



PLANNING COMMISSION

Tuesday, April 11, 2023, at 7:00 PM
Court Room/Council Chambers (2nd Floor) and Online
275 W. Main Street, Santaquin, UT 84655

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person** – Meetings are held on the 2nd floor in the Court Room/Council Chambers at City Hall
- **YouTube Live** – Public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at <https://bit.ly/2P7ICfQ> or by searching for Santaquin City Channel on YouTube.

ADA NOTICE

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

AGENDA

WELCOME

INVOCATION/INSPIRATION THOUGHT

PLEDGE OF ALLEGIANCE

ORDER OF AGENDA ITEMS

PUBLIC FORUM

DISCUSSION & POSSIBLE ACTION

1. **PUBLIC HEARING: Griffin Subdivision**

The Planning Commission will hold a Public Hearing to review a concept plan of the Griffin Subdivision located at 270 S. 300 E.

2. **Silver Oaks Preliminary Review**

The Planning Commission will conduct a preliminary review of a 165-lot subdivision located at approximately 590 W Main Street

OTHER BUSINESS

3. **Meeting Minutes Approval**


March 28, 2023

ADJOURNMENT

CERTIFICATE OF MAILING/POSTING

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda was posted on www.santaquin.org, Santaquin City Social

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

BY: 
Amalie R. Ottley, City Recorder

MEMO



To: Planning Commission
 From: Camille Moffat, Planner I
 Date: April 7, 2023
 RE: **Griffin 2-Lot Subdivision**

| |
|------------------------------------|
| Zone: R-8 Size: 0.72 Lots: 2 |
|------------------------------------|

The applicant Andrew Griffin is proposing a 2-lot subdivision located at 270 S 300 E. Lot 1 would be 0.483 acres and contain an existing residential dwelling unit. Lot 2 would be a 0.234-acre corner lot. The subdivision is located within and subject to the regulations of the R-8 Residential Zone.

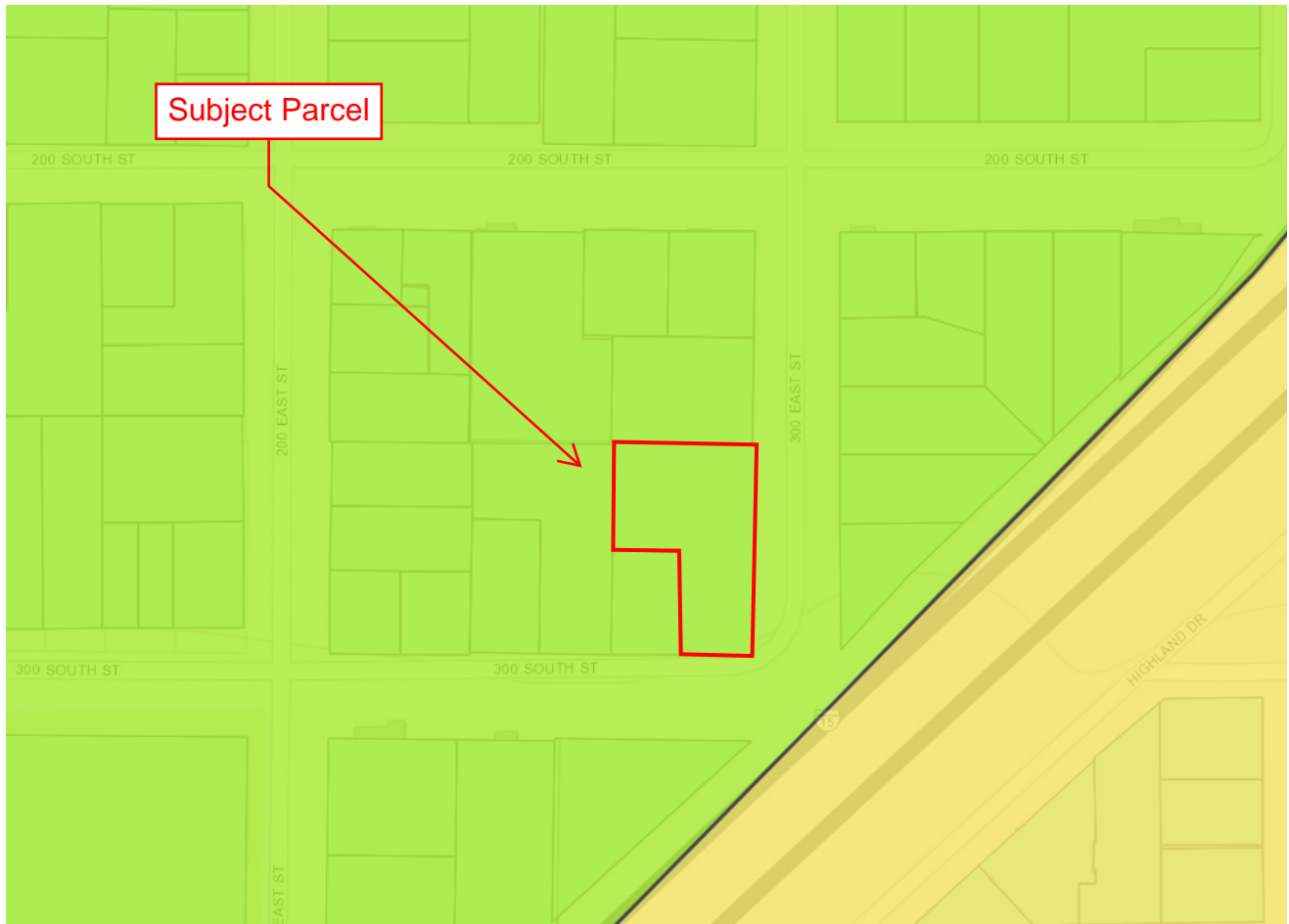
Santaquin City Code requires that all street improvements be put in with any new subdivision. The developer can request a deferral agreement that would defer the street improvements (i.e., sidewalk, curb and gutter, asphalt, etc.) to a later date. The deferral agreement is approved or denied by the City Council. The applicant hasn't yet informed staff if they would like to pursue a deferral agreement. Staff will need to know if they would like to pursue the deferral agreement when they submit preliminary/final plans.

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

Subdivisions with three lots or less may have a streamlined review process. After the concept review, the developer will need to submit final subdivision plans for a streamlined process. The final plans will be reviewed by the Development Review Committee (DRC) and a recommendation will be forwarded to the Planning Commission. The Planning Commission will be the land use authority for a streamlined process and may approve, approve with conditions, or deny the subdivision. The subdivision has vested rights once it receives final approval by the Planning Commission.

Attachments:

1. Zoning and Location Map
2. Concept Plan



CENTURY LINK ACCEPTANCE

APPROVED THIS _____ DAY OF _____, 20____

CENTURY LINK COMPANY

BY - _____

TITLE - _____

ROCKY MOUNTAIN POWER
ACCEPTANCE

APPROVED THIS _____ DAY OF _____, 20____

ROCKY MOUNTAIN POWER COMPANY

BY - _____

TITLE - _____

DOMINION ENERGY ACCEPTANCE

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 ACKNOWLEDGMENT 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 GAS COMPANY

BY - _____

TITLE - _____

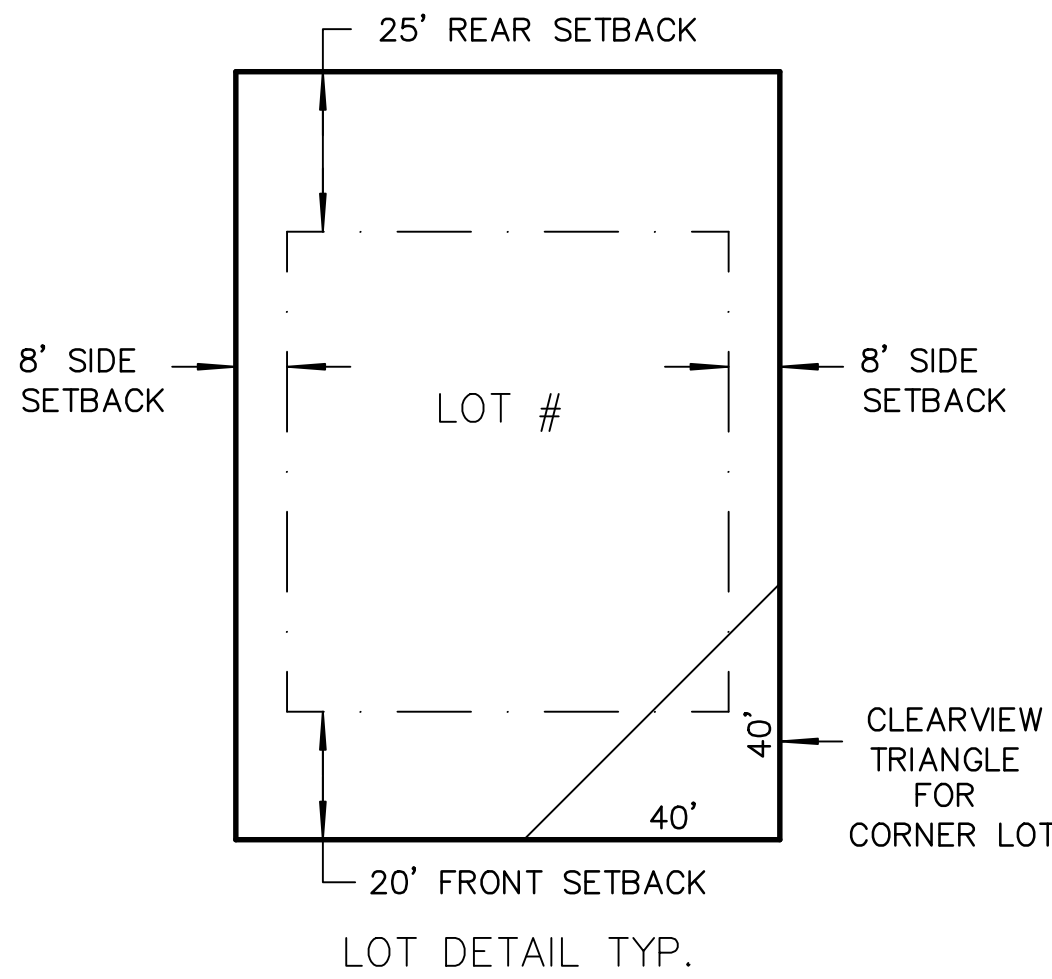
NOTES

1. ALL HOUSE PLANS TO BE SIGNED BY ARCHITECTURAL REVIEW COMMITTEE PRIOR TO SUBMITTING FOR BUILDING PERMIT.
2. ALL ROADWAY AREA IS DEDICATED AS A PUBLIC UTILITY, SEWER, CULINARY, SECONDARY WATER & CITY STORM DRAIN EASEMENT.
3. A 10' "PUE" EASEMENT IS RESERVED ALONG THE FRONT OF ALL LOT LINES, A 5' "PUE" IS RESEVED ALONG THE SIDE AND BACK OF ALL LOT LINES.

VICINITY MAP



PROJECT
LOCATION



LOT DETAIL TYP.

