



## DEVELOPMENT REVIEW COMMITTEE

Tuesday, April 08, 2025, at 10:00 AM  
Council Chambers at City Hall Building and Online  
110 S. Center Street, Santaquin, UT 84655

### 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://www.youtube.com/@santaquincity> or by searching for Santaquin City Channel on YouTube.

### ADA NOTICE

If you are planning to attend this Public Meeting and due to a disability need assistance in understanding or participating in the meeting, please notify the City Office ten or more hours in advance and we will, within reason, provide what assistance may be required.

## AGENDA

### NEW BUSINESS

**1. Morgan Subdivision Final Plan**

A final review of a 3-lot subdivision located at approximately 200 N. and 100 E.

### MEETING MINUTES APPROVAL

**2. March 25, 2025**

### ADJOURNMENT

## CERTIFICATE OF MAILING/POSTING

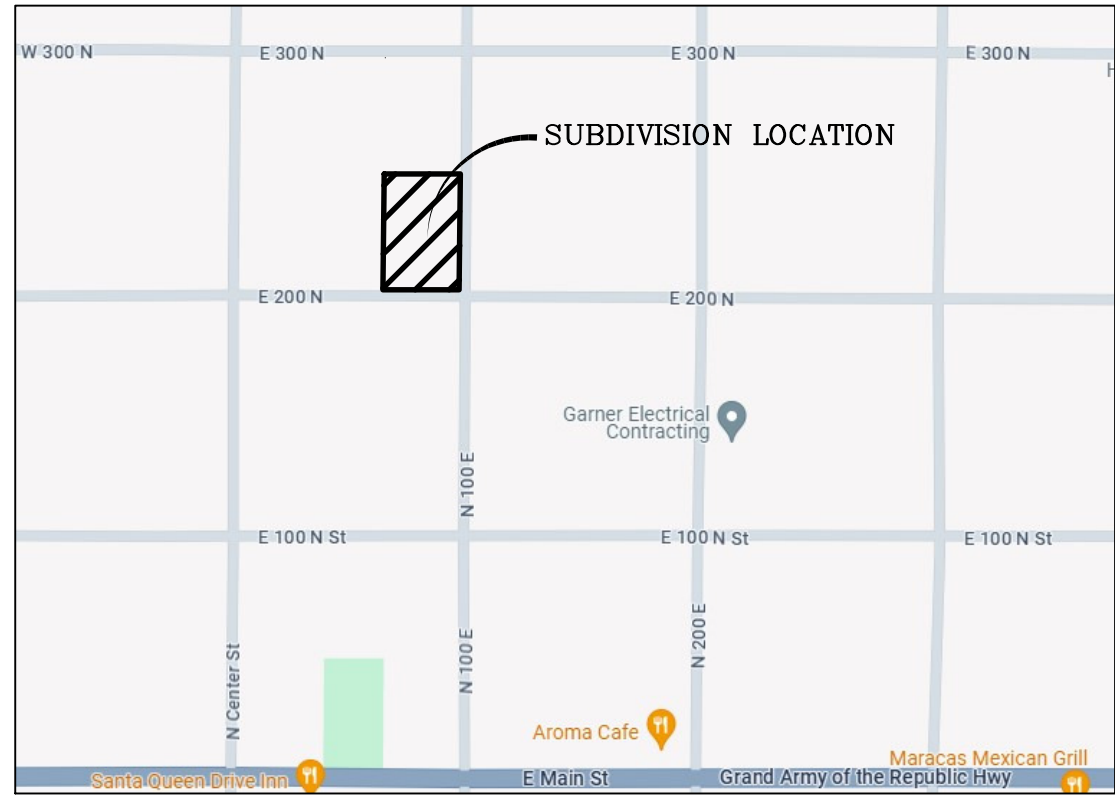
The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda may be found at [www.santaquin.gov](http://www.santaquin.gov), in three physical locations (Santaquin City Hall, Zions Bank, Santaquin Post Office), and 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







VICINITY MAP  
—NTS—

GENERAL NOTE:

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

SETBACK REQUIREMENTS:

