



PLANNING COMMISSION

Tuesday, August 24, 2021, at 7:00 PM
Court Room/Council Chambers (2nd Floor) and Online

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.
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PUBLIC COMMENT & PUBLIC HEARING PARTICIPATION

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

With the post-pandemic restoration of public gatherings, Santaquin City is pleased to restore pre-pandemic meeting protocols by inviting the public to participate in-person. For those interested in providing public comment, we invite you to sign up on the Public Forum Speaker Sheet.

For those who are unable to attend in person, we invite you to submit your comments by email to PublicComment@Santaquin.org wherein they will be distributed to the Mayor and City Council Members for review and consideration. However, they will not be read during the meeting.

To review the Santaquin City Council Meeting Protocols, please go to the following link:
<https://www.santaquin.org/citycouncil/page/santaquin-city-council-protocols>.

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- Ercanbrack Rezone Request**

The Planning Commission will review a proposal to rezone approximately 15.19 acres of property located at 580 W. Main Street. It is proposed that approximately 7.90 acres of property be rezoned from Residential Commercial (RC) zone to Main Street Commercial (MSC) zone. It is proposed that approximately 3.20 acres of property be rezoned from Residential R-10 zone to Residential Commercial (RC) zone. It is proposed that approximately 4.09 acres of property be rezoned from Residential Commercial (RC) zone to Commercial Light Manufacturing (CLM) zone.

2. **PUBLIC HEARING- Commercial Light Manufacturing (CLM) Zone Creation**

The Planning Commission will consider establishing a Commercial Light Manufacturing (CLM) zone.

3. **PUBLIC HEARING- Santaquin 94 LLC Rezone Request**

The Planning Commission will review a proposal to rezone approximately 0.93 acres of property located at 94 W. Main Street. The current zoning of the property is the Central Business District (CBD). The proposal is to rezone it to the Main Street Commercial (MSC) zone.

4. **PUBLIC HEARING- Summit Ridge Commercial 8-lot Subdivision**

The Planning Commission will review a preliminary plan for a proposed 8-lot commercial subdivision located at approximately 1500 S. South Ridge Farms Road.

5. **PUBLIC HEARING- DeGraffenried 2-lot Subdivision**

The Planning Commission will review a concept plan for a proposed single lot split located at 245 E. 100 N.

6. **PUBLIC HEARING- Major Home Occupation Pre-School (The Reading Tree Preschool)**

The Planning Commission will review a proposed Major Home Occupation for The Reading Tree Preschool located at 497 Firestone Drive.

7. **Grey Cliff Mass Grading Conditional Use Permit**

The Planning Commission will review a request for a Mass Grading Conditional Use Permit; to prepare the property for development of the proposed Grey Cliffs Subdivision located east of State Road 198 and approximately 600 N.

OTHER BUSINESS

8. **Approval of Meeting Minutes from**

August 10, 2021

ADJOURNMENT

CERTIFICATE OF MAILING/POSTING

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

BY: 
K. Aaron Shirley, City Recorder

**MASTER DEVELOPMENT AGREEMENT
FOR
ERCANBRACK MIXED USE DEVELOPMENT**

September , 2021

WHEN RECORDED, RETURN TO:

**Bruce R. Baird
Bruce R. Baird, PLLC
2150 South 1300 East, Suite 500
Salt Lake City, UT 84106**

**MASTER DEVELOPMENT AGREEMENT
FOR
ERCANBRACK MIXED USE DEVELOPMENT**

THIS MASTER DEVELOPMENT AGREEMENT is made and entered into as of the day of September, 2021, by and between Santaquin City, a Utah municipality and W. M. Ercanbrack Co., Inc., a Utah corporation.

RECITALS

- A. The capitalized terms used in this MDA and in these Recitals are defined in Section 1.2, below.
- B. Master Developer owns and is developing the Property.
- C. Master Developer and the City desire that the Property be developed in a unified and consistent fashion pursuant to the Master Plan.
- D. The Parties acknowledge that development of the Property pursuant to this MDA may result in significant planning benefits to the City and its residents by, among other things requiring orderly development of the Property known as the Ercanbrack Mixed Use Development and increasing property tax and other revenues to the City based on improvements to be constructed on the Property.
- E. The Parties desire to enter into this MDA to specify the rights and responsibilities of the Master Developer to develop the Property as expressed in this MDA and the rights and

responsibilities of the City to allow and regulate such development pursuant to the requirements of this MDA.

F. The Parties understand and intend that this MDA is a “development agreement” within the meaning of, and entered into pursuant to the terms of Utah Code Ann. §10-9a-101 (2018) *et seq.*

G. On September [REDACTED], 2021, the City zoned the Property as shown on the Zoning Map which was approved by Ordinance No. [REDACTED].

H. This MDA conforms with the intent of the City’s General Plan and the Zoning.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and Master Developer hereby agree to the following:

TERMS

1. **Incorporation of Recitals and Exhibits/ Definitions.**

1.1. **Incorporation.** The foregoing Recitals and Exhibits “A” - “C” are hereby incorporated into this MDA.

1.2. **Definitions.** As used in this MDA, the words and phrases specified below shall have the following meanings:

1.2.1. **Act** means the Land Use, Development, and Management Act, Utah Code Ann. § 10-9a-101 (2018), *et seq.*

1.2.2. **Administrative Modifications** means those modifications to certain limited aspects of the MDA that may be made by the Administrator pursuant to Section 11, below.

1.2.3. **Administrator** means the person designated by the City as the Administrator of this MDA.

1.2.4. **Applicant** means a person or entity submitting a Development Application.

1.2.5. **Buildout** means the completion of all of the development on the entire Project in accordance with the approved plans.

1.2.6. **City** means Santaquin City, a Utah municipality.

1.2.7. **City Consultants** means those outside consultants employed by the City in various specialized disciplines such as traffic, hydrology or drainage for reviewing certain aspects of the development of the Project.

1.2.8. **City's Future Laws** means the ordinances, policies, standards, and procedures which may be in effect as of a particular time in the future when a Development Application is submitted for a part of the Project, which contradict or change the City's Vested Laws, and which may or may not be applicable to the Development Application depending upon the provisions of this MDA.

1.2.9. **City's Vested Laws** means the substantive ordinances, policies, standards and procedures of the City, related to land use regulations affecting the Project (i.e., Santaquin City Code, Titles 10 and 11), in effect as of the date of this MDA, a digital copy of which is attached as Exhibit "C".

1.2.10. **Commercial Uses** means those commercial, retail, office and other uses as shown on the Master Plan, Exhibit "B".

1.2.11. **Council** means the elected City Council of the City.

1.2.12. **Default** means a material breach of this MDA as specified herein.

1.2.13. **Denied** means a formal denial issued by the final decision-making body of the City for a particular type of Development Application but does not include review comments or “redlines” by City staff.

1.2.14. **Development** means the development of a portion of the Property pursuant to an approved Development Application.

1.2.15. **Development Application** means an application to the City for development of a portion of the Project including a Subdivision or any other permit, certificate or other authorization from the City required for development of the Project.

1.2.16. **Development Area** means one of the 8 areas for separate development of the Project as conceptually shown on the Master Plan, Exhibit “B”.

1.2.17. **Development Report** means a report containing the information specified in Section 2.4.

1.2.18. **Final Plat** means the recordable map or other graphical representation of land that complies with Utah Code Ann. § 10-9a-603 (July, 2021), or any successor provision, and the City’s Vested Laws, and is approved by the City, effectuating a Subdivision of any portion of the Project.

1.2.19. **Master Developer** means W. M. Ercanbrack Co., Inc. and its assignees or transferees as permitted by this MDA.

1.2.20. **Master Plan** means the conceptual layout for the Development Areas, Residential Dwelling Units, approved Commercial Uses, and Public Infrastructure for the Project, as set forth in Exhibit “B”.

1.2.21. **MDA** means this Master Development Agreement and any amendments thereto, including all of its Exhibits.

1.2.22. **Notice** means any notice to or from any Party to this MDA that is either required or permitted to be given to another Party.

1.2.23. **Open Space** shall have the meaning specified in Section 10.08.020 of the City's Vested Laws.

1.2.24. **Outsourc[e][ing]** means the process of the City contracting with City Consultants or paying overtime to City employees to provide technical support in the review and approval of the various aspects of a Development Application as is more fully set out in this MDA.

1.2.25. **Parcel** means a portion of the Property that is created by the Master Developer to be sold to a Subdeveloper as a Subdivision that is not an individually developable lot as specified in Section 6.7.

1.2.26. **Party/Parties** means, in the singular, Master Developer or the City; in the plural Master Developer and the City.

1.2.27. **Planning Commission** means the City's Planning Commission.

1.2.28. **Project** means the total development to be constructed on the Property pursuant to this MDA with the associated public and private facilities.

1.2.29. **Property** means the real property proposed for development by Master Developer more fully described in Exhibit "A".

1.2.30. **Public Infrastructure** means those elements of infrastructure that are planned, agree, or required to be dedicated to the City as a condition of the approval of a Development Application.

1.2.31. Residential Dwelling Unit means a structure or portion thereof designed and intended for use as a single-family detached dwelling or multiple-unit dwelling as defined in the City's Vested Laws.

1.2.32. Subdeveloper means a person or an entity not "related" (as defined by Section 165 of the Internal Revenue Code) to Master Developer which purchases a Parcel for development.

1.2.33. Subdivision means the division of any portion of the Project into developable lots pursuant to State Law and/or the Zoning Ordinance.

1.2.34. Subdivision Application means the application to create a Subdivision.

1.2.35. Zoning means the zoning for the Property and each Development Area, in effect or as approved at the time of approval of this MDA.

1.2.36. Zoning Ordinance means the City's Land Use and Development Ordinance adopted pursuant to the Act that was in effect as of the date of this MDA as a part of the City's Vested Laws.

2. Development of the Project.

2.1. Compliance with the Master Plan and this MDA. Development of the Project shall be in accordance with the City's Vested Laws, the City's Future Laws (to the extent that these are applicable as otherwise specified in this MDA), the Master Plan and this MDA.

2.2. Maximum Residential Units. The maximum number of Residential Dwelling Units per Development Area is set forth in Exhibit "B" and shall not be transferrable from one Development Area to another Development Area.

2.3. Limitation and No Guarantee. Master Developer acknowledges that the

development of the potential number of Residential Dwelling Units and every other aspect of the Master Plan requires that each Development Application comply with the City's Vested Laws including, without limitation, the City's geologic hazards requirements. Notwithstanding any contrary provision of this Agreement, the City's entry into this MDA does not guarantee that the Master Developer will be able to construct the Maximum Residential Units or any other aspect of the Project until and unless all the applicable requirements of the City's Vested Laws are complied with.

2.4. Accounting for Residential Units for Parcels Sold to Subdevelopers. Any Parcel sold by Master Developer to a Subdeveloper or subsequent Subdeveloper shall include the transfer of a specified portion of the Maximum Residential Units sold with the Parcel. Upon any such transfer, Master Developer or Subdeveloper shall deliver a Development Report to the City, which includes the total Maximum Residential Units in each of the affected parcels.

