 Date: March 8, 2024  
 RE: **Quick Quack Car Wash Conditional Use Permit**

Lonestar Builders submitted a conditional use permit application for a Quick Quack Car Wash at 78 North 500 East. The proposed carwash is in the Interstate Commercial (C-1) Zone, and carwashes are a conditional use within this zone.

Conditional uses are looked at as permitted uses, and conditions can be added to help reduce any negative impacts from the site. Any added conditions need to be listed in the Santaquin City Code, and there are no requirements for car washes in the City Code. The conditional use code (SCC 10.24.060) lists some general factors that can be considered for conditional uses.

The Planning Commission is responsible for reviewing the conditional use and holding a public hearing. It will be the land use authority for the use (carwash) on the property. However, it is not the Planning Commission's responsibility to review the site plan and ensure the site meets City Code. The Development Review Committee (DRC) is the land use authority for the site plan. The DRC will review the site plan to ensure all city codes are being followed. The proposed site plan (attachment 2) has not been reviewed by staff or DRC. This review will happen after the conditional use permit is approved.

After the conditional use is approved, the applicant will need to get site plan approval from the Development Review Committee and meet all Santaquin city codes, standards, specifications, etc., before a building permit can be issued. A business license will also be required.

## **Findings:**

1. The proposed Quick Quack Carwash is located in the Interchange Commercial (C-1) Zone.
2. A carwash is a conditional use in the C-1 Zone. (SCC 10.20.120.C)
3. There are no code requirements in Santaquin City Code for carwashes.

**Motion:** "Motion to approve the conditional use permit for the proposed Quick Quack Carwash at 78 N 500 E with the following conditions:

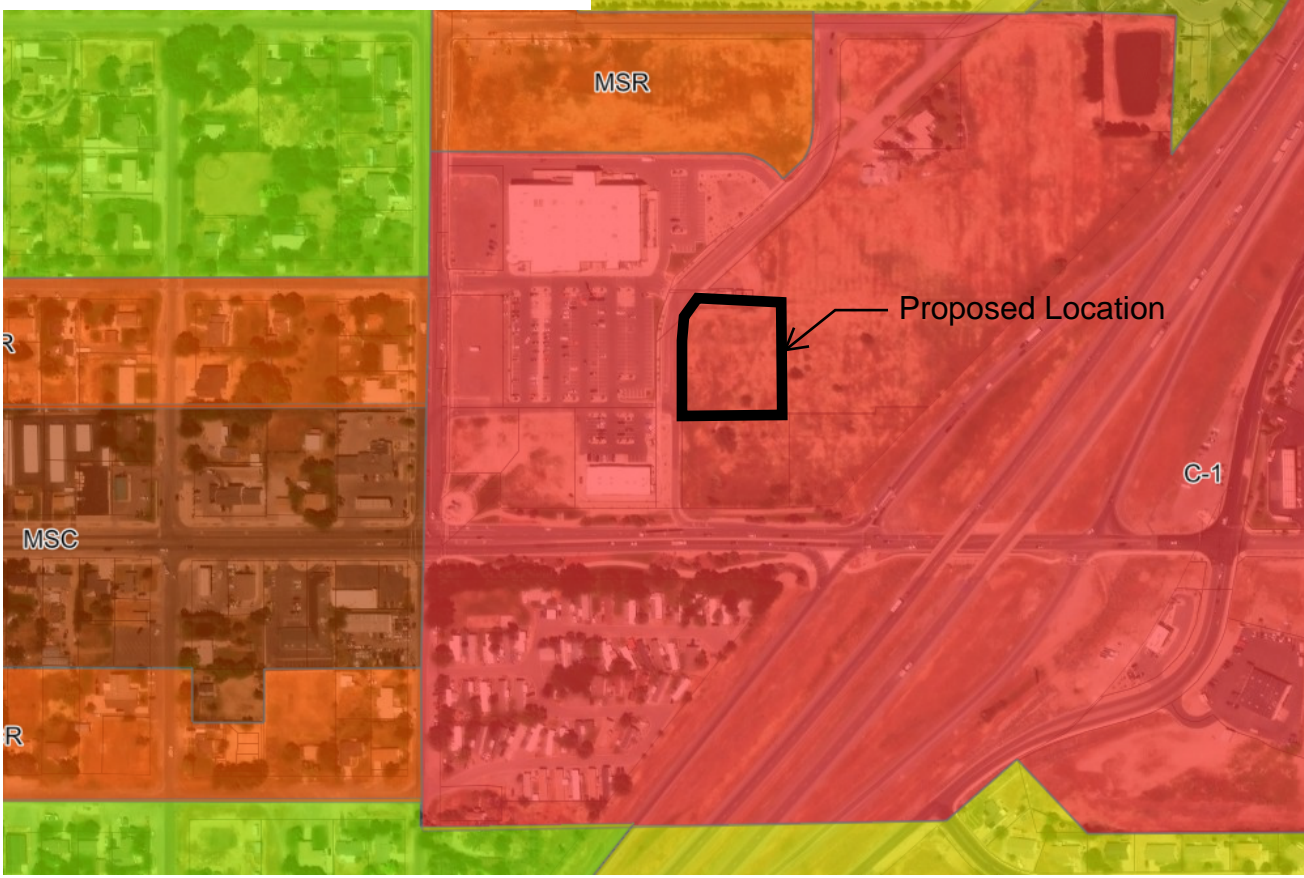
1. The applicant completes the City's site plan process, including DRC and ARC reviews.
2. All Santaquin City Code, standards and specifications be met.
3. A business license be obtained before operation.

## **Attachments:**

1. Zoning and Location Map
2. Site Plan



# Attachment 1: Zoning and Location Map



MSR

Proposed Location

MSC

C-1





PROJECT ENGINEER:  
LARVIN POLLOCK  
ELEVATE ENGINEERING  
2208 WEST 700 SOUTH  
SPRINGVILLE, UT 84663  
(801) 718-5993  
LARVIN@ELEVATEENG.COM

# LEGEND

LOT LINES (PROPERTY)	---
EXISTING CURB AND GUTTER	====
PROPOSED CURB AND GUTTER	=====
STRIPING	
BUILDING SETBACK	----
LANDSCAPE SETBACK	- - - -
EXISTING BUILDING	_____
EXISTING FENCE	- x -
TOP BACK OF CURB	TBC
FINISHED FLOOR ELEVATION	FFE
LANDSCAPE AREA	[Pattern]
CONCRETE AREA	[Pattern]
CANOPY	[Pattern]

**SITE DATA**

LOT AREA:	58,811	SF (1.35 ACRES)
BUILDING AREA:	4,081	SF ± 6.9%
PAVEMENT AREA:	37,507	SF ± 63.8%
LANDSCAPE AREA:	17,223	SF ± 29.3%

ZONING: C-1 (GENERAL COMMERCIAL)  
CONDITIONAL USE  
PARCEL ID#: 517170008

**BUILDING DATA**

CONSTRUCTION TYPE: V-B  
SPRINKLERS: NO  
SETBACKS:  
FRONT=10 FEET  
REAR=10 FEET  
SIDE=10 FEET

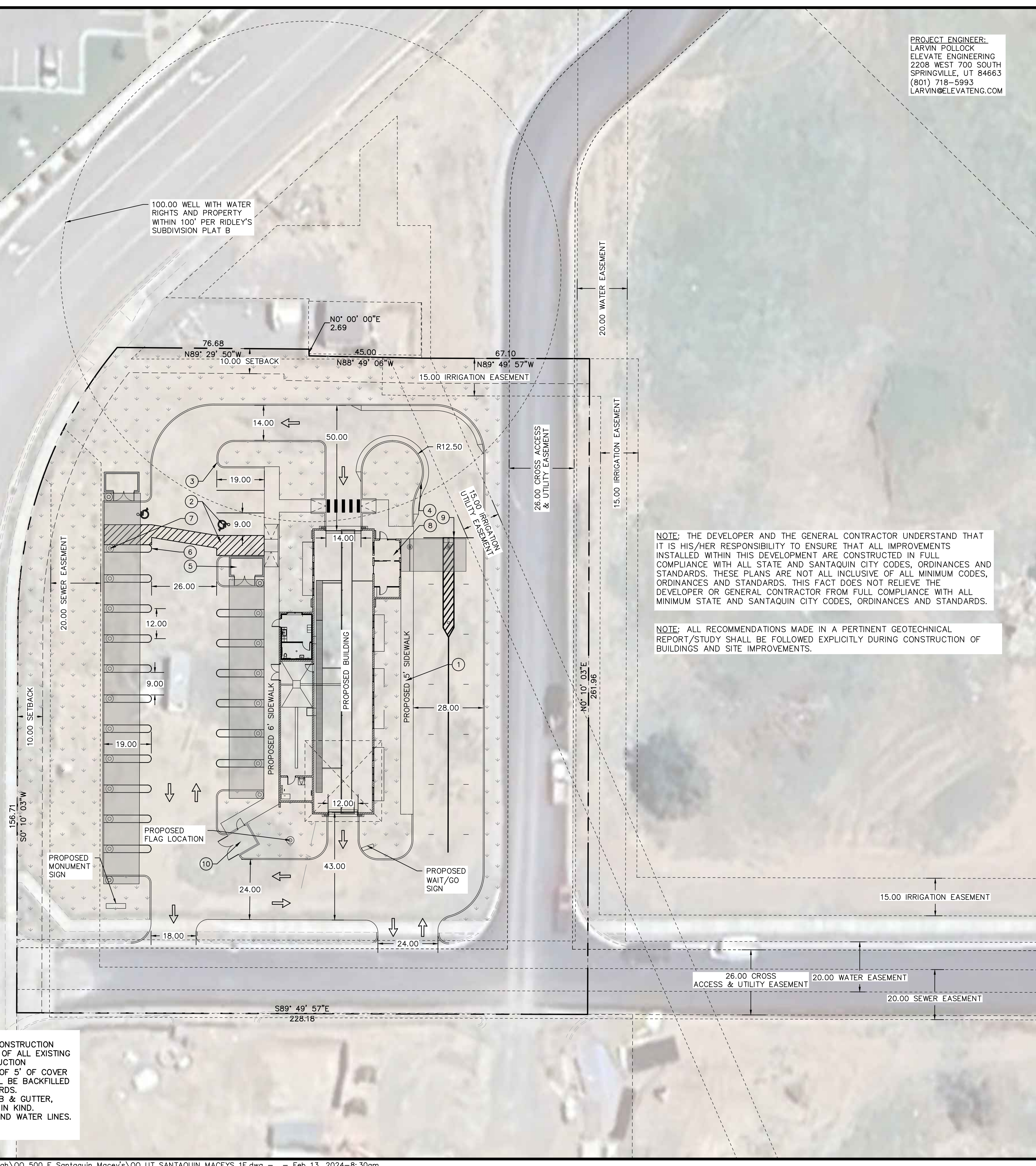
**PARKING TABULATION**

REQUIRED:	5 STALLS PER 1,000 SF
PROVIDED:	3 STALLS
	1 ADA STALL
VACUUM STALLS:	19 STALLS
TUNNEL LENGTH:	114 FEET
STACKING:	14 STALLS

- NOTES:**
- PROPOSED 5' SIDEWALK PER DRAWING NO. CG5. SEE SHEET C-5 FOR DETAILS.
  - ALL HANDICAP STALLS AND RAMPS TO BE INSTALLED PER DRAWING NO. CG1. SEE SHEET C-5 FOR DETAILS.
  - PROPOSED CURB & GUTTER TYPE E PER DRAWING NO. CG4. SEE SHEET C-5 FOR DETAILS.
  - PROPOSED CURB TYPE P PER DRAWING NO. CG4. SEE SHEET C-5 FOR DETAILS.
  - CONSTRUCT VACUUM ENCLOSURE WITH CONCRETE PAD AND APRON. INSTALL OWNER PROVIDED VACUUM EQUIPMENT, UNDERGROUND TRUNK LINES, PIPING, ETC. COORDINATE WITH ARCHITECTURAL PLANS.
  - PAINT 4" SOLID YELLOW PAINT STRIPE AS SHOWN (TYPICAL).
  - INSTALL OWNER PROVIDED "TOMMY BALL" PLANTERS/GARBAGE RECEPTACLE (TYPICAL). COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILS.
  - INSTALL OWNER PROVIDED PAY STATIONS WITH CANOPY. COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILS.
  - INSTALL OWNER PROVIDED GATES AND LOOP DETECTION SYSTEM. COORDINATE TIMING OF INSTALLATION PRIOR TO CONSTRUCTION OF PAVEMENT. SEE ARCHITECTURAL PLANS FOR DETAILS.
  - PROPOSED DUMPSTER LOCATION. SEE SHEET C-5 FOR DETAILS.

SCALE: 1" = 20'

0 10 20 30 40 60



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

NOTE: ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

- GENERAL NOTES:**
- CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
  - CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
  - ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER
  - ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
  - ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
  - SEE UTILITY PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
  - ALL WORK TO BE ACCORDING TO CITY STANDARDS.

REVISIONS

NO.	DATE	BY

ELEVATE ENGINEERING  
2208 WEST 700 SOUTH  
SPRINGVILLE, UT 84663  
PHONE: (801) 718-5993  
larvin@elevateeng.com

**ELEVATE ENGINEERING**

QUICK QUACK SANTAQUIN 500 EAST  
SITE PLAN  
78 N 500 E, SANTAQUIN UT 84665

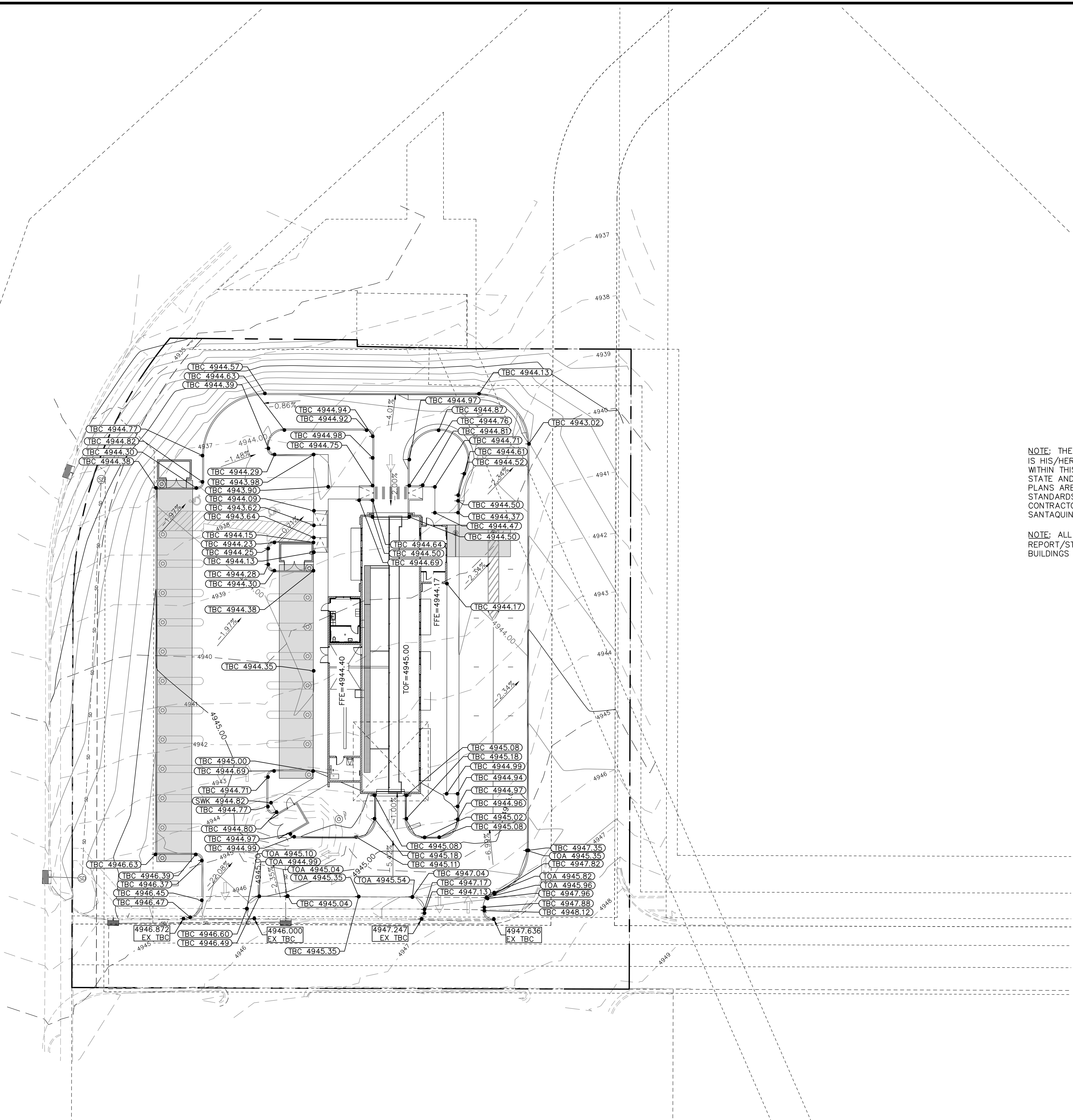
PROFESSIONAL ENGINEER  
1/13/2024  
10864737  
LARVIN POLLOCK  
STATE OF UTAH

SHEET: C-1  
DATE: Feb 13, 2024



# LEGEND

LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
PROPOSED STORM DRAIN LINE	
EXISTING STORM DRAIN LINE	
GRADE BREAK	
FINISH GRADE CONTOUR LINES	
EXISTING GRADE CONTOUR LINES	
FINISH GRADE SLOPE	
GRADE BREAK	GB
INVERT ELEVATION	IE
TOP OF GRATE	TOG
TOP OF ASPHALT	TA
TOP BACK OF CURB	TBC
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
BACK OF SIDEWALK	BOW
EDGE OF ASPHALT	EOA
TOP OF FOUNDATION	TOF

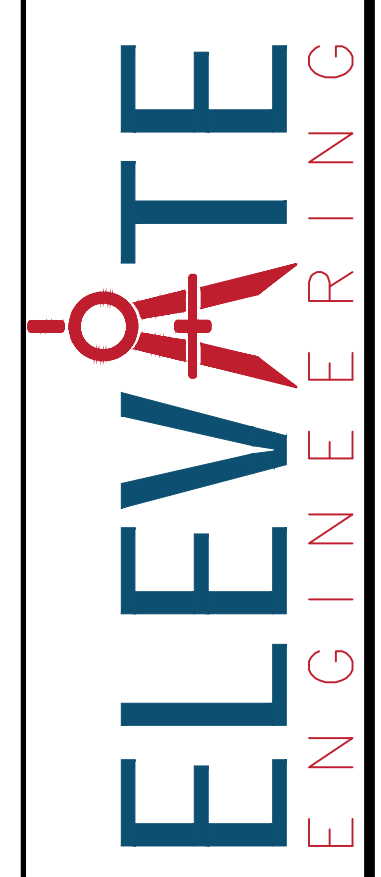


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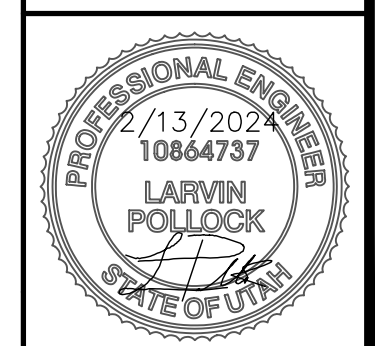
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NO.	REVISIONS	BY	DATE

ELEVATE ENGINEERING  
 2208 WEST 700 SOUTH  
 SPRINGVILLE, UT 84663  
 PHONE: (801) 718-5993  
 info@elevateeng.com



QUICK QUACK SANTAQUIN 500 EAST  
 GRADING PLAN  
 78 N 500 E, SANTAQUIN UT 84655



SHEET: C-2  
 DATE: Feb 13, 2024

CALL BEFORE YOU DIG  
 800 485 5711

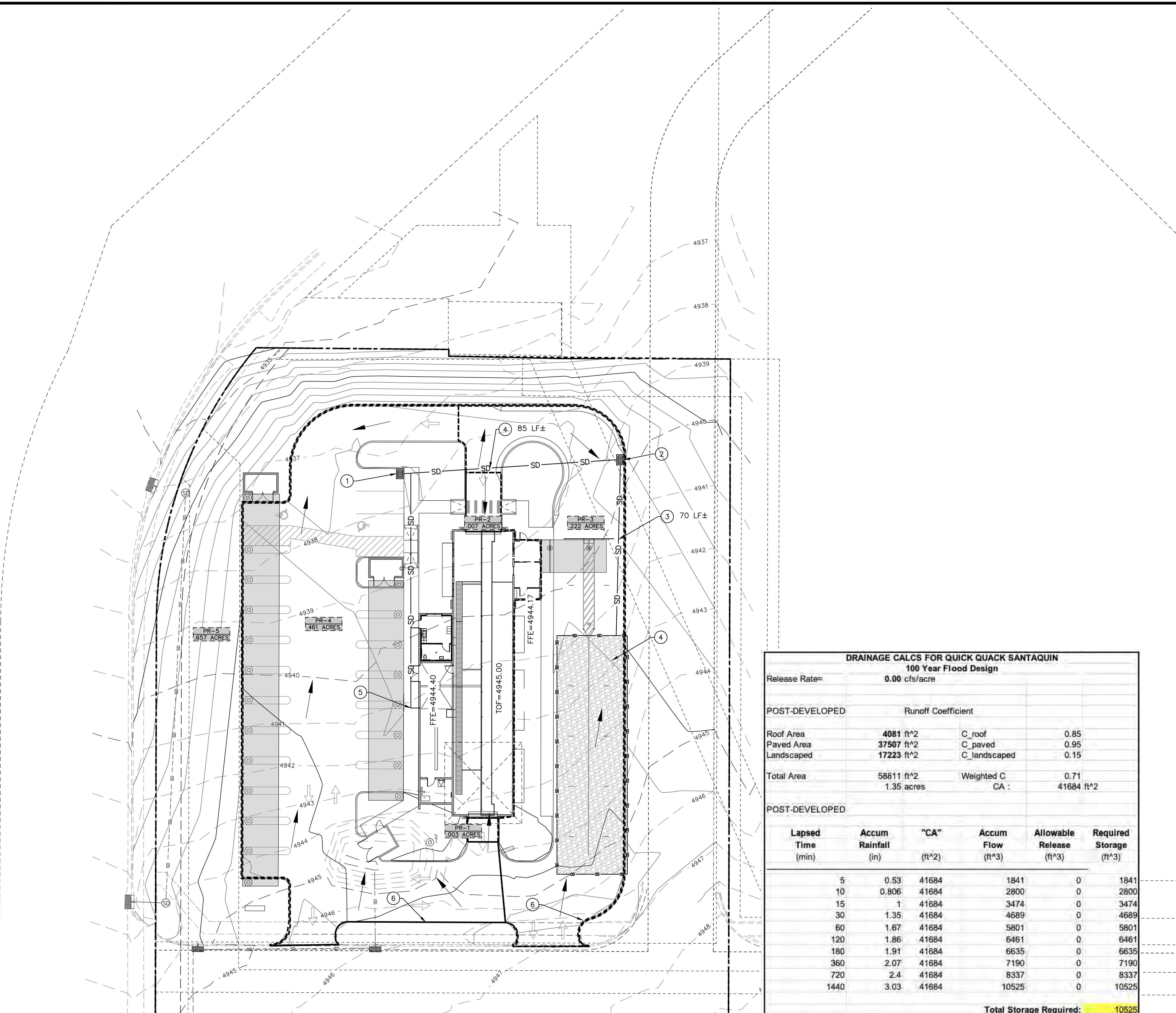
SCALE: 1" = 20'



# LEGEND

LOT LINES (PROPERTY)	---
EXISTING CURB AND GUTTER	====
PROPOSED CURB AND GUTTER	=====
PROPOSED STORM DRAIN LINE	—SD—SD—SD—
EXISTING STORM DRAIN LINE	- -SD - -SD - -SD -
GRADE BREAK	---GRADE BREAK---
FINISH GRADE CONTOUR LINES	~4960~
EXISTING GRADE CONTOUR LINES	~(4960)~
DRAINAGE FLOW ARROWS	→
GRADE BREAK	GB
INVERT ELEVATION	IE
TOP OF GRATE	TOG
TOP OF ASPHALT	TA
TOP BACK OF CURB	TBC
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
BACK OF SIDEWALK	BOW
EDGE OF ASPHALT	EOA
TOP OF FOUNDATION	TOF

- DESIGN NOTES:**
- INSTALL CURB INLET BOX PER APWA 315. SEE SHEET C-6 FOR DETAILS.  
RIM=4943.47  
IE=4940.42
  - INSTALL CURB INLET BOX PER APWA 315. SEE SHEET C-6 FOR DETAILS.  
RIM=4942.52  
IE=4939.52
  - INSTALL 12" ADS PIPE @ 0.50% MINIMUM SLOPE
  - INSTALL 28'X95' RTANK SYSTEM FOR 10,613 CF OF STORM WATER STORAGE CAPACITY.  
TOP OF TANK EL=4944.53  
BOTTOM OF TANK EL=4939.17
  - INSTALL 6" PVC PIPE TO CONNECT TO ONSITE STORM NETWORK.
  - ALL RETAINING WALLS TO BE ENGINEERED AND CONSTRUCTED BY OTHERS



**DRAINAGE CALCS FOR QUICK QUACK SANTAQUIN**  
100 Year Flood Design

Release Rate= 0.00 cfs/acre

POST-DEVELOPED Runoff Coefficient			
Roof Area	4081 ft <sup>2</sup>	C <sub>roof</sub>	0.85
Paved Area	37507 ft <sup>2</sup>	C <sub>paved</sub>	0.95
Landscaped	17223 ft <sup>2</sup>	C <sub>landscaped</sub>	0.15
Total Area	58811 ft <sup>2</sup>	Weighted C	0.71
	1.35 acres	CA	41684 ft <sup>2</sup>

Lapsed Time (min)	Accum Rainfall (in)	"CA" (ft <sup>2</sup> )	Accum Flow (ft <sup>3</sup> )	Allowable Release (ft <sup>3</sup> )	Required Storage (ft <sup>3</sup> )
5	0.53	41684	1841	0	1841
10	0.806	41684	2800	0	2800
15	1	41684	3474	0	3474
30	1.35	41684	4689	0	4689
60	1.67	41684	5801	0	5801
120	1.86	41684	6461	0	6461
180	1.91	41684	6635	0	6635
360	2.07	41684	7190	0	7190
720	2.4	41684	8337	0	8337
1440	3.03	41684	10525	0	10525