CENTRACOM ACCEPTANCE

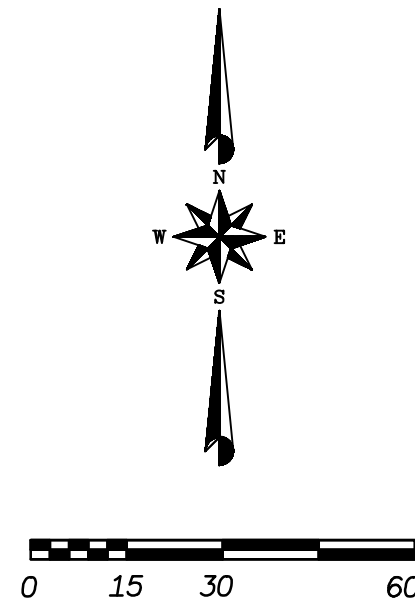
APPROVED THIS _____ DAY OF _____, 20____

CENTRACOM COMPANY

BY - _____

TITLE - _____

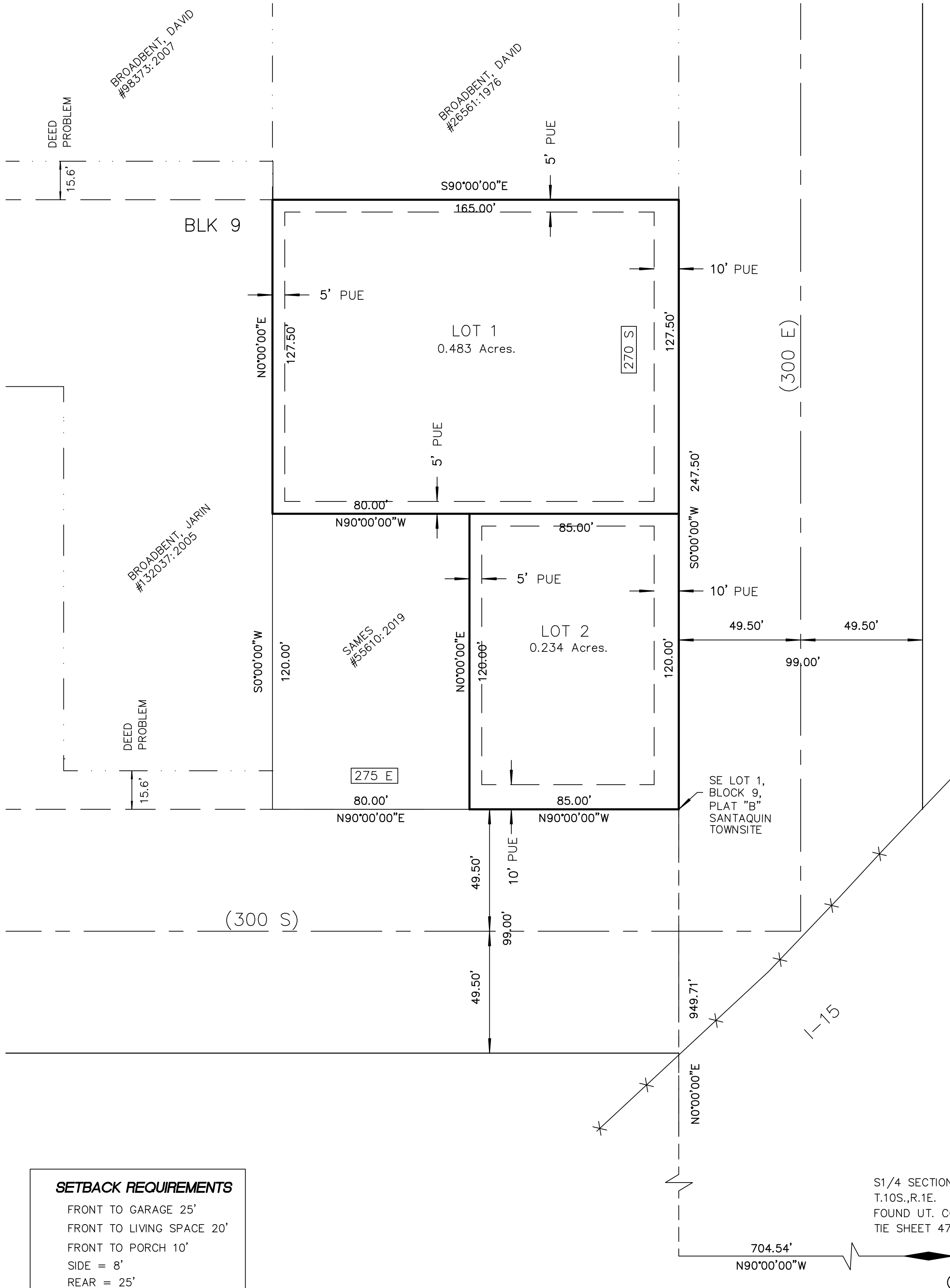
PRELIMINARY
PLAT "A"
GRIFFIN SUBDIVISION



LEGEND

- SECTION CORNER AS DESCRIBED
- ONE-QUARTER CORNER AS DESCRIBED
- SET 5/8 INCH IRON ROD PLS 4938807
- PLAT B, BLK 9
- ADJOINING PROPERTY
- BUILDING SETBACK

NOTE: FOUND PROPERTY CORNERS - NOT SHOWN HEREON
A BEST FIT ANALYSIS OF FOUND
SURVEY CORNERS AND FENCES THROUGHOUT
BLOCKS 8, 9, 16, & 17 HAS BEEN PERFORMED.



SETBACK REQUIREMENTS

- FRONT TO GARAGE 25'
- FRONT TO LIVING SPACE 20'
- FRONT TO PORCH 10'
- SIDE = 8'
- REAR = 25'

S1/4 SECTION 1
T.10S.,R.1E.
FOUND UT. COUNTY BC.
TIE SHEET 47-74

SE SECTION 1
T.10S.,R.1E., S.L.B.&M.
FOUND UT COUNTY
BRASS CAP, 2015
TIE SHEET 48-74

DCA SURVEYING 669 RIVER ROCK DR
SANTAQUIN, UTAH, 84655
PHONE: 801-609-2134
DATE: 03-24-2023

SURVEYOR CERTIFICATE

I, DALE C. ASHCRAFT, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING CERTIFICATE NO. 4938807 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE, DO HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED THE TRACT OF LAND IN ACCORDANCE WITH SECTION 17-23-17, OF SAID UTAH CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, AND EASEMENTS, AND THAT IT HAS BEEN COORECTLY SURVEYED, AND MONUMENTED AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

Beginning at the Southeast corner of Lot 1, Block 9, Plat B Santaquin City Townsite Survey, said point being N90°00'00"W 704.54 feet and N0°00'00"E 949.71 feet from the South 1/4 Corner of Section 1, Township 10 South, Range 1 East of the Salt Lake Base and Meridian (Note: The South 1/4 Corner of said Section 1 is S88°57'51"W 2641.15 feet from the Southeast corner of said Section 1 being a Utah County Brass Cap monument dated 2015), and running thence N90°00'00"W 85.00 feet; thence N0°00'00"E 120.00 feet; thence N90°00'00"W 80.00 feet; thence N0°00'00"E 127.50 feet; thence N90°00'00"E 165.00 feet; thence S0°00'00"W 247.50 feet to the Point of Beginning, containing 0.717 acres.

DATE

SURVEYOR (see seal below)

OWNERS CERTIFICATE AND DEDICATION

THE UNDERSIGNED OWNERS ("OWNER" WITHOUT REGARD TO NUMBER OR GENDER) OF THE ABOVE-DESCRIBED LAND HEREBY CERTIFY THAT: THE OWNER HAS CAUSED A SURVEY TO BE MADE OF SAID LAND AND HAVE CAUSED THIS PLAT TO BE PREPARED AS THE PLAT "A" GRIFFIN SUBDIVISION. OWNER HEREBY CONSENTS TO THE CONCURRENT RECORDATION OF THE PLAT AND HERBY SUBMITS THE DESCRIBED LAND TO BE DIVIDED INTO LOTS AND STEETS AS SHOWN HEREON. OWNER HEREBY DEDICATES ALL ROADWAYS AND UTILITY EASEMENTS AS REFLECTED ON THE MAP AS A PUBLIC UTILITY, SEWER, CULINARY, SECONDARY WATER AND STORM DRAIN EASEMENT.

ANDREW ALAN GRIFFIN JR.

DATE

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH

ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY
APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO
ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____

NOTARY ADDRESS

A NOTARY PUBLIC COMMISSIONED IN UTAH

PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____
COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL
EASEMENTS INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS
_____ DAY OF _____, A.D. 20____.

APPROVED BY MAYOR

APPROVED _____
ENGINEER
(See seal below)

ATTEST _____
CLERK-RECORDER
(See seal below)

PLANNING COMMISSION APPROVAL

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

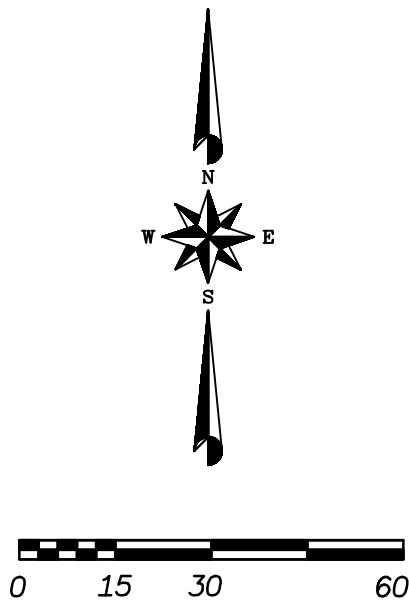
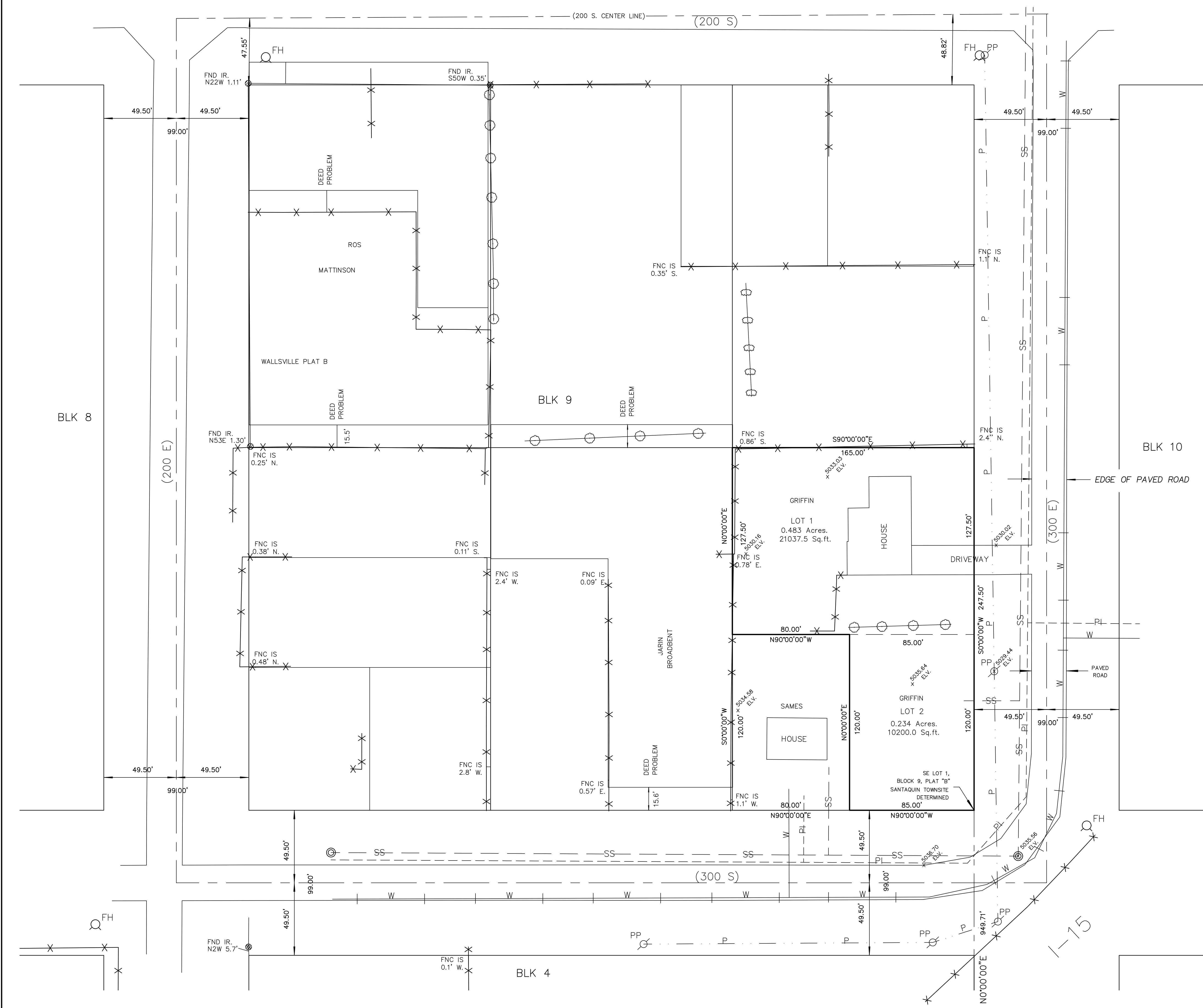
DIRECTOR-SECRETARY