3. Vested Rights.

3.1. Vested Rights Granted by Approval of this MDA. To the maximum extent permissible under the laws of Utah and the United States and at equity, the Parties intend that this MDA grants Master Developer all rights to develop the Project in fulfillment of this MDA, the City's Vested Laws, the Zoning and the Master Plan except as specifically provided herein. The Parties specifically intend that this MDA grant to Master Developer "vested rights" as that term is construed in Utah's common law and pursuant to Utah Code Ann. § 10-9a-509 (2021).

3.2. Exceptions. The restrictions on the applicability of the City's Future Laws to the Project as specified in Section 3.1 are subject to only the following exceptions:

3.2.1. Master Developer Agreement. City's Future Laws that Master Developer agrees in writing to the application thereof to the Project;

3.2.2. State and Federal Compliance. City's Future Laws which are generally applicable to all properties in the City and which are required to comply with State and Federal laws and regulations affecting the Project;

3.2.3. Codes. Any City's Future Laws that are updates or amendments to existing building, plumbing, mechanical, electrical, dangerous buildings, drainage, fire, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare;

3.2.4. Taxes. Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all properties, applications, persons and entities similarly situated;

3.2.5. Fees. Changes to the amounts of fees for the processing of Development Applications that are generally applicable to all development within the City (or a portion of the City as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law;

3.2.6. Impact Fees. Impact Fees or modifications thereto which are lawfully adopted, and imposed by the City and which meet all requirements of the U. S. Constitution, Utah Constitution, law and applicable statutes, including but not limited to Utah Code

Ann. Section 11-36a-101 (2021) *et seq.*;

3.2.7. Planning and Zoning Modification. Changes by the City to its planning principles and design standards such as architectural or design requirements, setbacks or similar items so long as such changes do not work to reduce the Maximum Residential Units, are generally applicable across the entire City and do not materially and unreasonably increase the costs of any Development; or

3.2.8. Compelling, Countervailing Interest. Laws, rules or regulations that the City's land use authority finds, on the record, are necessary to avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code Ann. § 10-9a-509(1)(a)(i) (2021).

4. **Term of Agreement.** This MDA shall expire December 31, 2031. If Master Developer has not been declared to be currently in Default as of December 31, 2031 (and if any such Default is not being cured) then this MDA shall be automatically extended until December 31, 2036. This MDA shall also terminate automatically at Buildout.

5. **Zoning.**

5.1. **Map.** The Parties acknowledge that the Development Areas shown with zoning designation on the Master Plan do not have legally specified boundaries because neither of the Parties knows at the time of the execution of this MDA precisely where the roads and other demarcating aspects of the Project will be actually located. The Master Plan establishes rough parameters for the location of the eventual zoning and this Section 5 establishes the processes for locating and establishing those zoning boundaries as the Project develops.

5.2. **Process.** When and as a Development Application is filed for a Subdivision of

Development Area that Development Application shall specify any restrictions or limitations on the Zoning other than those specified in the Master Plan such as limiting the types of Commercial Uses that may be allowed. So long as the area of land subject to the Development Application is not more than ten percent (10%) larger or smaller than shown for that Development Area on the Master Plan and does not add to the types of allowable Commercial Uses or Residential Uses than the Development Application may be approved administratively. Once the Development Application is approved then the City's Zoning Map shall be deemed amended to fix and specify the zoning boundaries for that Development Application area. Any other modification to the size or uses in a Development Area require approval of the City through the normal zoning process specified in the City's then current zoning code.

6. Processing of Development Applications.

6.1. Processing of Development Applications. Processing of Development Applications will be governed by City Code.

6.2. Acceptance of Certifications Required for Development Applications. Any Development Application requiring the signature, endorsement, or certification and/or stamping by a person holding a license or professional certification required by the State of Utah in a particular discipline shall be so signed, endorsed, certified or stamped signifying that the contents of the Development Application comply with the applicable regulatory standards of the City.

6.3. Independent Technical Analyses for Development Applications. If the City needs technical expertise beyond the City's internal resources to determine impacts of a Development Application such as for structures, bridges, water tanks, and other similar

matters which are not required by the City's Vested Laws to be certified by such experts as part of a Development Application, the City may engage such experts as City Consultants with the actual and reasonable costs being the responsibility of Applicant.

6.4. City Denial of a Development Application. If the City denies a Development Application the City shall provide a written determination advising the Applicant of the reasons for denial including specifying the reasons the City believes that the Development Application is not consistent with this MDA, the Zoning and/or the City's Vested Laws (or, if applicable, the City's Future Laws). The City may amend such written determination as necessary.

6.5. City Denials of Development Applications Based on Denials from Non-City Agencies. If the City's denial of a Development Application is based on the denial of the Development Application by a Non-City Agency, Applicant shall appeal any such denial through the appropriate procedures for such a decision and not through the processes specified below. Applicant's failure to successfully appeal any such denial shall preclude any action by Applicant against City for City's denial.

6.6. Mediation of Development Application Denials.

6.6.1. Issues Subject to Mediation. Issues resulting from the City's Denial of a Development Application that the parties are not able to resolve shall be mediated.

6.6.2. Mediation Process. If the City and Applicant are unable to resolve a disagreement subject to mediation, the parties shall attempt within thirty (30) calendar days to appoint a mutually acceptable mediator with knowledge of the legal issue in dispute. If the City and Applicant are unable to agree on a single acceptable mediator they shall each, within fifteen (15) calendar days, appoint their own representative.

These two representatives shall, between them, choose the single mediator. Applicant and the City shall split the fees of the chosen mediator, each Party paying 50% of the fees. The chosen mediator shall within thirty (30) calendar days, review the positions of the parties regarding the mediation issue and promptly attempt to mediate the issue between the parties. If the parties are unable to reach agreement, the mediator shall notify the parties in writing of the resolution that the mediator deems appropriate.

The mediator's opinion shall not be binding on the parties.

6.7. Parcel Sales. The City acknowledges that the precise location and details of the public improvements, lot layout and design and any other similar item regarding the development of a particular Parcel may not be known at the time of the creation of or sale of a Parcel. Master Developer may obtain approval of a Subdivision as is provided in Utah Code Ann., Section 10-9a-103(65)(c)(v) (2021) that does not create any individually developable lots in the Parcel without being subject to any requirement in the City's Vested Laws to complete or provide security for any Public Infrastructure at the time of such subdivision. The responsibility for completing and providing security for completion of any Public Infrastructure in the Parcel shall be that of the Master Developer or a Subdeveloper upon a subsequent re-Subdivision of the Parcel that creates individually developable lots. However, construction of improvements shall not be allowed until the Master Developer or Subdeveloper complies with the City's Vested Laws and the City's security requirements in effect at the time of a completed Development Application.

7. Application Under City's Future Laws. Without waiving any rights granted by this MDA, Master Developer may at any time, choose to submit a Development Application for all

or part of the Project under the City's Future Laws in effect at the time of the Development Application so long as the overall number of Residential Dwelling Units in the Project is not increased, and Master Developer is not in current breach of this Agreement.

8. Public Infrastructure.

8.1. Construction by Master Developer. Master Developer shall have the right and the obligation to construct or cause to be constructed and installed all Public Infrastructure reasonably and lawfully required as a condition of approval of the Development Application pursuant to the City's Vested Laws.

8.2. Bonding. Unless otherwise provided by Chapter 10-9a of the Utah Code as amended, Applicant shall provide security for any Public or private Infrastructure required by the City, in a form acceptable to the City. as specified in the City's ordinances in effect at the time of application. Partial releases of any such required security shall be allowed as work progresses based on the City's laws then in effect.

9. Upsizing/Reimbursements to Master Developer.

9.1. "Upsizing". All Public Infrastructure shall be of sufficient capacity to service the entire Project at Buildout. The City shall not require Master Developer to "upsized" any future Public Infrastructure (i.e., to construct the infrastructure to a size larger than required to service the Project) unless financial arrangements reasonably acceptable to Master Developer are made to compensate Master Developer for the incremental or additive costs of such upsizing. For example, if an upsizing to a water pipe size increases costs by 10% but adds 50% more capacity, the City shall only be responsible to compensate Master Developer for the 10% cost increase. An acceptable financial arrangement for upsizing of improvements means reimbursement agreements, payback

agreements, and impact fee credits and reimbursements. Providing Public Infrastructure with sufficient capacity to serve the entire Project at Buildout is not considered upsizing for purposes of this MDA, and all associated costs thereof are the sole responsibility of the Master Developer, and not the responsibility of the City.

10. **Default.**

10.1. **Notice.** If Master Developer or a Subdeveloper or the City fails to perform their respective obligations hereunder or to comply with the terms hereof, the Party believing that a Default has occurred shall provide Notice to the other Party. If the City believes that the Default has been committed by a Subdeveloper then the City shall also provide a courtesy copy of the Notice to Master Developer.

10.2. **Contents of the Notice of Default.** The Notice of Default shall:

10.2.1. Specific Claim. Specify the claimed event of Default;

10.2.2. Applicable Provisions. Identify with particularity the provisions of any applicable law, rule, regulation or provision of this MDA that is claimed to be in Default;

10.2.3. Materiality. Identify why the Default is claimed to be material; and

10.2.4. Optional Cure. If the City chooses, in its discretion, it may propose a method and time for curing the Default which shall be of no less than thirty (30) calendar days duration.

10.3. **Remedies.** If the parties are not able to resolve the Default by “Mediation”, the parties may have the following remedies.

10.3.1. Law and Equity. All rights and remedies available at law and in equity, including, but not limited to, injunctive relief and/or specific performance.

10.3.2. Security. The right to draw on any security posted or provided in connection with the Project and relating to remedying of the particular Default.

10.3.3. Future Approvals. The right to withhold all further reviews, approvals, licenses, building permits and/or other permits for development of the Project in the case of a default by Master Developer, or in the case of a default by a Subdeveloper, development of those Parcels owned by the Subdeveloper until the Default has been cured.

10.4. **Emergency Defaults.** Anything in this MDA notwithstanding, if the City Council finds on the record that a default materially impairs a compelling, countervailing interest of the City and that any delays in imposing such a default would also impair a compelling, countervailing interest of the City then the City may impose the remedies of Section 10.3 without the requirements of Section 10.2. The City shall give Notice to Master Developer and/or any applicable Subdeveloper of any public meeting at which an emergency default is to be considered.

10.5. **Extended Cure Period.** If any Default cannot be reasonably cured within thirty (30) calendar days then such cure period shall be extended so long as the defaulting party is pursuing a cure with reasonable diligence.

10.6. **Default of Assignee.** A default of any obligations assumed by an assignee shall not be deemed a default of Master Developer.