**Total Storage Required: 10525**

**VOLUME PROVIDED IN R-TANK**

28'X95' R-Tank Area (ft <sup>2</sup> )	Void Ratio	Depth (ft)	Volume/LF (ft <sup>3</sup> )/LF	Total Volume (ft <sup>3</sup> )
2660	0.95	4.2	2527.00	10613.40
Total Individual R-TANK Volume=				10613
Number of R-TANK Systems				1
Total Volume Provided Within R-TANK Systems				10613

NO.	REVISIONS	BY	DATE

**ELEVATE ENGINEERING**  
 2208 WEST 700 SOUTH  
 SPRINGVILLE, UT 84663  
 PHONE: (801) 718-5993  
 info@elevateeng.com

**ELEVATE ENGINEERING**

QUICK QUACK SANTAQUIN 500 EAST  
 DRAINAGE PLAN  
 78 N 500 E, SANTAQUIN UT 84655

SHEET: **C-3**  
 DATE: Feb 13, 2024



# LEGEND

PROPERTY/ROW LINE	---
EXISTING CURB AND GUTTER	====
PROPOSED CURB AND GUTTER	====
PROPOSED STORM DRAIN LINE	---SD---SD---SD---
EXISTING STORM DRAIN LINE	---SD---SD---SD---
PROPOSED SEWER LINE	---SS---SS---SS---
EXISTING SEWER LINE	---SS---SS---SS---
PROPOSED WATER LINE	---W---W---
EXISTING WATER LINE	---W---W---
INVERT ELEVATION	IE
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
TOP OF FOUNDATION	TOF

### DESIGN NOTES:

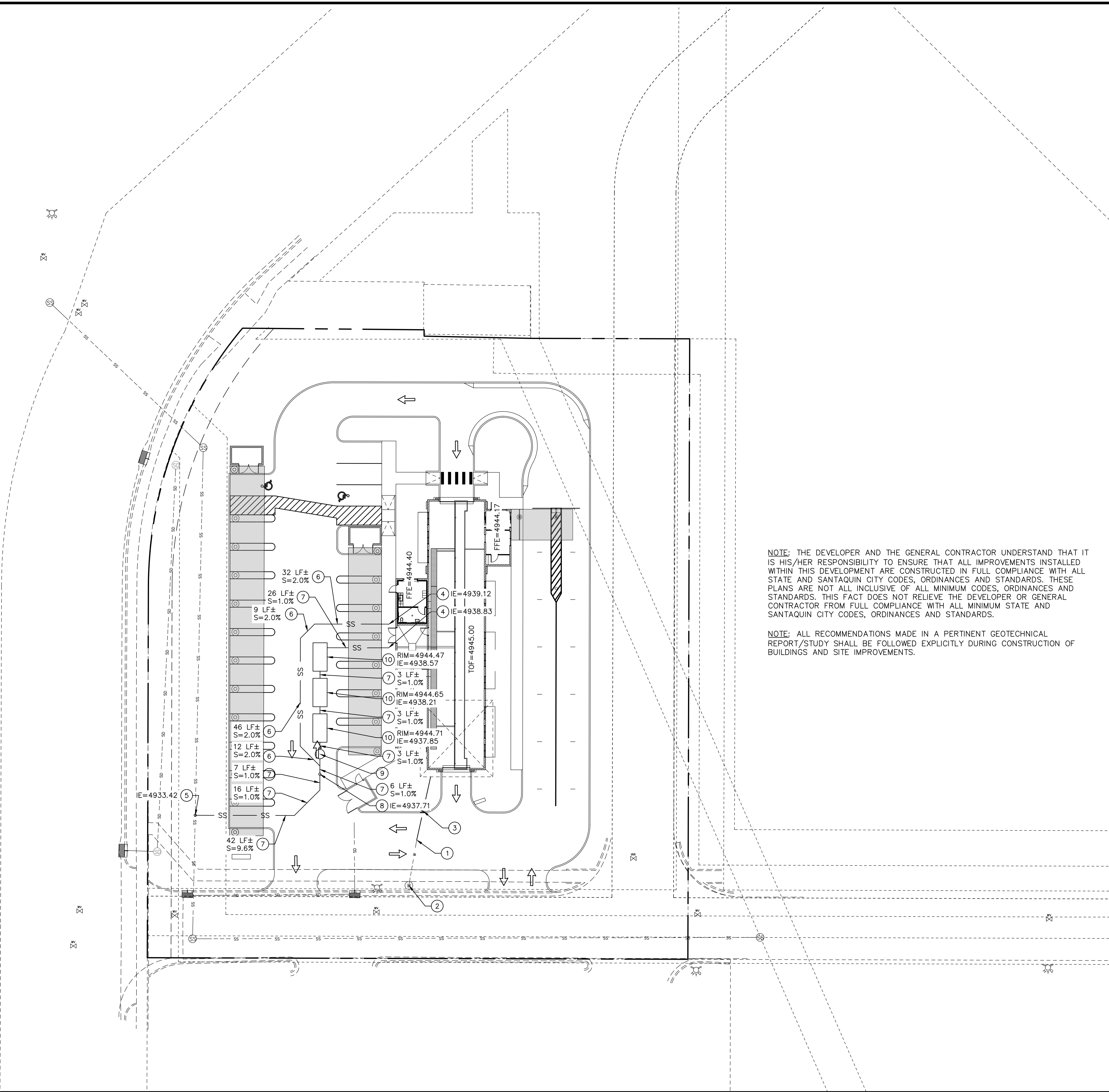
- ① CONNECT TO EXISTING WATER LATERAL PER CITY STANDARDS
- ② EXISTING 2" WATER METER.
- ③ INSTALL 2" POLY WATER LINE PER CITY STANDARDS.
- ④ END ALL UTILITIES 5' FROM BUILDING, SEE PLUMBING PLANS FOR CONTINUATION.
- ⑤ CONNECT TO EXISTING SEWER MAIN PER APWA PLAN 431. SEE SHEET C-5 FOR DETAILS. CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO ANY CONSTRUCTION.
- ⑥ INSTALL 4" PVC SDR-35 SEWER PIPE AT 2% MIN. SLOPE.
- ⑦ INSTALL 6" PVC SDR-35 SEWER PIPE AT 1% MIN. SLOPE.
- ⑧ INSTALL 6" CLEANOUT.
- ⑨ INSTALL 48" SANITARY SEWER SAMPLING MANHOLE PER APWA PLAN 411. SEE SHEET C-5 FOR DETAILS.  
RIM=4944.72  
IE IN=4937.82  
IE OUT= 4937.74
- ⑩ INSTALL 1500 GAL. GREASE INTERCEPTOR/RECLAIM TANKS. INSTALL 3' OF 6" PVC SDR-35 SEWER PIPE AT 1% MIN. SLOPE BETWEEN TANKS. COORDINATE WITH PLUMBING PLANS FOR DETAILS.

### GENERAL NOTES:

1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
3. ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER
4. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
5. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
6. SEE GRADING AND DRAINAGE PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
7. ALL WORK TO BE ACCORDING TO CITY STANDARDS.

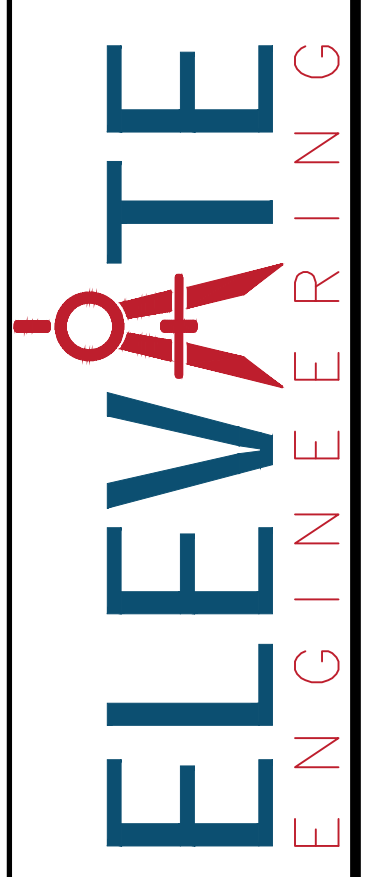
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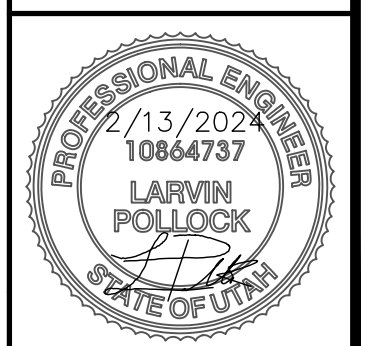


NO.	REVISIONS	BY	DATE

ELEVATE ENGINEERING  
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 SPRINGVILLE, UT 84663  
 PHONE: (801) 718-5993  
 elevateng.com



QUICK QUACK SANTAQUIN 500 EAST  
 UTILITY PLAN  
 78 N 500 E, SANTAQUIN UT 84655



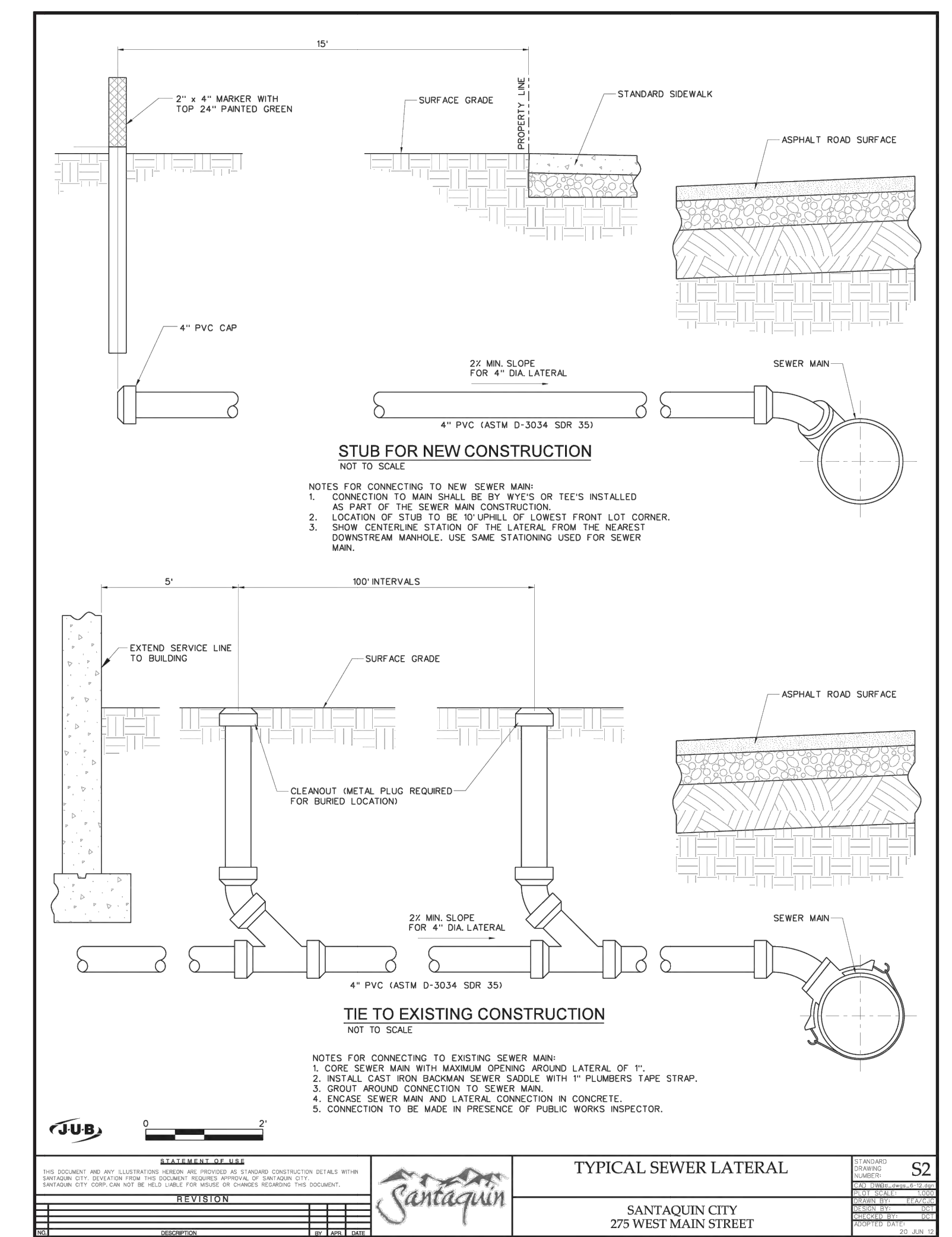
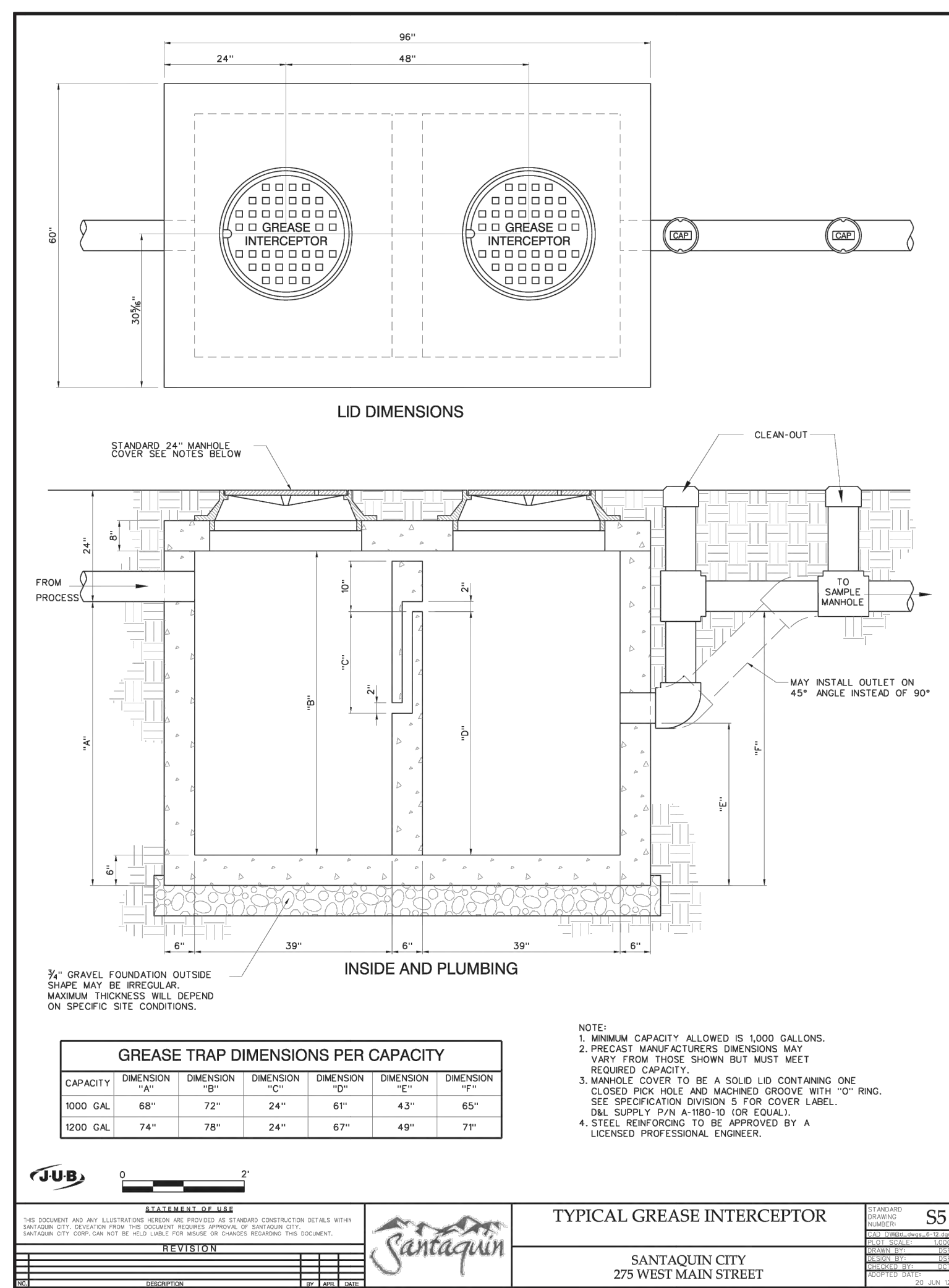
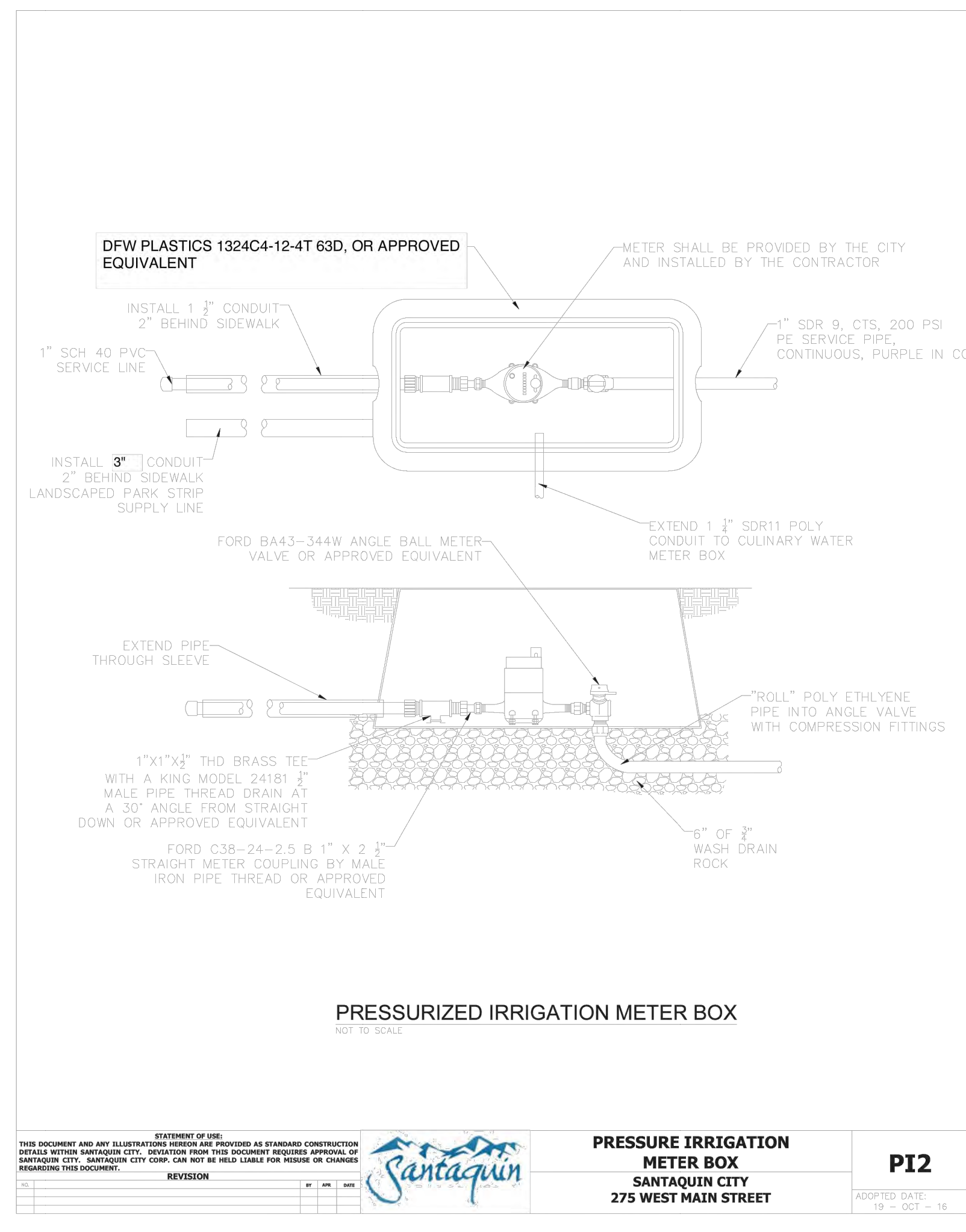
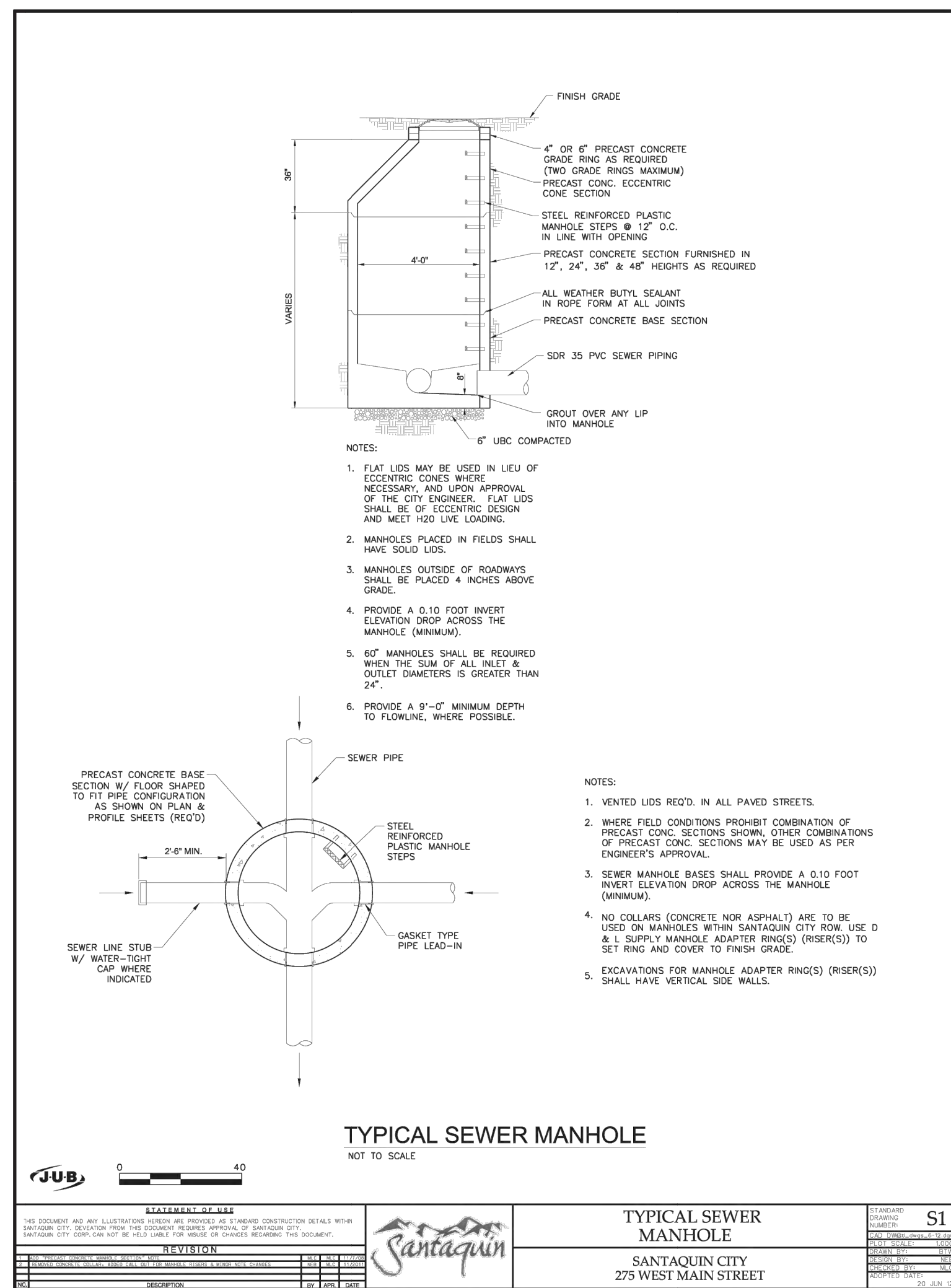
SHEET:  
**C-4**  
 DATE:  
 Feb 13, 2024

SCALE: 1" = 20'  
 0 10 20 30 40 60









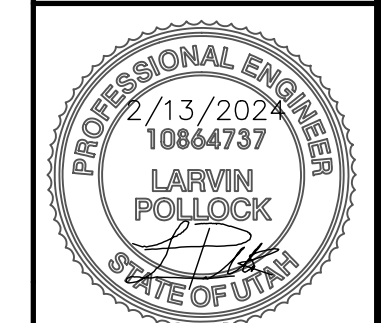
NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP  
DESIGNER: JM

**ELEVATE ENGINEERING**  
2208 WEST 700 SOUTH  
SPRINGVILLE, UT 84603  
PHONE: 801-770-5993  
levateengineering.com

**ELEVATE ENGINEERING**

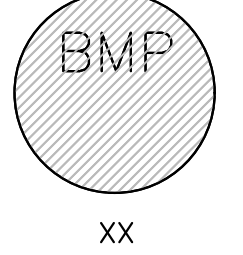
QUICK QUACK SANTAQUIN 500 EAST  
UTILITY DETAILS  
78 N 500 E, SANTAQUIN UT 84655



SHEET: C-6  
DATE: Feb 13, 2024



# LEGEND

PROPERTY/ROW LINE	---
EXISTING CURB AND GUTTER	====
PROPOSED CURB AND GUTTER	=====
PROPOSED STORM DRAIN LINE	—SD—SD—SD—
EXISTING STORM DRAIN LINE	--SD--SD--SD--
EXISTING SEWER LINE	--SS--SS--SS--
EXISTING WATER LINE	--W--W--W--
EXISTING CONTOUR LINE	-(-2732)-
FINISHED CONTOUR LINE	—21.00—
EXISTING FENCE	—x—
SILT FENCE	—SILT FENCE—
CLEAN OUT BOX	□
BEST MANAGEMENT PRACTICE SEE BEST MANAGEMENT PRACTICE INDEX AND SHEET C-8 FOR DETAILS	

- NOTES
- DURING CONSTRUCTION
- ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (ONCE A WEEK) AND AFTER EVERY STORM EVENT
  - LAND DISTURBANCE SHALL BE KEPT TO MINIMUM TO CONTROL RUNOFF FROM THE SITE
  - LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE
  - STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS
  - AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION
  - MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS.
  - CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.
  - A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY