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

# PLAT "A" MORGAN SUBDIVISION

JEFFREY D & TERESA HARWARD  
09:103:0004  
50 E 300 N

KIM & BRENNIA WEST  
09:103:0010  
261 N 100 E

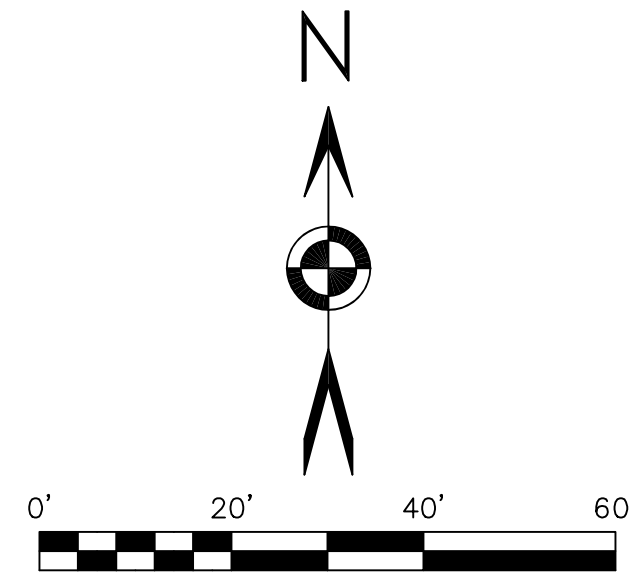
## BLOCK 42

WILLIAM & LIZA BOARDMAN  
09:103:0011  
63 E 200 N

LOT 3  
14,733 SF  
0.34 ACRES  
BUILDABLE AREA=  
8,848 SF

LOT 2  
15,033 SF  
0.35 ACRES  
BUILDABLE AREA=  
8,909 SF

LOT 1  
11,925 SF  
0.27 ACRES  
BUILDABLE AREA  
5,309 SF



SCALE  
1"=20'

LEGEND

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

BLOCK 41, PLAT "B"

DOMINION ENERGY

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

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
DOMINION ENERGY  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

### CERTIFICATION

I Daryl N. Penrod, do hereby certify that I am a registered land surveyor, and that I hold a license in accordance with Title 58, chapter 22, professional Engineers and Land Surveyors Licensing Act, Utah Code Annotated, 1953 as amended, certificate no. 5331527. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, and easements, have completed a survey of the property described on this plat in accordance with Section 17-23-17, Utah code Annotated, 1953 as amended, have verified all measurements, and have placed monuments as represented on the plat.

DARYL N. PENROD

DATE

### BOUNDARY DESCRIPTION

ALL OF LOT 1, BLOCK 42, PLAT "B", SANTAQUIN CITY SURVEY OF BUILDING LOTS.

ALSO DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH LIES S00°32'33"E 1300.69 FEET ALONG THE SECTION LINE AND S89°49'55"E 675.81 FEET FROM THE NORTHWEST CORNER SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 42, PLAT "B", SANTAQUIN CITY SURVEY OF BUILDING LOTS; AND RUNNING THENCE N00°33'32"E 251.83 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE S89°49'55"E 165.53 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE S00°32'44"W 251.83 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE N89°49'55"W 165.58 FEET TO THE POINT OF BEGINNING. CONTAINING 0.96 ACRES OF LAND.

### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENT AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

WILLIAM W. MORGAN

BEVERLY S. MORGAN

### ACKNOWLEDGMENT

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

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, WILLIAM W. MORGAN AND BEVERLY S. MORGAN, THE SIGNERS OF THE FOREGOING CERTIFICATE WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

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

NOTARY PUBLIC

### PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY  
THE PLANNING COMMISSION.

CHAIRMAN

DIRECTOR / SECRETARY

### UTILITY APPROVAL

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT TO ACCESS SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ROCKY MOUNTAIN POWER