10.7. **Limitation on Recovery for Default – No Damages.** Anything in this MDA notwithstanding no Party shall be entitled to any claim for any monetary damages as a result of any breach of this MDA and each Party waives any claims thereto. The sole remedy available to Master Developer or any Subdeveloper shall be that of specific

performance.

10.8. **City Inspections.** Nothing in this Section 10 shall be construed to limit the ability or authority of City's inspectors to assure compliance with construction standards and practices through the procedures applied generally to construction projects in the City.

11. **Modifications and Amendments.**

11.1. **Allowable Administrative Modifications.** The following modifications to this MDA may be considered and approved by the Administrator:

11.1.1. Infrastructure. Modification of the location and/or sizing of the infrastructure for the Project that does not materially change the functionality of the infrastructure.

11.1.2. General. Any other modifications deemed to be minor modifications by the Administrator.

11.2. **Process for Administrative Modifications.**

11.2.1. Who May Submit for an Administrative Modification. Only the City and Master Developer, or an assignee that succeeds to all of the rights and obligations of Master Developer under this MDA, (and not including a Subdeveloper) may submit a Modification Application.

11.2.2. Consideration by the Administrator. The Administrator shall consider and decide upon a request for an Administrative Modification within a reasonable time not to exceed forty-five (45) days from the date of submission of an for an Administrative Modification.

11.2.3. Notification to City Council. If the Administrator determines to approve a proposed Administrative Modification, the Administrator shall give written notice of the proposed approval to the City Council. If any member of the City Council gives

notice of an objection to the proposed Administrative Modification within fifteen (15) business days of the notice then the proposed Administrative Modification shall be considered by the City as an amendment to the MDA pursuant to the City's then-current process for amending zoning.

11.2.4. Recordation. If the City Council does not object to the Administrator's approval of the proposed Administrative Modification within the period specified above then the City approval shall be conclusively presumed and the Administrator record notice of such approval shall be against the applicable portion of the Property in the official City and County records.

12. **Notices.** All notices required or permitted under this MDA shall, in addition to any other means of transmission, be given in writing by certified mail and regular mail to the following address:

To the Master Developer:

Wm. Ercanbrack Co, Inc.

With a Copy to:

Bruce R. Baird
 Bruce R. Baird, PLLC
 2150 South 1300 East, Suite 500
 Salt Lake City, UT 84106
bbaird@difficultdirt.com
 (801) 328-1400

To the City:

Santaquin City
 Attn: City Manager
 Benjamin Reeves
 275 West Main Street
 Santaquin, UT 84655

breeves@santaquin.org
(801) 754-3200

With a Copy to:

Santaquin City
Attn: City Attorney
Brett B. Rich
Nielsen & Senior, P.C.
1140 South 800 East, Suite 110
Orem, UT 84097
bbr@ns-law.com
(801) 701-7074

12.1. Effectiveness of Notice. Except as otherwise provided in this MDA, each Notice shall be effective and shall be deemed delivered on the earlier of:

12.1.1. Hand Delivery. Its actual receipt, if delivered personally, by courier service, or by facsimile provided that a copy of the facsimile Notice is mailed or personally delivered as set forth herein on the same day and the sending party has confirmation of transmission receipt of the Notice. If the copy is not sent on the same day, then notice shall be deemed effective the date that the mailing or personal delivery occurs.

12.1.2. Electronic Delivery. Its actual receipt if delivered electronically by email provided that a copy of the email is printed out in physical form and mailed or personally delivered as set forth herein on the same day and the sending party has an electronic receipt of the delivery of the Notice. If the copy is not sent on the same day, then notice shall be deemed effective the date that the mailing or personal delivery occurs.

12.1.3. Mailing. On the day the Notice is postmarked for mailing, postage prepaid, by First Class or Certified United States Mail and actually deposited in or delivered to the United States Mail. Any party may change its address for Notice under this MDA

by giving written Notice to the other party in accordance with the provisions of this Section.

13. **Headings.** The captions used in this MDA are for convenience only and are not intended to be substantive provisions or evidences of intent.

14. **No Third-Party Rights/No Joint Venture.** This MDA does not create a joint venture relationship, partnership or agency relationship between the City, or Master Developer. Further, the parties do not intend this MDA to create any third-party beneficiary rights. The Parties acknowledge that this MDA refers to a private development and that the City has no interest in, responsibility for or duty to any third parties concerning any improvements to the Property or unless the City has accepted the dedication of such improvements at which time all rights and responsibilities—except for warranty bond requirements under City’s Vested Laws and as allowed by state law—for the dedicated public improvement shall be the City's.

15. **Assignability.** The rights and responsibilities of Master Developer under this MDA may be assigned in whole or in part, respectively, by Master Developer with the consent of the City as provided herein.

15.1. **Sale of Lots.** Master Developer’s selling or conveying lots in any approved Subdivision or Parcels to builders, users, or Subdevelopers, shall not be deemed to be an “assignment” subject to the above-referenced approval by the City unless specifically designated as such an assignment by Master Developer.

15.2. **Related Entity.** Master Developer’s transfer of all or any part of the Property to any entity “related” to Master Developer (as defined by regulations of the Internal Revenue Service in Section 165), Master Developer’s entry into a joint venture for the development of the Project or Master Developer’s pledging of part or all of the Project as

security for financing shall also not be deemed to be an “assignment” subject to the above-referenced approval by the City unless specifically designated as such an assignment by the Master Developer. Master Developer shall give the City Notice of any event specified in this sub-section within fifteen (15) calendar days after the event has occurred. Such Notice shall include providing the City with all necessary contact information for the newly responsible party.

15.3. Notice. Master Developer shall give Notice to the City of any proposed assignment and provide such information regarding the proposed assignee that the City may reasonably request in making the evaluation permitted under this Section. Such Notice shall include providing the City with all necessary contact information for the proposed assignee.

15.4. Time for Objection. Unless the City objects in writing within thirty (30) calendar days of notice, the City shall be deemed to have approved of and consented to the assignment.

15.5. Partial Assignment. If any proposed assignment is for less than all of Master Developer’s rights and responsibilities then the assignee shall be responsible for the performance of each of the obligations contained in this MDA to which the assignee succeeds. Upon any such approved partial assignment Master Developer shall not be released from any future obligations as to those obligations which are assigned but shall remain responsible for the performance of any obligations herein.

15.6. Denial. The City may only withhold its consent if the City is not reasonably satisfied of the assignee’s financial ability to perform the obligations of Master Developer proposed to be assigned or there is an existing breach of a development obligation owed

to the City by the assignee or related entity that has not either been cured or in the process of being cured in a manner acceptable to the City. Any refusal of the City to accept an assignment shall be subject to the “Mediation” process specified in Section 6.6.

15.7. **Assignees Bound by MDA.** Any assignee shall consent in writing to be bound by the assigned terms and conditions of this MDA as a condition precedent to the effectiveness of the assignment. That consent shall specifically acknowledge the provisions of Section 2.

16. **Binding Effect.** If Master Developer sells or conveys Parcels of lands to Subdevelopers or related parties, the lands so sold and conveyed shall bear the same rights, privileges, configurations, and number of Residential Dwelling Units as applicable to such Parcel and be subject to the same limitations and rights of the City when owned by or Master Developer and as set forth in this MDA without any required approval, review, or consent by the City except as otherwise provided herein. Each sale of a Parcel shall include a written designation of the maximum number of Residential Dwelling Units allocated to that parcel.

17. **No Waiver.** Failure of any Party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future date any such right or any other right it may have.

18. **Severability.** If any provision of this MDA is held by a court of competent jurisdiction to be invalid for any reason, the Parties consider and intend that this MDA shall be deemed amended to the extent necessary to make it consistent with such decision and the balance of this MDA shall remain in full force and affect.

19. **Survival.** If this MDA is terminated for any reason the provisions of Sections 9.1, 10.7, 14, 24, 25 and 26 shall survive the termination.

20. **Force Majeure.** Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefor; acts of nature, governmental restrictions, regulations or controls, judicial orders, enemy or hostile government actions, wars, civil commotions, fires or other casualties or other causes beyond the reasonable control of the Party obligated to perform hereunder shall excuse performance of the obligation by that Party for a period equal to the duration of that prevention, delay or stoppage.

21. **Time is of the Essence.** Time is of the essence to this MDA and every right or responsibility shall be performed within the times specified.

22. **Appointment of Representatives.** To further the commitment of the Parties to cooperate in the implementation of this MDA, the City and Master Developer each shall designate and appoint a representative to act as a liaison between the City and its various departments and the Master Developer. The initial representative for the City shall be the City Manager or his designee. The initial representative for Master Developer shall be [REDACTED]. The Parties may change their designated representatives by Notice. The representatives shall be available at all reasonable times to discuss and review the performance of the Parties to this MDA and the development of the Project.

23. **Estoppel Certificate.** Upon twenty (20) days prior written request by Master Developer or a Subdeveloper, the City will execute an estoppel certificate to any third party certifying that Master Developer or a Subdeveloper, as the case may be, at that time has not been declared to be in default of the terms of this Agreement, and that the City is not aware of any circumstances that would constitute such a default.

24. **Applicable Law.** This MDA is entered into in Utah County in the State of Utah and

shall be construed in accordance with the laws of the State of Utah irrespective of Utah's choice of law rules.

25. **Venue.** Any action to enforce this MDA shall be brought only in the Fourth District Court for the State of Utah, Salt Lake City Division.

26. **Entire Agreement.** This MDA, and all Exhibits thereto, is the entire agreement between the Parties and may not be amended or modified except either as provided herein or by a subsequent written amendment signed by all Parties.

27. **Mutual Drafting.** Each Party has participated in negotiating and drafting this MDA and therefore no provision of this MDA shall be construed for or against any Party based on which Party drafted any particular portion of this MDA.

28. **Recordation and Running with the Land.** This MDA shall be recorded in the chain of title for the Project. This MDA shall be deemed to run with the land. The data disk of the City's Vested Laws, Exhibit "C", shall not be recorded in the chain of title. A secure copy of Exhibit "C" shall be filed with the City Recorder and each party shall also have an identical copy.

29. **Authority.** The Parties to this MDA each warrant that they have all of the necessary authority to execute this MDA. Specifically, on behalf of the City, the signature of the Mayor is affixed to this MDA lawfully binding the City pursuant to Resolution No. [REDACTED] adopted by the City on September [REDACTED], 2021.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first herein above written.

MASTER DEVELOPER
Wm. Ercanbrack Co, Inc.

CITY
Santaquin City

By: _____

By: Kirk F. Hunsaker, _____

Its: _____

Date: _____

Its: Mayor

Date: _____

Approved as to form and legality:

Attest:

City Attorney_____
City Recorder**CITY ACKNOWLEDGMENT**STATE OF UTAH)
 :ss.

COUNTY OF UTAH)

On the ____ day of September, 2021 personally appeared before me _____ who being by me duly sworn, did say that he is the Mayor of Santaquin City, a political subdivision of the State of Utah, and that said instrument was signed in behalf of the City by authority of its City Council and said Mayor acknowledged to me that the City executed the same.

NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

MASTER DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
 :SS.
 COUNTY OF UTAH)

On the ____ day of September, 2021 personally appeared before me _____, who being by me duly sworn, did say that he/she is the _____ of Wm. Ercanbrack Co., Inc, a Utah corporation and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

 NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

TABLE OF EXHIBITS

Exhibit “A”	Legal Description of Property
Exhibit “B”	Master Plan
Exhibit “C”	City’s Vested Laws

Exhibit "A"
Legal Description of Property

Exhibit “B”
Master Plan

Exhibit “C”
City’s Vested Laws

ORDINANCE NO. DRAFT

AN ORDINANCE AMENDING THE ZONING MAP OF SANTAQUIN CITY, MORE SPECIFICALLY, APPROVING THE REZONING OF APPROXIMATELY 7.90 ACRES OF PROPERTY FROM RESIDENTIAL COMMERCIAL (RC) ZONE TO MAIN STREET COMMERCIAL (MSC) ZONE, APPROXIMATELY 3.20 ACRES OF PROPERTY FROM RESIDENTIAL R-10 ZONE TO RESIDENTIAL COMMERCIAL (RC) ZONE, AND APPROXIMATELY 4.09 ACRES OF PROPERTY FROM RESIDENTIAL COMMERCIAL (RC) ZONE TO COMMERCIAL LIGHT MANUFACTURING (CLM) ZONE, PROVIDING SEVERABILITY AND AN EFFECTIVE DATE FOR THE ORDINANCE.

WHEREAS, the Santaquin City Council has specific authority pursuant to Title 10, Chapter 9a Utah Code Ann. (1953 as amended) to adopt a zoning plan including an ordinance and map which divide the municipality into districts or zones and within such districts to regulate the erection, construction, reconstruction, alteration, repair and uses of buildings and structures and the uses of land; and

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

WHEREAS, the Santaquin City Planning Commission held a public hearing during their August 24, 2021 meeting, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City in accordance with Section 10-9a-205 of the Utah State Code; and

WHEREAS, after the noted public hearing, the Santaquin City Planning Commission forwarded a recommendation to the City Council regarding the proposed rezoning of property; and

WHEREAS, a development agreement was executed on December 19, 2002, with the property owner which generally showed the same area having commercial along the frontage of Main Street and residential units on the remaining areas; and

WHEREAS, the terms of the above-described development agreement expired on December 19, 2012; and

WHEREAS, the current zoning of Residential Commercial (RC) on the subject property does not ensure that commercial uses will be constructed along the frontage of Main Street; and

WHEREAS, that Santaquin City desires to see commercial uses constructed along the frontage of Main Street; and

WHEREAS, Santaquin City desires to work with the property owner to draft a new development agreement that will mutually benefit the City and the property owner; and

WHEREAS, the Santaquin City Council desires to amend the Official Zoning Map of Santaquin City, more specifically the rezoning of approximately 7.90 acres of property from Residential Commercial (RC) zone to Main Street Commercial (MSC) zone, approximately 3.20 acres of property from Residential R-10 zone to Residential Commercial (RC) zone, and approximately 4.09 acres of property from Residential Commercial (RC) zone to Commercial Light Manufacturing (CLM) zone which is located at approximately 580 West Main Street.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Santaquin City, State of Utah, as follows:

Section I.

That the official zoning map of the City be amended such that approximately 7.90 acres of property from Residential Commercial (RC) zone to Main Street Commercial (MSC) zone, approximately 3.20 acres of property from Residential R-10 zone to Residential Commercial (RC) zone, and approximately 4.09 acres of property from Residential Commercial (RC) zone to Commercial Light Manufacturing (CLM) zone as shown on the attached map labeled as Exhibit A and by this reference made part hereof.

Section II. Severability

If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

Section V. Posting and Effective Date

This ordinance shall become effective at 5:00 p.m. on Wednesday, September 8, 2021. Prior to that time, the City Recorder shall deposit a copy of this ordinance in the official records of the City and place a copy of this ordinance in three places within the City.

PASSED AND ADOPTED this 7th day of September 2021.

Kirk Hunsaker, Mayor

Councilmember Nick Miller	Voted	___
Councilmember Elizabeth Montoya	Voted	___
Councilmember Lynn Mecham	Voted	___

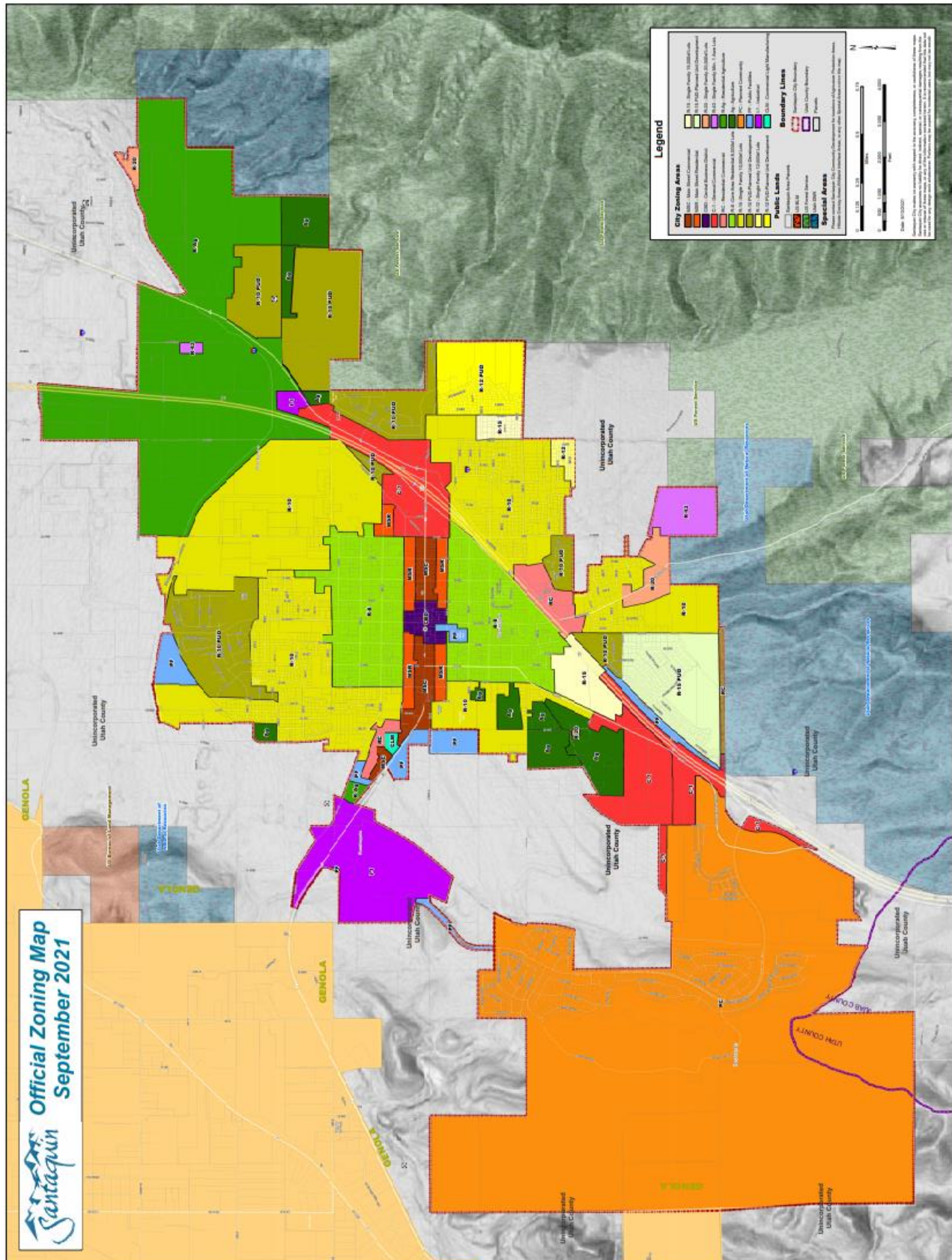
Councilmember Jennifer Bowman
Councilmember David Hathaway

Voted ____
Voted ____

ATTEST:

K. Aaron Shirley, City Recorder

Exhibit A
(Santaquin City Zoning Map)



STATE OF UTAH)
) ss.
 COUNTY OF UTAH)

I, K. AARON SHIRLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the City Council of Santaquin City, Utah, on the 7th day of September 2021, entitled

“AN ORDINANCE AMENDING THE ZONING MAP OF SANTAQUIN CITY, MORE SPECIFICALLY, APPROVING THE REZONING OF APPROXIMATELY 7.90 ACRES OF PROPERTY FROM RESIDENTIAL COMMERCIAL (RC) ZONE TO MAIN STREET COMMERCIAL (MSC) ZONE, APPROXIMATELY 3.20 ACRES OF PROPERTY FROM RESIDENTIAL R-10 ZONE TO RESIDENTIAL COMMERCIAL (RC) ZONE, AND APPROXIMATELY 4.09 ACRES OF PROPERTY FROM RESIDENTIAL COMMERCIAL (RC) ZONE TO COMMERCIAL LIGHT MANUFACTURING (CLM) ZONE, PROVIDING SEVERABILITY AND AN EFFECTIVE DATE FOR THE ORDINANCE.”

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Santaquin City Utah this 7th day of September 2021.

 K. AARON SHIRLEY
 Santaquin City Recorder

(SEAL)

AFFIDAVIT OF POSTING

STATE OF UTAH)
) ss.
 COUNTY OF UTAH)

I, K. AARON SHIRLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that I posted in three (3) public places the ordinance, which is attached hereto on the 7th day of September 2021.

The three places are as follows:

1. Zions Bank
2. Post Office
3. City Office

I further certify that copies of the ordinance so posted were true and correct copies of said ordinance.

 K. AARON SHIRLEY
 Santaquin City Recorder

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by K. AARON SHIRLEY.

My Commission Expires:

 Notary Public

Residing at: Utah County

MEMO



To: Planning Commission

From: Jason Bond, Community Development Director

Date: August 20, 2021

Re: **Ercanbrack Development Agreement and Associated Ordinances**

For over a year, Santaquin City staff has been coordinating with Mr. Randall Ercanbrack regarding a future plan for his property located at 580 West Main Street. These efforts were initiated from a desire that the City had to see commercial uses along the frontage of Main Street. When discussions first started, it was brought to our attention that a development agreement was executed between Santaquin City and Mr. Ercanbrack in 2002. However, that development agreement has expired but the agreement showed a development that was consistent with the City's desire to see commercial uses on the frontage of Main Street. With this understanding, the City began to negotiate terms for a new agreement which would maintain the components of the 2002 agreement, but which could be updated to reflect current needs and desires of the City and Mr. Ercanbrack.