CHAIRMAN, PLANNING COMMISSION

PRELIMINARY, PLAT "A"
GRIFFIN SUBDIVISION

SANTAQUIN, UTAH COUNTY, UTAH
SCALE 1" = 30'

| | | | |
|-----------------|------------------------------|-------------------------|--|
| SURVEYOR'S SEAL | CITY-COUNTY ENGINEER SEAL | COUNTY-RECORDER SEAL | |
|-----------------|------------------------------|-------------------------|--|



OWNER/DEVELOPER

CONTACT: ANDREW GRIFFIN
PHONE: 435-619-3465

SITE ADDRESS: 270 S. 300 E.
SANTAQUIN, UT.
84655

SETBACK REQUIREMENTS

FRONT TO GARAGE 25'
FRONT TO LIVING SPACE 20'
FRONT TO PORCH 10'
SIDE = 8'
REAR = 25'

UTILITY STATEMENT:

The underground utilities shown have been drawn from general information provided by the City of Santaquin. The Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The Surveyor further does not warrant that the underground utilities shown are in the exact location indicated and that they are to be used for preliminary purposes only. The Surveyor has not physically located the underground utilities.

LEGEND

- W — EXISTING WATER - CULINARY
- PI — EXISTING PRESSURIZED IRRIGATION (PI)
- SS — EXISTING SANITARY SEWER
- X — EXISTING FENCE
- FH — EXISTING FIRE HYDRANT
- ⊙ — SANITARY SEWER MANHOLE
- P — EXISTING POWER - OVERHEAD

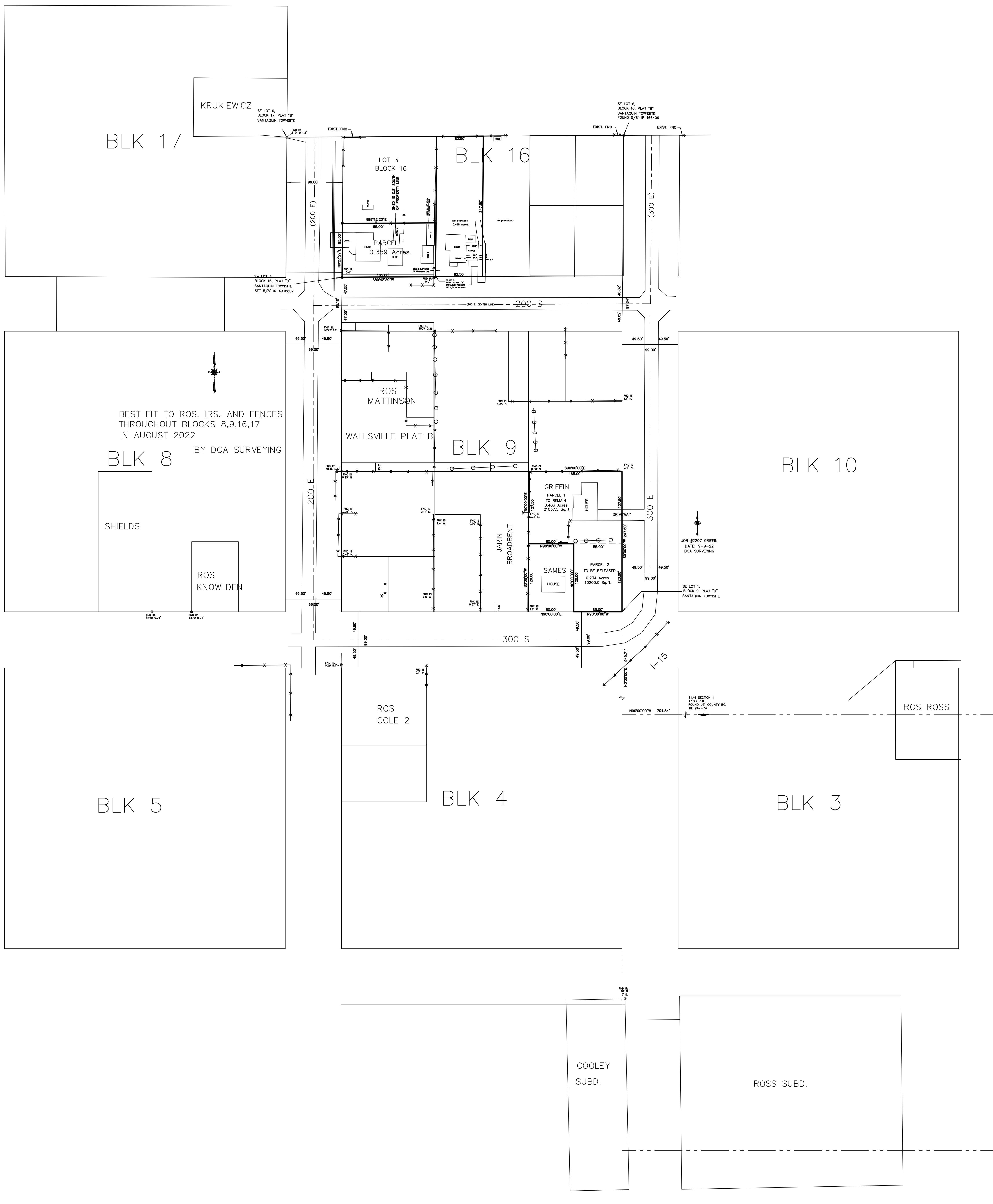
NOTES:

PRELIMINARY - NOT FOR CONSTRUCTION

SITE PLAN SHEET

GRIFFIN SUBDIVISION PLAT "A"

| | | | |
|-------------|---|---|----------|
| D C A | PART OF: SANTAQUIN TOWNSITE BLOCK 9, PLAT "B" SEC. 1, T. 10 S., R. 1 E. S.L.B.M. | DATE | 03-24-23 |
| | | SCALE | 1" = 30' |
| | | JOB NO. | 2207 |
| | | DCA SURVEYING 689 RIVER ROCK DR SANTAQUIN, UTAH, 84655 801-609-2134 | |
| | | SHEET: | 2 OF 2 |



MEMORANDUM



To: Planning Commission

From: Loren Wiltse, Senior Planner

Date: April 6, 2023

RE: **Silver Oaks Subdivision Preliminary Plan Review**

Zone: RC & CLM

Size: 20.50 acres

Residential Units: 165 (15.58 acres)

Commercial: 1.17

Flex Space: 3.75

The proposed Silver Oaks subdivision is located at approximately 590 W. Main Street. The proposed development consists of two phases. Phase (1) one is proposed as a 165-lot residential subdivision located on approximately 15.5 acres in the Residential Commercial (RC) zone. Phase (2) two, includes the creation of an approximately 1.17-acre commercial use area, and an approximately 3.75-acre area noted for retail/warehouse use on property located in the Commercial Light Manufacturing (CLM) zone. The estimated total size of the development is 20.50 acres.

The initial development agreement for this property was approved on September 7, 2021, and recorded with the County Recorder's office on November 23, 2021. On September 20, 2022, the City Council approved a rezone of approximately 6.78 acres of the property. The current Santaquin City Zoning map reflects the rezoning of the property. An amendment to the development agreement was also approved on September 20, 2022, and recorded with the County Recorder's office on November 9, 2022. The amendment to the development agreement allowed for commercial and warehousing related land uses in the CLM zone.

The Development Review Committee (DRC) reviewed the Silver Oaks (then known as Ercanbrack) concept plan on January 10, 2023, and the Planning Commission held a public hearing for the project on January 10, 2023.

On February 14, 2023, the DRC reviewed the preliminary plans for Silver Oaks and on March 28, 2023, forwarded a positive recommendation to the Planning Commission, with the condition that redlines be addressed prior to the plans being added to a Planning Commission agenda.

This is a preliminary subdivision application review by the Planning Commission to determine whether the proposed subdivision complies with Santaquin City Code. The Planning Commission will need to make a recommendation regarding the proposed development to the City Council.