DATE

CENTRACOM

DATE

CENTURY LINK

DATE

### PLAT A

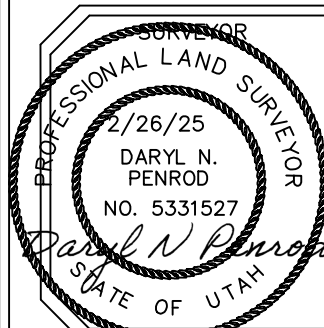
## MORGAN

### SUBDIVISION

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

SANTAQUIN CITY, UTAH COUNTY, STATE OF UTAH

SCALE 1"= 20 FEET



CITY/COUNTY ENGINEER

CLERK-RECORDER

NOTARY PUBLIC

### COUNTY RECORDER'S CERTIFICATE

LUDLOW ENGINEERING & LAND SURVEYING

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

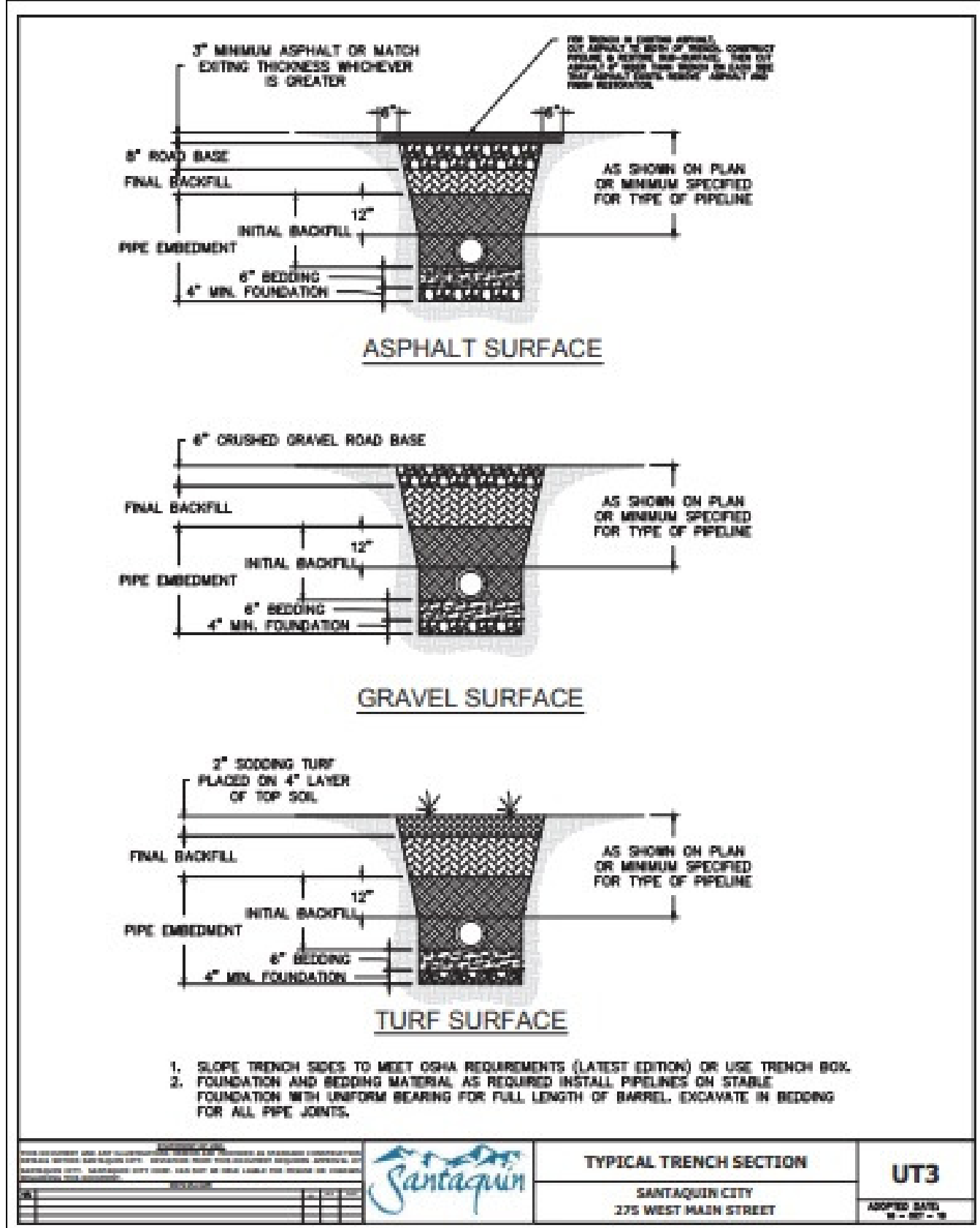
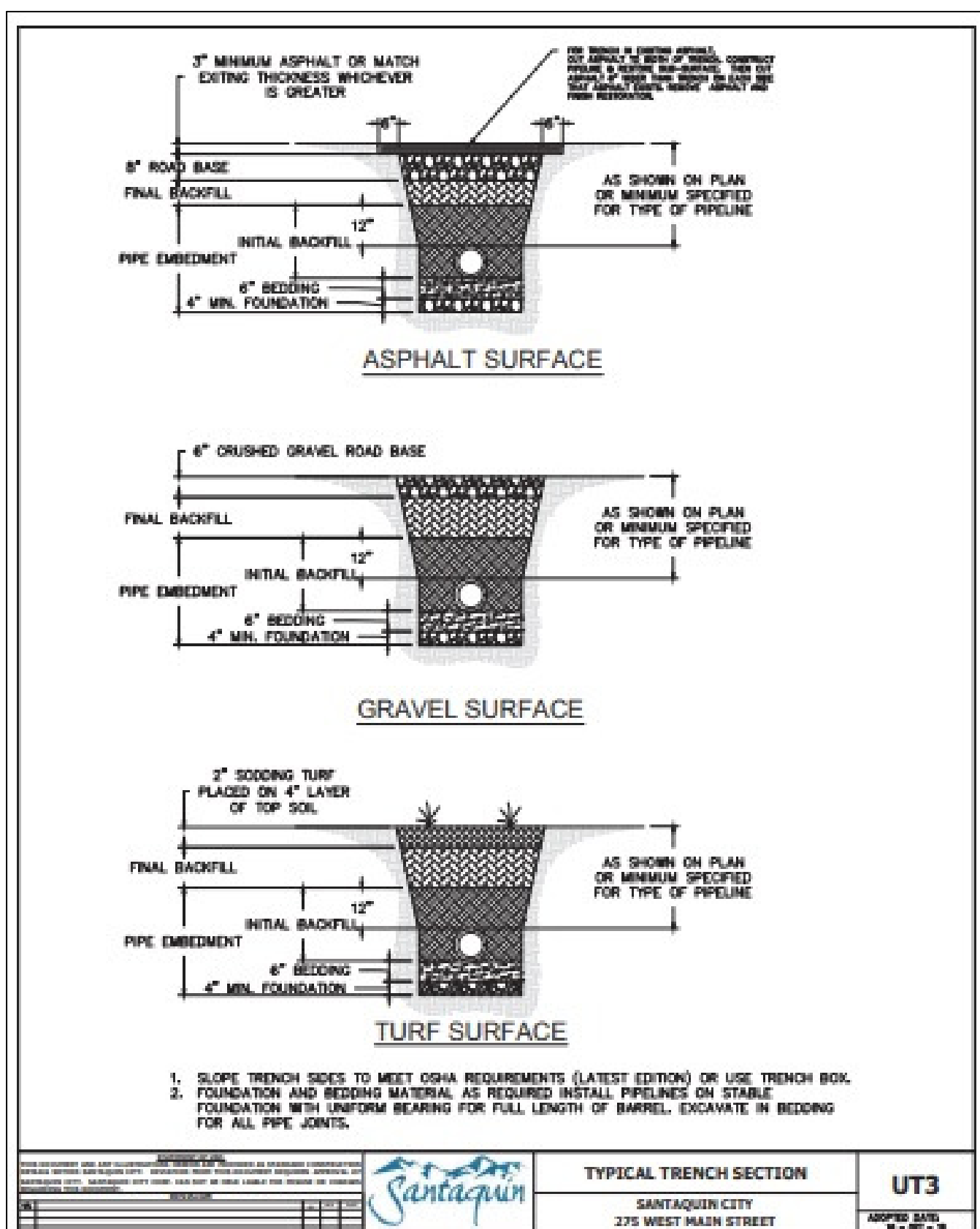