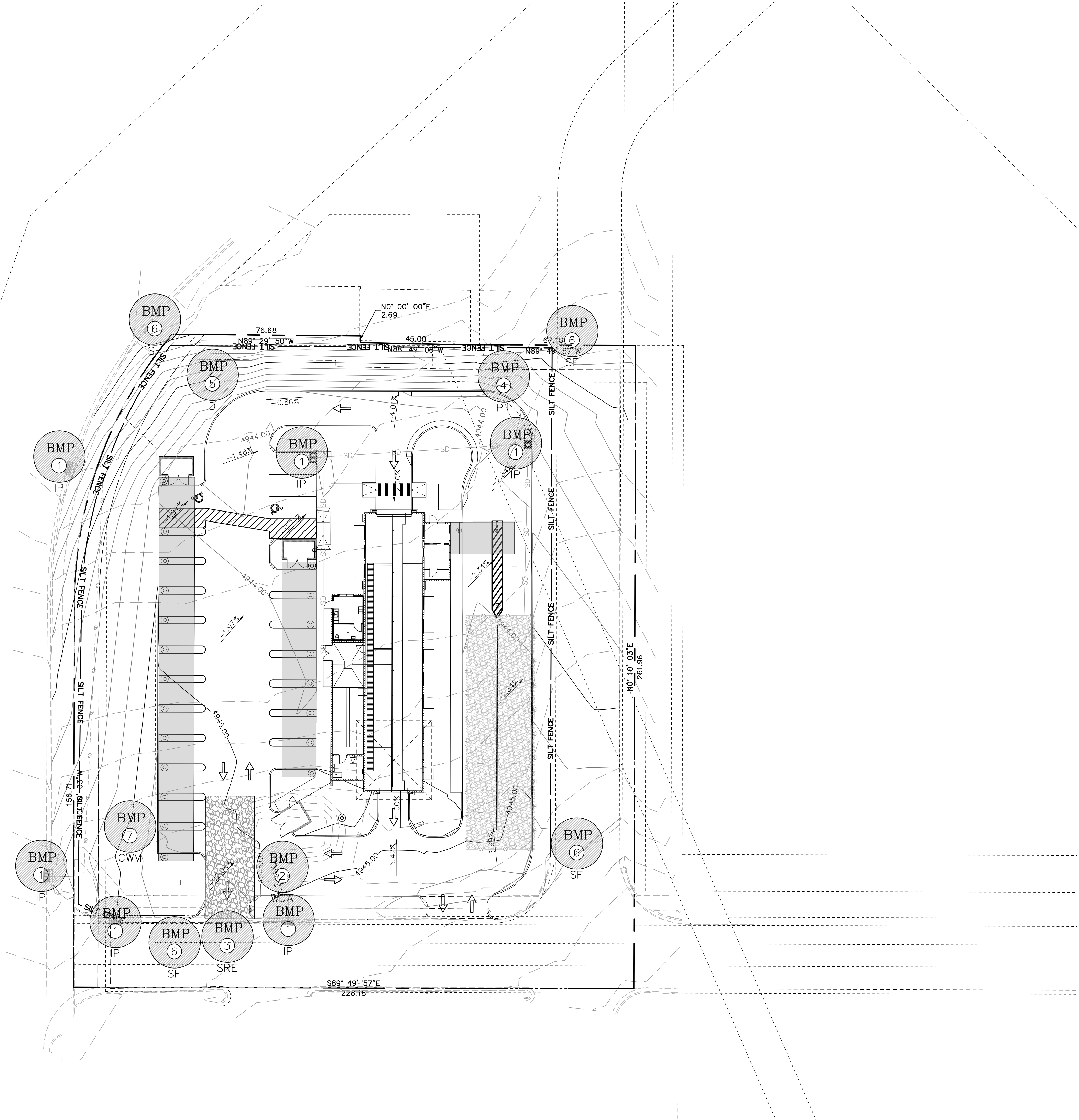
BEST MANAGEMENT PRACTICE INDEX


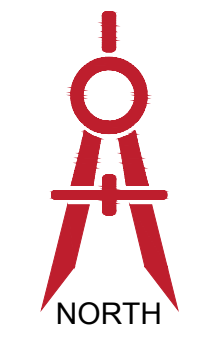
1	IP	INLET PROTECTION
2	WDA	EQUIPMENT AND VEHICLE WASH DOWN AREA
3	SRE	STABILIZED ROADWAY ENTRANCE
4	PT	PORTABLE TOILET
5	D	DUMPSTER LOCATION
6	SF	SILT FENCE
7	CWM	CONCRETE WASTE MANAGEMENT

ADDITIONAL BMP's TO BE ONSITE:

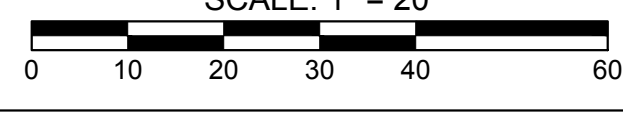
- SPILL CLEANUP
- VEHICLE & EQUIPMENT FUELING

SEE SHEET C-8 FOR BMP DETAILS



SCALE: 1" = 20'



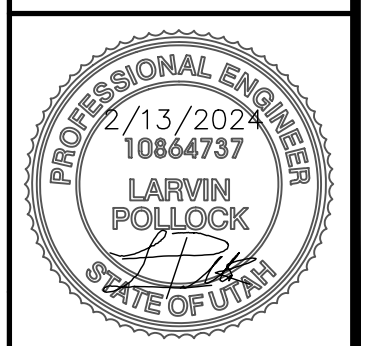
NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP  
DESIGNER: JM

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ENGINEERING

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lev@elevateeng.com

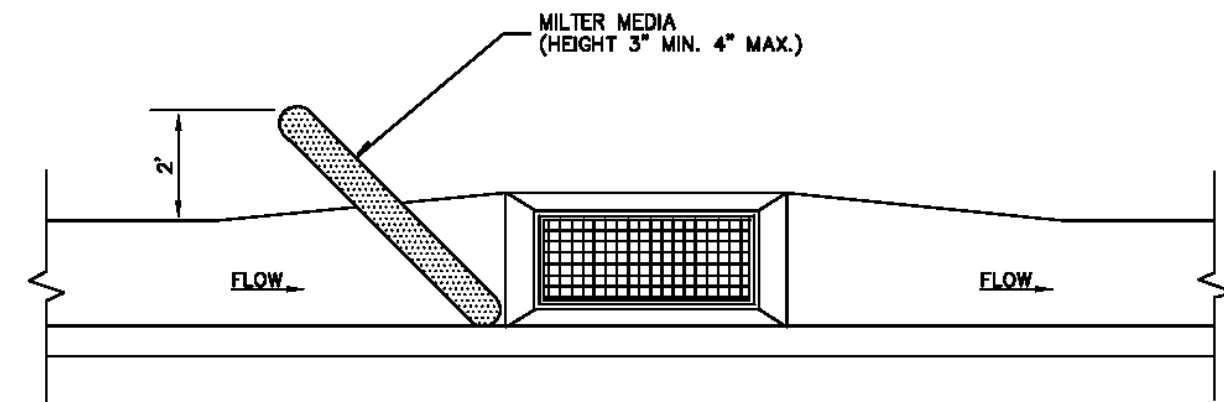
QUICK QUACK SANTAQUIN 500 EAST  
SWPPP PLAN  
78 N 500 E, SANTAQUIN UT 84655



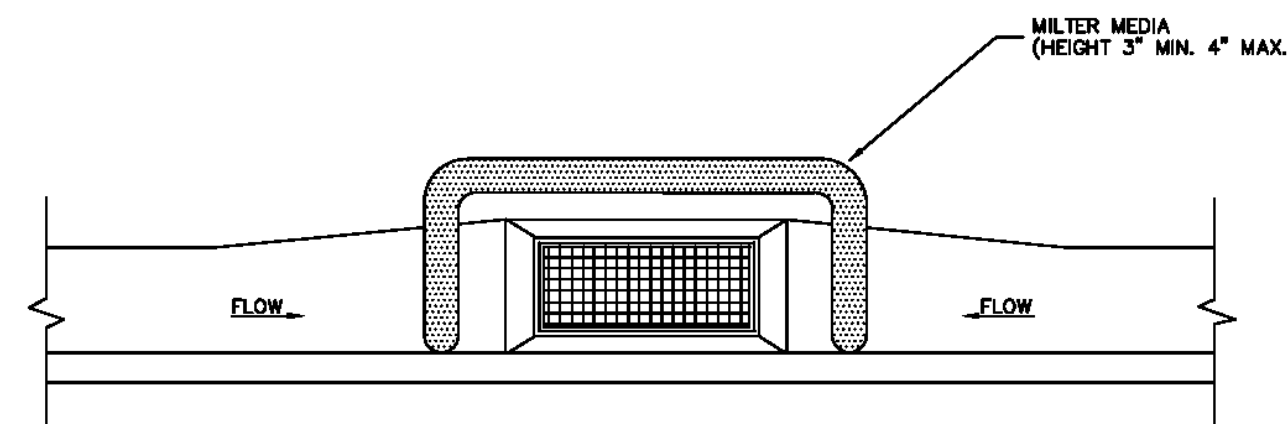
SHEET:  
**C-7**  
DATE:  
Feb 13, 2024



NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



**ON-GRADE INLET PROTECTION DETAIL**



**DROP INLET PROTECTION DETAIL**

**Inlet protection - gravel sock**

Plan No. **124**

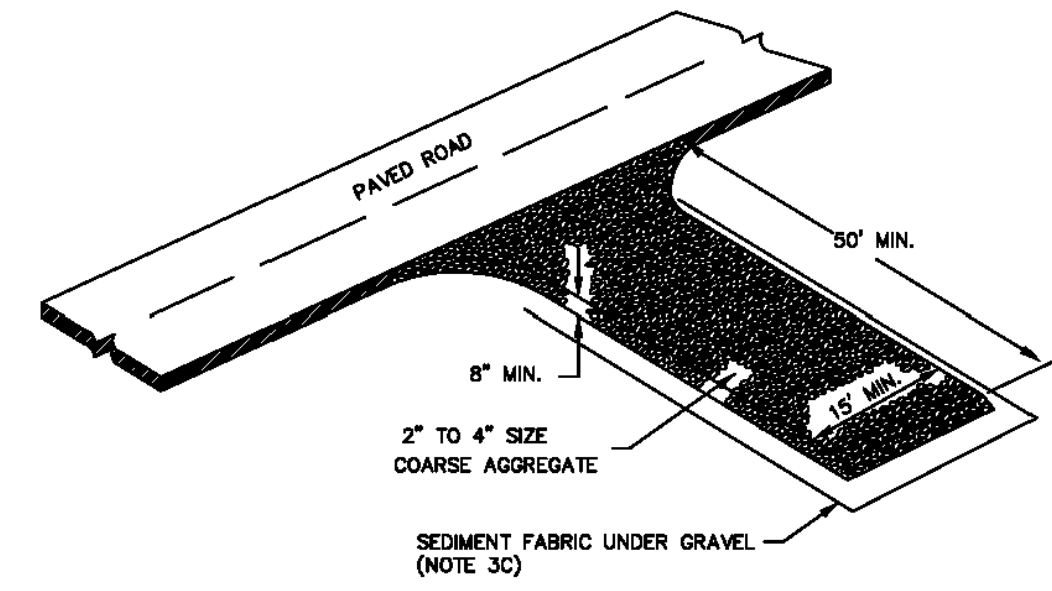
September 2006 11 Drawing 1 of 3

**Inlet protection - gravel sock**

- DESCRIPTION: Placement of gravel sock on grade upstream of, or in front of storm drain inlets to filter or pond water runoff
- APPLICATION: At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.
- INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
  - On-grade inlet protection:
    - On-grade inlet protection should be used when completely blocking a storm drain inlet box would result in forcing water further downstream would cause flooding or other undesirable results.
    - Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
    - Install filter media just upstream of the inlet box.
    - Filter media shall butt tightly against the face of the curb and angle at approximately a 45 degree angle away from the curb to trap runoff between the media and the curb.
    - Excessive flows will flow either over or around the filter media and into the inlet box.
    - Expect ponding behind the filter media.
  - Drop inlet protection:
    - Drop inlet protection should be used at low points in the curb and when diverting flows further downstream will not cause undesirable results.
    - Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
    - Install filter media around the entire perimeter of the inlet grate.
    - Filter media shall butt tightly against the face of the curb on both sides of the inlet grate.
    - Excessive flows will either flow around the media or over the top and into the inlet box.
    - Expect ponding around the inlet box.
- MAINTENANCE:
  - Inspect inlet protection after every large storm event and at a minimum of once monthly.
  - Remove sediment accumulated when it reaches 2 inches in depth.
  - Replace filter medium when damage has occurred or when medium is no longer functioning as intended.

10

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



**Stabilized roadway entrance**

Plan No. **126**

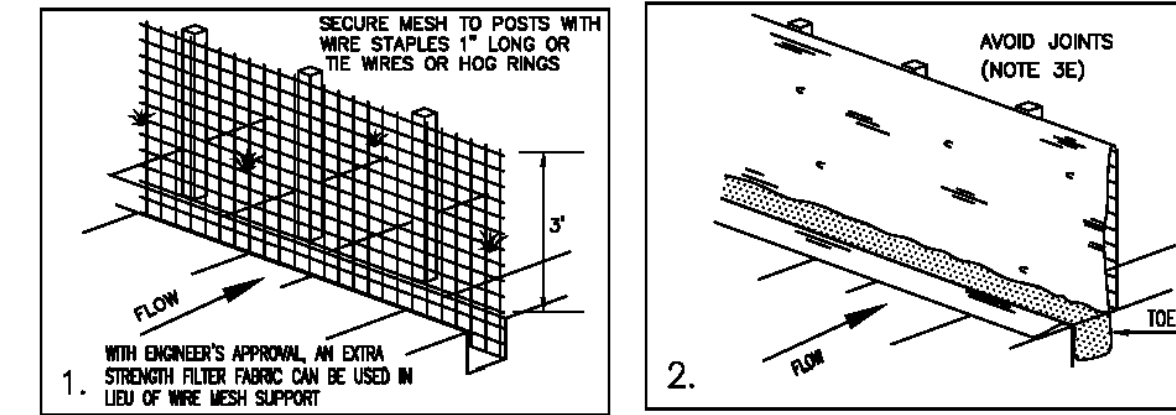
February 2006 19

**Stabilized roadway entrance**

- DESCRIPTION: A temporary stabilized pad of gravel for controlling equipment and construction vehicle access to the site.
- APPLICATION: At any site where vehicles and equipment enter the public right of way.
- INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
  - Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
  - Compact subgrade.
  - Place filter fabric under stone if desired (recommended for entrance area that remains more than 3 months).
- MAINTENANCE:
  - Requires periodic top dressing with additional stones.
  - Prevent tracking or flow of mud into the public right-of-way.
  - Periodic top dressing with 2 inches stone may be required, as conditions demand, and repair any structures used to trap sediments.
  - Inspect daily for loss of gravel or sediment buildup.
  - Inspect adjacent areas for sediment deposit and install additional controls as necessary.
  - Expand stabilized area as required to accommodate activities.

18

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



**Silt fence**

Plan No. **122**

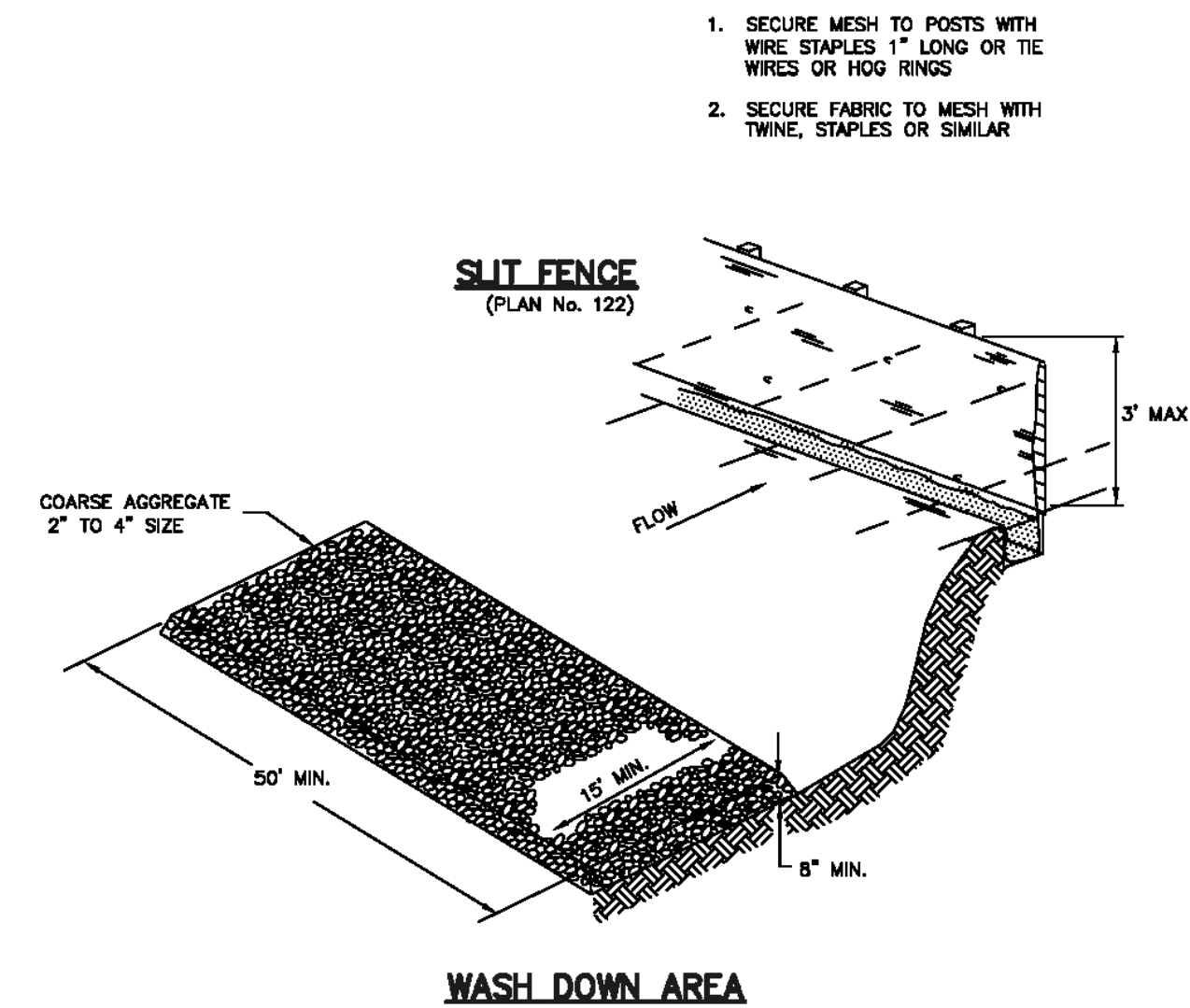
February 2006 7

**Silt fence**

- DESCRIPTION: A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and entrenched.
- APPLICATION: To intercept sediment from disturbed areas of limited extent.
  - Perimeter Control: Place barrier at down gradient limits of disturbance.
  - Sediment Barrier: Place barrier at toe of slope or soil stockpile.
  - Protection of Existing Waterways: Place barrier at top of stream bank.
  - Inlet Protection.
- INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
  - Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester, or polyethylene yarn. Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0 deg. F. to 120 deg. F.
  - Burlap shall be 10 ounces per square yard of fabric.
  - Posts for silt fences shall be either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet. Steel posts shall have projections for fastening wire to them.
  - The fabric is cut on site to desired width, unrolled, and draped over the barrier. The fabric toe is secured with rocks or dirt. The fabric is secured to the mesh with twin, staples or similar devices.
  - When attaching two silt fences together, place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees on a clockwise direction to create a tight seal with the filter fabric. Drive both posts into the ground and bury the flap.
  - When used to control sediments from a steep slope, silt fences should be placed away from the toe of the slope for increased holding capacity.
- MAINTENANCE:
  - Inspected immediately after each rainfall and at least daily during prolonged rainfall.
  - Should the fabric on a silt fence or filter barrier decompose or become ineffective before the end of the expected usable life and the barrier still be necessary, the fabric shall be replaced promptly.
  - Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
  - Re-anchor fence as necessary to prevent shortcutting.
  - Inspect for runoff bypassing ends of barriers or undercutting barriers.

6

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



**Equipment and vehicle wash down area**

Plan No. **125**

February 2006 17

**Equipment and vehicle wash down area**

- DESCRIPTION: A temporary stabilized pad of gravel for general washing of equipment and construction vehicles.
- APPLICATION: At any site where regular washing of vehicles and equipment will occur. May also be used as a filling point for water trucks limiting erosion caused by overflow or spillage of water.
- INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
  - Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
  - Compact subgrade.
  - Place filter fabric under wash down area if desired (recommended for wash area that remains more than 3 months).
  - Install silt fence down gradient (see Plan No. 122)
- MAINTENANCE:
  - Requires periodic top dressing with additional stones.
  - Solely used to control sediment in wash water. Cannot be utilized for washing equipment or vehicles that may cause contamination of runoff (such as fertilizer equipment or concrete equipment).
  - The wash area shall be maintained in a condition that will prevent tracking or flow of mud onto public rights-of-way.
  - Periodic top dressing with 2 inch stone may be required, as conditions demand, and repair any structures used to trap sediments.
  - Inspect daily for loss of gravel or sediment buildup.
  - Inspect adjacent area for sediment deposit and install additional controls as necessary.
  - Expand stabilized area as required to accommodate activities.
  - Maintain silt fence as outlined in Plan No. 122.

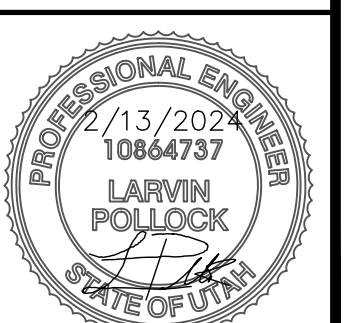
16

NO.	REVISIONS	BY	DATE

ELEVATE ENGINEERING  
2208 WEST 700 SOUTH  
SPRINGVILLE, UT 84663  
PHONE: (801) 718-5993  
larvin@elevateeng.com

**ELEVATE**  
ENGINEERING

QUICK QUACK SANTAQUIN 500 EAST  
SWPPP DETAILS  
78 N 500 E, SANTAQUIN UT 84655



SHEET: **C-8**  
DATE: Feb 13, 2024



**Plant List (TREES)**

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
3		Crataegus crus-galli	Cockspur Hawthorn	2" Caliper 8'-10" Height	Full Head Crown Straight Trunk
3		Koeleruteria p. 'Golden Candle'	Golden Rain Tree	2" Caliper 8'-10" Height	Full Head Crown Straight Trunk
1		Pinus leucodermis heidreichii	Dwarf Boenian Pine	6'-8" Height B & B	Full Throughout Specimen
2		Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac	2" Caliper 8'-10" Height	Full Head Crown Straight Trunk
8		Zelcova serrata 'Musashino'	Musashino Zelcova	2" Caliper 10'-12" Height	Full Head Crown Straight Trunk

**Plant List (SHRUBS)**

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
9		Berberis thund. 'Crimson Pygmy'	Crimson Pygmy Barberry	5 Gallon	15"-18" Height
9		Ligustrum x. vicaryi	Golden Privet	5 Gallon	18"-24" Height
1		Physocarpus o. 'Summer Wine'	Summer Wine Ninebark	5 Gallon	24"-30" Height
13		Prunus besseyi 'Paunese Buttes'	Paunese Buttes Sandcherry	5 Gallon	18"-24" Spread
6		Rhus typhina 'Baltiger'	Tiger Eye's Sumac	5 Gallon	24"-30" Height
11		Rosa 'Knock Out Red'	Knock Out Red Rose	5 Gallon	18"-24" Height
2		Spiraea bumalda 'Goldmound'	Goldmound Spiraea	5 Gallon	15"-18" Height
18		Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	5 Gallon	15"-18" Height
3		Syringa vulgaris	Common Lilac	5 Gallon	24"-30" Height
6		Yucca filam. 'Golden Sword'	Golden Sword Yucca	5 Gallon	15"-18" Height

**Plant List (ORNAMENTAL GRASSES)**

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
12		Calamagrostis a. 'Avalanche'	Avalanche Feather Grass	5 Gallon	18"-24" Height
12		Calamagrostis a. 'Foerster'	Foerster Feather Grass	5 Gallon	18"-24" Height
2		Miscanthus sinensis 'Gracillimus'	Maiden Grass	5 Gallon	24"-30" Height
28		Pennisetum alopec. 'Hamein'	Hamein Fountain Grass	5 Gallon	15"-18" Height

**Plant List (PERENNIALS)**

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
12		Hemerocallis 'Stella d'Oro'	Stella d'Oro Day Lily	1 Gallon	Full Can
30		Lavandula 'Hidcote Blue'	Blue Lavender	1 Gallon	Full Can
40		Salvia 'East Friesland'	East Friesland Sage	1 Gallon	Full Can

**Planting Notes**

- All lawn and shrub areas shall receive a 4 inch depth of topsoil. If topsoil is not available at the site, it must be imported from an approved local source. All topsoil shall be of a sandy loam consistency. Provide a chemical analysis of all topsoil for approval.
- Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches, by the use of mechanical means, in order to create a transition layer between existing and new soils.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.
- Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive (Soil Pep/or equal), and shall be rotary mixed on-site prior to installation.
- Plant fertilizer shall be 'Agriform' brand 21 gram tablets used as per manufacturers recommendations.
- Upon completion of planting operations, all shrub pits and tree wells shall receive a 4 inch depth of shredded bark mulch to cover. The overall shrub beds themselves (beyond plant wells) shall receive a 4" depth of decorative stone surfacing over Pro-5 weed barrier fabric.
- In decorative stone beds, cut the fabric from around the water well of each plant, then apply fine ground bark inside water well. The remainder of the planter bed shall receive the depth of decorative stone.
- Landscape maintenance shall be required for a period through the second mowing of the lawn (if used) and shall include weeding, pruning and one fertilization.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than two years following the date of completion and final acceptance.

**General Notes**

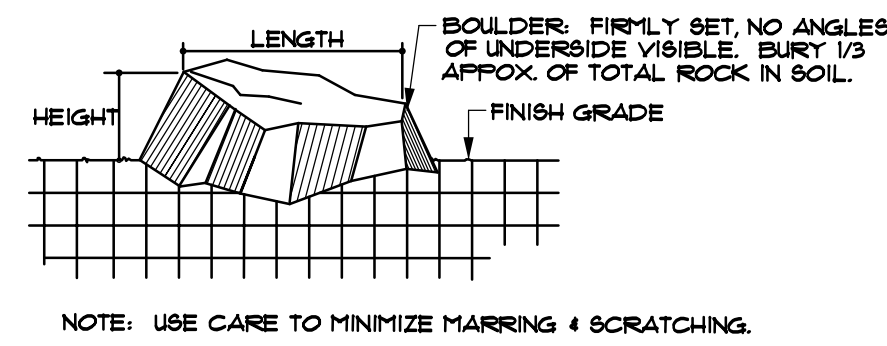
- All bidding landscape contractors shall have a minimum of 5 years experience in the installation of commercial landscape and irrigation projects, and be able to supply the necessary staff to perform all tasks associated with these drawings, and in a professional and timely manner.
- The landscape contractor, at all times, shall have personnel on-site experienced in being able to interpret the drawings correctly, and accurately measure the design layout using the specified scale.
- The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning work. The contractor shall coordinate his work with the project manager and all other contractors working on the site.
- The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 1/2" below all walks, curbs, etc.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications.
- The contractor shall plant all plants per the planting details, stakes/guy as shown. The top of the rootballs shall be planted flush with the finish grade.