Recommended motion: "Motion to recommend approval of the Silver Oaks Subdivision with the following conditions:

- That all redlines be addressed

Attachments:

1. Preliminary Plans
2. Zoning Map
3. Architectural Elevations
4. Landscaping Layout



4

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. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

| | |
|-----------|-----------------|
| SITE PLAN | SANTAQUIN, UTAH |
|-----------|-----------------|

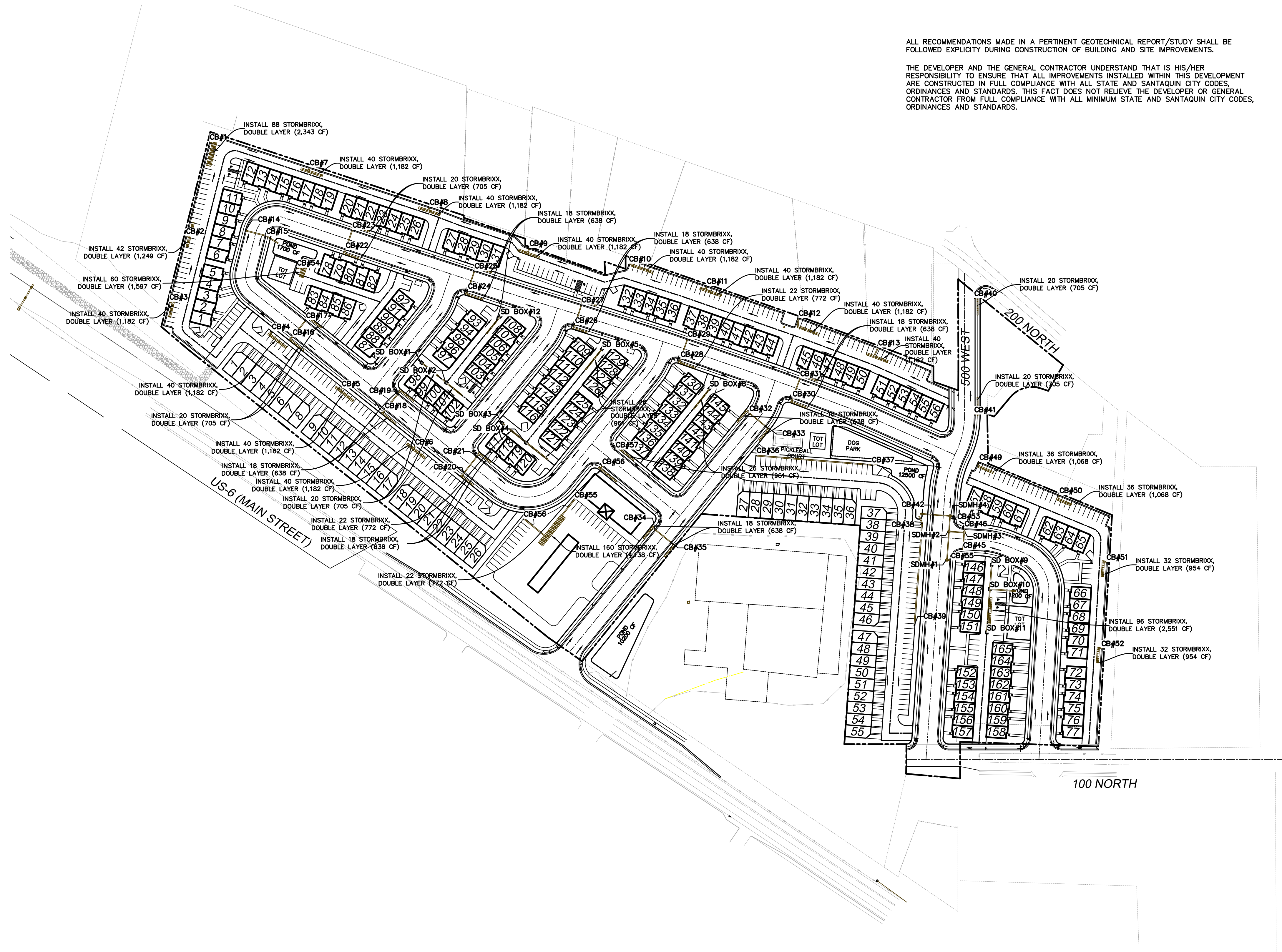
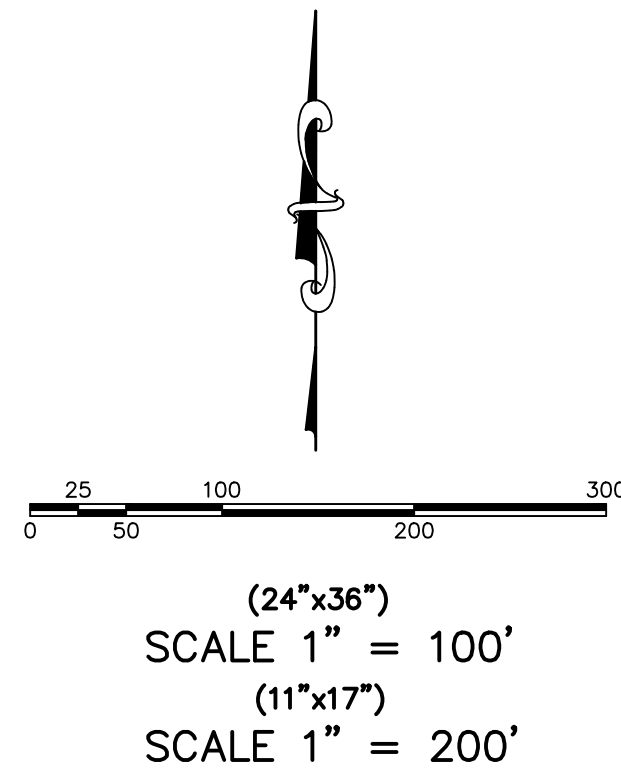


SILVER OAKS

**ATLAS
ENGINEERING
L.L.C.**

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

- LEGEND**
- EXISTING POWER POLE
 - PROPOSED STREET LIGHT
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING STREET LIGHT
 - EXISTING SIGN
 - PROPOSED FIRE HYDRANT
 - PROPOSED WATER VALVE
 - PROPERTY BOUNDARY
 - CENTERLINE
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - SECTION LINE
 - EASEMENT
 - EXISTING DEED LINE
 - EDGE OF PAVEMENT
 - EXISTING OVER HEAD POWER
 - EXISTING FENCE LINE
 - EXISTING SANITARY SEWER W/MANHOLE
 - EXISTING STORM DRAIN W/MH
 - EXISTING WATER
 - EXISTING PRESSURIZED IRRIGATION
 - PROPOSED SEWER
 - PROPOSED STORM DRAIN
 - PROPOSED CULINARY WATER
 - PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)



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

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SHEET NO.

3

GRADING PLAN

SANTAQUIN, UTAH

SILVER OAKS

ATLAS

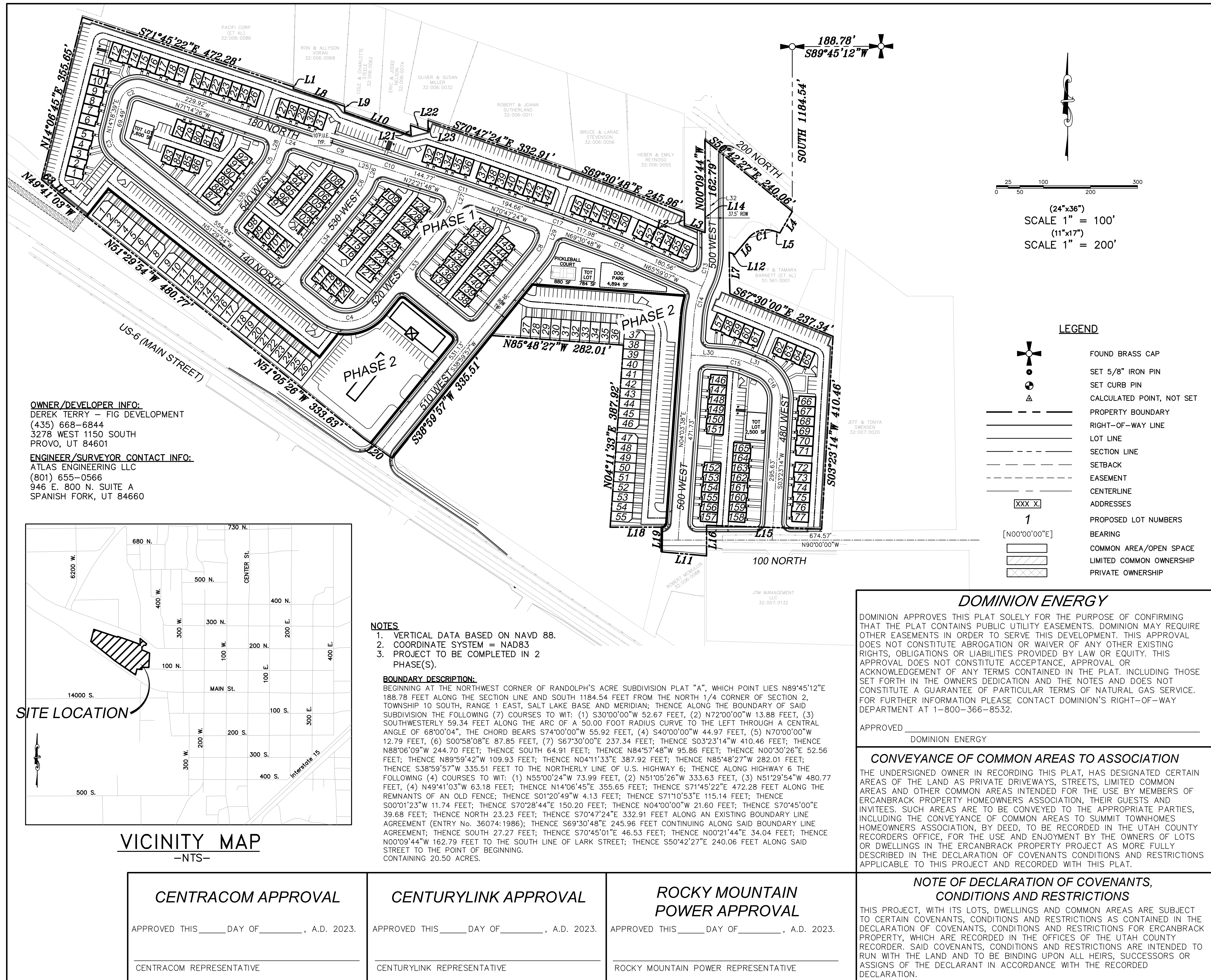
ENGINEERING

L.L.C.