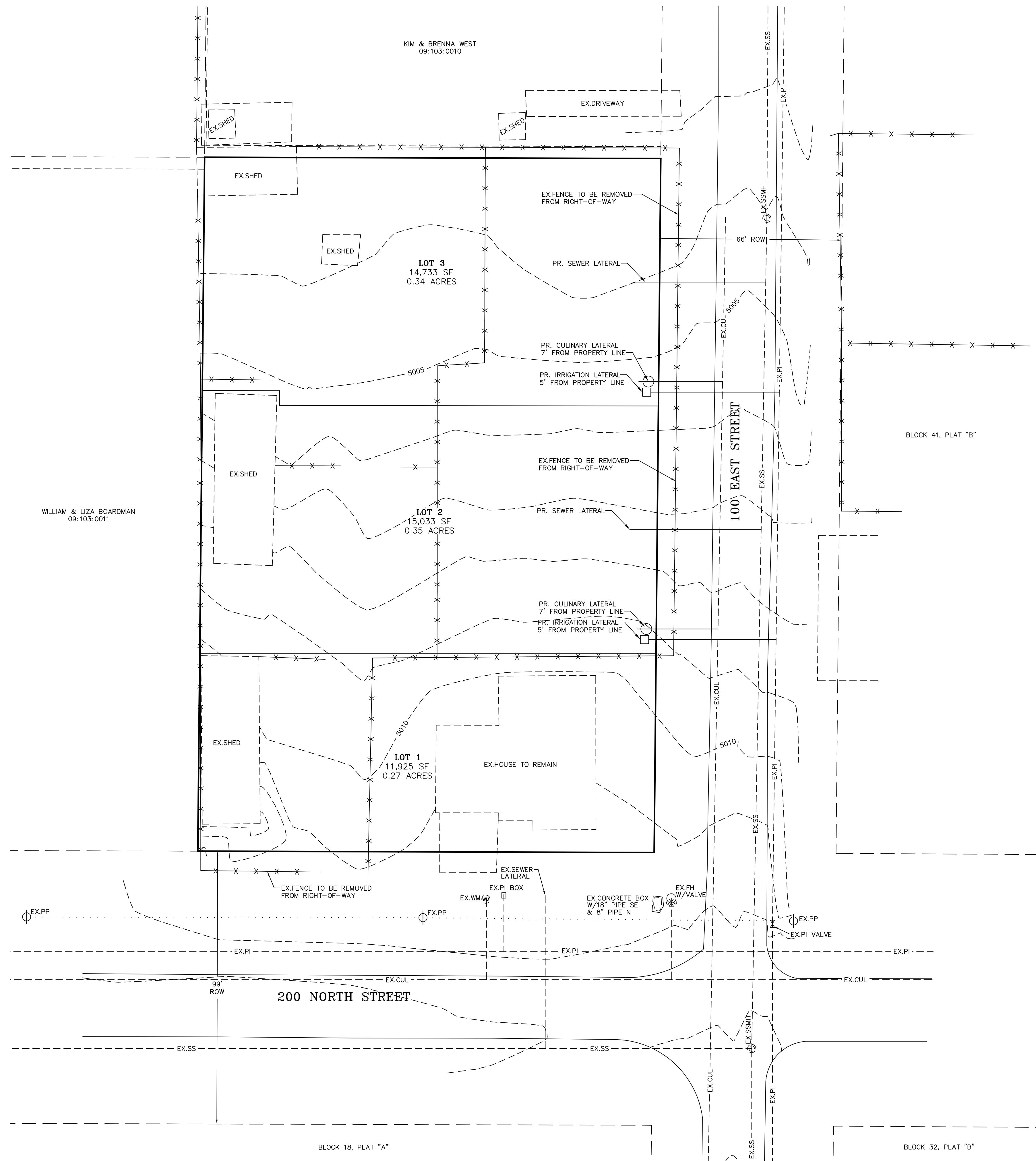
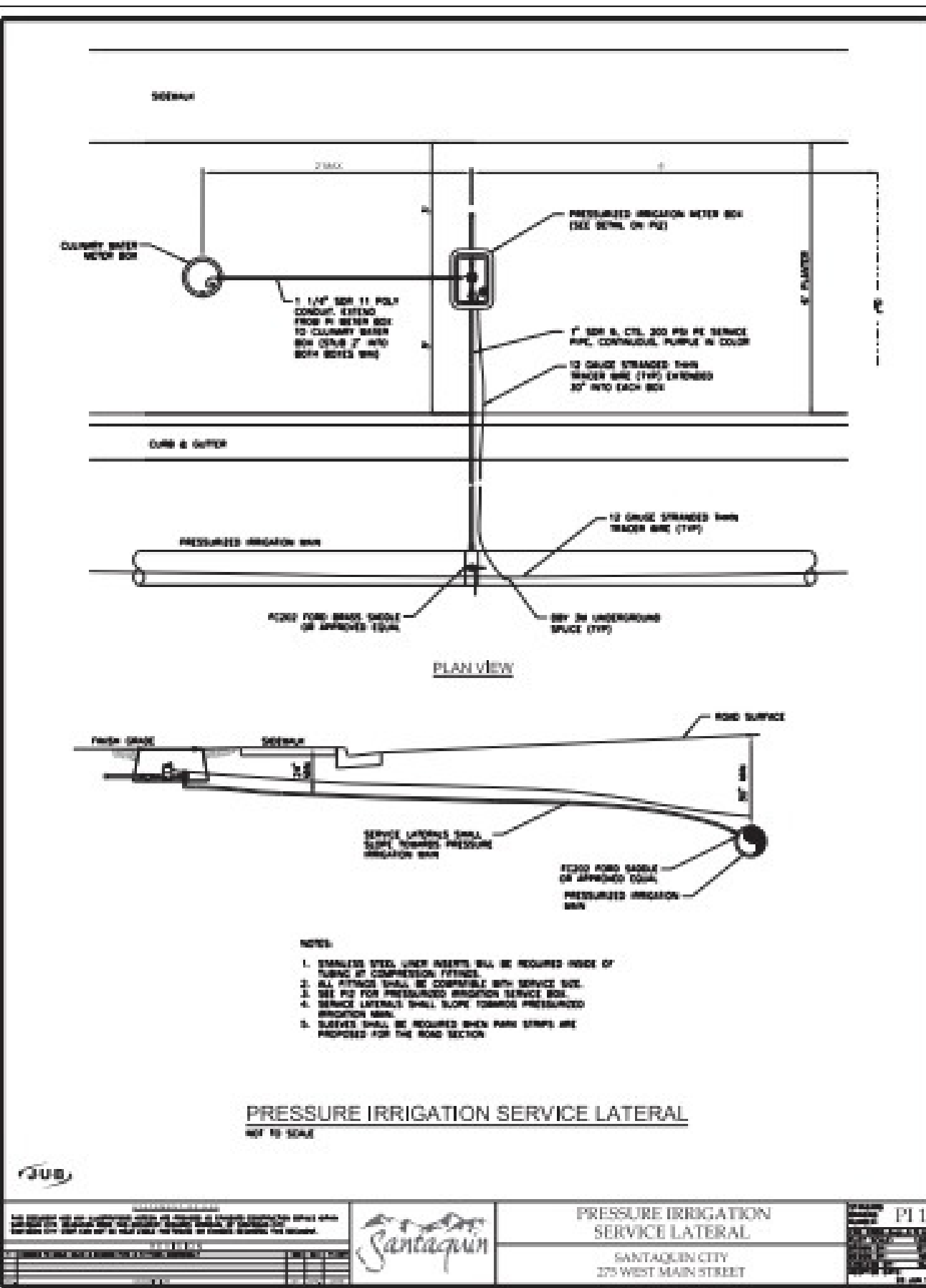
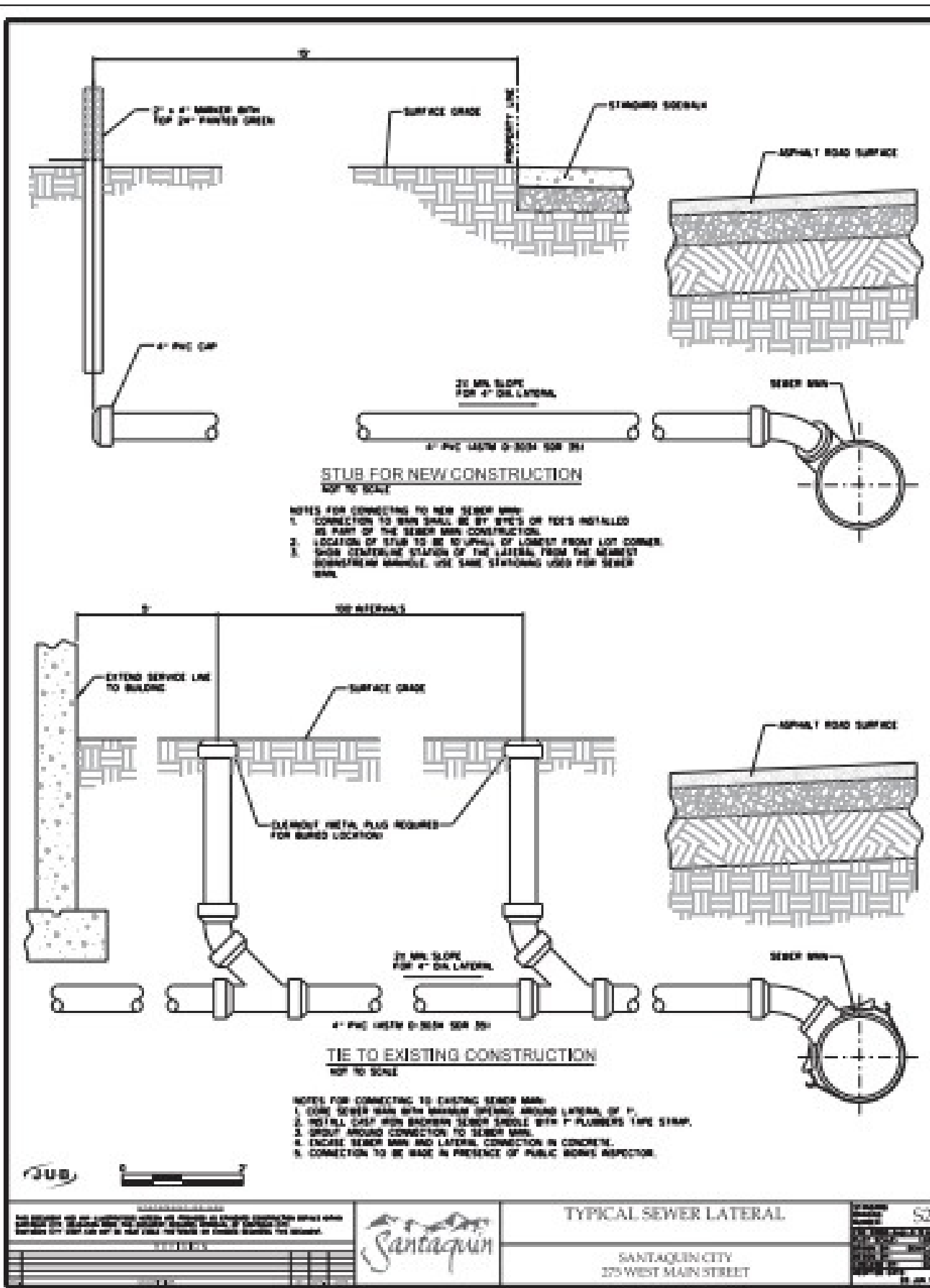
LE 4430