**Sub-Grade Requirements**

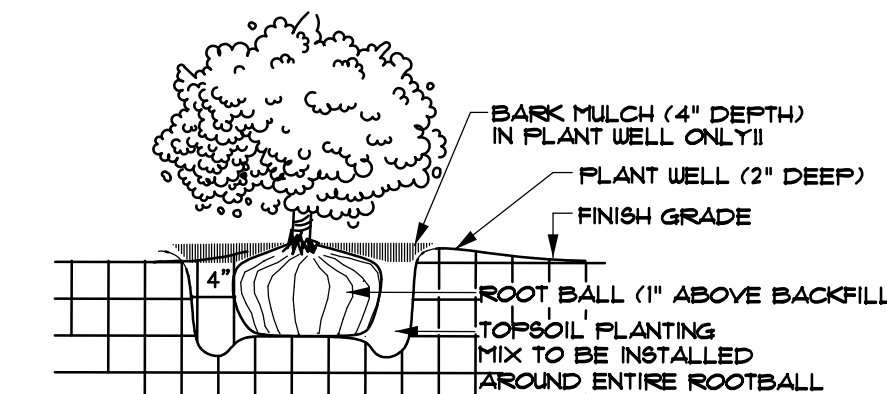
- LAWN AREAS:** Six (6) inches below finish grade. This will allow for the installation of a four inch depth of topsoil, along with the sodding material, leaving it slightly below finish grade.
- SHRUB AREAS:** Eight (8) inches below finish grade. This will allow for the installation of a four inch depth of topsoil, along with a four inch depth of bark mulch or decorative stone, leaving it slightly below finish grade and concrete areas.
- ROCK ONLY AREAS:** Seven (7) inches below finish grade. This will allow for the installation of a six inch depth of decorative stone over the weed barrier fabric, leaving it slightly below finish grade and concrete areas.
- SUB-GRADE COORDINATION:** The Landscape contractor shall meet early on in the construction process with the site grading contractor, in order to ensure that all sub-grades, prior to final topsoil placement, are provided. Any discrepancies or questions shall be discussed and resolved at that time. Landscape operations shall not begin until the specified sub-grade elevations have been provided.

**Legend**

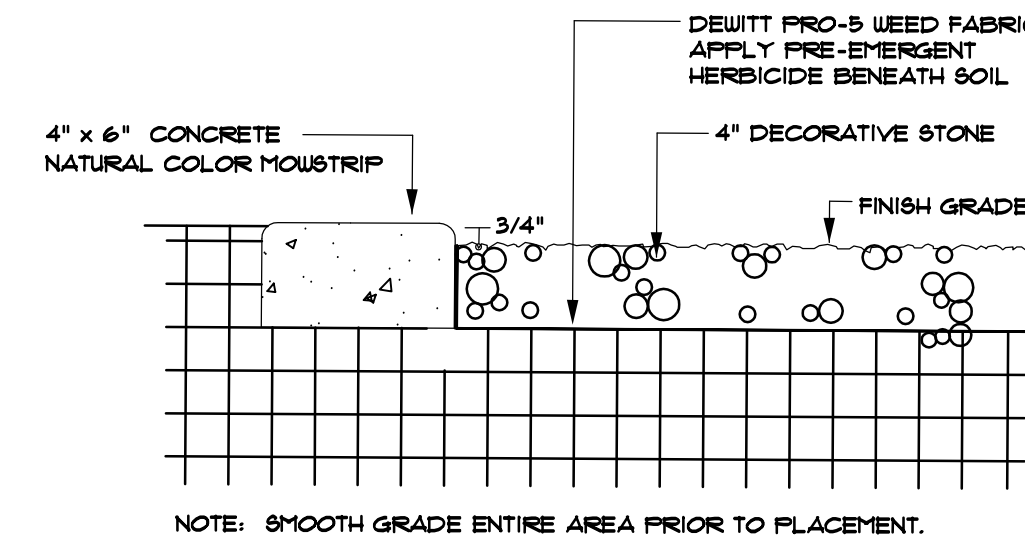
Symbol	Description	Remarks
	Landscape Boulder / 3'-4' Min. Size / Individually Placed	Boulder Type And Color Shall Be From Nearest Local Source, Blonde-Tan Colored Quartzite, Block Edges (Not Rounded).
	4" x 6" Extruded Concrete Mowstrip / Natural Color	Install In Straight True Lines And Uniform Curves, 4" Between All Lawn And Shrub Areas. Compact Sub-grade To 90% Prior To Installation.
	New Lawn Area / Water Conservative Mixture	Install In Areas Shown Over A 4 Inch Depth Of Import Topsoil. Top Of Lawn To Be 1 Inch Below Finish Grade Of Concrete Surfaces.
	Rock ONLY Area / Cobble / 4" Minus Size / "Nephi Gray"	Install In Areas Shown To A Depth Of 6 Inches Over "Dewitt" Brand Weed Barrier Fabric. Provide Pre-emergent Herbicide Application.
	New Shrub - Rock Area / 2" Min. Size / Grayish Color	Install In Areas Shown To A Depth Of 4 Inches Over "Dewitt" Brand Weed Barrier Fabric. Provide Pre-emergent Herbicide Application.
	New Shrub - Rock Area / 1" Min. Size / Earthtone Color	Install In Areas Shown To A Depth Of 4 Inches Over "Dewitt" Brand Weed Barrier Fabric. Provide Pre-emergent Herbicide Application.



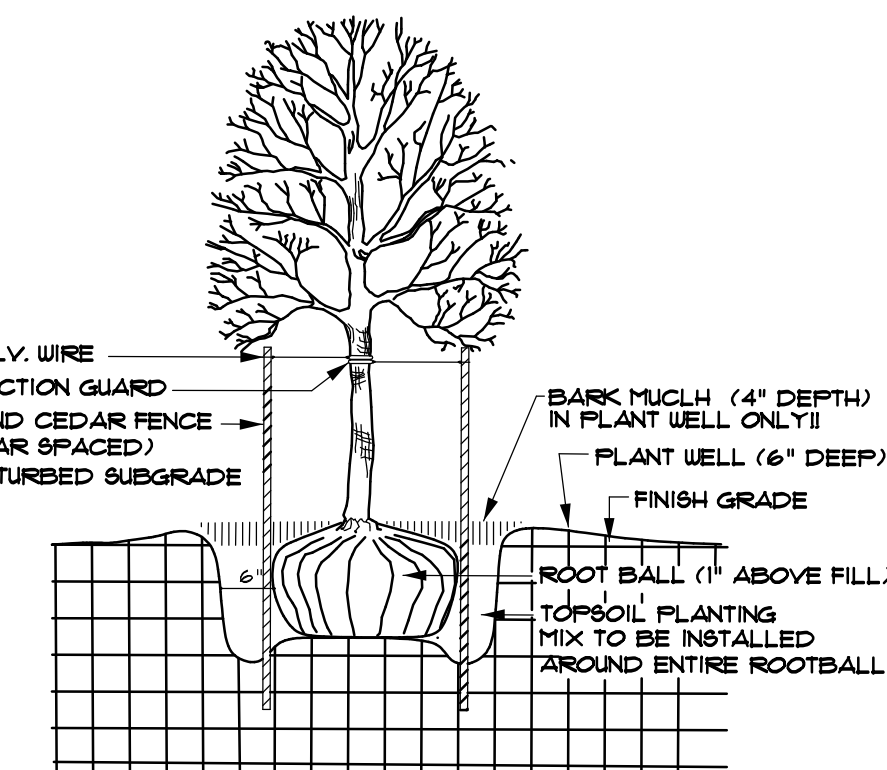
**1 Decorative Boulder**  
L-1 N.T.S.



**2 Shrub Planting**  
L-1 N.T.S.



**3 Mowstrip - Stone Mulch**  
L-1 N.T.S.



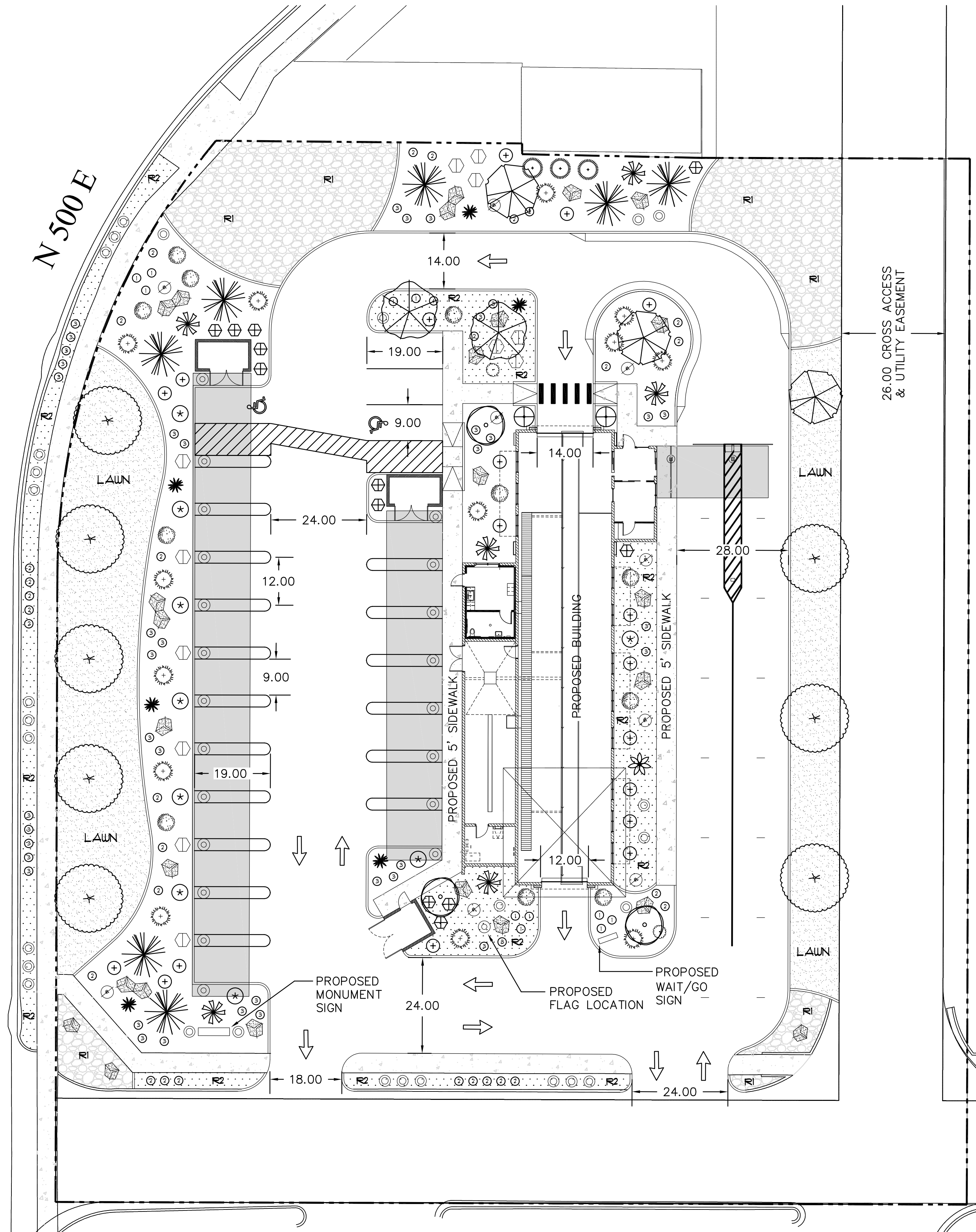
**4 Tree Planting**  
L-1 N.T.S.



Scale In Feet: 1/16"=1'-0"

**Landscape Architect**

RDL Design Company, Inc.  
1020 East Yale Avenue  
Salt Lake City, Utah 84105  
Phone: 801-641-3114  
Email: raldesign@comcast.net



Item 2

REVISIONS

NO. BY DATE

PROJECT ENGINEER: LP DESIGNER: DP

ELEVATE ENGINEERING  
492 WEST 1200 NORTH  
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PHONE: (801) 718-5993  
info@elevateeng.com

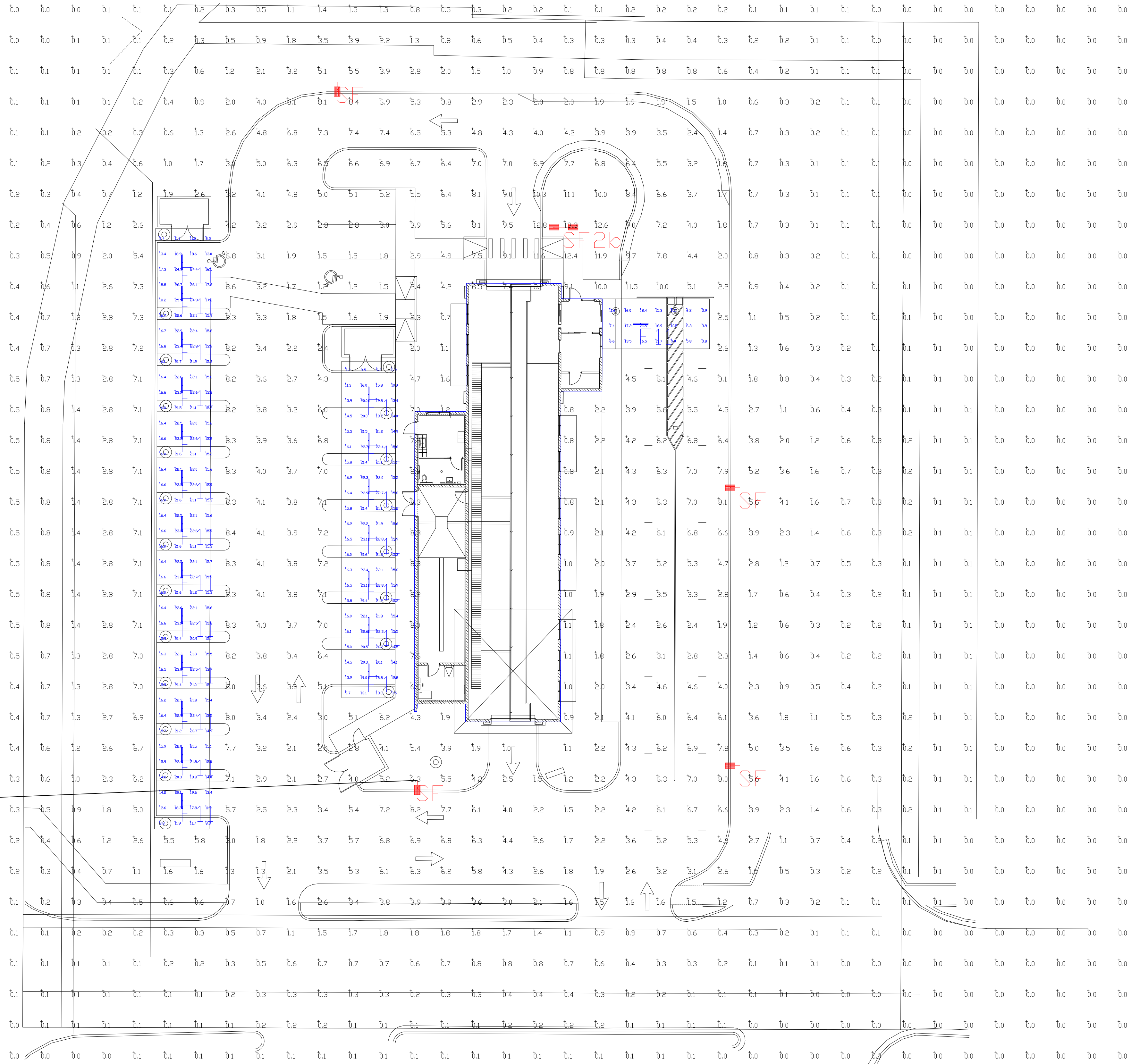
**ELEVATE ENGINEERING**

QUICK QUACK - SANTAQUIN MACEY'S  
LANDSCAPE PLAN  
78 N. 500 E. SANTAQUIN, UT 84665

STATE OF UTAH  
LANDSCAPE ARCHITECT  
NO. 01624  
EXPIRES 12-31-24

SHEET:  
**L-1**  
DATE: 01-10-2024





Pole to be used for flag pole light

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PAY CANOPY	Illuminance	Fc	11.12	20.9	3.8	2.93	5.50
VACUUM CANOPY 1	Illuminance	Fc	17.38	23.1	6.9	2.52	3.35
VACUUM CANOPY 2	Illuminance	Fc	18.47	26.7	8.3	2.23	3.22
PAVED AREA	Illuminance	Fc	4.74	12.8	1.0	4.74	12.80

NOTE: STANDARD 120-277v UNLESS OTHERWISE SPECIFIED

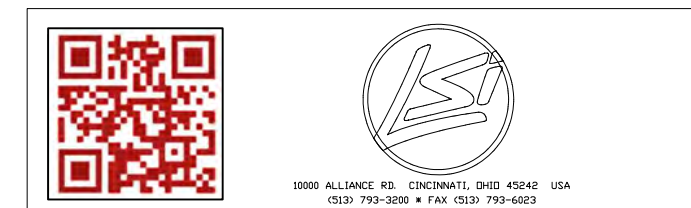
Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts
	21	F11	SINGLE	VT3204HUNV50 (FIXTURE SUPPLIED BY HERMITAGE)	12'	1.000	1.000	6778	51.95
	4	SF	SINGLE	MRS-LED-18L-SIL-FT-50-70CRI-SINGLE	16' POLE+2' BASE	1.000	1.000	16890	135
	1	SF2b	D180°	MRS-LED-18L-SIL-FT-50-70CRI-D180	16' POLE+2' BASE	1.000	1.000	33780	270

PHOTOMETRIC EVALUATION  
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Total Project Watts\_1  
Total Watts = 1900.95



LIGHTING PROPOSAL LD-159445

QUICK GLUCK  
78 N 500 E  
SANTAGUITA

BY: SAM DATE: 11/18/24 REV: SHEET 1 OF 1

SCALE: 1"=16'

# MEMO



To: Planning Commission  
 From: Ryan Harris, Senior Planner  
 Date: March 8, 2024  
 Re: Kids Academy Daycare Conditional Use Permit

Julie Bingham submitted a conditional use application for a daycare at 806 East 150 South. The applicant will own the home and run a daycare out of the residence but will not live there. The applicant proposes to have 16 children at the daycare, which the State allows if they meet all state requirements. The proposed daycare does not fall under the provisions of a home occupation because the applicant will not live at the home. A daycare is considered a conditional use in the R-10 Zone.

In 2022, the State passed HB15. The bill focused on childcare programs (daycare). This bill created a law (Utah State Code 10.8-84.6 "Prohibition on licensing or certification of childcare programs") that doesn't allow the City to impose licensing or certification requirements for a daycare. The City can require a business license, and that the daycare meets all state requirements. In 2022, the State also allowed a family group (home) daycare provider to have two locations. The provider would not be required to live in the second home, but it still would be considered a family group (home) daycare. The proposed daycare will be the provider's second family group (home) daycare. The proposed daycare would be considered a home daycare per the State and not a commercial daycare. The City cannot require a site plan or site improvements on the property because it is not a commercial use. A business license will still need to be acquired, and all required departments (i.e., building, planning, fire, and police) must review and approve the license before it can be issued.

The planning Commission's is required to review the conditional use and hold a public hearing. The Planning Commission is the land use authority for the conditional use.

## **Findings**

1. A daycare is considered a conditional use in the R-10 Zone (SCC 10.20.080.B)
2. The State allows for a family group (home) daycare provider to have up to two locations ("Department of Health and Human Services Rules" R430-90)
3. The City cannot impose licensing or certifications requirements for a daycare. All licensing and certifications requirements are created and reviewed by the Department of Health and Human services. (Utah State Code 10.8-84.6)

**Recommended Motion:** "Motion to approve a conditional use permit for the Kids Academy Daycare with the following conditions:

- A business license is obtained and renewed each year the business is in operation.
- All State requirements for a home daycare be met. Once the business receives their state license to operate a daycare, they submit the license to the City.
- All State licenses be maintained as long as the business is in operation.

## **Attachments:**

1. Vicinity Map
2. Applicant's Submittal

# Attachment 1: Vicinity Map



Property location



Dear Santaquin City,

Hi! My name is Julie Bingham. I am purchasing a home at 806 East 150 South Santaquin. The intent to purchase this home is to create a place where I can provide family group childcare for Santaquin families. This home is located directly across the street from Seasons of Santaquin assisted living center. In a vibrant, growing neighborhood.

In the state of Utah and per Utah state licensing allowance, a family group is licensed to care for 16 children in the home.

The hours of operation would be from 7:00 AM until 5:30 PM, Monday through Friday. I have been licensed as a state-licensed childcare provider in Utah for the past 18 years. During that time, I have had a perfect license record with no citations or violations through the State of Utah.

My family group would offer child care and preschool to the children in my care. The preschool curriculum I currently use is Mother Goose Time. I focus on making preschool fun and interactive for all of the children. While preparing them for kindergarten.

As a childcare provider and member of the community, I take pride in my work and reputation. I work very hard to provide top-quality childcare and have excellent references. The children are very well taken care of. They will be engaged in learning activities, crafts, puzzles, and games. They will feel safe, nurtured, and inspired to learn. The children will thrive in my childcare environment.

The property provides six off-street parking spaces in the driveway. These parking spaces will be used by my assistant and for parents to park to drop off and pick up their children.

I plan to keep the property clean, well-maintained and landscaped.

Please let me know if you have any questions.

Sincerely,

Julie Bingham

Dropped pin

Parent drop off and pick up



🍴 Restaurants

⛽ Gas

🌲 Parks

☕ Coffee



Seasons of Santaquin



150 S



150 S



774

788

800

82



Dropped pin *b parking spaces included in garage and drive way* X

🍴 Restaurants

⛽ Gas

🌳 Parks

☕ Coffee



Seasons of Santaquin



150 S

150 S

774

788

800

82





# MEMORANDUM



To: Planning Commission

From: Ryan Harris, Senior Planner

Date: March 8, 2024

RE: **Sutherland Subdivision Preliminary**

Zone: R-10
Size: 1.080 Acres
Lots: 2

The Sutherland Subdivision is located at 565 West Lark Road. The proposed subdivision is in the R-10 Residential zone, with two lots on 1.080 acres. Lots within the R-10 zone must have a minimum lot size of 10,000 square feet and a minimum lot width of 80 feet. The proposed lots range from 0.459 acres (20,001 square feet) to 0.598 acres (26,039 square feet), and the lot frontages range from 80.58 feet to 121.70 feet. All requirements in the R-10 zone (SCC 10.20.080) are being met.

The applicant has proposed a deferral agreement, and the City Council approved the agreement on March 5, 2024. The deferral agreement allows them to defer the street improvements (i.e., sidewalk, curb, gutter, asphalt, etc.) to a later date. The subdivision will require road dedication and the dedication is shown on the plat.

On February 13, 2024, the Development Review Committee (DRC) reviewed the preliminary plans for the Sutherland Subdivision and forwarded a favorable recommendation to the Planning Commission, with the condition that redlines be addressed. The applicant has submitted updated plans (attachment 2), which resolved all redlines from the DRC.

This review is for the Planning Commission to determine whether the proposed subdivision complies with the Santaquin City Code. The Planning Commission is the land use authority for preliminary subdivision applications.

## **Findings**

1. The subdivision plans meet the requirements of the R-10 Zone (SCC 10.20.080).
2. The subdivision plans meet all Engineering and Public Works requirements found in the Santaquin City Standard Specifications and Drawings.
3. The City Council has approved a deferral agreement to deferral street improvements to a later date.
4. All applicable requirements in Santaquin City Title 11 (Subdivision Regulations) have been met.
5. The subdivision has followed the subdivision review process in SCC 11.20.020 and preliminary plans have received a favorable recommendation from the DRC.
6. The subdivision plans (attachment 2) have met all conditions in the DRC motion.

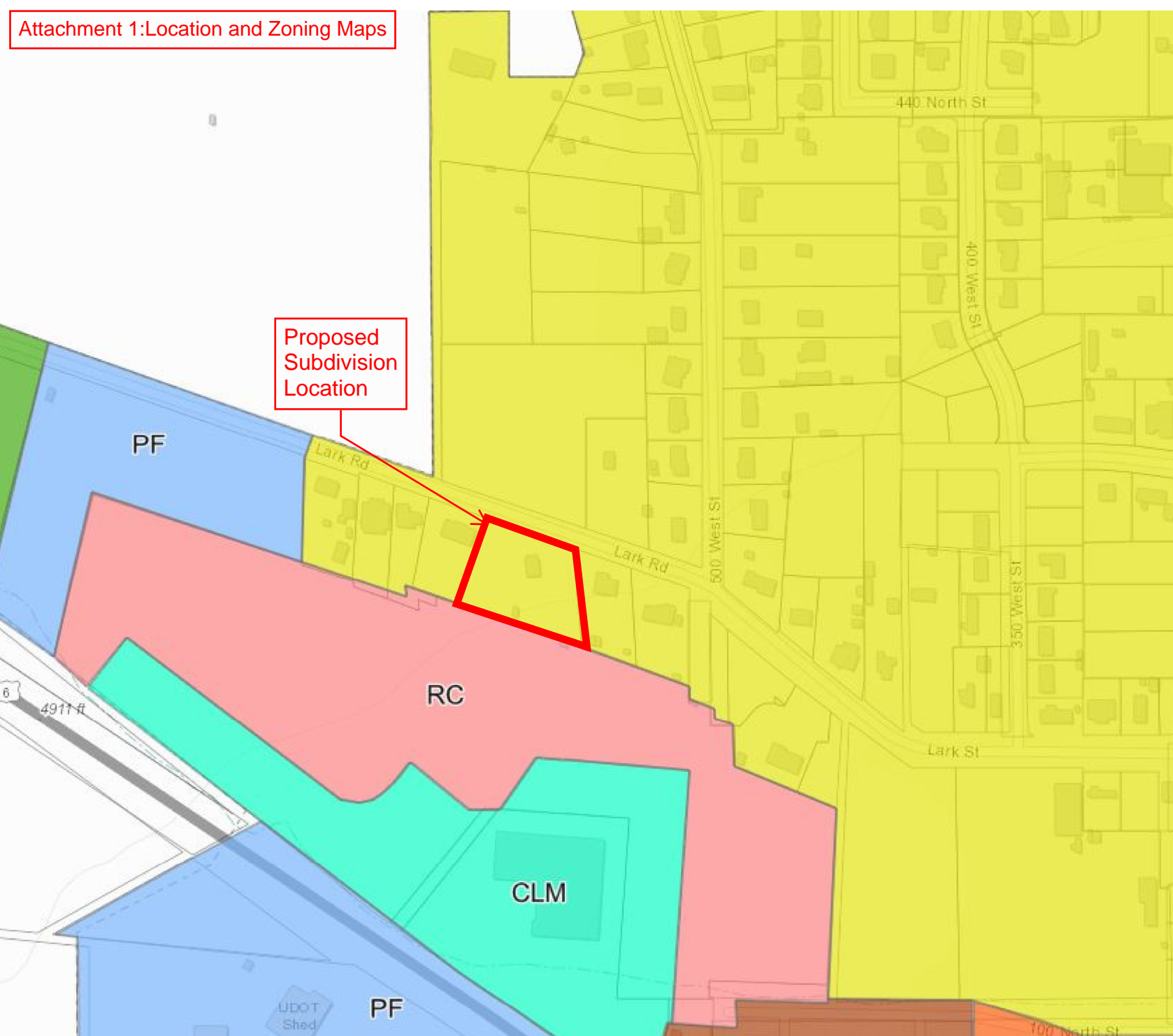
**Recommended Motion:** “Motion to approve the preliminary plans for the Sutherland Subdivision.