Attached is a draft development agreement and two draft ordinances that are necessary for the development agreement to be approved. Essentially, it is proposed that the property be rezoned to have commercial zoning along the frontage of the entire property and have RC zoning behind that. This includes the rezoning of some property from R-10 to Residential Commercial (RC). However, a portion of the property that includes the existing building is proposed to be maintained for a use that is more suitable for the building. Therefore, it is proposed that a new zone called Commercial Light Manufacturing (CLM) be created. This new zone is very similar to the Residential Commercial (RC) zone but instead of residential uses, light manufacturing uses are encouraged. Specifics of the zone were carefully reviewed and negotiated as part of this process to plan for what Mr. Ercanbrack's property would look like in the future

Staff Recommendation: It is recommended that the Planning Commission review the comprehensive proposal and provide a recommendation for the associated creation of the Commercial Light Manufacturing (CLM) zone and the rezone of the Ercanbrack Property

ORDINANCE NO. **DRAFT**

AN ORDINANCE ESTABLISHING THE CLM COMMERCIAL LIGHT MANUFACTURING ZONE WITH ITS ACCOMPANYING LAND USE REGULATIONS AND DEFINED TERMS, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.

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

WHEREAS, the City Council has specific authority pursuant to Title 10, Chapter 9a Utah Code Ann. (1953 as amended) to adopt a zoning plan including an ordinance and map which divide the municipality into districts or zones and within such districts to regulate the erection, construction, reconstruction, alteration, repair and uses of buildings and structures and the uses of land; and

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

WHEREAS, the City Council desires to create Santaquin City Code Title 10 Chapter 20 Section 240 to establish the CLM Commercial Light Manufacturing Zone with its accompanying land use regulations and amend Title 10 Chapter 08 Section 020 to define associated land use terms; and

WHEREAS, the Santaquin City Planning Commission held a public hearing on August 24, 2021, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City in accordance with Section 10-9a-205 of the Utah State Code; and

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

NOW, THEREFORE, BE IT ORDAINED by the City Council of Santaquin City, State of Utah, as follows:

Section I. Amendments

Title 10 Chapter 20 Section 240 is amended as follows: (underlined text is added, stricken text is deleted)

10.20.240 CLM COMMERCIAL LIGHT MANUFACTURING ZONE

- A. Objectives And Characteristics: The CLM zone allows for a mixture of commercial and light manufacturing uses. The purpose of the CLM zone is to provide for and encourage a mix of compatible land uses which offer opportunities to work and shop. It also is to provide the opportunity for compatible commercial and light manufacturing

development. Goals of this zone include the efficient use of land and creative opportunities for the economical preservation and adaptive reuse of existing structures. A mixture of office, personal service, retail shopping, and light manufacturing opportunities are encouraged within this zone.

Uses should not conflict with the objectives and characteristics of either the C-1, MSC or I-1 zones, or with the general plan. Development within the CLM zone should have good access to collector streets.

- B. Permitted and Conditional Uses: General land uses within the CLM zone shall complement the city's general plan for their respective areas. Those uses allowed in the CLM zone are listed in the following matrix. This code considers applicable uses in the zone, and uses not identified as permitted or conditional to be prohibited. Abbreviations and alphabetic use designations in the matrix have the following meanings:

<u>P</u>	<u>The listed use is a permitted use within the represented area, based on city development standards and ordinances.</u>
<u>C</u>	<u>The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.</u>
<u>A</u>	<u>The listed use is only permitted as an accessory use within the represented area.</u>
<u>N</u>	<u>The listed use is a prohibited use within the represented area.</u>

<u>Use</u>	<u>CLM</u>
<u>Accessory apartments</u>	<u>P</u>
<u>Agriculture, excluding livestock activities</u>	<u>P</u>
<u>Agriculture, including livestock activities</u>	<u>N</u>
<u>Alcohol dispensing establishment</u>	<u>C</u>
<u>Automotive service station</u>	<u>C</u>
<u>Cabinet Making / Woodworking</u>	<u>C</u>
<u>Cold Storage Refrigeration Warehouse</u>	<u>P</u>
<u>Commercial, industrial equipment sales</u>	<u>C</u>
<u>Commercial, recreation</u>	<u>P</u>
<u>Commercial, retail sales and service</u>	<u>P</u>

<u>Drive-in retail</u>	<u>P</u>
<u>Dwelling, caretaker</u>	<u>C</u>
<u>Dwelling, single-family</u>	<u>N</u>
<u>Dwellings, multi-family, subject to SCC 10.16.060</u>	<u>N</u>
<u>Engraving, publishing, and printing</u>	<u>P</u>
<u>Fulfillment Center</u>	<u>C</u>
<u>Furniture and appliance stores</u>	<u>P</u>
<u>Healthcare facility</u>	<u>C</u>
<u>Home occupations, subject to SCC 10.40</u>	<u>P/C</u>
<u>Hotels and motels</u>	<u>C</u>
<u>Industry, Light</u>	<u>P</u>
<u>Industry, Medium</u>	<u>N</u>
<u>Institutions</u>	<u>P</u>
<u>Kennels</u>	<u>N</u>
<u>Laboratory for Assay of Precious Metals</u>	<u>C</u>
<u>Laboratory, Medical</u>	<u>C</u>
<u>Large scale developments</u>	<u>C</u>
<u>Parking lot</u>	<u>P</u>
<u>Parks</u>	<u>P</u>
<u>Pharmaceutical Manufacturing</u>	<u>C</u>
<u>Planned unit developments</u>	<u>N</u>
<u>Professional office or financial services</u>	<u>P</u>
<u>Public and quasi-public buildings</u>	<u>P</u>

<u>Recreational vehicle (RV) parks</u>	<u>N</u>
<u>Religious center</u>	<u>P</u>
<u>Residential facilities for persons with a disability pursuant to SCC 10.60 and the Utah Code § 10-9-605</u>	<u>P</u>
<u>Residential facilities for the elderly pursuant to SCC 10.56 and the Utah Code § 10-9-502</u>	<u>P</u>
<u>Schools</u>	<u>P</u>
<u>Seasonal businesses on properties of a commercial use and subject to the provisions of SCC 10.16.300</u>	<u>P</u>
<u>Seasonal businesses on properties of a residential use and subject to the provisions of SCC 10.16.300</u>	<u>C</u>
<u>Slaughterhouses</u>	<u>N</u>
<u>Stone and monument sales</u>	<u>P</u>
<u>Storage unit facilities</u>	<u>P</u>
<u>Telecommunications sites subject to SCC 10.16.340</u>	<u>P/C</u>
<u>Theaters</u>	<u>C</u>
<u>Veterinarian services</u>	<u>P</u>
<u>Wedding chapel</u>	<u>P</u>
<u>Wholesale stores</u>	<u>P</u>

- C. Area Requirements: There shall be no land area requirements, except that an area sufficient to accommodate location requirements, off street parking, loading and unloading, and vehicular access shall be provided and maintained.
- D. Width Requirements: The minimum width of lots for commercial and light manufacturing development in this zone is not specified.
- E. Location Requirements; Commercial:
1. Front Setback: All buildings and structures shall be set back at least ten feet (10') from the front lot line.
 2. Side Setbacks:
 - a. Interior Lots: Commercial buildings may be designed and constructed to be conjoined or share a common wall along a side property line, with a neighboring commercial building if:

- 1) The adjoining building is planned as a part of the same commercial development or plan, whether or not in subsequent phases;
- 2) A plan showing the overall commercial development, including all phases, is submitted to the community development department as a part of the applicant's commercial development application;
- 3) An architectural design theme is maintained across all conjoined buildings;
- 4) All specifications and regulations of the International Building Code (IBC) and the International Fire code (IFC), or subsequently adopted codes, are accounted for and satisfied;
- 5) Adequate parking facilities, as outlined in this title, are satisfied in full; and
- 6) All other applicable provisions of this code are satisfied.

Existing commercial buildings located within a commercial zone which have been built with a setback may be remodeled or expanded to incorporate a conjoined situation only if the provisions herein are met in full, however, no building seeking a conjoined approval may overlap a property line to form a conjoined building with an established building containing a setback. Where no conjoined buildings are desired, a ten foot (10') side setback shall be required. The minimum side setback for accessory buildings shall be ten feet (10'), except that a three foot (3') side setback shall be permitted for accessory buildings located at least twelve feet (12') from the rear of any building and having fire resistant walls of two (2) hours or more.

- b. Corner Lots: All main and accessory buildings shall be set back from the street side property line a distance of not less than fifteen feet (15'). In addition, no building or structure may be permitted to be located within the clear view area. Interior side property line setbacks shall be determined as specified in paragraph G,2,1. Accessory buildings shall be set back not less than ten feet (10') from the interior side lot line, except that a three foot (3') interior side setback shall also be permitted for accessory buildings located a distance of twelve feet (12') from the rear of the primary structure and having fire resistant walls of two (2) hours or more.
- c. Commercial Strips: Two (2) or more commercial buildings may be continually conjoined, as determined herein, provided that no such strip is continued for more than three hundred feet (300') of continual linear building frontage without an easement and/or accessway of at least fifteen feet (15') in width being established to provide emergency access to the rear of the property(ies). Any gap in building frontage of less than ten feet (10') shall be considered continued building frontage. All such

commercial strips shall meet the provisions of conjoined buildings as provided in paragraph G,2,1.

3. Rear Setback:

- a. Interior Lots: All dwellings and other main buildings shall be set back from the rear property line a distance of at least ten feet (10'). Accessory buildings on interior lots shall be set back not less than ten feet (10') from the rear property line, except that a two foot (2') rear setback shall be permitted for accessory buildings having fire resistant walls of two (2) hours or more and located at least twelve feet (12') to the rear of any dwelling.
- b. Corner Lots: All dwellings and other main buildings shall be set back from the rear property line a distance of at least ten feet (10'). Accessory buildings on corner lots shall be set back not less than ten feet (10') from the rear property line, except that a two foot (2') rear setback shall be permitted for accessory buildings located at least twelve feet (12') to the rear of any dwelling and having fire resistant walls of two (2) hours or more.

4. Clear View: All structures must be placed in conformance with the clear view standards found in SCC 10.16.090.

5. Fuel Pumps: Fuel pumps shall be located no closer than thirty feet (30') from any street.

6. Residential Setback: The minimum setback from any residential zone or use shall be fifteen feet (15').

7. Building Heights:

- a. The minimum allowable height shall be eight feet (8'), measured from the interior ceiling to the exterior grade.
- b. The maximum allowable height shall be forty-eight feet (48'), measured from the interior ceiling to the exterior grade.

F. Location Requirements; Light Manufacturing:

1. All Buildings and Structures:

- a. Front Setback: Thirty-five feet (35') from the front lot line.
- b. Front Setback On Corner Lot: Thirty-five feet (35') from property line along primary frontage, thirty feet (30') from property line along secondary frontage.
- c. Side Setbacks:

- 1) Interior Lots: All main buildings shall be set back from the side property line a distance of at least ten feet (10'), and the sum of the total distance of the two (2) side setbacks shall be at least twenty feet (20'). Accessory buildings on interior lots shall be set back from the side property line a distance of at least ten feet (10'), except that a three-foot (3') side setback shall be permitted for accessory buildings located at least twelve feet (12') to the rear of any main building and having fire resistant walls of two (2) hours or more.