PHONE: 801-855-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

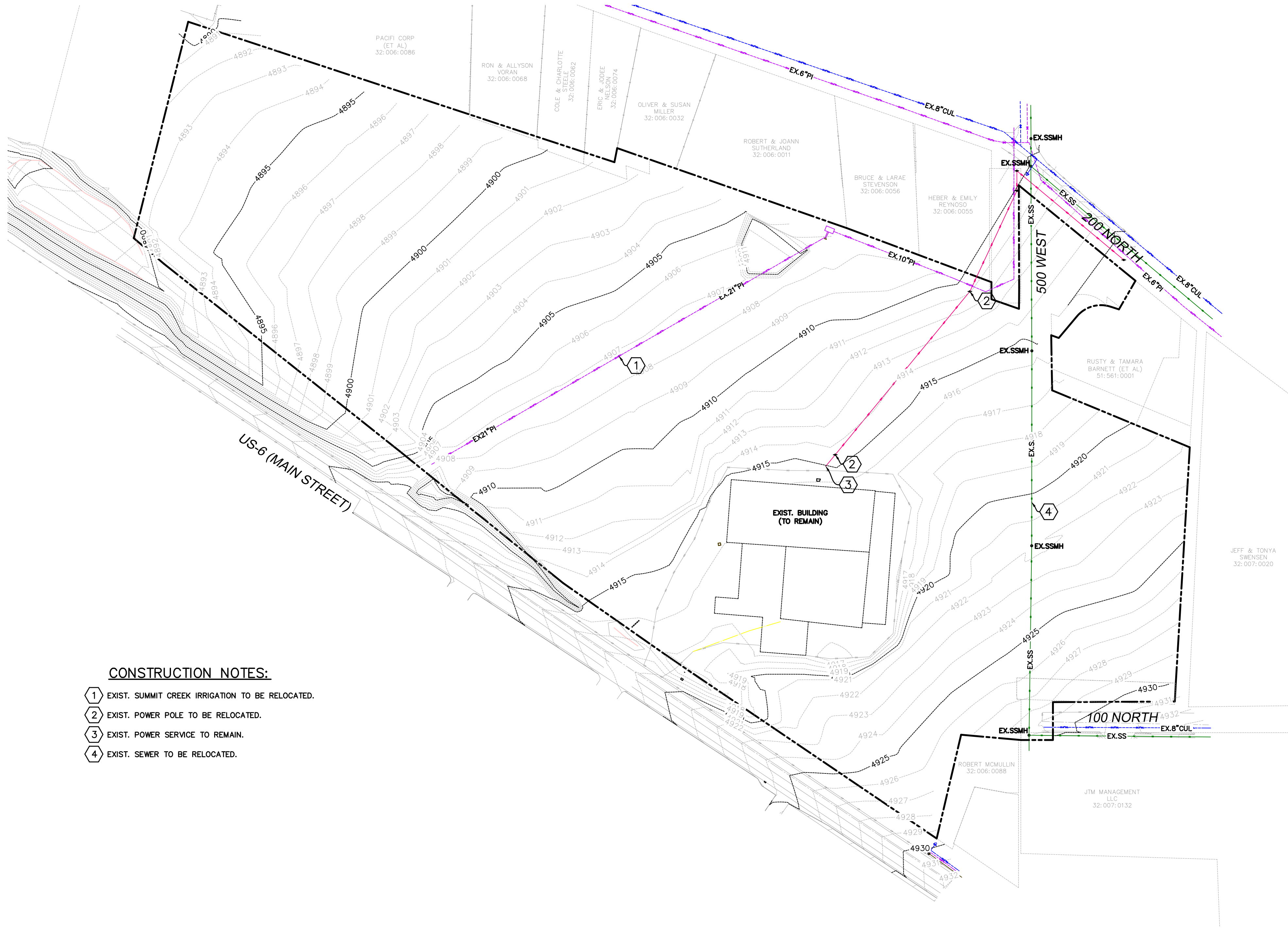
Z:\2021\21-008 ERCANBRACK SANTAQUIN\CADD\PRELIMINARY\03-GRADING PLAN.DWG



| <i>LINE TABLE</i> | | |
|--------------------------|--------------|---------|
| LINE | DIRECTION | LENGTH |
| L1 | S12°0'49"W | 4.13' |
| L2 | S0°0'00"00"E | 27.27' |
| L3 | S70°45'01"E | 46.53' |
| L4 | N32°00'00"W | 52.67' |
| L5 | S70°00'00"W | 13.88' |
| L6 | S40°00'00"W | 44.97' |
| L7 | S0°58'00"E | 87.85' |
| L8 | S71°10'53"E | 115.14' |
| L9 | S0°01'23"W | 11.74' |
| L10 | S70°28'44"E | 150.20' |
| L11 | N84°53'48"W | 95.86' |
| L12 | N70°00'00"W | 12.79' |
| L14 | N0°21'44"E | 34.04' |

| LINE TABLE | | |
|-------------------|-------------|---------|
| LINE | DIRECTION | LENGTH |
| L29 | S19°12'50"W | 40.48' |
| L30 | S85°56'22"E | 72.38' |
| L31 | S67°30'00"E | 28.03' |
| L32 | N0°00'00"E | 241.60' |
| L33 | S38°59'57"W | 243.54' |
| L34 | S38°59'57"W | 254.82' |
| L35 | N38°30'06"E | 172.29' |

| | | | | | | | |
|--|--|--|-----|--|-----------|------|-----------|
| <div><div><div>SILVER OAKS</div><div>ATLAS</div><div>ENGINEERING</div><div>L.L.C.</div></div><div><div>PHONE: 801-655-0566</div><div>946 E. 800 N. SUITE A</div><div>SPANISH FORK, UT 84660</div></div></div> | <div>FINAL PLAT</div> <div>SANTAQUIN, UTAH</div> | | 12 | | | 4B | SHEET NO. |
| | | | 11 | | | | |
| | | | 10 | | | | |
| | | | 9 | | | | |
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| | | | | | | | |
| | | | NO. | | REVISIONS | | |
| | | | | | BY | DATE | |



CONSTRUCTION NOTES:

- 1 EXIST. SUMMIT CREEK IRRIGATION TO BE RELOCATED.
- 2 EXIST. POWER POLE TO BE RELOCATED.
- 3 EXIST. POWER SERVICE TO REMAIN.
- 4 EXIST. SEWER TO BE RELOCATED.

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LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
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- EXISTING WATER
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- PROPOSED CULINARY WATER
- PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

25 50 100 200 300

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

SHEET NO.
5

| NO. | REVISIONS | BY | DATE |
|-----|-----------|----|------|
| 12 | | | |
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| 1 | | | |

EXISTING TOPOGRAPHY

SANTAQUIN, UTAH

SILVER OAKS

ATLAS

ENGINEERING

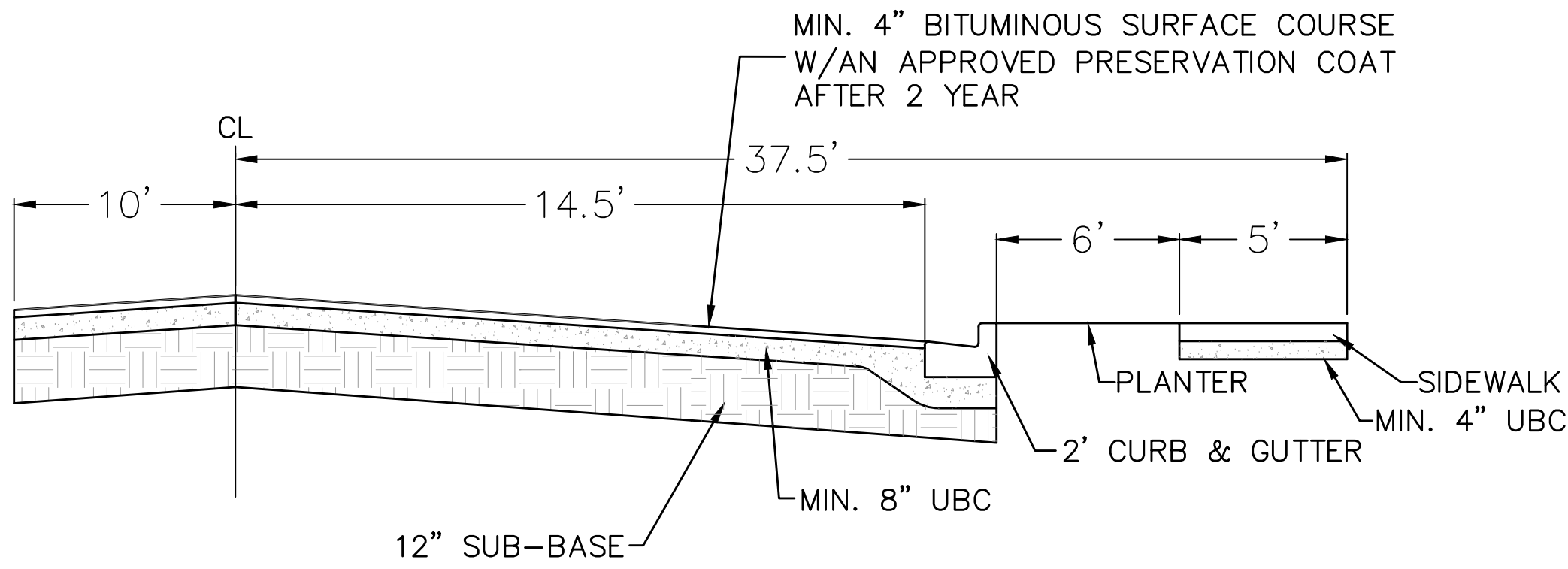
L.L.C.