## **Attachments:**

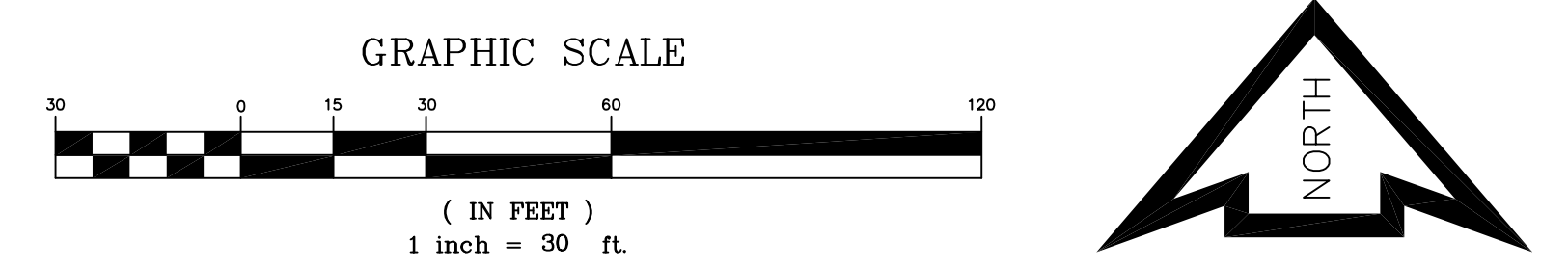
1. Zoning and Location Map
2. Preliminary Plans



Attachment 1: Location and Zoning Maps



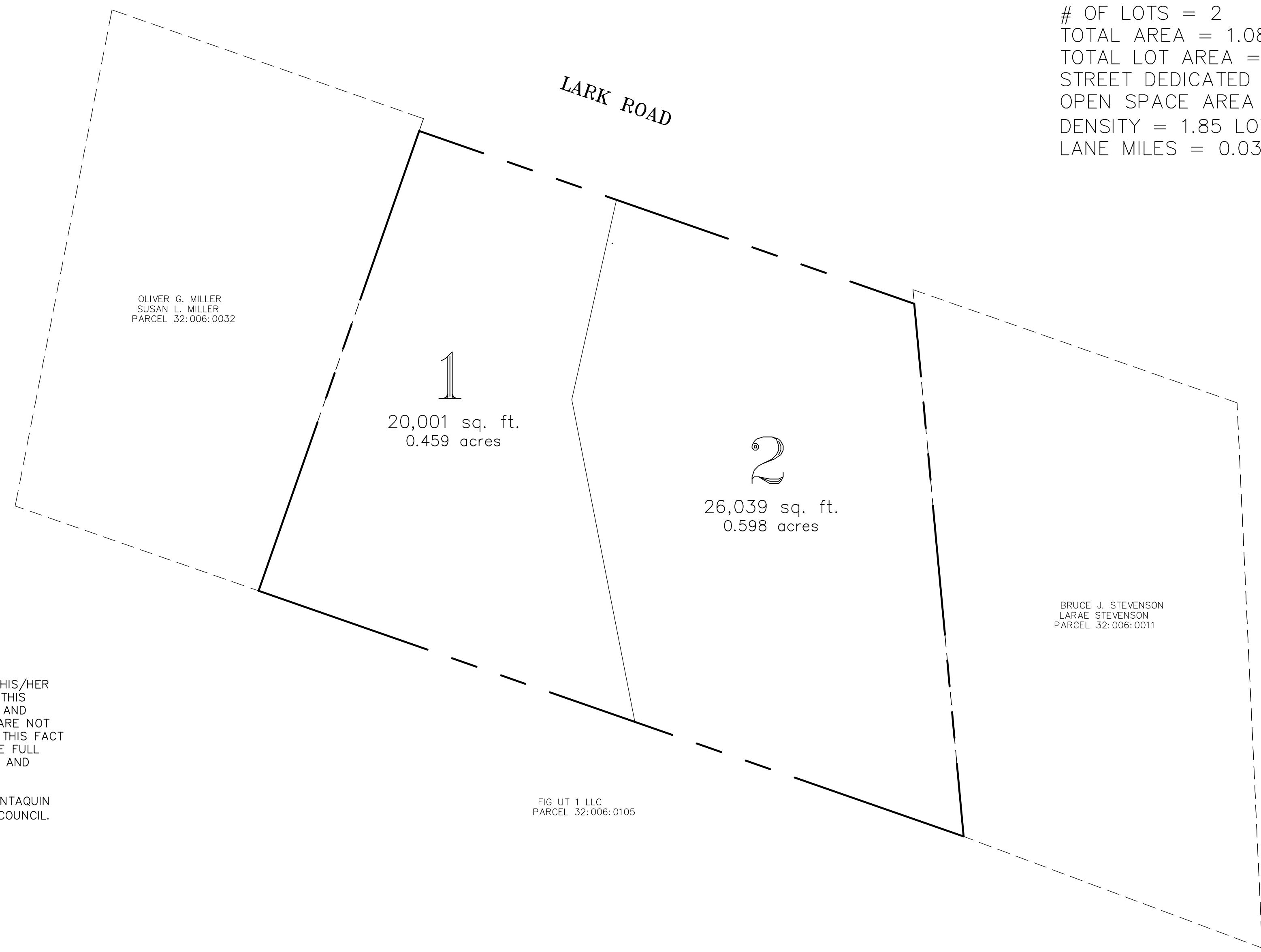
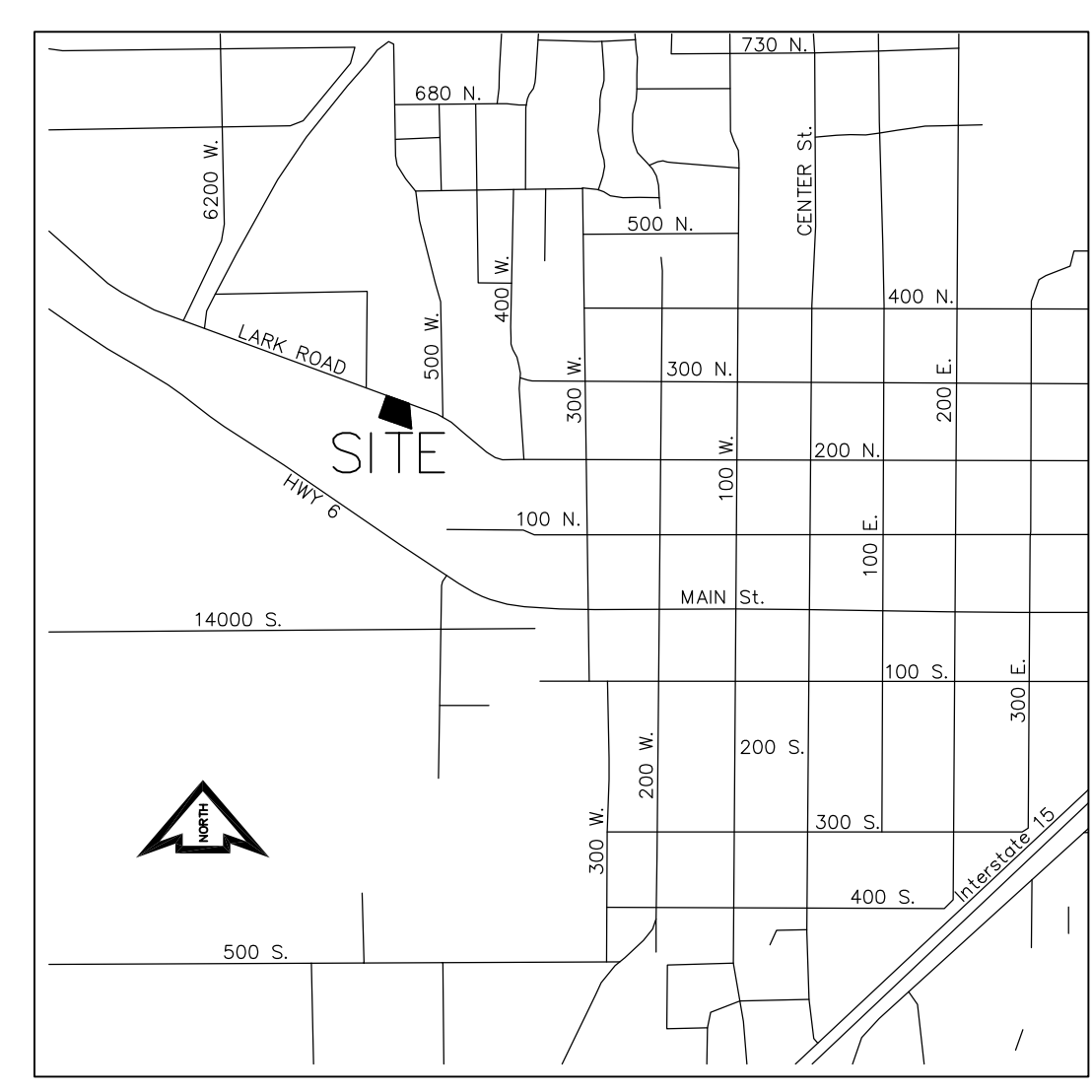
Attachment 2: Preliminary Plans



# SUTHERLAND SUBDIVISION PRELIMINARY PLANS

## TABULATIONS

CURRENT ZONE = R-10  
 # OF LOTS = 2  
 TOTAL AREA = 1.080 ACRES  
 TOTAL LOT AREA = 1.080 ACRES  
 STREET DEDICATED AREA = 0.00 ACRES  
 OPEN SPACE AREA = 0 ACRES  
 DENSITY = 1.85 LOTS/ACRE  
 LANE MILES = 0.0379 MILES



### DEVELOPMENT NOTE:

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

SUBDIVISIONS REQUIRE FULL FRONTAGE SURFACE IMPROVEMENTS PER SANTAQUIN CITY CODE 11.44. A DEFERRAL AGREEMENT, AS/IF APPROVED BY CITY COUNCIL.

### BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 888.89 FEET AND WEST 290.62 FEET FROM THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 05°17'18" EAST 211.85 FEET; THENCE NORTH 70°47'24" WEST 287.98 FEET; THENCE NORTH 19°15'00" EAST 192.91 FEET; THENCE SOUTH 70°45'00" EAST 200.00 FEET TO THE POINT OF BEGINNING.

AREA = 47,046 SQ. FT. OR 1.080 ACRES

### CONTRACTOR NOTE:

THE SIZE, ELEVATION, & LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE ASSUMED AND APPROXIMATELY SHOWN BASED UPON THE FIELD DATA FROM THE SURVEY. ALL SIZES, LOCATIONS & ELEVATIONS ARE TO BE VERIFIED. IF THERE ARE DIFFERENCES OR DISCREPANCIES, THE DESIGNER NEEDS TO BE NOTIFIED BEFORE CONSTRUCTION. THE DESIGNER WILL NOT BE LIABLE OR RESPONSIBLE FOR REMOVAL, CONSTRUCTION OR INSTALLATION OF IMPROVEMENTS THAT ARE NOT IN ACCORDANCE WITH THIS PLAN. ANY AND ALL CHANGES OR VARIATIONS IN THE REMOVAL, CONSTRUCTION OR INSTALLATION OF THE IMPROVEMENTS MADE WITHOUT THE APPROVAL OF THE DESIGNER WILL RESULT IN SOLE LIABILITY TO THE CONTRACTOR. IN ADDITION, THE DESIGNER ASSUMES NO RESPONSIBILITY FOR ANY AND ALL EXISTING UTILITIES NOT SHOWN ON THIS PLAN AND ASSUMES NO LIABILITY FOR FAILURE TO EXACTLY LOCATE ALL EXISTING UTILITIES, SHOULD THERE BE INCIDENT.

## INDEX OF DRAWINGS

- COVER SHEET (1 OF 3)
- FINAL PLAT (2 OF 3)
- CONCEPT/UTILITY/IMPROVEMENT PLAN (3 OF 3)

BLUE STAKES  
CALL 811  
BEFORE YOU DIG

OWNER/DEVELOPER:  
LOGAN MOFFETT  
565 WEST LARK ROAD  
SANTAQUIN, UT 84655  
(385) 212-4127

SURVEYOR/DESIGNER  
LEVEL OF FOCUS, INC.  
DAVID F. HUNT, PLS.  
1334 EAST 1150 SOUTH  
SPANISH FORK, UT 84660  
(801) 319-5441

ENGINEER  
F.J. CLARK AND ASSOCIATES  
FRED J. CLARK, P.E.  
9448 North Timpanogos Cove  
Cedar Hills, Utah 84062  
(801) 701-0268

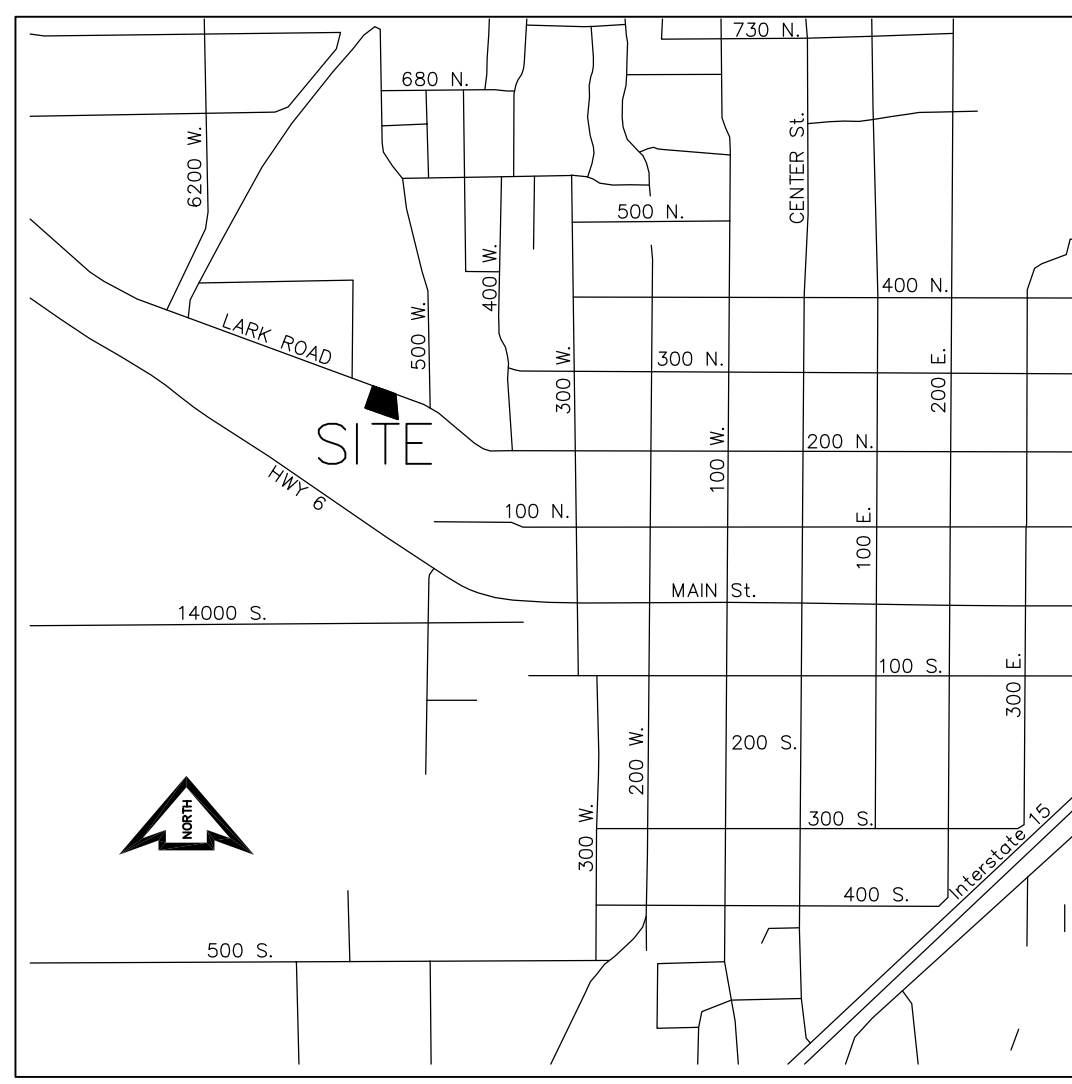
REVISIONS	BY
02-16-24	DFH

**LEVEL OF FOCUS, INC.**  
DAVID F. HUNT, P.L.S.  
1334 EAST 1150 SOUTH  
SPANISH FORK, UTAH 84660  
(801) 319-5441 LEVELOFFOCUS@GMAIL.COM

**SUTHERLAND SUBDIVISION**  
**COVER SHEET**  
SANTAQUIN UTAH

DESIGNER	DRAWN BY	CHECKED BY	SHEET
DFH	DFH	FJC	1 OF 3
DATE	SCALE	PROJECT NO.	
01-25-24	1" = 30'		
ADDRESS			

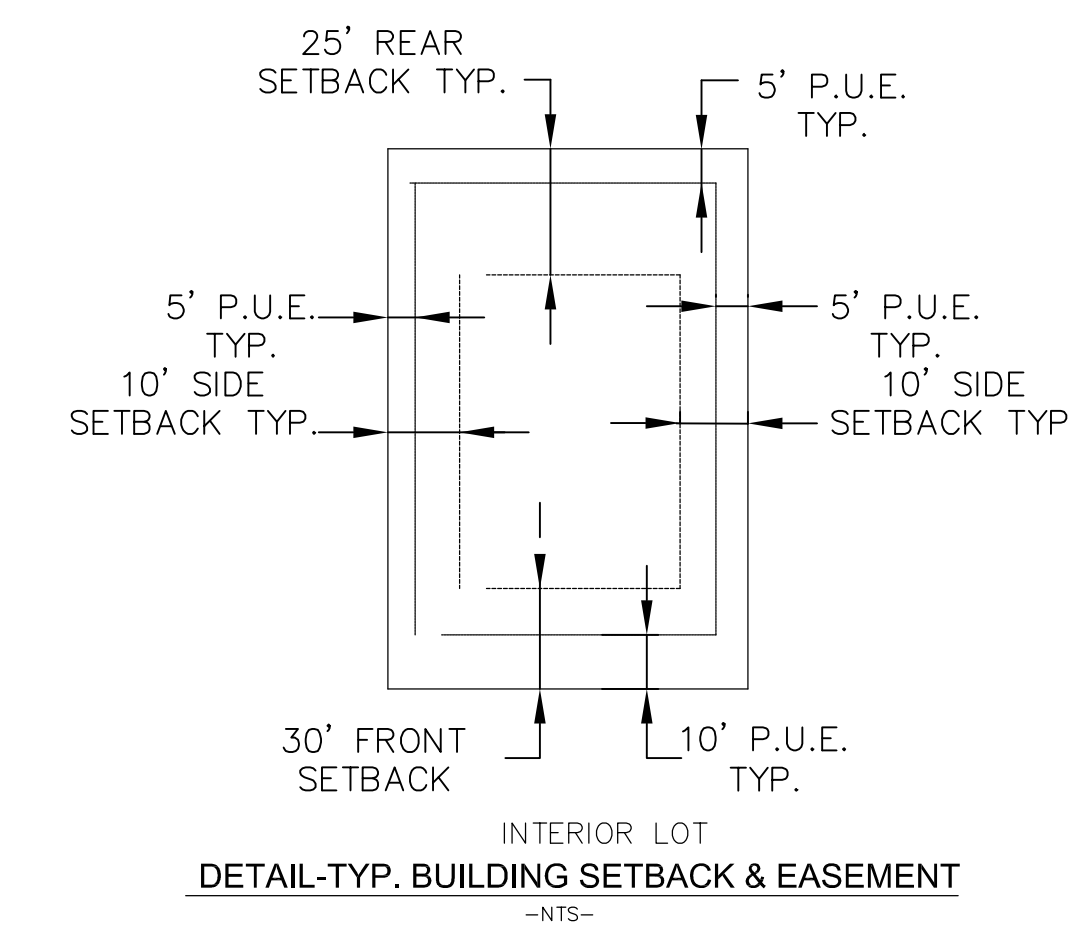




VICINITY MAP  
NOT TO SCALE

SYMBOL LEGEND

- SET NEW 5/8" REBAR & CAP (OR FOUND EXISTING REBAR & CAP)
- ⊕ UTAH COUNTY MONUMENT
- ◇ NOTHING SET
- △ SET PLUG IN CURB ON LOT LINE EXTENSION (WHERE POSSIBLE)
- PROPERTY BOUNDARY
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- - - EASEMENT
- - - CENTERLINE
- - - CENTERLINE
- - - ADJOINER

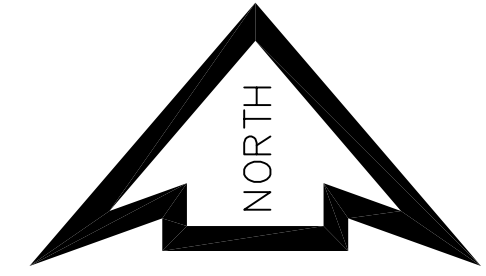
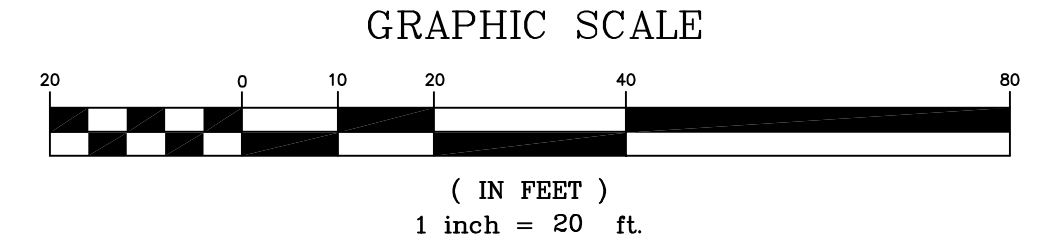


INTERIOR LOT  
DETAIL-TYP. BUILDING SETBACK & EASEMENT

R-10 SETBACK REQUIREMENTS  
FRONT: 30'  
SIDE - 10'  
REAR - 25'

# SUTHERLAND

LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, T10S, R1E, SALT LAKE BASE AND MERIDIAN



### SURVEYOR'S CERTIFICATE

I, DAVID F. HUNT, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543-2201 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

### BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 888.89 FEET AND WEST 290.62 FEET FROM THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 05°17'18" EAST 211.85 FEET; THENCE NORTH 70°47'24" WEST 287.98 FEET; THENCE NORTH 19°15'00" EAST 192.91 FEET; THENCE SOUTH 70°45'00" EAST 200.00 FEET TO THE POINT OF BEGINNING.

AREA = 47,046 SQ. FT. OR 1.080 ACRES  
BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE

02-29-24 DATE  
David F. Hunt SURVEYOR  
(See Seal Below)

### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

A & D RE HOLDING INC. BY \_\_\_\_\_ ITS \_\_\_\_\_  
UT HOLDINGS SERVICES LLC. BY \_\_\_\_\_ ITS \_\_\_\_\_

### CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH } S.S.  
COUNTY OF UTAH }

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 20\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ WHOSE IDENTITY IS PERSONALLY KNOWN OR PROVEN TO ME AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT THEY ARE THE \_\_\_\_\_ OF \_\_\_\_\_ ON BEHALF OF SAID \_\_\_\_\_ BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID \_\_\_\_\_ ACKNOWLEDGED TO ME THAT SAID \_\_\_\_\_ EXECUTED THE SAME.

### LLC ACKNOWLEDGEMENT

STATE OF UTAH } S.S.  
COUNTY OF UTAH }

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 20\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ WHOSE IDENTITY IS PERSONALLY KNOWN OR PROVEN TO ME AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT THEY ARE THE \_\_\_\_\_ OF \_\_\_\_\_ ON BEHALF OF SAID \_\_\_\_\_ AND SAID \_\_\_\_\_ ACKNOWLEDGED TO ME THAT SAID \_\_\_\_\_ EXECUTED THE SAME.