- 2) Corner Lots: All main and accessory buildings shall be set back from any street not less than twenty-five feet (25'). Accessory buildings shall be set back not less than ten feet (10') from the interior side lot line, except that a three-foot (3') interior side setback shall also be permitted for accessory buildings located a distance of twelve feet (12') from the rear of the primary structure and having fire resistant walls of two (2) hours or more.

d. Rear Setback:

- 1) Interior Lots: All dwellings and other main buildings shall be set back from the rear property line a distance of at least ten feet (10'). Accessory buildings on interior lots shall be set back not less than ten feet (10') from the rear property line, except that a two foot (2') rear setback shall be permitted for accessory buildings having fire resistant walls of two (2) hours or more and located at least twelve feet (12') to the rear of any dwelling.
 - 2) Corner Lots: All dwellings and other main buildings shall be set back from the rear property line a distance of at least ten feet (10'). Accessory buildings on corner lots shall be set back not less than ten feet (10') from the rear property line, except that a two foot (2') rear setback shall be permitted for accessory buildings located at least twelve feet (12') to the rear of any dwelling and having fire resistant walls of two (2) hours or more.
2. Clear View: All structures must be placed in conformance with the clear view standards found in SCC 10.16.090.

G. Size Of Building: The ground floor area of all buildings has not been specified.

H. Building Heights:

1. The minimum allowable height shall be eight feet (8'), measured from the interior ceiling to the exterior grade.
2. The maximum allowable height shall be forty-eight feet (48'), measured from the interior ceiling to the exterior grade.

I. Special Provisions:

1. All materials and merchandise, except vehicles in running order, shall be stored in an enclosed building or within an enclosure surrounded by a sight obscuring fence or wall of not less than six feet (6') and no materials or merchandise shall be stored to a height of more than the enclosing fence or wall.
2. Storage of junk, partially or completely dismantled automobiles, or salvage materials shall be prohibited.
3. No solid waste container shall be located in the front yard setback area, nor thirty feet (30') from any public street. All dumpsters shall be screened from the public view by a six-foot (6') sight obscuring wall or fence. The floor of the trash enclosure shall be a concrete pad which shall extend five feet (5') beyond the opening of the trash enclosure. Trash enclosures shall be located so as to minimize disturbance to residential development. Trash enclosures shall be at least fifty feet (50') away from any residential use.

4. Development landscaping shall be in accordance with SCC 10.52, "Landscaping Standards".

Title 10 Chapter 08 Section 020 is amended as follows: (underlined text is added, stricken text is deleted)

10.08.020 TERMS DEFINED - LAND USE AND DEVELOPMENT MANAGEMENT CODE

The following terms, as defined, shall apply as such throughout this title:

CABINET MAKING/WOODWORKING: An establishment for making furniture or other items out of wood or similar materials.

COLD STORAGE REFRIGERATION WAREHOUSE: A facility used for the storage, warehousing and shipping of items such as food or pharmaceuticals that require a refrigerated environment.

COMMERCIAL, INDUSTRIAL EQUIPMENT SALES: A facility for the display and sale of equipment and machinery used for commercial and industrial purposes. This does not typically include repair or service of equipment.

FULFILLMENT CENTER: A facility used for the storage, processing and/or shipping of items from third-party vendors to purchasers including the use of on-site "lockers" for the picking up of items ordered online.

LABORATORY FOR ASSAY OF PRECIOUS METALS: A commercial laboratory used for assaying precious metals.

LABORATORY, MEDICAL: A facility used for medical imaging, the collection of medical samples or the processing/analyzing of samples that have been collected off-site.

PHARMACEUTICAL MANUFACTURING: A facility for the manufacturing of pharmaceuticals, nutraceuticals, or other health-related supplements.

Section II. Severability

If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

Section III. Contrary Provisions Repealed

Any and all other provisions of the Santaquin City Code that are contrary to the provisions of this Ordinance are hereby repealed.

Section IV. Codification, Inclusion in the Code, and Scrivener's Errors

It is the intent of the City Council that the provisions of this ordinance be made part of the Santaquin City Code as adopted, that sections of this ordinance may be re-numbered or re-lettered, and that the word ordinance may be changed to section, chapter, or other such appropriate word or phrase in order to accomplish such intent regardless of whether such inclusion in a code is accomplished. Typographical errors which do not affect the intent of this ordinance may be authorized by the City without need of public hearing by its filing a corrected or re-codified copy of the same with the City Recorder.

Section V. Posting and Effective Date

This ordinance shall become effective at 5:00 p.m. on Wednesday, September 8, 2021. Prior to that time, the City Recorder shall deposit a copy of this ordinance in the official records of the City and place a copy of this ordinance in three places within the City.

PASSED AND ADOPTED this 7th day of September 2021.

Kirk Hunsaker, Mayor

Councilmember Nick Miller	Voted ____
Councilmember Elizabeth Montoya	Voted ____
Councilmember Lynn Meham	Voted ____
Councilmember Jennifer Bowman	Voted ____
Councilmember David Hathaway	Voted ____

ATTEST:

K. Aaron Shirley, City Recorder

STATE OF UTAH)
) ss.
 COUNTY OF UTAH)

I, K. AARON SHIRLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the City Council of Santaquin City, Utah, on the 7th day of September, 2021, entitled

“AN ORDINANCE ESTABLISHING THE CLM COMMERCIAL LIGHT MANUFACTURING ZONE WITH ITS ACCOMPANYING LAND USE REGULATIONS AND DEFINED TERMS, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER’S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.”

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Santaquin City Utah this 7th day of September, 2021.

K. AARON SHIRLEY
 Santaquin City Recorder

(SEAL)

AFFIDAVIT OF POSTING

STATE OF UTAH)
) ss.
 COUNTY OF UTAH)

I, K. AARON SHIRLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that I posted in three (3) public places the ordinance, which is attached hereto on the 7th day of September 2021.

The three places are as follows:

1. Zions Bank
2. Post Office
3. City Office

I further certify that copies of the ordinance so posted were true and correct copies of said ordinance.

 K. AARON SHIRLEY
 Santaquin City Recorder

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by K. AARON SHIRLEY.

 Notary Public

MEMO



To: Planning Commission
 From: Ryan Harris, Staff Planner
 Date: August 20, 2021
 Re: **Santaquin 94 LLC Rezone**

From: CBD
 To: MSR

Rick Lybbert with Mountain Land Physical Therapy is proposing a rezone of 0.93 acres located at 94 West Main Street. The property is currently zoned Central Business District (CBD), and the applicant is requesting that the property be rezoned to Main Street Commercial (MSC). The applicant has prepared a letter explaining why he is requesting the rezone (Attachment 2) and has provided a concept plan (Attachment 3) showing the plans for the site. An extensive review of the proposed development is not necessary at this point, but conceptual plans have been provided to help the City consider the proposed rezone.

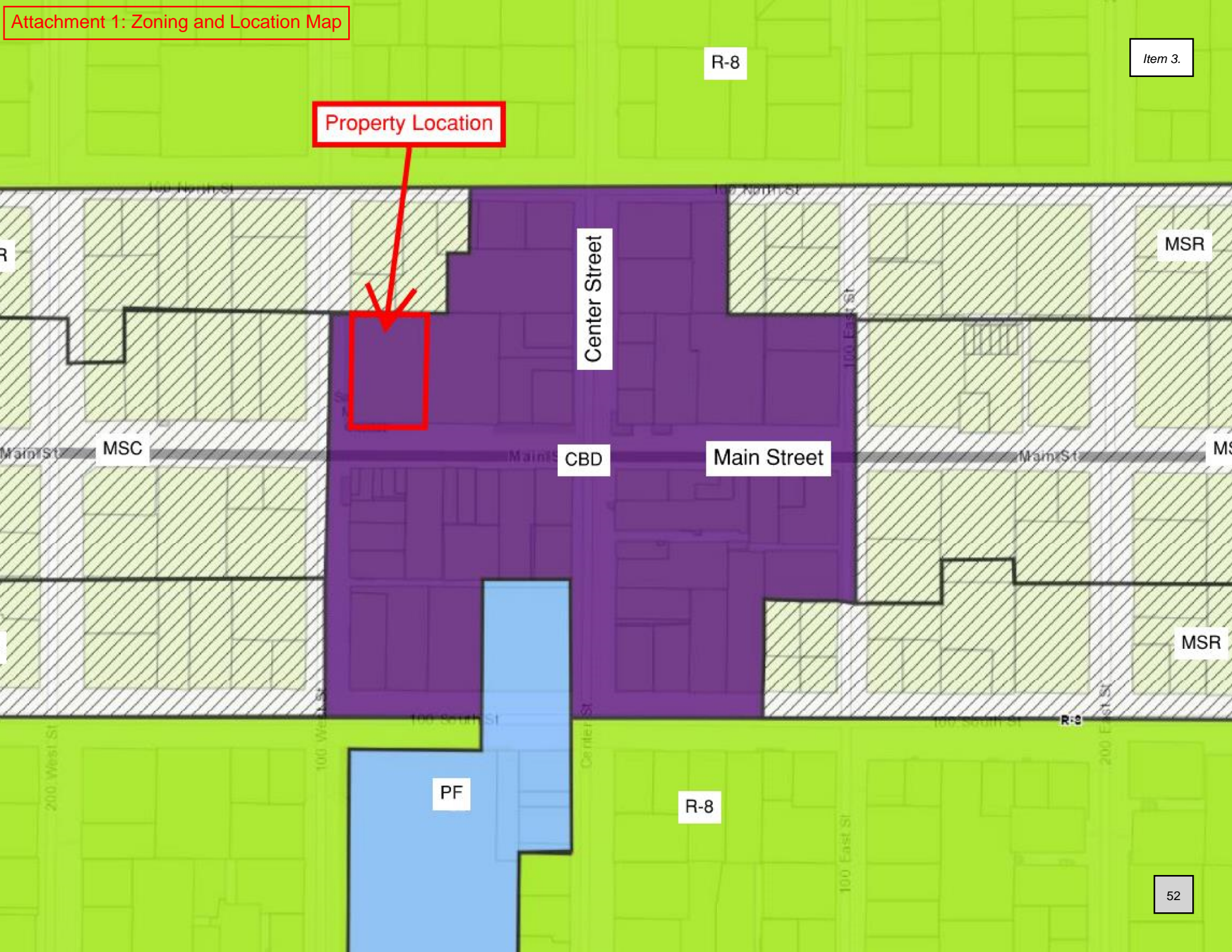
This review is for the Planning Commission to discuss the rezone proposal and forward a recommendation to the City Council. Rezoning requirements can be found in Santaquin City Code Section 10.20.060 (Attachment 4).

Staff Recommendation: It is recommended that the Planning Commission hold a public hearing and make a recommendation to the City Council concerning the potential rezone of the described property.