BLOCK 18, PLAT "A"

BLOCK 32, PLAT "B"



NOTE: THE CONTRACTOR SHALL CALL "BLUE STAKES" 1-800-662-4111 AT LEAST 48 HOURS IN ADVANCE OF EXCAVATING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.



## REVISIONS

1. OCTOBER 31, 2024 4. \_\_\_\_\_  
2. FEBRUARY 25, 2025 5. \_\_\_\_\_  
3. \_\_\_\_\_ 6. \_\_\_\_\_

PROJECT NO.: LE 4430 SURVEYOR/DIRECTOR: D. PENROD  
DATE: FEBRUARY 2025 FIELD SURVEYOR: T.H.  
SCALE: 1" = 20' DRAWN: K. ROUNDY  
REVISION: \_\_\_\_\_ CHECKED: D. PENROD



**LUDLOW ENGINEERING & ASSOCIATES**

*Subdivisions \* Boundary Surveys \* City Lot Surveys \* ALTA Surveys  
Claim Surveys \* Control Networks \* Construction Surveys \* Topography  
Civil \* Sewer & Water Design \* Residential & Commercial Structure  
Subdivision Design \* Site Plans \* Road Design*

1451 South Main, Nephi, Utah 84648 (435) 623-0897 FAX (435) 623-2381

## UTILITY PLAN

PLAT "A" MORGAN SUBDIVISION

LOT 1, BLOCK 42, PLAT "B", SANTAQUIN TOWNSITE SURVEY OF BUILDING LOTS  
SANTAQUIN CITY, UTAH COUNTY, UTAH  
FEBRUARY 2025

SHEET

C

3

*SHEETS*



**DRC Members in Attendance:** City Engineer Jon Lundell, Fire Chief Ryan Lind, Public Works Director Jason Callaway, Building Official Randy Spadafora, Assistant City Manager Jason Bond, Senior Planner Ryan Harris, and Police Officer Kayson Shepherd.

**Others in Attendance:** City Recorder Amalie Ottley and Megan Wilson. Other members of the public attended the meeting.

### 1. Stratton Meadows Final Review

*A final review of a 37-lot subdivision located at approximately 840 N. 200 E.*

Building Official Spadafora had no comments.

Fire Chief Lind had no comments.

Public Works Director Callaway had no comments.

Senior Planner Harris went over minor redlines regarding signature boxes on the plat.

Officer Shepherd had no comments.

Assistant City Manager Bond had no comments.

Engineer Lundell reiterated minor notes on the plans including watermarks, missing addressing, and other clean up items.

Senior Planner Harris made a motion to approve the Stratton Meadows Final Plan with the condition that redlines be addressed. Public Works Director Callaway seconded the motion.

|                                      |     |
|--------------------------------------|-----|
| Officer Kayson Shepherd              | Yes |
| Public Works Director Jason Callaway | Yes |
| Fire Chief Ryan Lind                 | Yes |
| Assistant City Manager Jason Bond    | Yes |
| Senior Planner Ryan Harris           | Yes |
| Building Official Randy Spadafora    | Yes |
| City Engineer Jon Lundell            | Yes |

The motion passed.

### Meeting Minutes Approval

#### March 11, 2025

Chief Lind made a motion to approve the meeting minutes from March 11, 2025. Public Works Director Callaway seconded the motion.

|                         |     |
|-------------------------|-----|
| Officer Kayson Shepherd | Yes |
|-------------------------|-----|

|                                      |     |
|--------------------------------------|-----|
| Public Works Director Jason Callaway | Yes |
| Fire Chief Ryan Lind                 | Yes |
| Assistant City Manager Jason Bond    | Yes |
| Senior Planner Ryan Harris           | Yes |
| Building Official Randy Spadafora    | Yes |
| City Engineer Jon Lundell            | Yes |

The motion passed.

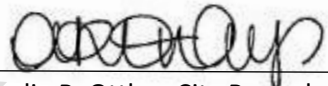
### Adjournment

Lieutenant Wall made a motion to adjourn the meeting.

The meeting was adjourned at 10:51 a.m.

---

Jon Lundell, City Engineer



---

Amalie R. Ottley, City Recorder