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

### ACCEPTANCE BY THE LEGISLATIVE BODY

THE CITY COUNCIL OF SANTAQUIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

APPROVED BY MAYOR \_\_\_\_\_  
APPROVED \_\_\_\_\_ ATTEST \_\_\_\_\_  
ENGINEER (SEE SEAL) CLERK-RECORDER

# SUTHERLAND

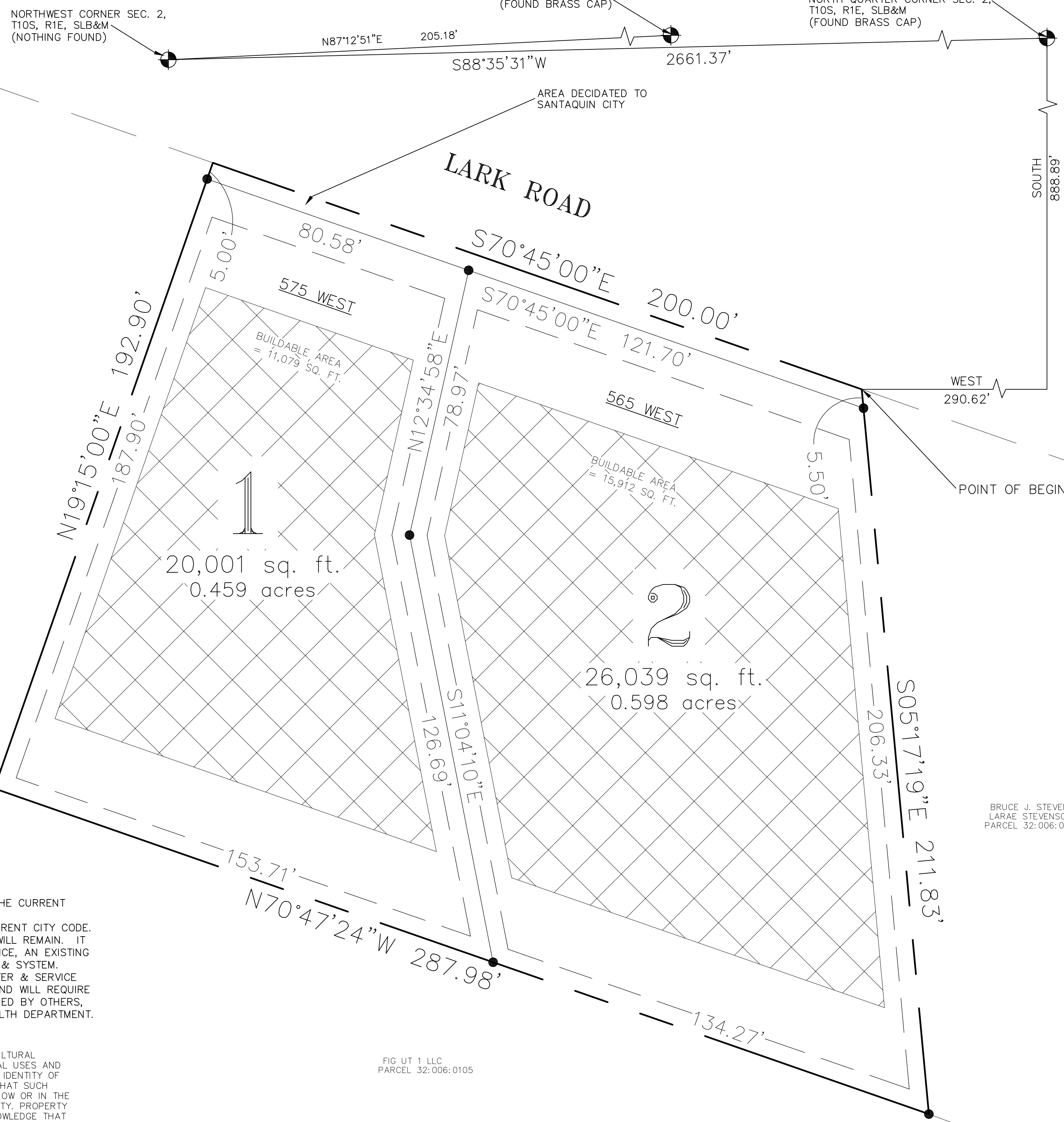
LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, T10S, R1E, SALT LAKE BASE AND MERIDIAN  
CONTAINS 2 LOTS

SANTAQUIN CITY, \_\_\_\_\_ SUBDIVISION UTAH COUNTY, UTAH  
SCALE: 1" = 20 FEET

SURVEYOR'S SEAL: DAVID F. HUNT, LICENSE NO. 5243543-2201, 02-29-24

CITY ENGINEER SEAL: \_\_\_\_\_

CLERK-RECORDER SEAL: \_\_\_\_\_



### NOTES:

1. THE CURRENT ZONE IS R-10.
2. ALL SETBACKS ARE TO COMPLY WITH THE CURRENT CITY CODE REQUIREMENTS.
3. ALL NEW CONSTRUCTION TO BE TO CURRENT CITY CODE.
4. LOT 2 HAS AN EXISTING HOUSE THAT WILL REMAIN. IT HAS AN EXISTING CULINARY METER & SERVICE, AN EXISTING PI SERVICE AND AN EXISTING SEPTIC TANK & SYSTEM.
5. LOT 1 WILL HAVE A NEW CULINARY METER & SERVICE INSTALLED, A NEW PI SERVICE INSTALLED AND WILL REQUIRE ITS OWN SEPTIC TANK AND SYSTEM, DESIGNED BY OTHERS, AND APPROVED BY THE UTAH COUNTY HEALTH DEPARTMENT.

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

FIG UT 1 LLC  
PARCEL 32:006:0105

**CENTRACOM APPROVAL**  
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021.  
CENTRACOM REPRESENTATIVE \_\_\_\_\_

**ROCKY MOUNTAIN POWER APPROVAL**  
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021.  
ROCKY MOUNTAIN POWER REPRESENTATIVE \_\_\_\_\_

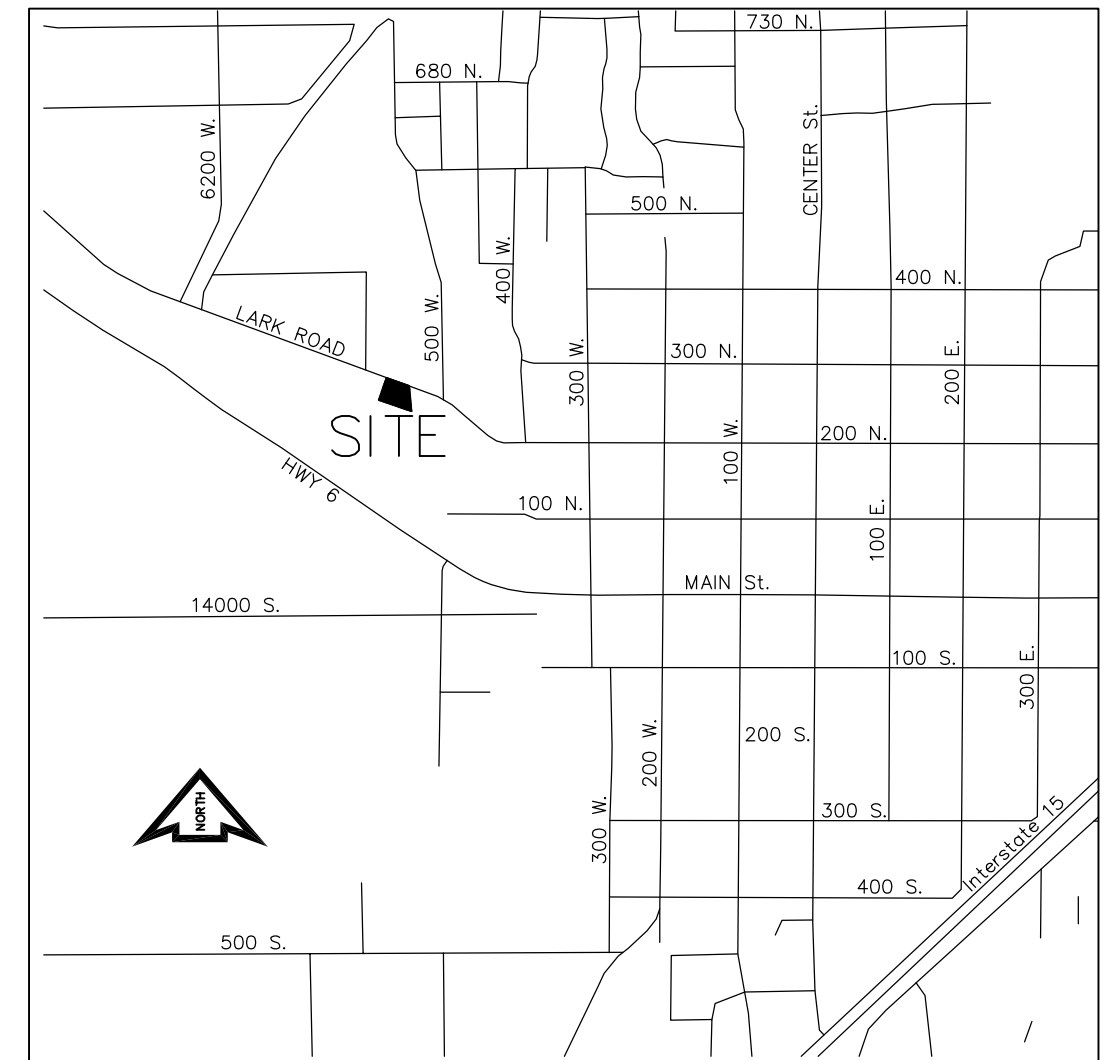
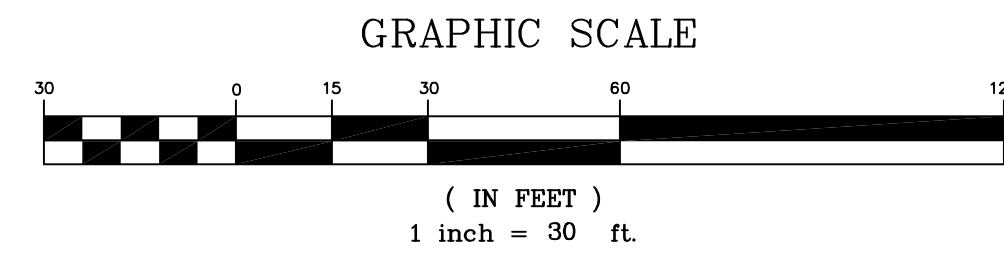
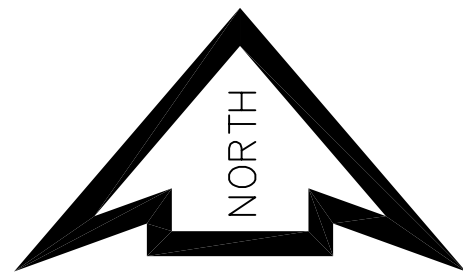
**DOMINION ENERGY COMPANY**  
DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARENTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED \_\_\_\_\_  
DOMINION ENERGY REPRESENTATIVE

**CENTURYLINK APPROVAL**  
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021.  
CENTURYLINK REPRESENTATIVE \_\_\_\_\_

PREPARED BY:  
**LEVEL OF FOCUS, INC**  
David F. Hunt, P.L.S.  
1334 East 1150 South  
Spanish Fork, Utah 84660  
(801) 319-5441

**SHEET**  
2 OF 3



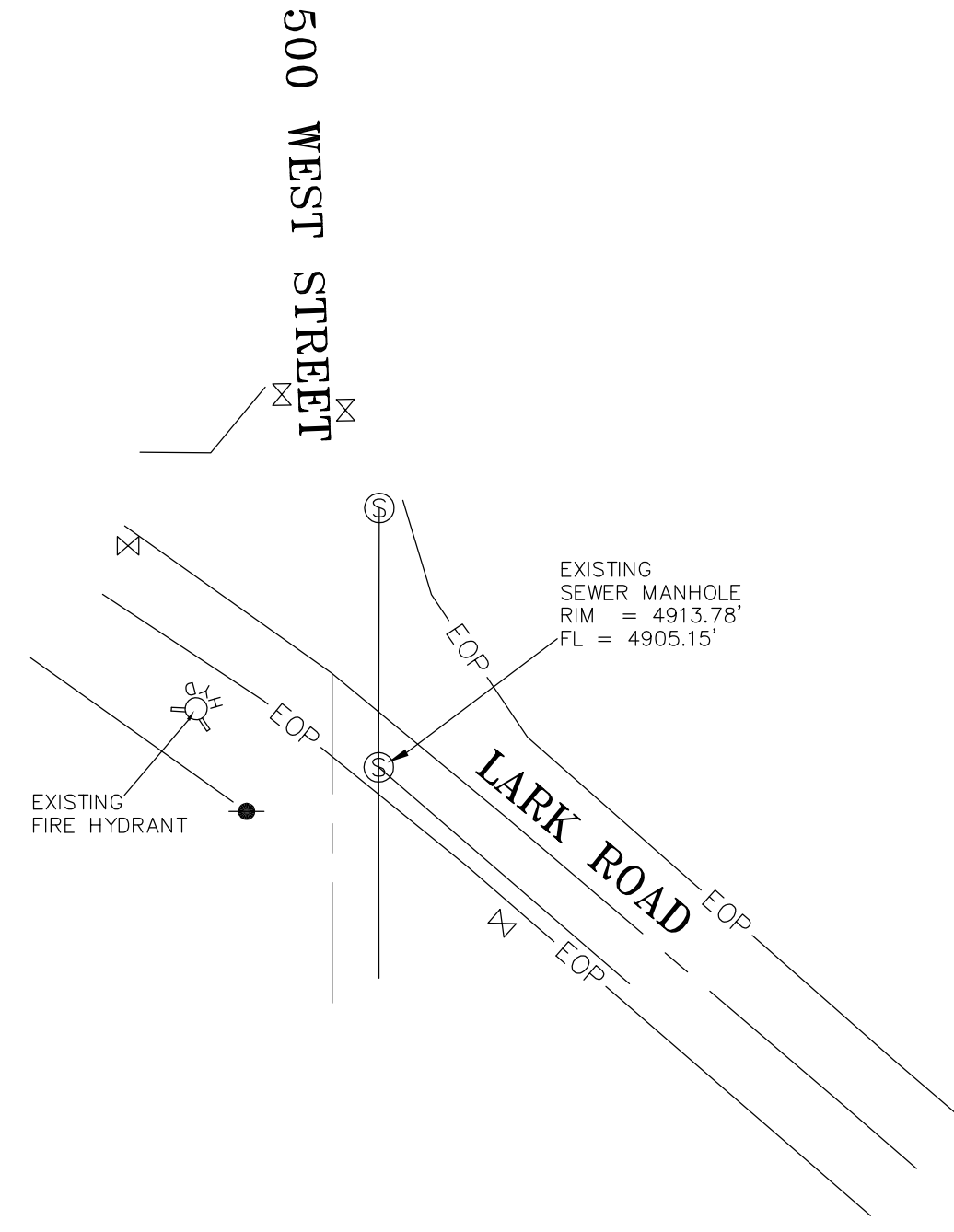
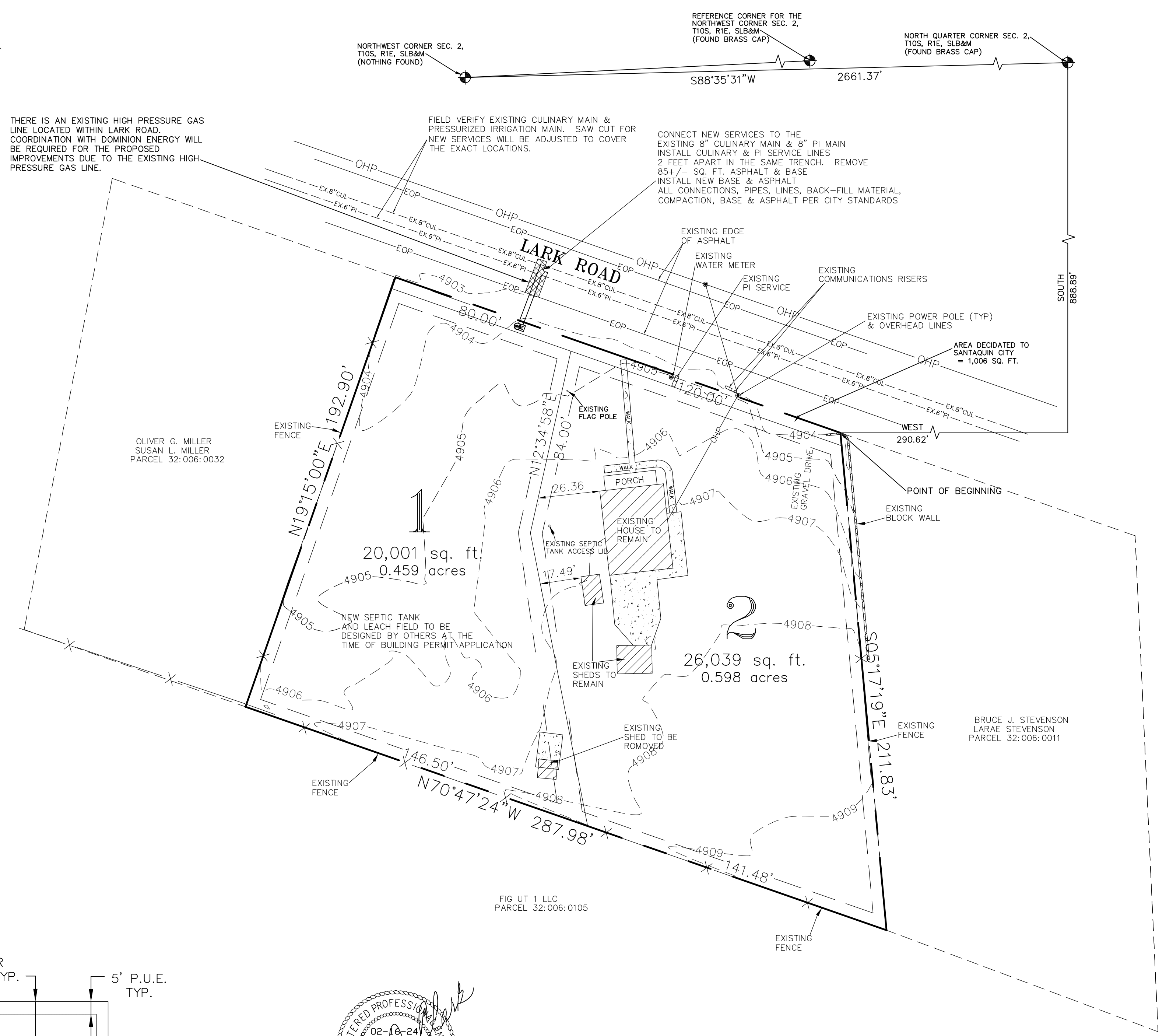
VICINITY MAP  
NOT TO SCALE

SYMBOL LEGEND

- SET NEW 5/8" REBAR & CAP (OR FOUND EXISTING REBAR & CAP)
  - ⊕ UTAH COUNTY MONUMENT
  - ◇ NOTHING SET
  - △ SET PLUG IN CURB ON LOT LINE EXTENSION (WHERE POSSIBLE)
- 
- — — — — PROPERTY BOUNDARY
  - - - - - SECTION LINE
  - - - - - EASEMENT
  - - - - - CENTERLINE
  - - - - - CENTERLINE
  - - - - - ADJOINER
- 
- ⊙ EXISTING SEWER MANHOLE
  - PI — EXISTING PI MAIN (SIZE AS SHOWN)
  - W — EXISTING WATER VALVE
  - CUL — EXISTING WATER MAIN (SIZE AS SHOWN)
  - ⊕ EXISTING FIRE HYDRANT
  - ⊕ PROPOSED WATER SERVICE & METER
  - ⊕ PROPOSED PI SERVICE & METER
  - ⊕ EXISTING POWER/TELEPHONE POLE
  - OHP — EXISTING OVERHEAD POWER LINES
  - OHT — EXISTING OVERHEAD TELEPHONE LINES
  - X — EXISTING FENCES
  - ⊕ EXISTING SURVEY MONUMENT

# TABULATIONS

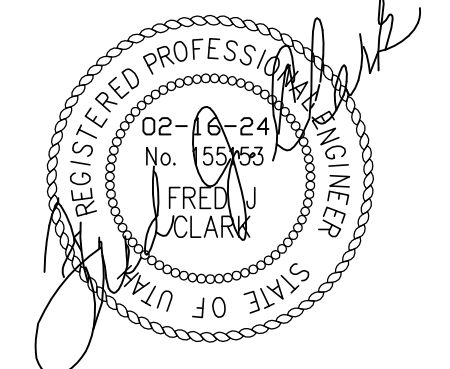
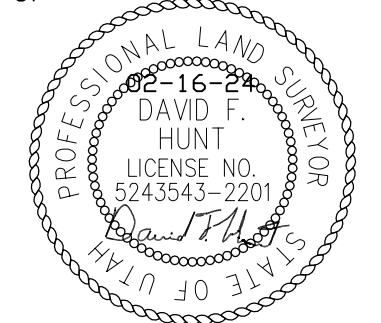
CURRENT ZONE = R-10  
 # OF LOTS = 2  
 TOTAL AREA = 1.080 ACRES  
 TOTAL LOT AREA = 1.080 ACRES  
 STREET DEDICATED AREA = 0.00 ACRES  
 OPEN SPACE AREA = 0 ACRES  
 DENSITY = 1.85 LOTS/ACRE  
 LANE MILES = 0.0379 MILES



### BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 888.89 FEET AND WEST 290.62 FEET FROM THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 05°17'18" EAST 211.85 FEET; THENCE NORTH 70°47'24" WEST 287.98 FEET; THENCE NORTH 19°15'00" EAST 192.91 FEET; THENCE SOUTH 70°45'00" EAST 200.00 FEET TO THE POINT OF BEGINNING.

AREA = 47,046 SQ. FT. OR 1.080 ACRES



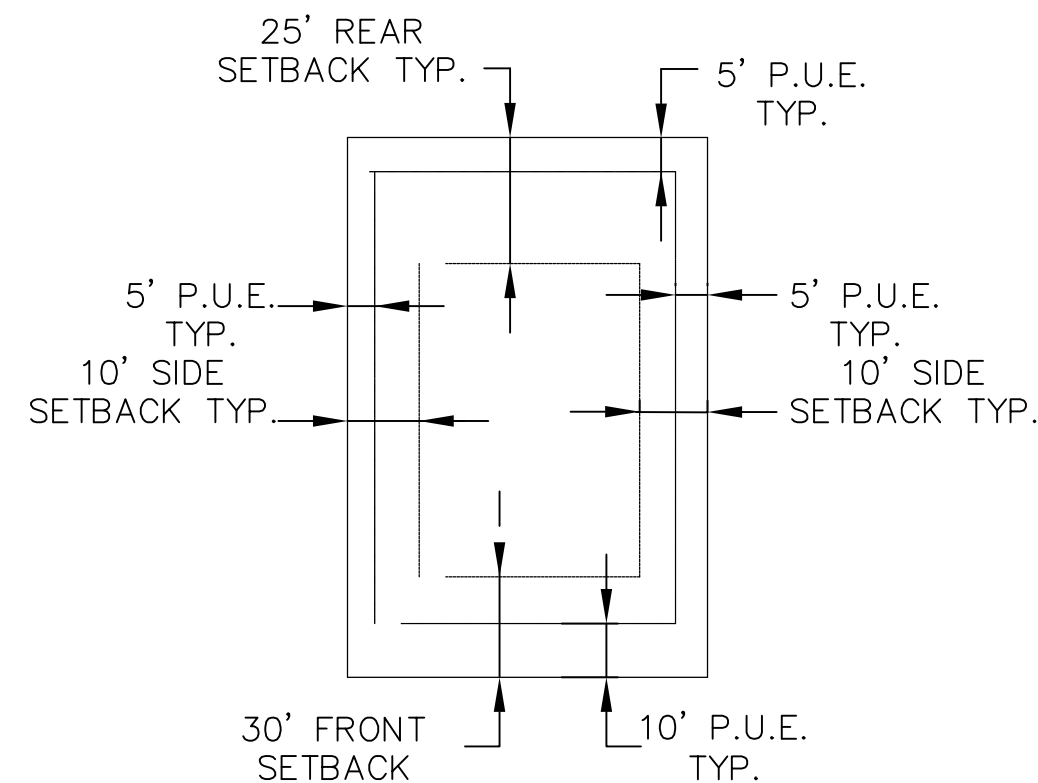
### NOTES:

1. THE CURRENT ZONE IS R-10.
2. ALL SETBACKS ARE TO COMPLY WITH THE CURRENT CITY CODE REQUIREMENTS.
3. ALL NEW CONSTRUCTION TO BE TO CURRENT CITY CODE.
4. LOT 2 HAS AN EXISTING HOUSE THAT WILL REMAIN. IT HAS AN EXISTING CULINARY METER & SERVICE, AN EXISTING PI SERVICE AND AN EXISTING SEPTIC TANK & SYSTEM. THE LEACH FIELD FOR LOT 2 WILL NEED TO BE COMPLETELY WITHIN THE BOUNDS OF THE LOT LINES SHOWN. (MAY REQUIRE NEW DESIGN & RELOCATION)
5. LOT 1 WILL HAVE A NEW CULINARY METER & SERVICE INSTALLED, A NEW PI SERVICE INSTALLED AND WILL REQUIRE ITS OWN SEPTIC TANK AND SYSTEM, DESIGNED BY OTHERS. THE SEPTIC DESIGN WILL BE COORDINATED WITH THE BUILDING PERMIT PROCESS FOR THE NEW RESIDENCE.

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

### CONTRACTOR NOTE:

THE SIZE, ELEVATION, & LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE ASSUMED AND APPROXIMATELY SHOWN BASED UPON THE FIELD DATA FROM THE SURVEY. ALL SIZES, LOCATIONS & ELEVATIONS ARE TO BE VERIFIED. IF THERE ARE DIFFERENCES OR DISCREPANCIES, THE DESIGNER NEEDS TO BE NOTIFIED BEFORE CONSTRUCTION. THE DESIGNER WILL NOT BE LIABLE OR RESPONSIBLE FOR REMOVAL, CONSTRUCTION OR INSTALLATION OF IMPROVEMENTS THAT ARE NOT IN ACCORDANCE WITH THIS PLAN. ANY AND ALL CHANGES OR VARIATIONS IN THE REMOVAL, CONSTRUCTION OR INSTALLATION OF THE IMPROVEMENTS MADE WITHOUT THE APPROVAL OF THE DESIGNER WILL RESULT IN SOLE LIABILITY TO THE CONTRACTOR. IN ADDITION, THE DESIGNER ASSUMES NO RESPONSIBILITY FOR ANY AND ALL EXISTING UTILITIES NOT SHOWN ON THIS PLAN AND ASSUMES NO LIABILITY FOR FAILURE TO EXACTLY LOCATE ALL EXISTING UTILITIES, SHOULD THERE BE INCIDENT.



INTERIOR LOT  
DETAIL-TYP. BUILDING SETBACK & EASEMENT  
-NTS-

R-10 SETBACK REQUIREMENTS  
 FRONT: 30'  
 SIDE - 10'  
 REAR - 25'

REVISIONS	BY
02-16-24	DFH

**LEVEL OF FOCUS, INC.**  
 DAVID F. HUNT, P.L.S.  
 1334 EAST 1150 SOUTH  
 SPANISH FORK, UTAH 84660  
 (801) 319-5441 LEVELOFFOCUS@GMAIL.COM

**SUTHERLAND SUBDIVISION**  
**CONCEPT/UTILITY/IMPROVEMENT PLAN**  
 SANTAQUIN UTAH

DESIGNER	DRAWN BY	CHECKED BY	SHEET
DFH	DFH	FJC	3 OF 3
DATE	SCALE	PROJECT NO.	
01-25-24	1" = 30'		
ADDRESS			
565 WEST LARK ROAD, UT			

BLUE STAKES  
 CALL 811  
 BEFORE YOU DIG



**MEMORANDUM**

**TO:** Santaquin City Planning Commission  
**FROM:** Megan Wilson, EIT  
**RE:** **Grey Cliffs Development – Conditional Use Permit for Mass Grading- (Renewal)**

**Planning Commission Action needed**

Review a requested renewal of a mass grading conditional use permit for conformance to Santaquin City Code and provide a recommendation to the City Council

**Background**

Mr. Steve Larsen of S and L Incorporated, is requesting a renewal of the existing Conditional Use Permit for the mass grading associated with the approved Grey Cliff’s Residential Development. The mass grading is being completed to facilitate the development of the property. The proposed area is located North of East Side Park and East of the SR-198 and contains approximately 299 acres.