Recommended motion: “Motion to recommend approval/disapproval of the *Santaquin 94 LLC* rezone.”

Attachments

1. Zoning and Location Map
2. Applicant Letter
3. Concept Plans
4. Santaquin City Code 10.20.060



Dear Santaquin City Officials,

Canyon View Family Medicine & Urgent Care and Mountain Land Physical Therapy have had the pleasure of serving the residents of Santaquin City from our clinic located on 94 West Main Street for over 13 years. Recent growth in our community has resulted in increased needs for medical and physical therapy services, and ultimately increased needs for clinic space to provide these services. Collaboration with Jason Bond, our Community Development Director, has resulted in the following proposal to meet the expanding medical and physical therapy needs of our community.

Fortunately, the land surrounding our current building located at 94 West Main Street is large enough to accommodate the construction of a new building and associated parking, approximately 3000 square feet in size. We believe this will provide the necessary space to properly serve the people of Santaquin, with room to grow. However, the current Central Business District (CBD) zoning requires we build a 2-story building which is not ideal for patient access and care. Therefore, we would like to propose that our building lot located on 94 West Main Street be re-zoned to the adjacent Main Street Commercial (MSC) Zone which will allow us to construct a single story building best suited to provide physical therapy to the residents of Santaquin City. A single story building will provide ease of access ideal for patients on crutches or in wheel chairs attending physical therapy. Further, it allows us to spend our limited construction dollars in ways that will improve the patients' experience and aesthetics of the building rather than on meeting second story zoning requirements that will add little value and may not have been intended for this unique and particular use.

Please find attached diagrams showing both current and proposed zoning maps and site plans. The diagrams demonstrate how this modification will only improve the entire Main Street feel as our new building will have Main Street frontage, meet the 25 foot parapet wall height requirements, and will be architecturally designed to blend well with both the MSC zoning standards and the existing medical building. Also, please notice the additional parking and parking lot access to the North on the Proposed Site Plan, creating better traffic flow than currently exists.

We consider it a privilege to have served the people of Santaquin over the past 13 years, many who have become close friends. We are excited about the opportunity to continue to provide value to our community and hope that our new building will both beautify Main Street and allow greater access and value to essential medical and physical therapy services. Thank you for your consideration and please feel free to reach out with any questions or thoughts.

Sincerely,

Rick

Rick Lybbert, PT, OCS
CEO / President
Mountain Land Rehabilitation

**ATTACHMENT 3: CONCEPT PLAN
EXISTING SITE LAYOUT**



PROPOSED LOT LAYOUT

NEW PARKING & ACCESS

N 100 W St

MEDICAL
CLINIC

PT
CLINIC

W 100 N

10.20.060 REZONING

Property owners desiring to change the zoning classification for property which they own, whether individually or as a part of a larger development project, may make application to the community development department for a hearing to rezone their property. The requirements and procedures for such rezoning applications shall comply as stipulated herein.

- A. Application Requirements: Applications to rezone property shall consist of, but not be limited to, the following:
1. A completed Santaquin City rezoning application;
 2. A concept plan depicting the layout, including, but not limited to, roads, parks, trails, and type of development anticipated within each zoning classification being requested. This plan shall also include a density table which reflects the anticipated development which includes, but is not limited to:
 - a. The anticipated potential number of development units, residential and commercial, within each zoning classification requested; and
 - b. The potential number of development units possible for the same planned development under the current zoning classification.
 3. Legal description of the property(ies) proposed to be rezoned along with a map and area calculation for each area to be affected;
 4. Materials for proper notification to adjacent property owners as outlined in SCC 10.68.110; and
 5. Rezoning application fees, as determined by resolution of the city council and listed in the Santaquin City fee schedule.
- B. Procedure: Upon receipt of a complete application, the application will be scheduled for review and a public hearing by the planning commission at the next available meeting(s), following proper notice. Upon receiving a recommendation from the planning commission, the application will be scheduled for review by the city council at the next available meeting(s), following proper notice. Following approval from the city council, the property will be rezoned on the official city zoning map and the property owner will be required to comply with any and all regulations applicable within the zoning classification to which the property is rezoned.
- C. Requirements For Review: Prior to making a recommendation to the city council regarding the rezoning of property, the planning commission shall consider the following criteria:
1. How closely rezoning conforms to the intent of the Santaquin City general plan and annexation policy plan;
 2. Whether rezoning will adversely affect surrounding properties; and
 3. Whether rezoning will cause property, structures, or uses of the property to unnecessarily become nonconforming according to this title.

The city council should consider the recommendation of, and any findings of fact provided by, the planning commission and the criteria of this paragraph before approving a rezone of property.

- D. Partial Rezoning: A single property may be rezoned in part. All rezoning approvals by the

council and planning commission of this nature shall be effective only after written notice of change approval is given to the Utah or Juab County assessor office.

Item 3.

- E. Corrective Measures: No rezoning shall be permitted as a corrective measure for a property, use, or structure on a property which is found to be in violation of any provision of this title by the building official, zoning administrator, or other authorized officer.
- F. Resubmission: No application for rezoning which receives a denial from the city council shall be permitted to resubmit the same application for a period of not less than twelve (12) months from the date of denial unless the applicant(s) can provide documentation of information or facts that were not available at the time of review of the original application. (Ord. 03-03-2014, 3-19-2014, eff. 3-20-2014)

HISTORY

Amended by Ord. [05-01-2020](#) on 5/5/2020

MEMO



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: August 20, 2021

RE: **Summit Ridge Commercial Subdivision Preliminary Review**

Zone: PC Size: 49.25 Acres Lots: 8
--

The proposed Summit Ridge Commercial Subdivision is located at approximately Summit Ridge Parkway and South Frontage Road (Old HWY 191). The proposed commercial subdivision is subject to the Planned Community Zone with default land use regulations contained within the Interchange Commercial (C-1) ordinance. The proposed subdivision consists of 8 proposed commercial lots on approximately 49.25 acres. There are no minimum or maximum frontage or lot size requirements in the PC Zone or the C-1 land use regulations.

This project had a previous public hearing during the concept review, some concerns were expressed about the content of the notice. Therefore, the City decided to do an additional public hearing during the preliminary review.

The Development Review Committee reviewed the preliminary plans for the Summit Ridge Commercial Subdivision on August 10, 2021 and forwarded a positive recommendation to the Planning Commission. This review is for the Planning Commission to determine whether the proposed subdivision complies with Santaquin City Code and make a recommendation to the City Council.

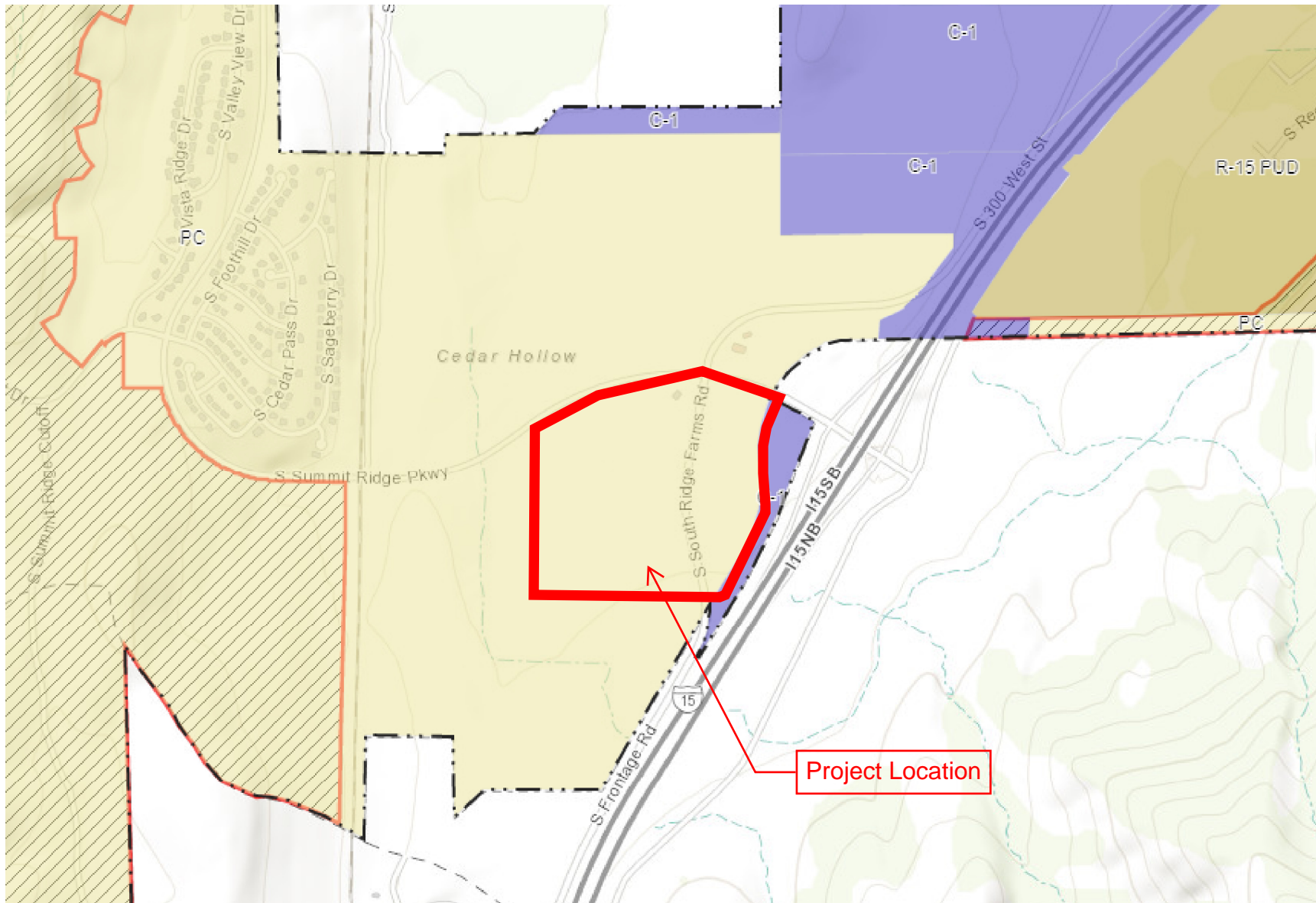
After any preliminary approval by the City Council, the DRC would need to approve the final plat before lots could be recorded. The DRC may only approve a final plat submittal after finding that the development meets the standards of the City's subdivision and zoning codes, the laws of the State of Utah,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

Recommended Motion: "Motion to recommend approval of the Summit Ridge Commercial Subdivision with the following conditions:

- All planning and engineering redlines be addressed.