PHONE: 801-855-0566

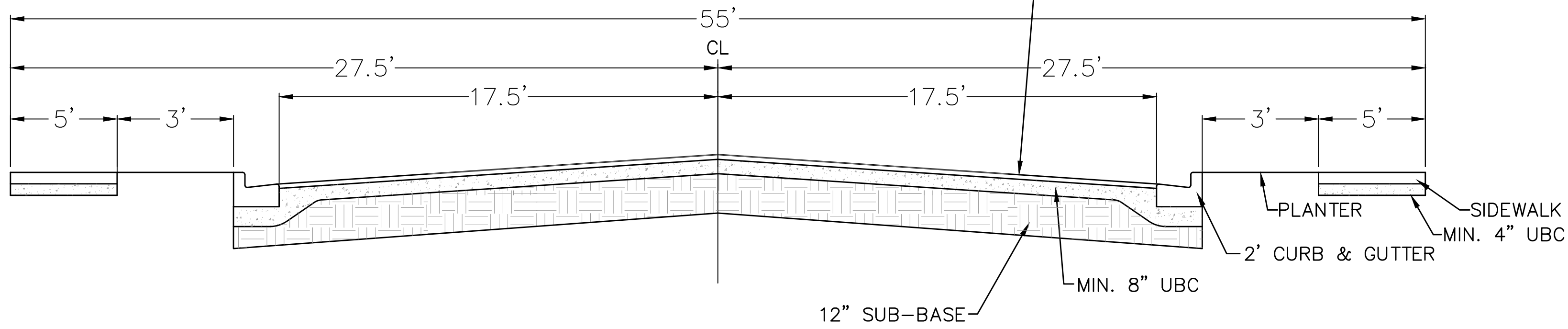
946 E. 800 N. SUITE A

SPANISH FORK, UT 84660

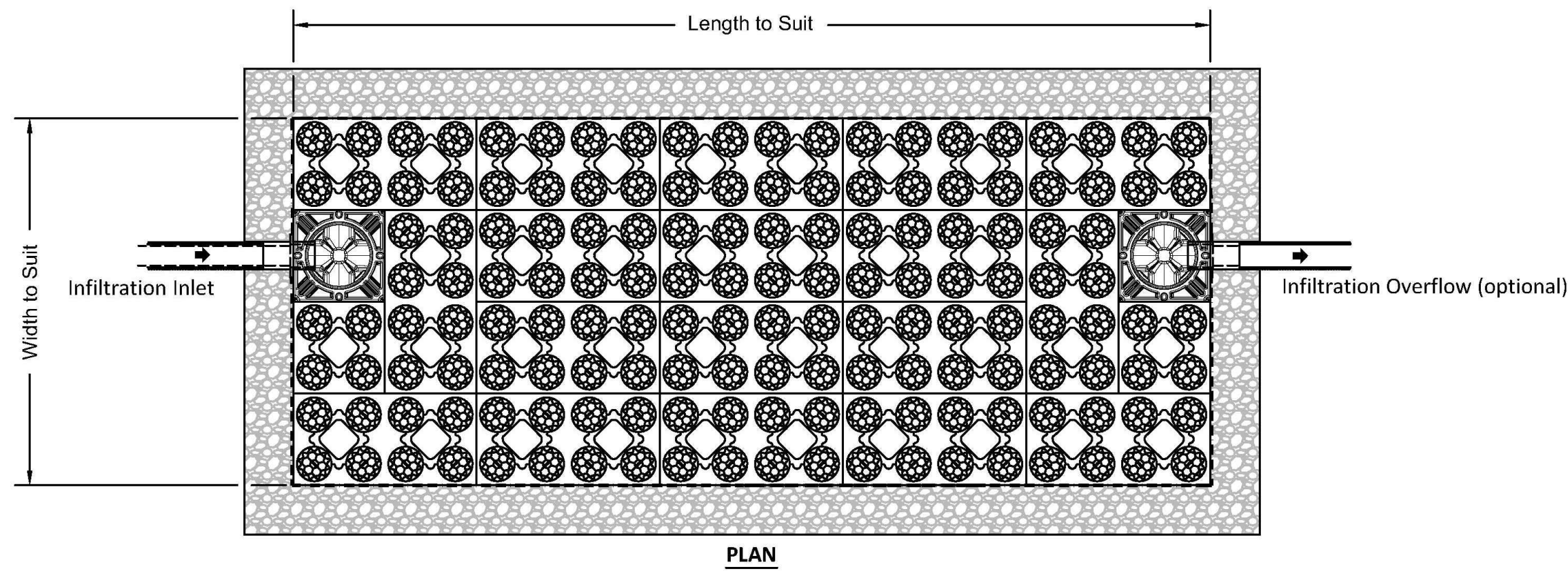
Z:\2021\21-008 ERCANBRACK SANTAQUIN\CADD\PRELIMINARY\08 - EXISTING TOPO.DWG



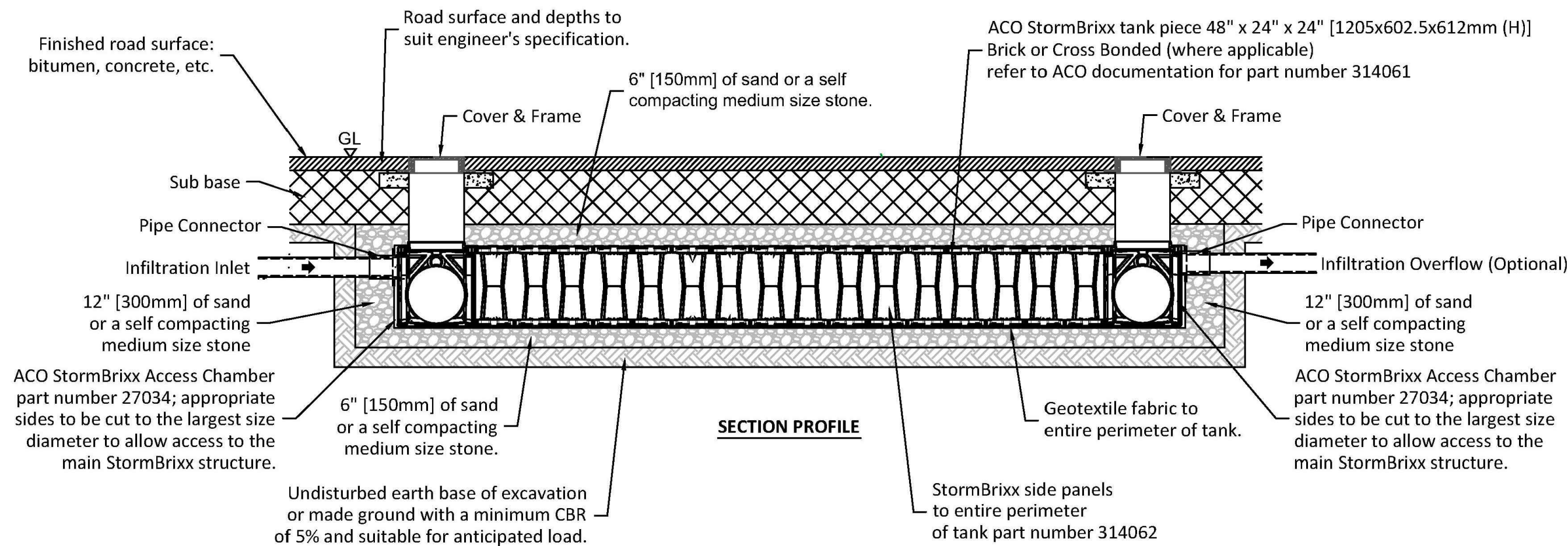
500 WEST CROSS SECTION
-NTS-



55' TYPICAL CROSS SECTION
-NTS-



PLAN



SECTION PROFILE

| Minimum cover depths (1) over the top of ACO StormBrixx | |
|--|--------------------------------|
| Location | Minimum cover depth ft (m) (4) |
| Non-Trafficked areas i.e. Landscaping | |
| Car parks, vehicles up to 5512lbs gross mass | 1.97 (0.6) |
| Car parks, occasional vehicles greater than 5512lbs (3) gross mass | 2.46 (0.75) |
| Occasional HGV traffic up to 97,003lbs GVW (HA loading) | Please consult with ACO |

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

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

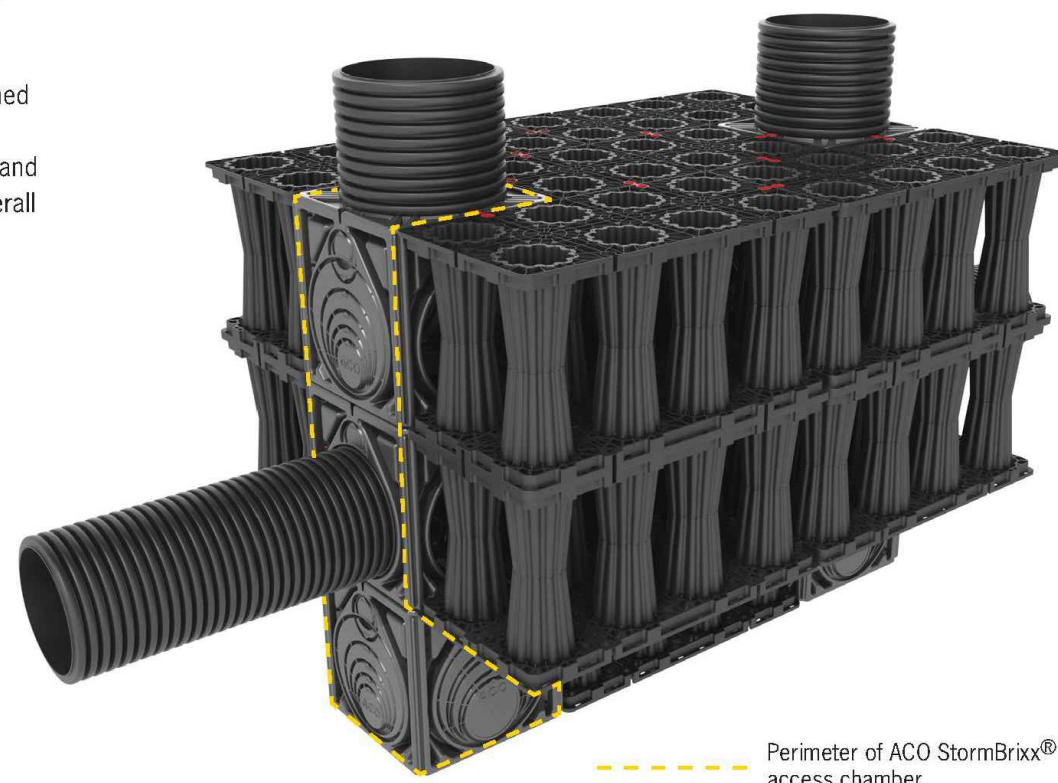
ACO StormBrixx® Access Chamber

The access chamber is designed to provide complete 3D access to enable inspection of all levels and areas of the system by either tracked or push rod CCTV inspection equipment. Where required, ACO StormBrixx® systems can be jetted using standard equipment.

The modular stackable chamber is designed to be incorporated into any StormBrixx® detention/retention or infiltration system, and forms an integral part of the system's overall volume, removing the need for expensive upstream manholes.

When the ACO StormBrixx® access chamber has been configured to create a low flow drain down channel or a silt trap, the unit allows for the removal of silt and debris.

Cover and frame
18" diameter (450mm) solid ductile iron cover and frame is available to complete the StormBrixx® access chamber installation. Cover is rated to 40 ton loads.



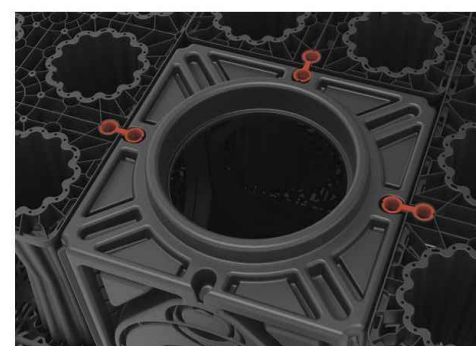
Perimeter of ACO StormBrixx® access chamber



Cut unit at guides for required pipe connection. Push up to 2.5' (65mm) of pipe into access chamber module.



If using more than one access chamber module in a stack, it will be necessary to remove base from all modules except bottom base unit. Cut along the recessed cutting line provided and remove base.



Layer connectors should be incorporated before the next module is added to the access chamber stack.



Once the main access chamber has been constructed it will be necessary to add a 18" (450mm) ID raising piece cut to length and placed over the top of the access chamber unit. Once the bases of the upper module(s) have been removed, simply stack units on top of each other ensuring that each module is clipped to the main structure using the StormBrixx® layer connectors.



www.ACOstormBrixx.us

| | | | | | |
|----------------|--|---|--|---|--|
| SBD-1L-RA | | INFILTRATION - STORMBRIXX SINGLE LAYER WITH ACCESS UNITS AND OVERFLOW (HARDSCAPE) | | ACO Polymer Products, Inc. | |
| DATE: 11/24/15 | | INSTALLATION DRAWING - ACO STORMBRIXX | | 825 W. Beechcraft St Casa Grande, AZ 85122 Tel: 520-421-9888 Fax: 520-421-9899 | |
| ISSUE: A | | Arizona Tel: 888-490-9552 | | 9470 Pinecone Drive Mentor, OH 44060 Tel: 440-639-7230 Fax: 440-639-7235 | |
| | | e-mail: info@acousa.com | | 4211 Pleasant Rd. Fort Mill, SC 29708 Tel: 440-639-7230 Fax: 803-802-1063 | |
| | | Ohio Tel: 800-543-4764 | | South Carolina Tel: 800-543-4764 | |
| | | www.acousa.com | | | |

SHEET NO.

6

| NO. | REVISIONS | BY | DATE |
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| 12 | | | |
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DETAIL SHEET

SANTAQUIN, UTAH

SILVER OAKS

ATLAS

ENGINEERING

L.L.C.