The Original Conditional Use Permit for this project was approved in August of 2021. The Renewal request includes an additional 2 year period of the existing grading permit, and the following revision to the plan:

- The Grading Phases Legend has been updated to adjust the dates of each phase’s construction season.

The Applicant reports that Phase 1 is more than 50% complete- with 25% of Phase 1 being near or totally complete.

**Analysis**

Santaquin City Code §10.16.280: *Gravel, Sand, Earth Extraction, and Mass Grading* states that a plan be provided indicating how potential impacts may be reduced with the proposed mass grading project. Additionally, the site must be inspected by the City Engineer and the City Planner to verify conformance with the approved grading plan.

Below is a table indicating the requirement and the proposed action.

City Code Section Title 10 Ch. 16 sec 280	Requirement	Status
D.11 Nuisance Mitigation	Mitigate Dust, Noise, & Odors	Dust: Applicant has used water to reduce dust by utilizing an existing on-site private wells, and a water truck to keep dust down.

		Noise: Applicant indicated that operation will be only during city required hours. Odors: Applicant indicated that no odors are expected.
E: Bonding	Must provide a bond for the reclamation of the site	Applicant has provided bonding as of 3/7/24
G: Marketing of Materials	Maintain a sales office on site and maintain a current Santaquin City Business License	The project has a current business license.
J: Minimum lot size	10 acre minimum	The overall property that is included within the mass grading is approximately 299 acres.
K: Setbacks	Front – 300 Feet Rear – 50 Feet Side – 50 Feet	All structures on the site are placed outside of the required setbacks
L: Parking	One parking stall per site employee	Applicant has provided 10 parking stalls for the site
M: Fencing and Screening	Fenced according to current mine safety requirements Site must be visually screened	Applicant has a berm along the perimeter of property.
N: Hours of operation	7:00 am to 7:00 pm	Operations must be limited to 7:00 am to 7:00 pm
O: Road Access	Must have direct access to a public road	Directly accessing SR-198. This access has been approved through UDOT
P: Road Maintenance	Must maintain haul routes to minimize dust 40' wide paved road prior to the entrance/exit	Applicant has maintained track pads all access points to the site.
R: Noise standards	Maintain safe decibel levels	Use of berm for site screening
S: Blasting	No Blasting permitted	
T: Transportation vehicle standards	Load transport vehicles in a manner to prevent material from being discharged into the roadway	
U: Lighting	Direct all lighting way from neighboring properties	
V: Drainage	May not allow any storm water to flow onto adjacent properties and may not create stagnant ponds	The previously mentioned berm has prevented storm water generated on the site from leaving the site.
W: Excavation and Backfill	Mass grading to the finished elevation If backfill is necessary must be clean suitable material	Any over excavation will be backfilled using approved onsite materials. No over excavation has occurred.
X: Vegetation	Site must be reclaimed with sufficient topsoil and seeding	Replace stockpiled topsoil and place an approved seed mix

Due to the size of the proposed mass grading permit, the applicant is required by The State of Utah to have Storm Water Pollution Prevention Plan (SWPPP); Proof of the approved plan has been submitted to the city.

**Possible Planning Commission actions:**

Possible planning commission actions included:

1. Provide a recommendation to the City Council without additional conditions.
2. Provide a recommendation to the City Council with conditions and findings.
3. Table the proposed Conditional use permit request with findings.

**Staff Recommendation**

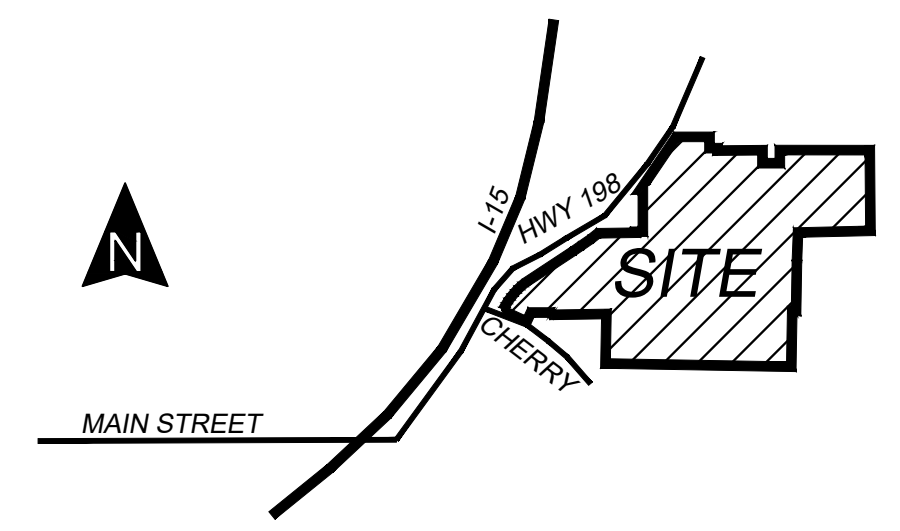
City staff recommends the renewal of the Conditional Use Permit for the Grey Cliffs Mass Grading Operation be forwarded to the city council with the following conditions:

Conditions:

1. That all activities comply with Santaquin City regulations pertaining to mass grading operations as found in Title 10.16.280 of the Santaquin City Code.



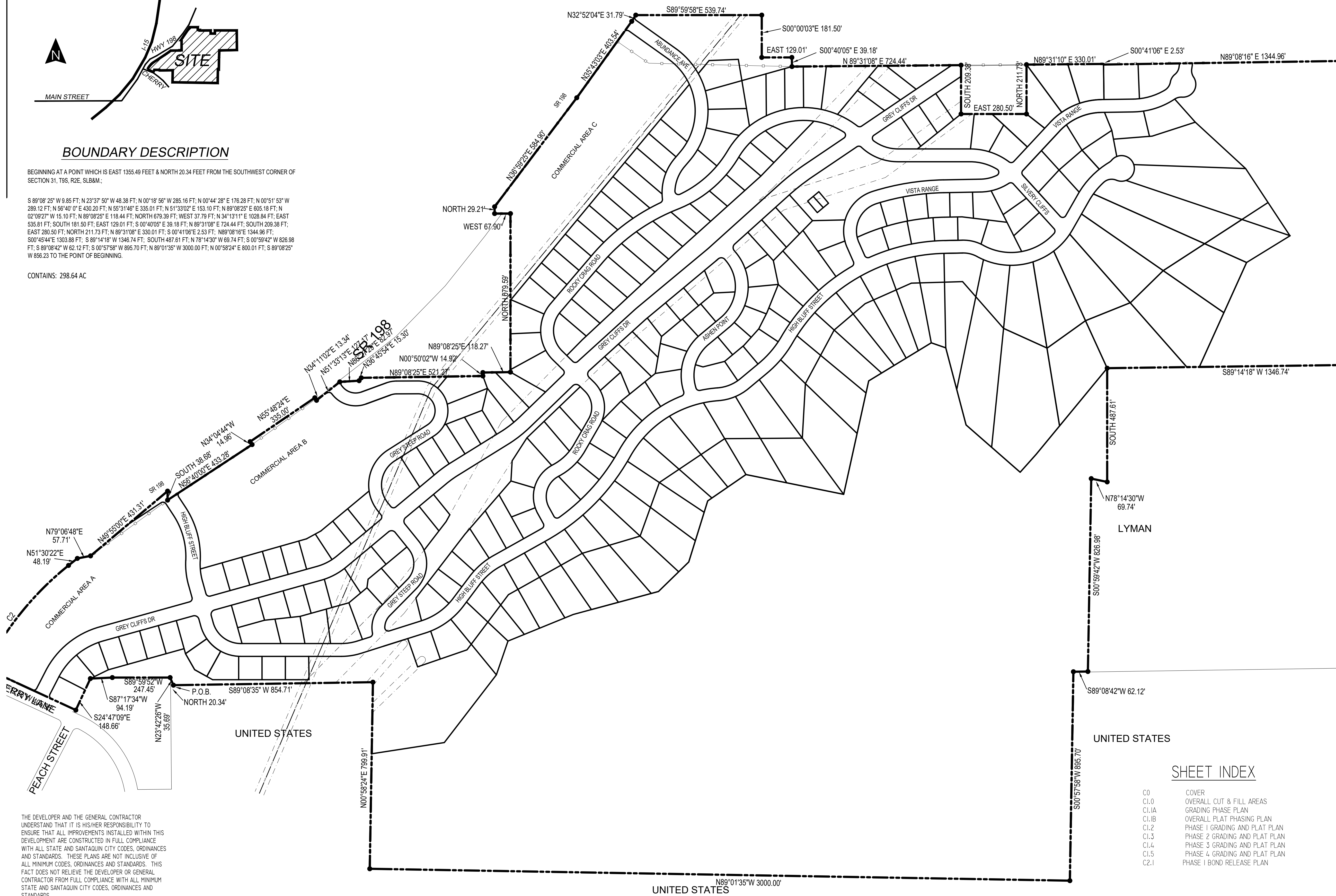
VICINITY MAP



BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS EAST 1355.49 FEET & NORTH 20.34 FEET FROM THE SOUTHWEST CORNER OF SECTION 31, T9S, R2E, SLB&M. S 89°08'25" W 9.85 FT; N 23°37'50" W 48.38 FT; N 00°18'56" W 285.16 FT; N 00°44'28" E 176.28 FT; N 00°51'53" W 289.12 FT; N 56°40'0" E 430.20 FT; N 55°31'46" E 335.01 FT; N 51°33'02" E 153.10 FT; N 89°08'25" E 605.18 FT; N 02°09'27" W 15.10 FT; N 89°08'25" E 118.44 FT; NORTH 679.39 FT; WEST 37.79 FT; N 34°13'11" E 1028.84 FT; EAST 535.81 FT; SOUTH 181.50 FT; EAST 129.01 FT; S 00°40'05" E 39.18 FT; N 89°31'08" E 724.44 FT; SOUTH 209.38 FT; EAST 280.50 FT; NORTH 211.73 FT; N 89°31'08" E 330.01 FT; S 00°41'06" E 2.53 FT; N 89°08'16" E 1344.96 FT; S00°45'44" E 1303.88 FT; S 89°14'18" W 1346.74 FT; SOUTH 487.61 FT; N 78°14'30" W 69.74 FT; S 00°59'42" W 826.98 FT; S 89°08'42" W 62.12 FT; S 00°57'58" W 895.70 FT; N 89°01'35" W 3000.00 FT; N 00°58'24" E 800.01 FT; S 89°08'25" W 856.23 TO THE POINT OF BEGINNING. CONTAINS: 298.64 AC

CW AND CW LIMITED PARTNERSHIP



DEVELOPMENT  
**GreyCliffs ESTATES**  
700 N SR198  
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER  
**GREY CLIFFS LLC.**  
935 W. CENTER  
LINDON, UT 84042  
801.785.8458

North arrow and scale bar.  
SCALE: 1" = 200'

**berg CIVIL ENGINEERING**  
11038 N Highland Blvd Suite 400  
Highland Ut, 84003  
office (801) 492-1277  
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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ACTION	DATE
GRADING PERMIT	02/15/2024

PROJECT  
**GreyCliffs ESTATES**

DESCRIPTION  
**GRADING PERMIT PLANS**

SHEET NAME	SHEET NUMBER
COVER	C0

SHEET INDEX

- C0 COVER
- CL.0 OVERALL CUT & FILL AREAS
- CL.1A GRADING PHASE PLAN
- CL.1B OVERALL PLAT PHASING PLAN
- CL.2 PHASE 1 GRADING AND PLAT PLAN
- CL.3 PHASE 2 GRADING AND PLAT PLAN
- CL.4 PHASE 3 GRADING AND PLAT PLAN
- CL.5 PHASE 4 GRADING AND PLAT PLAN
- C2.1 PHASE 1 BOND RELEASE PLAN

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 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.







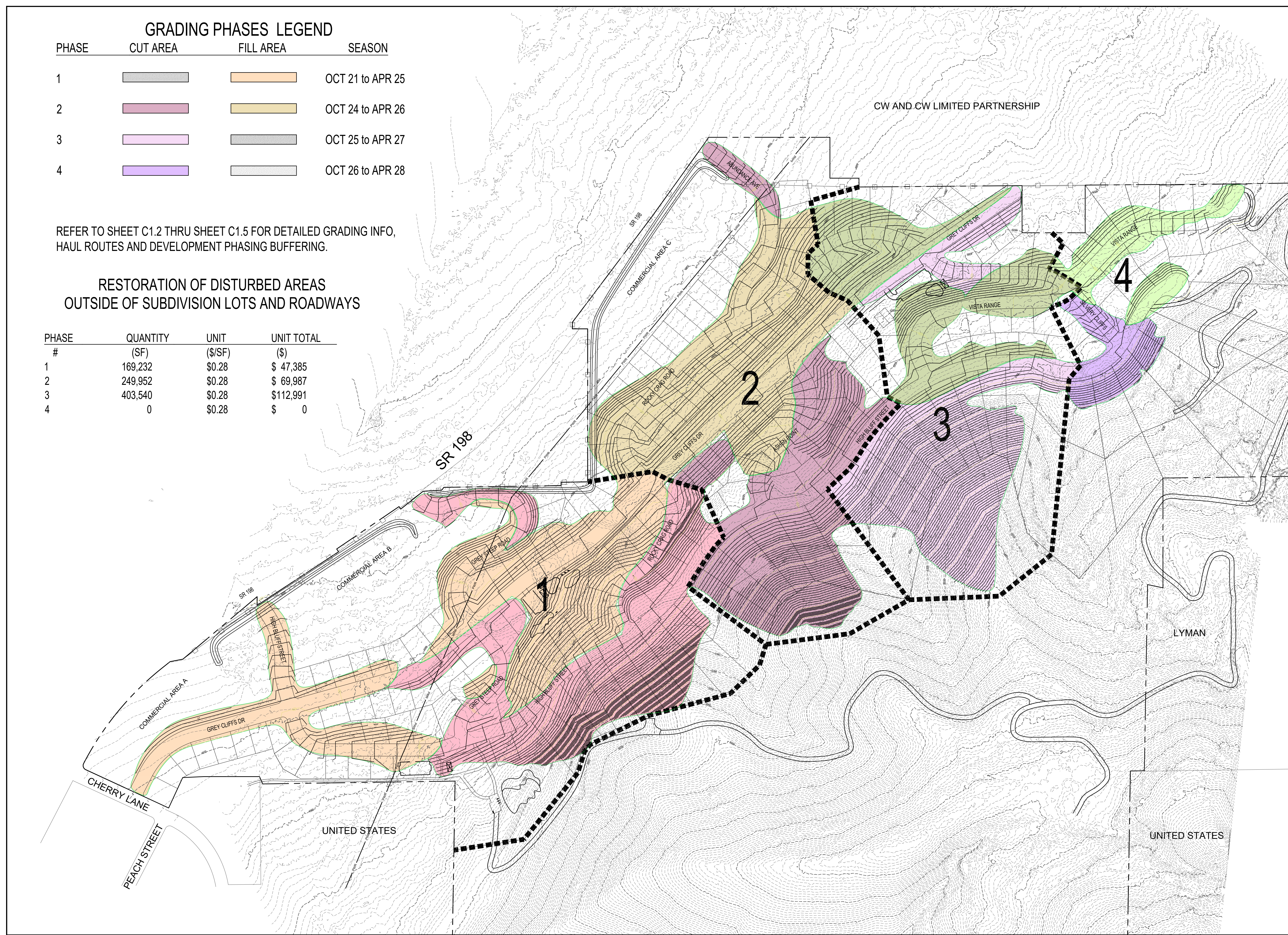
### GRADING PHASES LEGEND

PHASE	CUT AREA	FILL AREA	SEASON
1			OCT 21 to APR 25
2			OCT 24 to APR 26
3			OCT 25 to APR 27
4			OCT 26 to APR 28

REFER TO SHEET C1.2 THRU SHEET C1.5 FOR DETAILED GRADING INFO, HAUL ROUTES AND DEVELOPMENT PHASING BUFFERING.

### RESTORATION OF DISTURBED AREAS OUTSIDE OF SUBDIVISION LOTS AND ROADWAYS

PHASE #	QUANTITY (SF)	UNIT (\$/SF)	UNIT TOTAL (\$)
1	169,232	\$0.28	\$ 47,385
2	249,952	\$0.28	\$ 69,987
3	403,540	\$0.28	\$112,991
4	0	\$0.28	\$ 0



DEVELOPMENT

700 N SR198  
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

## GREY CLIFFS LLC.

935 W. CENTER  
LONDON, UT 84042  
801.785.8458

SCALE: 1" = 200'

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Highland Ut, 84003  
office (801) 492-1277  
cell (801) 616-1677

REVISIONS			SEAL
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ACTION	DATE
GRADING PERMIT	02/15/2024

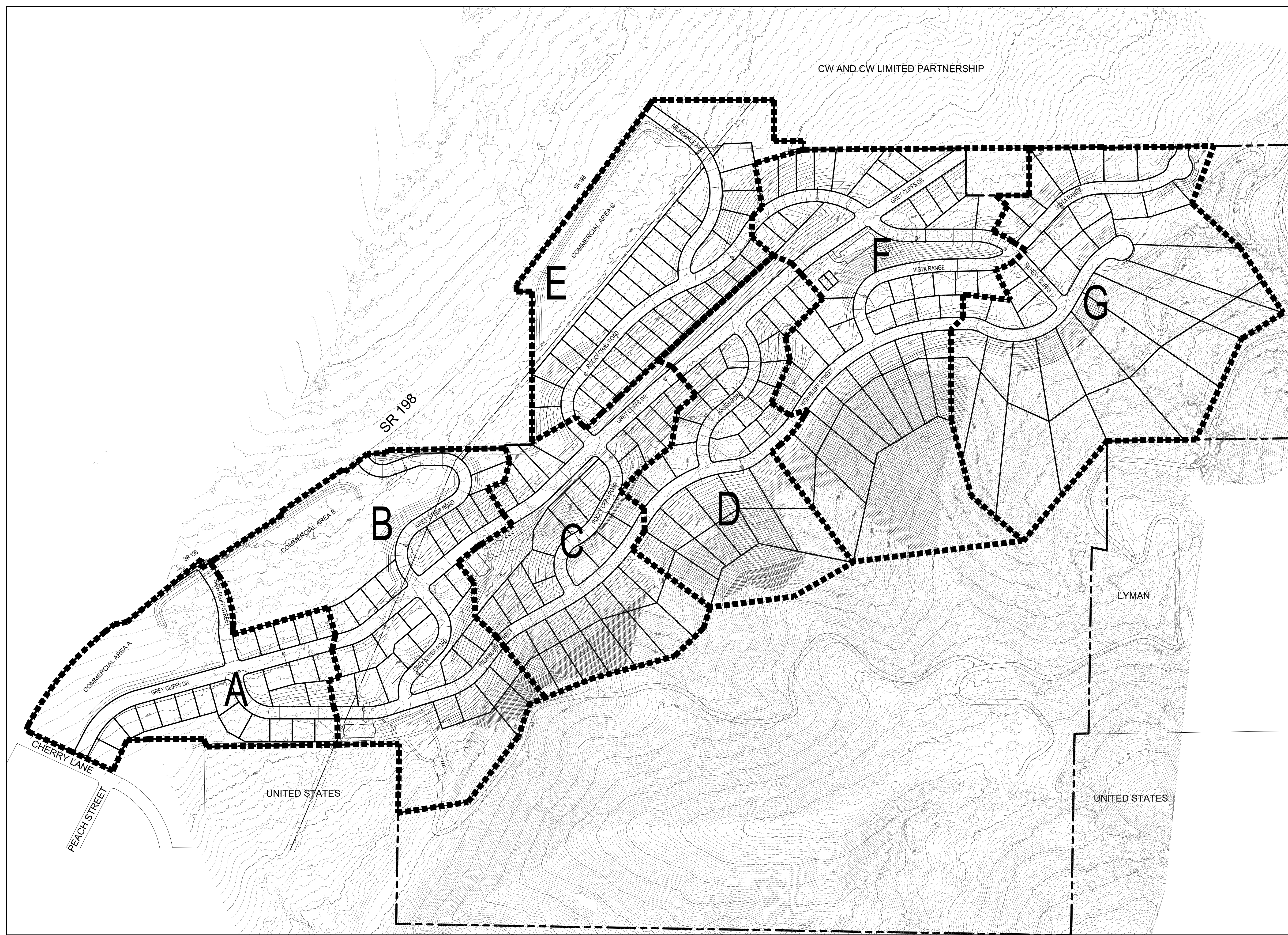
PROJECT

DESCRIPTION

## GRADING PERMIT PLANS


SHEET NAME	SHEET NUMBER
CUT & FILL PHASING	C1.1A





CW AND CW LIMITED PARTNERSHIP

DEVELOPMENT

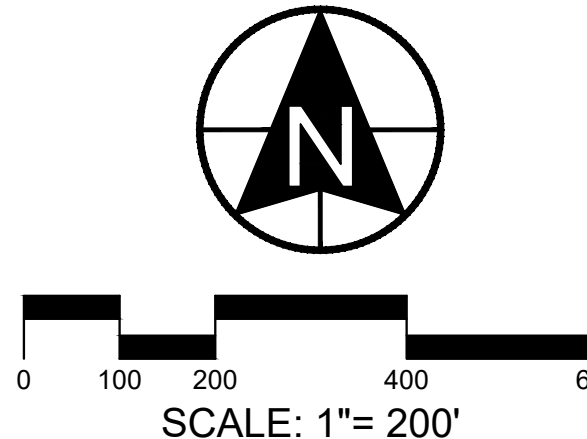


700 N SR198  
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

**GREY CLIFFS LLC.**

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LINDON, UT 84042  
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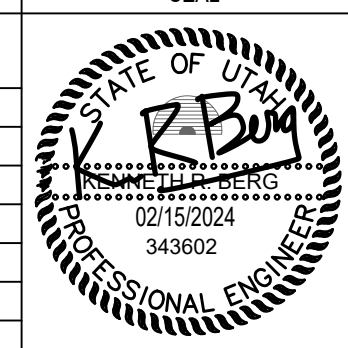


SCALE: 1"= 200'




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ACTION	DATE
GRADING PERMIT	02/15/2024

PROJECT



DESCRIPTION

**GRADING PERMIT PLANS**

SHEET NAME	SHEET NUMBER
OVERALL PHASING PLAN	<b>C1.1B</b>











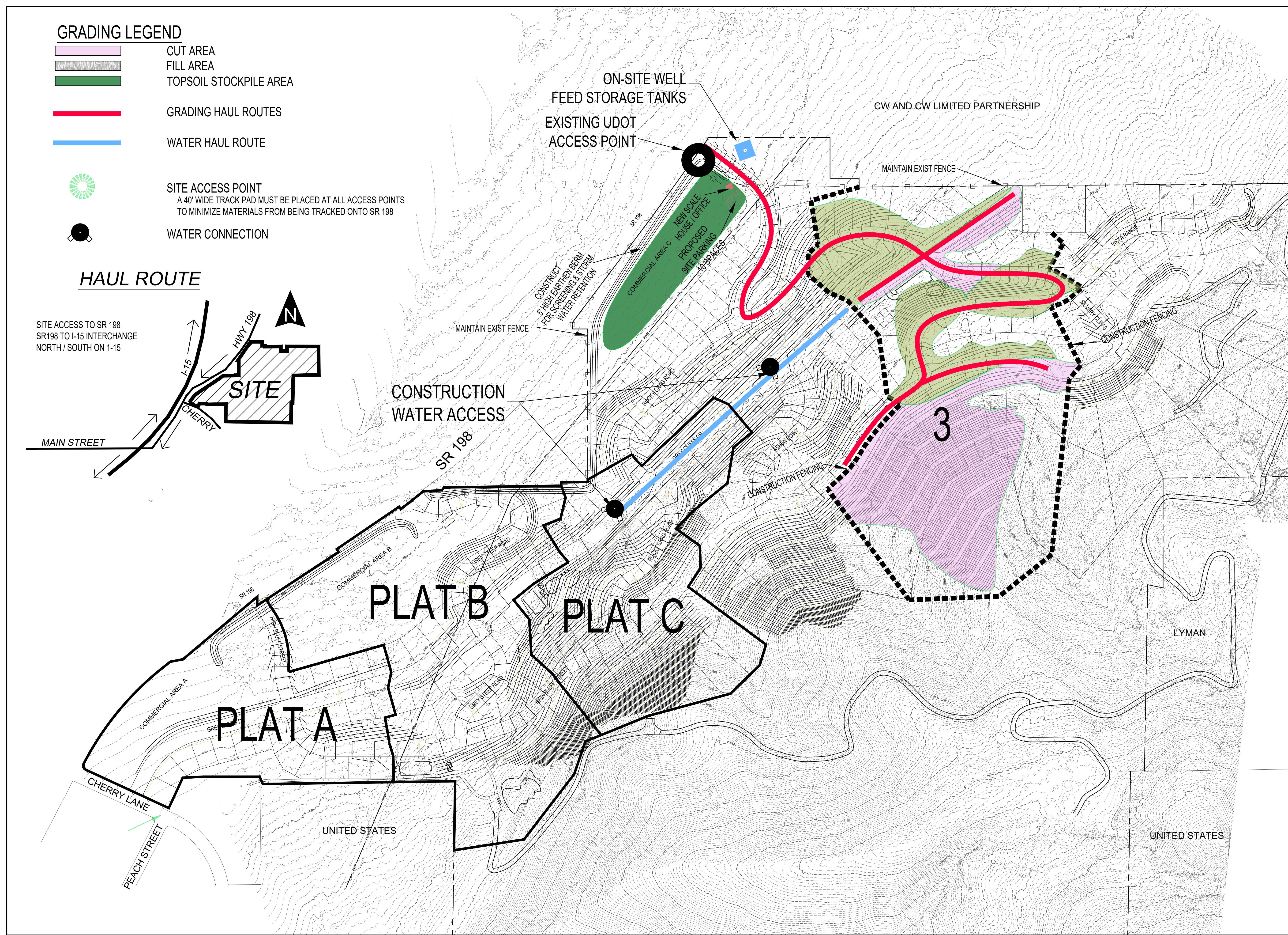
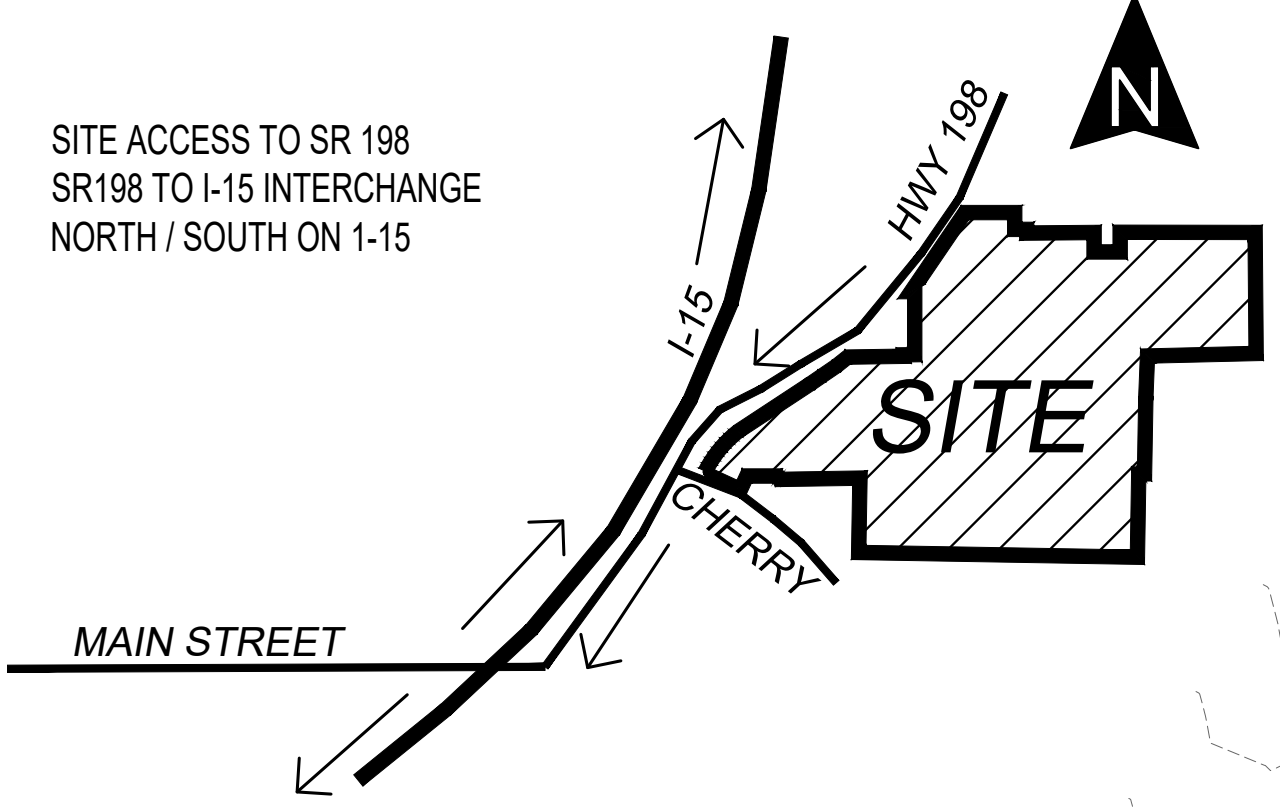
**GRADING LEGEND**