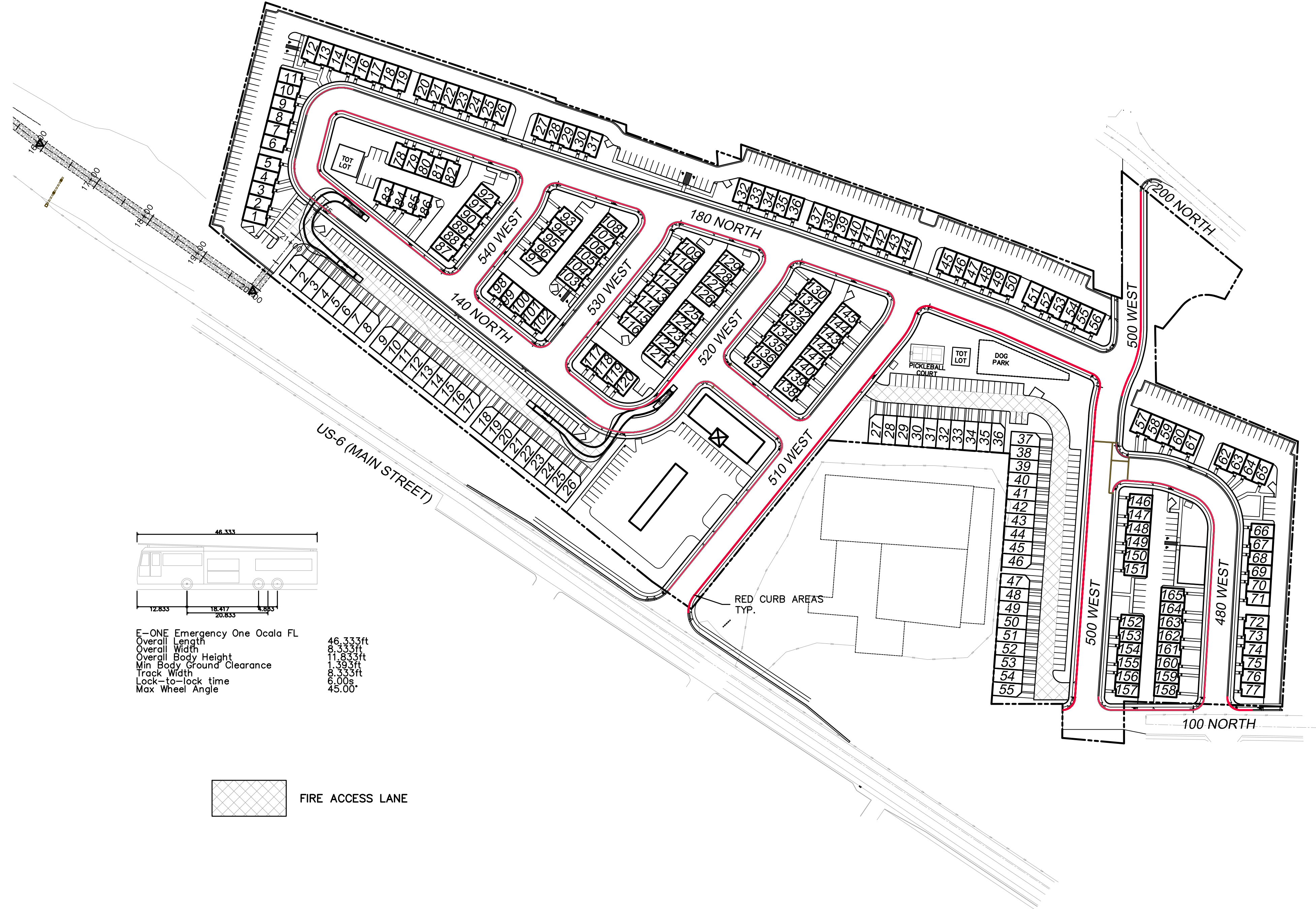
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'



| | |
|------------------------------|----------|
| E-ONE Emergency One Ocala FL | |
| Overall Length | 46.333ft |
| Overall Width | 8.333ft |
| Overall Body Height | 11.833ft |
| Min Body Ground Clearance | 1.393ft |
| Track Width | 8.333ft |
| Lock-to-lock time | 6.00s |
| Max Wheel Angle | 45.00° |



SILVER OAKS
ATLAS ENGINEERING L.L.C.

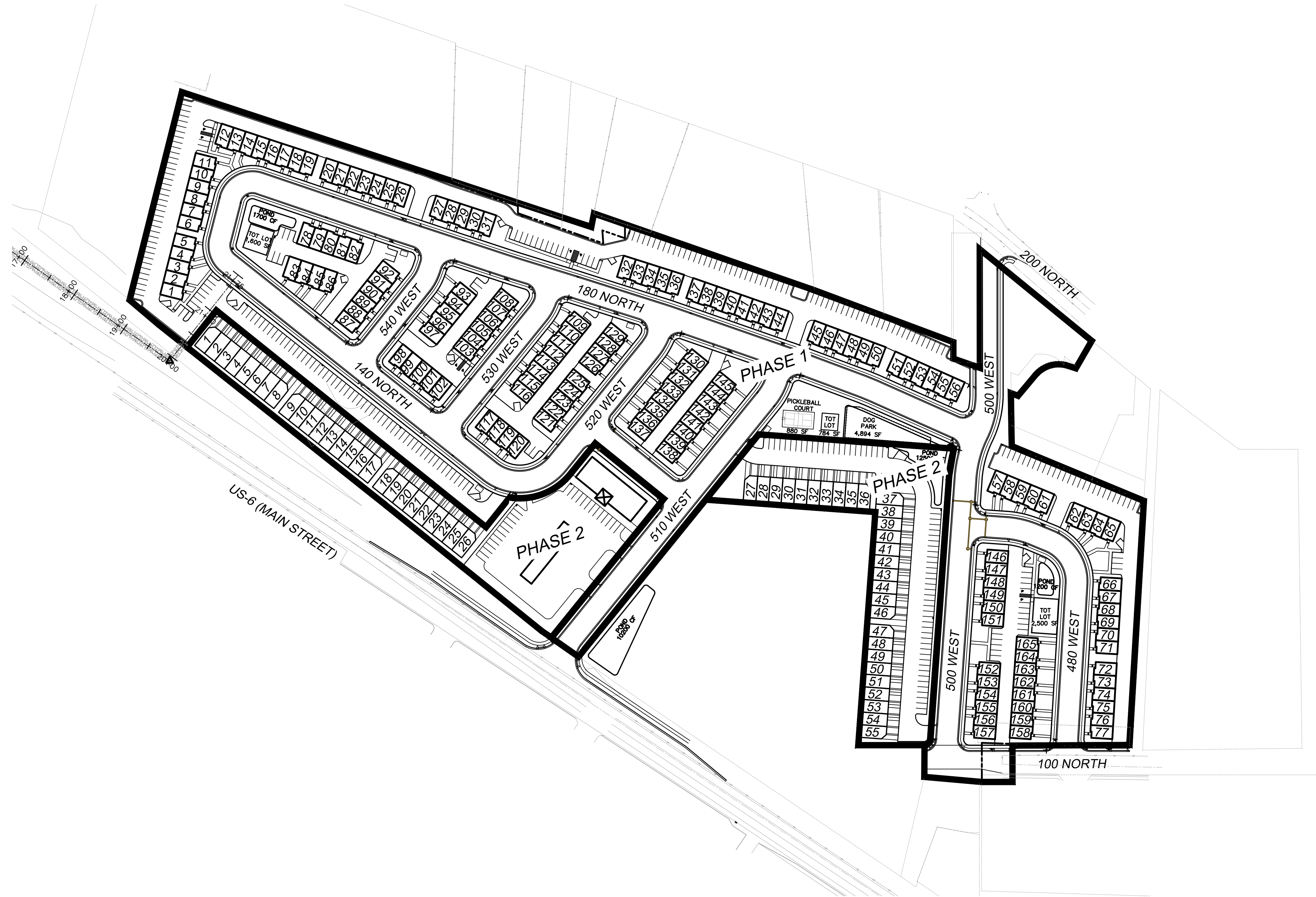
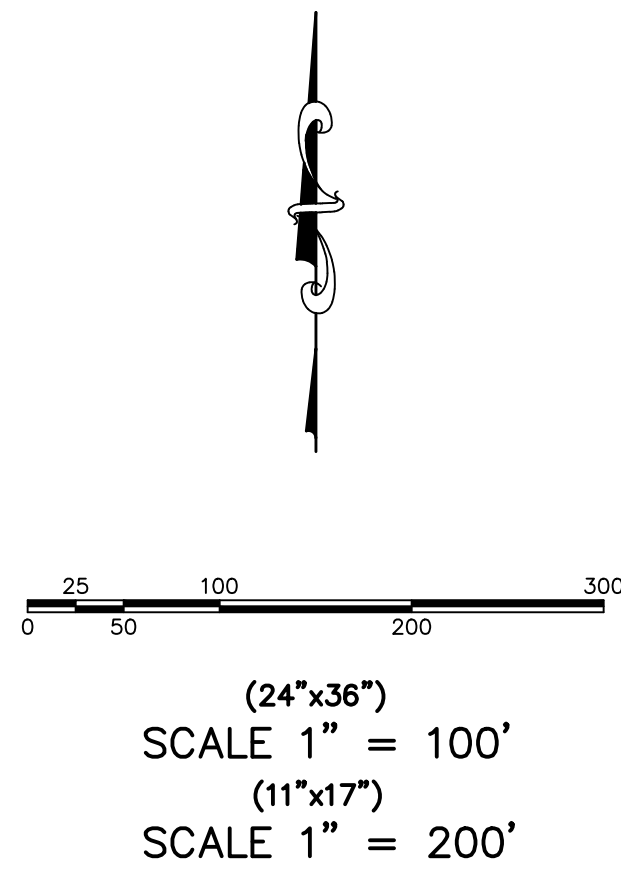
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

FIRE ACCESS/
OPEN SPACE PLAN

SANTAQUIN, UTAH

| REVISIONS | | NO. | BY | DATE |
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SHEET NO.
7





SILVER OAKS

ENGINEERING

L.L.C.

PHONE: 801-655-0566

946 E. 800 N. SUITE A

SPANISH FORK, UT 84660

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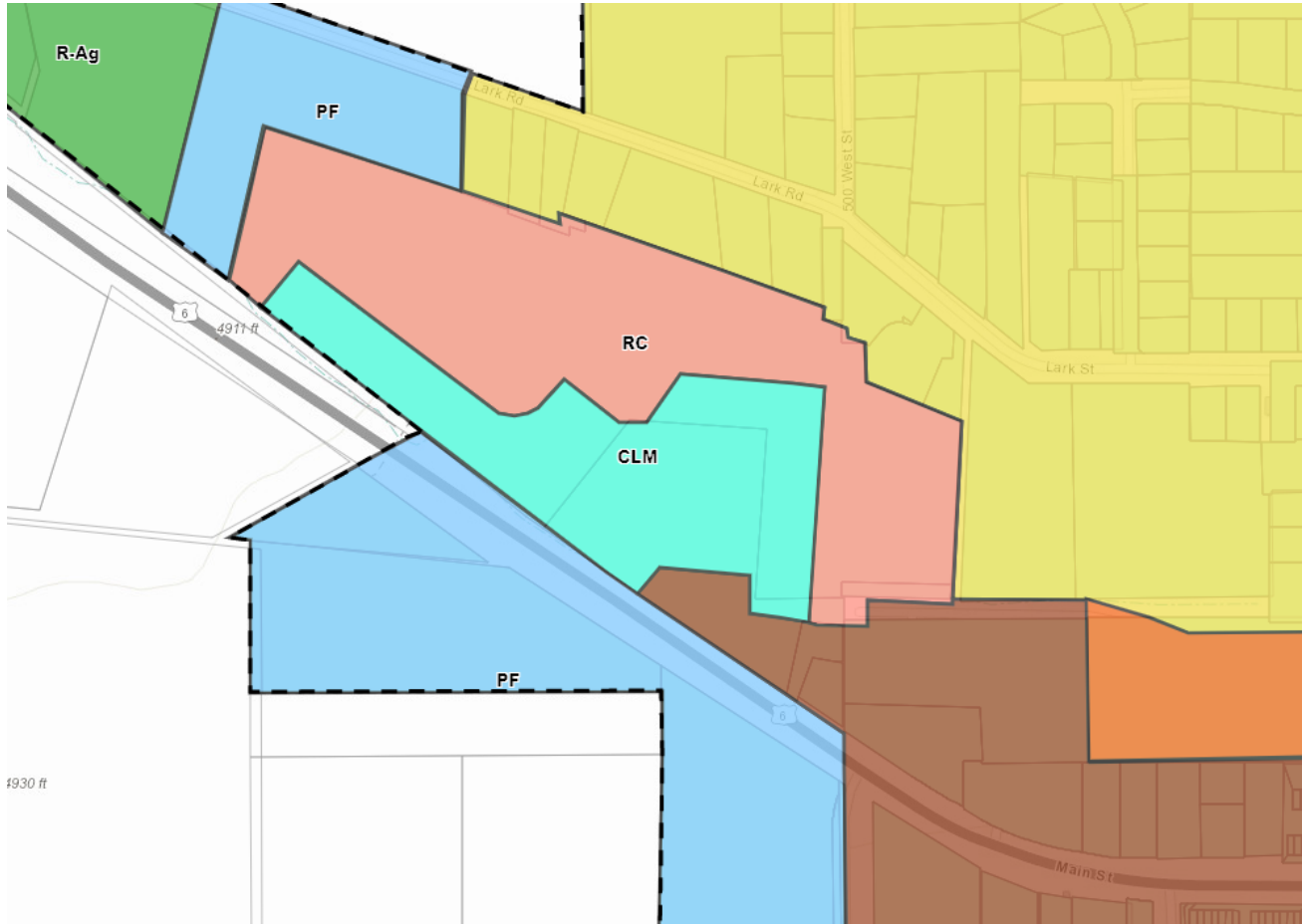
PHASING PLAN

SANTAQUIN, UTAH

SHEET NO.

8

| NO. | REVISIONS | BY | DATE |
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FRONT ELEVATION

SCALE 1/8" = 1'-0"



BACK ELEVATION

SCALE 1/8" = 1'-0"



RIGHT ELEVATION

SCALE 3/16" = 1'-0"



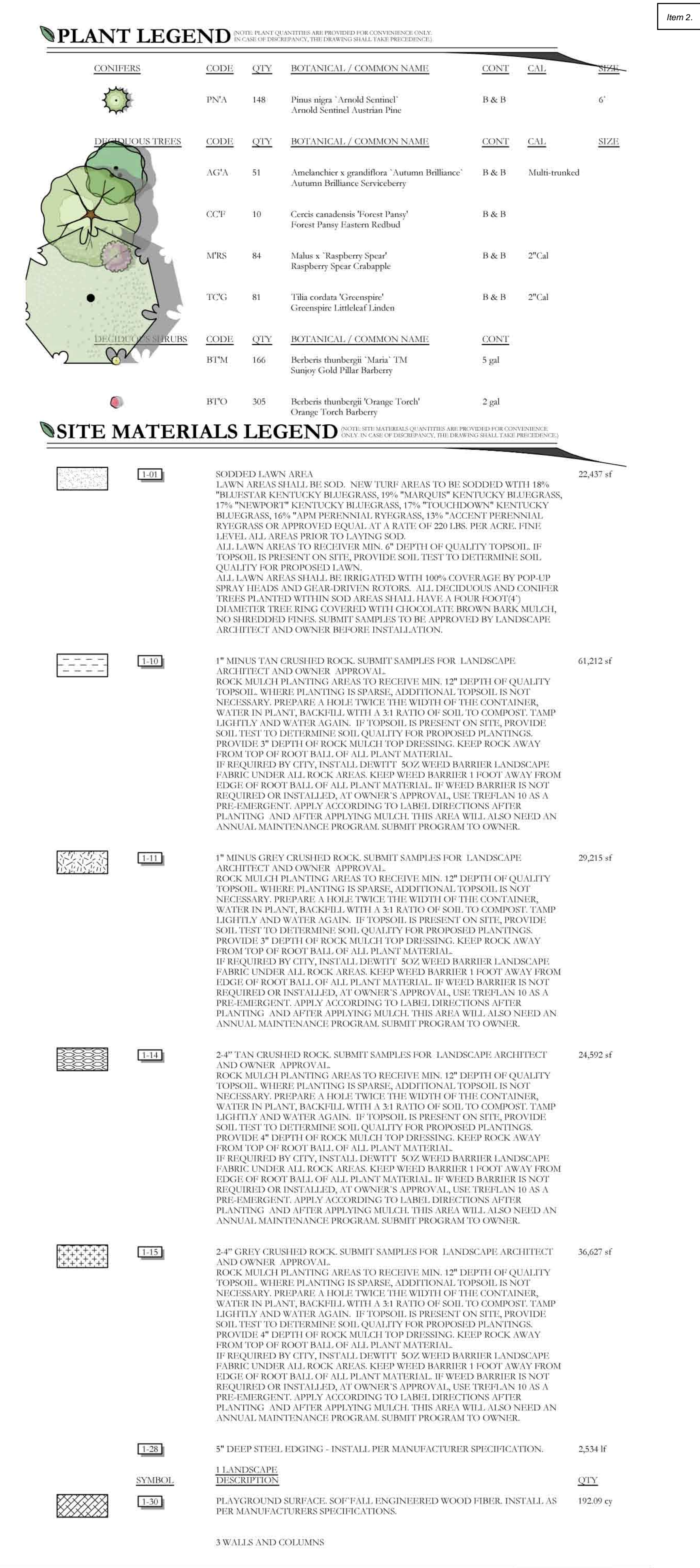
LEFT ELEVATION

SCALE 3/16" = 1'-0"

MATERIAL KEYNOTES OPTION B

- 1 THIN BRICK - INTERSTATE BRICK: MIDNIGHT BLACK_THIN MODULAR 2½ x 8
- 2 SOILDER BRICK - INTERSTATE BRICK: MIDNIGHT BLACK_THIN MODULAR 2½ x 8
- 3 STUCCO - SW 9630 MOORSTONE
- 4 HARDIE BOARD LAP SIDING: SW 9647 SOFT SAGE
- 5 HARDIE BOARD TRIM: SW 7005 PURE WHITE
- 6 HARDIE BOARD BOARD AND BATTEN - SW 7005 PURE WHITE
- 7 ARCHITECTURAL SHINGLES: BLACK
- 9 VINYL FRAMED WINDOWS: WHITE
- 10 METAL ROOF - STANDING SEAM CHARCOAL GRAY
- 11 SECTION GARAGE DOOR: WHITE
- 12 FIBERGLASS DOOR: SW 7005 PURE WHITE

LAP SIDING - 3,135 SF
BRICK - 1,350 sf 30%



3/16/2023

UT23029

| NO. | REVISION | DATE |
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| 1 | XXXX | XX-XX-XX |
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811

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

0' 40' 80' 160' 320'

GRAPHIC SCALE: 1" = 80'

SILVER OAKS
SANTAQUIN, UTAH

ATLAS ENGINEERING
ATTN: ANDREW DELPIVO
801-655-0566
A@ATLASENGINEERING

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PKJ
DESIGN GROUP
Landscape Architecture & Planning & Visualization

ANDREW DELPIVO
3/16/2023
UTAH
1254

COLOR ILLUSTRATION
PERMIT SET

3450 N. TRIUMPH BLVD, SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LP-COLOR



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

Commissioner Lance was excused from the meeting.

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

Various members of the public attended the meeting.

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

INVOCATION/INSPIRATIONAL THOUGHT

Commissioner Nixon offered an inspirational thought.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner McNeff.

PUBLIC FORUM

Commission Chair Wood opened the public forum at 7:01 p.m.

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

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

DISCUSSION & POSSIBLE ACTION ITEMS:

1. PUBLIC HEARING: Z.L. Goodall 2-Lot Subdivision Concept Plan

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

Commissioner Chair Wood opened the public hearing at 7:03 p.m.

No members of the public wished to address the commission in the hearing.

Commission Chair Wood closed the public hearing at 7:04 p.m.

The applicant, Marc Bing, attended the meeting. He inquired about comments in the earlier DRC meeting addressing the setbacks shown on the concept plan. Senior Planner Wiltse explained the code requirements for setbacks on the property and encouraged Mr. Bing to work with his engineer to address any redline comments.

Commissioner McNeff inquired about the existing structures on the property. Planner Wiltse pointed out on the map where the property is located in the city and the buildings on the lot. Commissioner

Nixon inquired about utility hookups on the new lot that are proposed to be connected to 200 South. The Commissioners agreed that the concept plan was a good use of his land and approved of the concept. As the plan is only in a concept phase there was no action taken.

2. Ridley's Phase 3 Preliminary/Final Plan

Senior Planner Wiltse presented the Preliminary/Final Plan for Ridley's Phase 3 Commercial Subdivision at approximately 500 East and Main Street. Mr. Wiltse indicated that the plan received conditional approval by the DRC based on redlines that need to be addressed.

Shaun Young attended the meeting via Zoom representing the applicant for Ridley's Phase 3 Subdivision.

Commissioner Wood inquired if the irrigation easement for the site has been added to the plans. Mr. Young confirmed that the easements have been called out on the plans. Commissioner members discussed the prior concerns about the irrigation easements and pointed out that they have been completed since the Public Hearing. Commissioner Wood inquired about the lots having a dovetail in between the lots. Mr. Young pointed out that the shapes of the lots were determined by the drive access to each lot. All commissioners approved of the plans for Ridley's Phase 3.

Commissioner McNeff made a motion to approve Ridley's Phase 3 Commercial Subdivision with the condition that all redlines be addressed. Commissioner Romero seconded the motion.

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

The motion was unanimously approved.

3. Meeting Minutes Approval

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

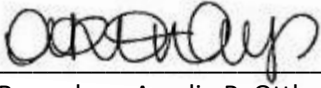
| | |
|----------------------|--------|
| Commissioner Wood | Yes |
| Commissioner Lance | Absent |
| Commissioner Hoffman | Yes |
| Commissioner McNeff | Yes |
| Commissioner Nixon | Yes |
| Commissioner Weight | Yes |
| Commissioner Romero | Yes |

The motion was unanimously approved.

Adjournment

Commissioner Hoffman made a motion to adjourn the meeting.

The meeting was adjourned at 7:17 p.m.



City Recorder – Amalie R. Ottley

Commission Chair – Trevor Wood

DRAFT