- CUT AREA
- FILL AREA
- TOPSOIL STOCKPILE AREA

- GRADING HAUL ROUTES
- WATER HAUL ROUTE

- SITE ACCESS POINT  
A 40' WIDE TRACK PAD MUST BE PLACED AT ALL ACCESS POINTS TO MINIMIZE MATERIALS FROM BEING TRACKED ONTO SR 198
- WATER CONNECTION

**HAUL ROUTE**



DEVELOPMENT

700 N SR198  
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

**GREY CLIFFS LLC.**

935 W. CENTER  
LONDON, UT 84042  
801.785.8458

SCALE: 1" = 200'

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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	

ACTION	DATE
GRADING PERMIT	02/15/2024

PROJECT

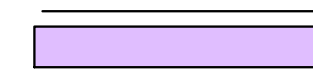
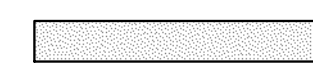





DESCRIPTION

**GRADING PERMIT PLANS**

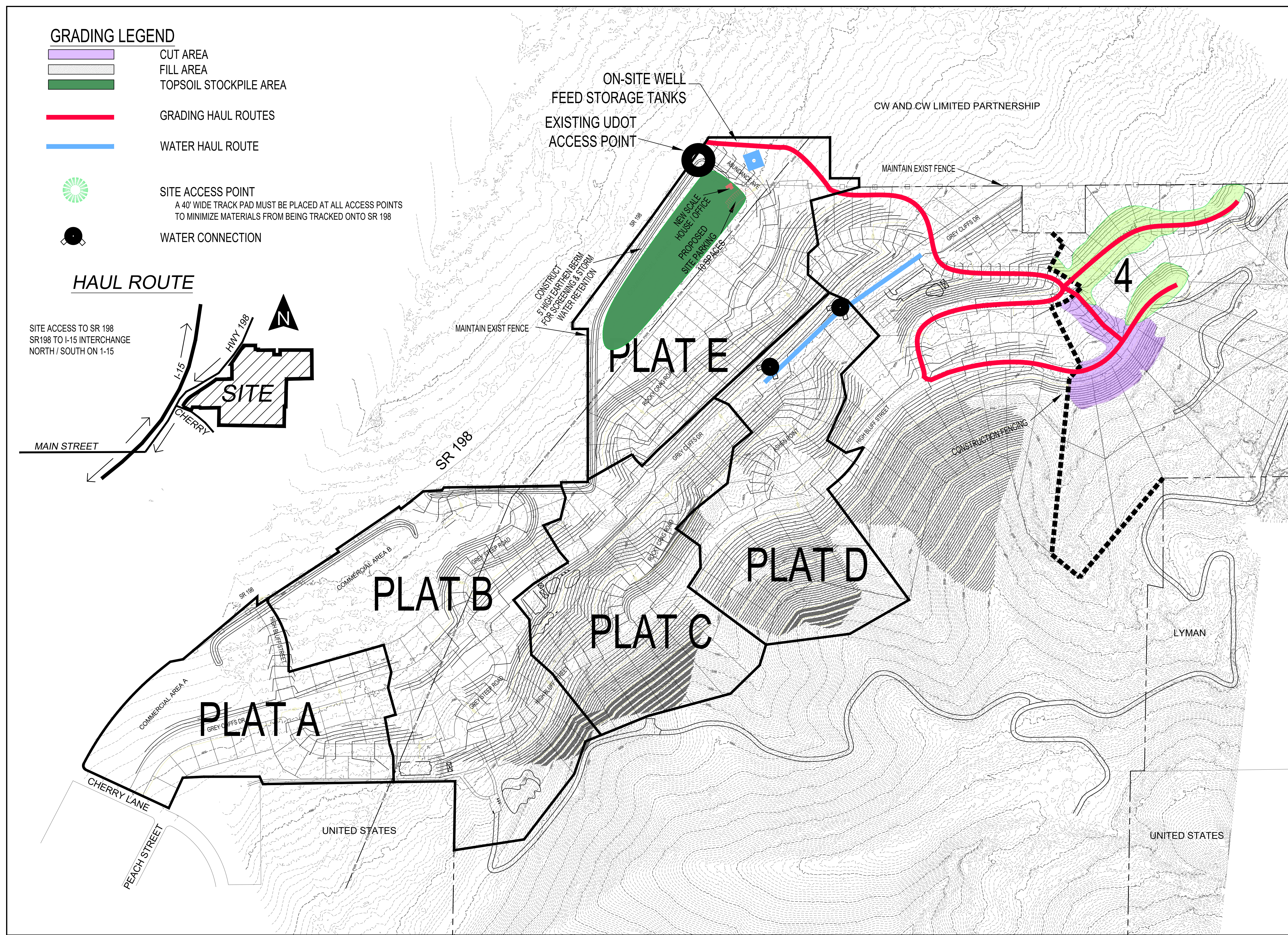
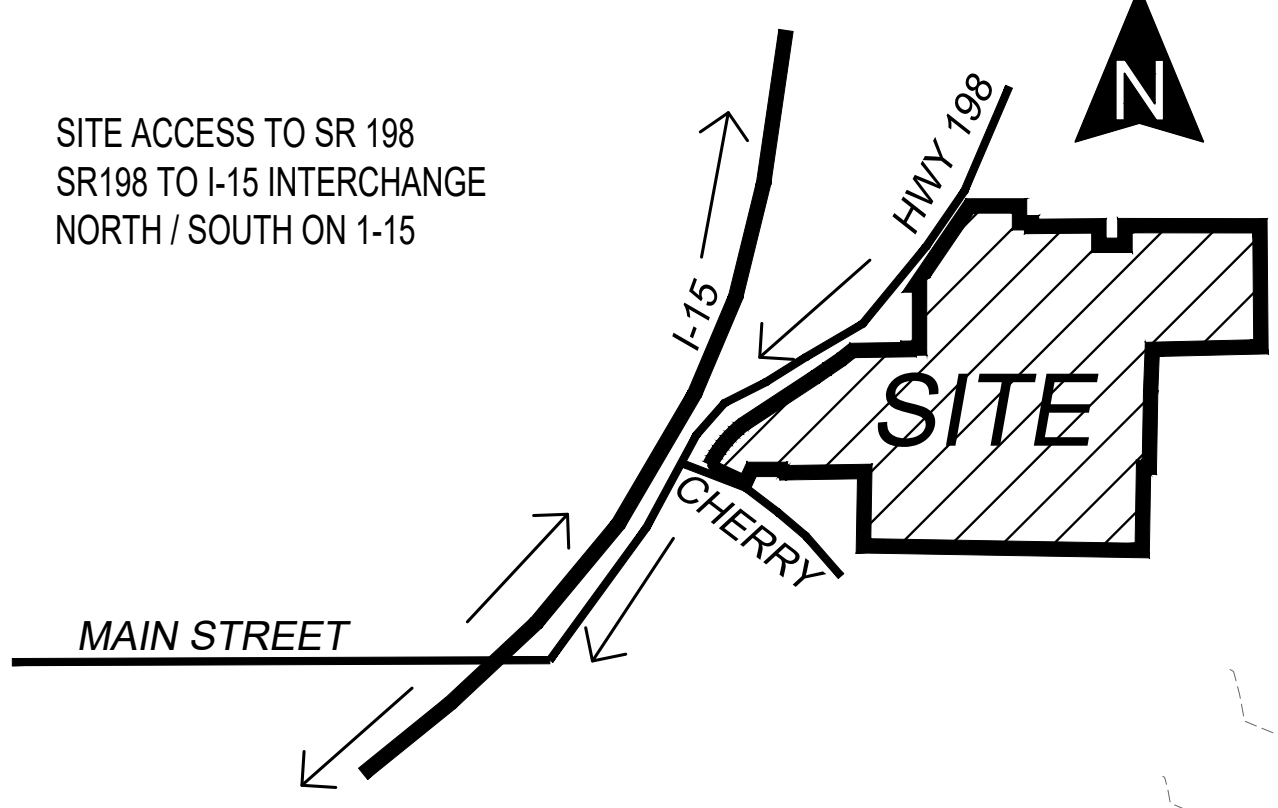
SHEET NAME	SHEET NUMBER
PHASE 3 GRADING	<b>C1.3</b>



### GRADING LEGEND

-  CUT AREA
-  FILL AREA
-  TOPSOIL STOCKPILE AREA
-  GRADING HAUL ROUTES
-  WATER HAUL ROUTE
-  SITE ACCESS POINT  
A 40' WIDE TRACK PAD MUST BE PLACED AT ALL ACCESS POINTS TO MINIMIZE MATERIALS FROM BEING TRACKED ONTO SR 198
-  WATER CONNECTION

### HAUL ROUTE



DEVELOPMENT

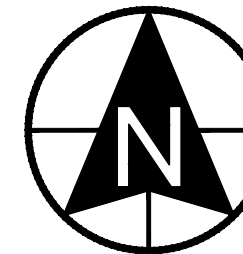



700 N SR198  
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

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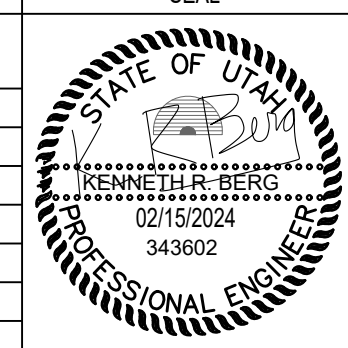



SCALE: 1"= 200'




**BERG**  
CIVIL ENGINEERING

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REVISIONS			SEAL
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ACTION	DATE
GRADING PERMIT	02/15/2024

PROJECT



DESCRIPTION

**GRADING PERMIT PLANS**

SHEET NAME	SHEET NUMBER
PHASE 4 GRADING	<b>C1.5</b>

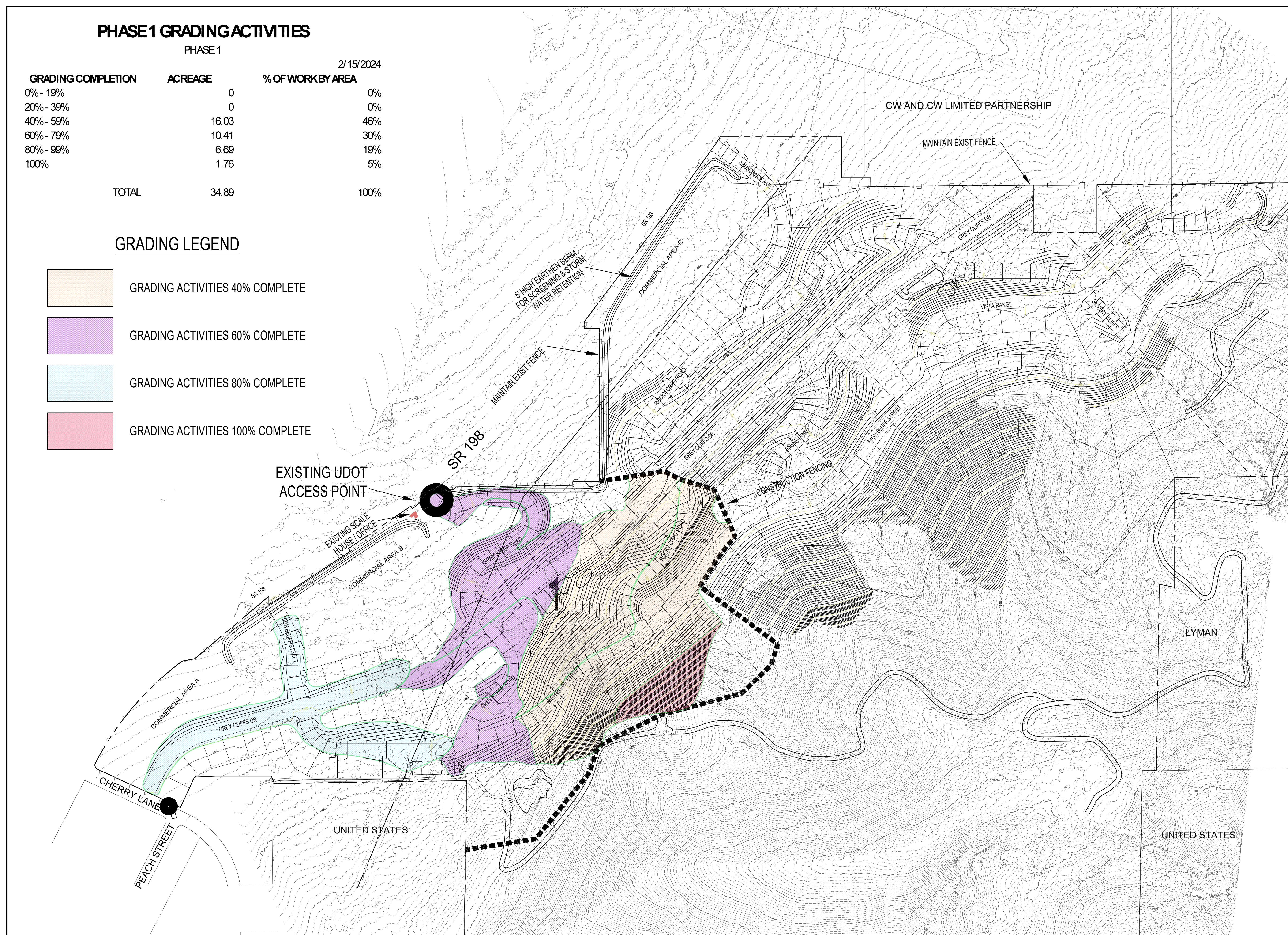


### PHASE 1 GRADING ACTIVITIES

PHASE 1			2/15/2024
GRADING COMPLETION	ACREAGE	% OF WORK BY AREA	
0% - 19%	0	0%	
20% - 39%	0	0%	
40% - 59%	16.03	46%	
60% - 79%	10.41	30%	
80% - 99%	6.69	19%	
100%	1.76	5%	
<b>TOTAL</b>	<b>34.89</b>	<b>100%</b>	

### GRADING LEGEND

- GRADING ACTIVITIES 40% COMPLETE
- GRADING ACTIVITIES 60% COMPLETE
- GRADING ACTIVITIES 80% COMPLETE
- GRADING ACTIVITIES 100% COMPLETE



DEVELOPMENT

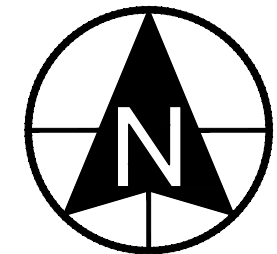



700 N SR198  
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

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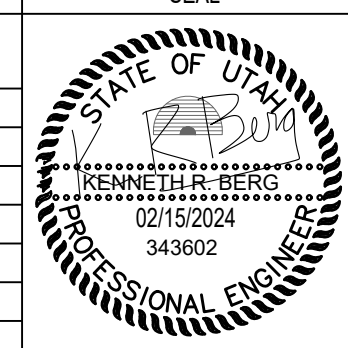



SCALE: 1"= 200'




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GRADING PERMIT	02/15/2024

PROJECT



DESCRIPTION

## GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
PHASE 1 BOND RELEASE 1	<b>C2.1</b>





**Planning Commission Members in Attendance:** Commissioners Trevor Wood, Michael Romero, Michael Weight, LaDawn Moak, BreAnna Nixon.

Commissioners Drew Hoffman and Jessica Tolman were excused from the meeting.

**Others in Attendance:** Senior Planner Ryan Harris, City Manager Norm Beagley, Recorder Amalie Ottley, and City Council Member Jeff Siddoway.

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

**INVOCATION/INSPIRATIONAL THOUGHT**

Commissioner Weight offered an invocation.

**PLEDGE OF ALLEGIANCE**

Commissioner Romero led the Pledge of Allegiance.

**PUBLIC FORUM**

Commissioner Wood opened the Public Forum at 7:02 p.m.

No members of the public wished to address the Planning Commission in the Public Forum

Commissioner Wood closed the Public Forum at 7:02 p.m.

**DISCUSSION & POSSIBLE ACTION ITEMS:**

**1. Public Hearing: Public Safety Impact Fee Analysis & Impact Fee Facilities Plan**

Manager Beagley presented the need for the City to update the Public Safety Impact Fee Facilities Plan (IFFP) & Impact Fee Analysis (IFA). This need is due to the significant cost increases for the Santaquin Fire Department ladder truck that has recently been ordered and the planned fire station number 2. Both the ladder truck and the new fire station number 2 are identified in the Santaquin City Public Safety Master Plan.

Utah State Code (Utah Code Section 11-36a-504) requires that, for all Impact Fee Facilities Plans (IFFP) & Impact Fee Analyses (IFA), a public hearing is held "... as if the impact fee enactment were a land use regulation ...".

Manager Beagley discussed with the Planning Commission what collected impact fees may and may not be allocated to. The Planning Commission also discussed what future plans look like for a new fire station in the Summit Ridge area as well as the use of a new ladder truck.

Commission Chair Wood opened the Public Hearing at 7:20 p.m.

No members of the public wished to address the Planning Commission in the Public Hearing.

Commission Chair Wood closed the Public Hearing at 7:20 p.m.



Commissioner Nixon made a motion to forward a positive recommendation to the City Council to approve the Public Safety Impact Fee Facilities Plan (IFFP) & Impact Fee Analysis (IFA). Commissioner Moak seconded the motion.

Commissioner Hoffman	Absent
Commissioner Moak	Yes
Commissioner Nixon	Yes
Commissioner Romero	Yes
Commissioner Tolman	Absent
Commissioner Weight	Yes
Commissioner Wood	Yes

The motion passed.

### 2. Water Efficiency Standards Code Amendment

Senior Planner Harris presented proposed language for a code amendment that will include State mandates as well as city recommendations for Landscaping Water Efficiency Standards in new construction. The amended language encompasses both single family, multi-family, and commercial development.

Commissioners and staff discussed the difference between what is required versus what is recommended in the City Code.

Commissioner Romero made a motion to forward a positive recommendation to the City Council to approve amending Santaquin City Code Title 10 Section 52 “Landscaping Standards” related to Outdoor Landscaping Water Efficiency Standards for all new construction. Commissioner Nixon seconded the motion.

Commissioner Hoffman	Absent
Commissioner Moak	Yes
Commissioner Nixon	Yes
Commissioner Romero	Yes
Commissioner Tolman	Absent
Commissioner Weight	Yes
Commissioner Wood	Yes

The motion passed.

### 3. PF Public Facilities Zone Code Amendment

Senior Planner Harris presented a proposed Code Amendment in the PF Public Facilities Zone. The proposed amendment would allow as a conditional use, a temporary concrete batch plant only for the construction of federal, state, or local government capital improvement projects. Central Utah Water Conservancy District will be extending a water pipeline related to the Central Utah Project (CUP) through Santaquin in the coming year and is a federally mandated project. The pipeline will extend from Highway 198 along the railroad to Summit Ridge. The pipeline must be encased in concrete. They will need a temporary batch plant while working on the project. The proposed amendment has several requirements for batch plants, including distance requirements to dwellings, hours of operation, mitigation plan, reclamation plan, storm drainage, and road access. The proposed amendment also



creates a land use table that makes it easier to see the allowed uses in the zone. All current uses in the PF zone have been added to the land use table. Two uses were removed that allowed mass grading and heavy industrial in the PF Zone.

Planner Harris discussed what changes staff made after the code amendment was tabled at the last Planning Commission meeting. He also indicated that he has reached out to both Payson City staff and residents regarding a batch plant in their area. Commissioners expressed their gratitude to staff for their thorough work on the item.

Commissioner Romero made a motion to forward a positive recommendation to the City Council to approve the proposed code amendment that amends language in Santaquin City Code 10.20.180 related to temporary batch plants in the PF Zone. Commissioner Nixon seconded the motion.

Commissioner Hoffman	Absent
Commissioner Moak	Yes
Commissioner Nixon	Yes
Commissioner Romero	Yes
Commissioner Tolman	Absent
Commissioner Weight	Yes
Commissioner Wood	Yes

The motion passed.

**OTHER BUSINESS**

**Meeting Minutes Approval**

Commissioner Weight made a motion to approve the January 9, 2024 Planning Commission Meeting Minutes. Commissioner Moak seconded the motion.

Commissioner Hoffman	Absent
Commissioner Moak	Yes
Commissioner Nixon	Yes
Commissioner Romero	Yes
Commissioner Tolman	Absent
Commissioner Weight	Yes
Commissioner Wood	Yes

The motion passed.

**ADJOURNMENT**

Commissioner Nixon made a motion to adjourn the meeting.

The meeting was adjourned at 7:42 p.m.

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City Recorder – Amalie R. Ottley

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Planning Commission Chair – Trevor Wood





**Planning Commission Members in Attendance:** Commissioners Trevor Wood, Michael Romero, Michael Weight, Jessica Tolman, and BreAnna Nixon.

Commissioners Drew Hoffman and LaDawn Moak were excused from the meeting.

**Others in Attendance:** Senior Planner Ryan Harris, Recorder Amalie Ottley, and City Council Member Jeff Siddoway.

No other members of the public attended the meeting.

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

#### **INVOCATION/INSPIRATIONAL THOUGHT**

Commissioner Romero offered an invocation.

#### **PLEDGE OF ALLEGIANCE**

Commissioner Weight led the Pledge of Allegiance.

#### **PUBLIC FORUM**

Commissioner Wood opened the Public Forum at 7:01 p.m.

No members of the public wished to address the Planning Commission in the Public Forum

Commissioner Wood closed the Public Forum at 7:02 p.m.

#### **DISCUSSION & POSSIBLE ACTION ITEMS:**

##### **1. PUBLIC HEARING: General Plan Amendment to Moderate Income Housing**

Senior Planner Harris presented the Utah State Legislature requirements that cities update their Moderate-Income Housing Plan (MIHP) to include strategies from a pre-determined list of options and a plan to implement each strategy. The MIHP must list the proposed strategies and a timeline and implementation plan for each strategy. The implementation plan lists how the city will meet the chosen strategy and timelines for implementing the plans. He indicated that four out of the five strategies are the same as last year. Staff has updated the implementation plan for each of the four strategies. Staff is proposing to remove the strategy that deals with building a 55+ community and add the following strategy: "Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate-income housing." The draft amendment shows the proposed strategies and implementation plan for each strategy.

Senior Planner Harris went through each of the strategies and discussed them one by one. He spoke of the City's intent to hold an open house in 2024 (Strategy #1) so residents can learn from City staff and local experts about the process of constructing an accessory dwelling unit. While reviewing Strategy #3 Commissioner Nixon made a suggestion that the City should not have the sole pressure of working with land and property owners to strategize potential rezones and proposed that it be reworded.

Members of the Planning Commission discussed at length their consideration of each strategy. Planner Harris spoke to commissioners about the importance of following through with the strategies and reporting back to the State of Utah as the City would be subject to fines and not qualify for State funding



should the City be found non-compliant with the State’s requirements. Commissioners expressed their concern over the State mandating regulations like Moderate-Income Housing on the City who has no control over the housing market itself. Planner Harris and the Planning Commission discussed the frustration with the State Mandates but the need for the City to follow the Moderate-Income Housing regulations so that residents aren’t negatively affected. Planning Commissioners encouraged residents to contact their local state representatives and legislators to express their concerns about regulations like these being imposed on cities.

Commissioner Wood opened the Public Hearing at 7:53 p.m.

No members of the public wished to address the Planning Commission in the Public Hearing.

Commissioner Wood closed the Public Hearing at 7:53 p.m.

Commissioner Nixon made a motion to recommend approval of the proposed update of the Moderate-Income Housing Plan of the General Plan so that Santaquin City is in compliance with State Code. Commissioner Tolman seconded the motion.

Commissioner Hoffman	Absent
Commissioner Moak	Yes
Commissioner Nixon	Yes
Commissioner Romero	Yes
Commissioner Tolman	Absent
Commissioner Weight	Yes
Commissioner Wood	Yes

The motion passed.

**OTHER BUSINESS**

Senior Planner Harris went over items anticipated for the the next Planning Commission meeting.

**ADJOURNMENT**

Commissioner Wood made a motion to adjourn the meeting.

The meeting was adjourned at 8:03 p.m.

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City Recorder – Amalie R. Ottley

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Planning Commission Chair – Trevor Wood