Attachments:

1. Zoning and Location Map
2. Preliminary Plan



**LOCATED IN THE NORTHEAST QUARTER OF SECTION 15 TOWNSHIP 10 SOUTH , RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.**



LOCATED IN THE CITY OF SANTAQUIN, UTAH 84655



SHEET INDEX	
SHEET NO.	NAME
	COVER SHEET
G.101	GENERAL NOTES
C.100	EXISTING SITE
C.101	PHASING PLAN
C.102	OVERALL SITE PLAN
C.201	OVERALL UTILITIES & GRADING PLAN
C.202	UTILITIES & GRADING PLAN
C.203	UTILITIES & GRADING PLAN
C.204	UTILITIES & GRADING PLAN
C.205	UTILITIES & GRADING PLAN
C.206	UTILITIES & GRADING PLAN
C.207	8" WATER LINE LOOP
C.208	8" WATER LINE LOOP
C.209	8" WATER LINE LOOP
C.210	8" WATER LINE LOOP
C.211	UTILITIES & GRADING PLAN
C.212	UTILITIES & GRADING PLAN

DENSITY TABLE	
ZONING CLASSIFICATION:	C-1
TOTAL NUMBER OF LOTS:	8
TOTAL ACREAGE DEVELOPMENT:	49.25 AC
TOTAL LOT ACREAGE:	42.747 AC
TOTAL ROW ACREAGE:	5.936 AC
TOTAL OPEN SPACE ACREAGE:	0

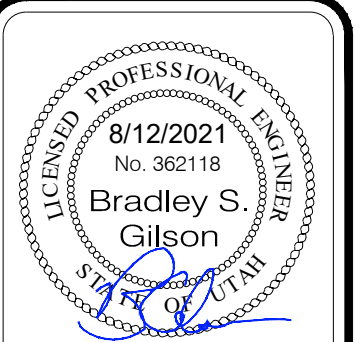
CONTACT: CHAD LILJENQUIST
6995 UNION PARK CENTER #440
MIDVALE, UT 84047
PHONE: (801) 566-6185

GILSON ENGINEERING, INC.
12401 SOUTH 450 EAST, UNIT C2
DRAPER, UTAH 84020-7937

CONTACT: BRAD GILSON
PHONE: (801) 571-9414

THE DEVELOPER AND THE CONTRACTOR UNDERSTAND THAT IS IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTOQUIN 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 SATALQUIN CITY CODES, ORDINANCES AND STANDARDS.

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

[illegible]

COVER SHEET
LILJENQUIST
SUMMIT RIDGE COMMERCIAL SUBDIVISION
SANTAQUIN, UTAH 84655
UTAH COUNTY, UTAH

REVISION:

PROJ. # **LIL.012**

COVER

ABBREVIATIONS

ADJ	ADJUST
ADS	ADVANCE DRAINAGE SYSTEM
ARV	AIR RELEASE VALVE
BC	BAR AND CAP
BOW	BACK OF WALK
BVCE	BEGINNING VERTICAL CURVE ELEV.
BVCS	BEGINNING VERTICAL CURVE STATION
CB	CATCH BASIN
CBL	CABLE
CH	CHORD BEARING
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CONC	CONCRETE
COR.	SECTION CORNER
D	DELTA ANGLE
DET	DETAIL
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DWG	DRAWING
EG	EXISTING GRADE
ELEV	ELEVATION
EOC	EDGE OF CONCRETE
EP	EDGE OF PAVEMENT
EVCE	END VERTICAL CURVE ELEV.
EVCS	END VERTICAL CURVE STATION
EW	EACH WAY
EX	EXISTING
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FO	FIBER OPTICS
FT	FOOT
GB	GRADE BREAK
HC	HANDICAP
HDPE	HIGH DENSITY POLY ETHYLENE
HP	HIGH POINT
INV.	INVERT
IRR	IRRIGATION
L.F.	LINEAR FEET
LIP	LIP OF CURB
LP	LOW POINT
LT	LEFT
MAX.	MAXIMUM
MH	MANHOLE
MIN.	MINIMUM
MON	MONUMENT
NTS	NOT TO SCALE
OC	ON CENTER
OHP	OVER HEAD POWER
PC	POINT OF CURVE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PP	POWER POLE
PRC	POINT OF REVERSE CURVE
PRV	PRESSURE REDUCING VALVE
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
ROW	RIGHT OF WAY
RT.	RIGHT
S	SEWER
SD	STORM DRAIN
SER	SOUTH END RADIUS
SSMH	SEWER MANHOLE
STA	STATION
STD	STANDARD
SW	SECONDARY WATER
TBC	TOP BACK OF CURB
TOA	TOP OF ASPHALT
TOE	TOE OF SLOPE
TOP	TOP OF SLOPE
TOW	TOP OF WALL
TYP	TYPICAL
UG	UNDER GROUND POWER
VPC	VERTICAL POINT OF CURVE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY
W	WATER
WM	WATER METER
WV	WATER VALVE

GENERAL NOTES

- THIS DESIGN IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED AND/OR USED WITHOUT THE WRITTEN CONSENT OF GILSON ENGINEERING, INC.
- THESE SHEETS - LISTED BY DRAWING INDEX, ALL ACCOMPANYING SPECIFICATIONS FOR MATERIALS, WORKMANSHIP QUALITY, AND NOTES HAVE BEEN PREPARED SOLELY FOR THE CONSTRUCTION AND FINISH OF PROJECT IMPROVEMENTS, COMPLETE AND READY FOR USE.
- ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH PERTINENT JURISDICTIONAL CODES, RESTRICTIONS, COVENANTS, AND/OR ORDINANCES. ANY CONFLICT BETWEEN DESIGN AND REQUIREMENT SHALL BE REPORTED TO GILSON ENGINEERING, INC. BEFORE PROCEEDING. FAILURE TO DO SO VOIDS THE DESIGN.
- ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO GILSON ENGINEERING, INC. BEFORE PROCEEDING. ANY DEVIATION FROM THE CONTRACT DOCUMENTS, WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF GILSON ENGINEERING, INC. VOIDS THE DESIGN.
- IN THE EVENT OF CONFLICT BETWEEN THE DESIGN DOCUMENTS AND/OR JURISDICTIONAL REQUIREMENTS, THE MORE RESTRICTIVE FROM THE STANDPOINT OF SAFETY AND PHYSICAL SECURITY SHALL APPLY.
- ANY INSTALLATION OR WORK NECESSARY TO THE FUNCTIONING, SAFETY AND/OR PHYSICAL SECURITY OF DESIGN THAT IS TO BE ENCAPSULATED OR OTHERWISE PERMANENTLY OBSCURED FROM INSPECTION SHALL BE REPORTED TO GILSON ENGINEERING, INC. A MINIMUM OF TWO (2) WORKING DAYS BEFORE ENCLOSURE.
- DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE AND/OR AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. THIS DESIGN AND ANY CONSEQUENT CONSTRUCTION SHALL ACCOMMODATE ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT.
- ANY DAMAGE, DISRUPTION OR COMPROMISE OF AMBIENT RIGHTS-OF-WAY, UTILITIES, OR ENVIRONMENTAL QUALITY SHALL BE IMMEDIATELY RECTIFIED BY THE CONTRACTOR TO THE SATISFACTION OF GILSON ENGINEERING, INC. AT NO COST TO THE OWNER.
- THIS DESIGN PURPORTS TO PERMIT FULL ACCESS TO HANDICAPPED PERSONS AS PROVIDED FOR BY PROVISIONS OF FEDERAL LAW. ANY DEVIATION OR COMPROMISE SHALL BE REPORTED TO GILSON ENGINEERING, INC. FOR RESOLUTION.
- ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.
- ANY WORK THAT IS OUTSIDE OF THE LIMIT OF WORK SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO THE OWNER.
- CONSULT ALL DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFORE HAND.
- CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 72 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
- ALL DIMENSIONS, GRADES, AND UTILITY DESIGNS SHOWN ON PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
- CONTRACTOR IS RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAG MEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES, AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER OR ENGINEER.
- THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCHMARKS, CONTROL POINTS, REFERENCE POINTS, AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSE BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
- THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFELY OF ALL PERSONS ON THE PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT.
- ALL WORK WITHIN THE SITE TO CONFORM TO THE CURRENT CITY STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL OF THE REQUIREMENTS ESTABLISHED FOR SAFE TRENCHING. (SEE OSHA AND UOSHA REQUIREMENTS, LATEST EDITIONS).
- CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES BEFORE LAYING PIPE WITHIN 200 FEET OF SAID UTILITIES WHICH MAY BE EXPOSED, DAMAGED OR CROSSED AS SHOWN ON THE DRAWINGS OR AS "BLUE STAKED". THE CONTRACTOR WILL MAKE ARRANGEMENTS WITH THE UTILITY COMPANY TO MOVE THE UTILITY IF NECESSARY OR OBTAIN PERMISSION FROM THE PROJECT ENGINEER TO MODIFY GRADES OF PROJECT LINES IN ORDER TO GO AROUND EXISTING UTILITIES.
- SEWER MAINS, WATER MAINS, GAS MAINS AND OTHER UTILITIES ARE SHOWN ON THE PLANS IN A GENERAL SCHEMATIC WAY ACCORDING TO INFORMATION RECEIVED FROM OTHERS AND SOMETIMES FROM FIELD MEASUREMENTS. THE ACCURACY OR COMPLETENESS OF THE LOCATIONS SHOWN IS APPROXIMATE ONLY. THE CONTRACTOR SHALL DETERMINE THE ACTUAL LOCATION OF EXISTING SERVICE CONNECTIONS AND UTILITIES, VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS AND TAKE THE NECESSARY STEPS TO AVOID THEM.
- SPECIFIC INFORMATION PROVIDED IN THE CONTRACT DOCUMENTS SHALL SUPERSEDE ITEMS COVERED IN THESE DRAWINGS.
- THE DEVELOPER AND THE CONTRACTOR UNDERSTAND THAT IS 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.

UTILITY NOTES

- COORDINATE ALL UTILITY CONNECTIONS TO BUILDING WITH PLUMBING PLANS AND BUILDING CONTRACTOR.
- VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTING ANY NEW UTILITY LINES. NOTIFY CIVIL ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO ANY CONNECTIONS BEING MADE.
- WATER METERS ARE TO BE INSTALLED PER CURRENT CITY STANDARDS AND SPECIFICATIONS. IT WILL BE THE CONTRACTORS RESPONSIBILITY TO INSTALL ALL ITEMS REQUIRED.
- WATER LINES, VALVES, FIRE HYDRANTS, FITTINGS ETC. ARE TO BE CONSTRUCTED AS SHOWN. CONTRACTOR IS RESPONSIBLE TO CONSTRUCT ANY VERTICAL ADJUSTMENTS NECESSARY TO CLEAR SEWER, STORM DRAIN OR OTHER UTILITIES AS NECESSARY INCLUDING VALVE BOXES AND HYDRANT SPOOLS TO PROPER GRADE.
- FIELD VERIFY ALL EXISTING AND/OR PROPOSED ROOF DRAIN/ROOF DRAIN DOWN SPOUT CONNECTIONS TO STORM WATER SYSTEM WITH CIVIL, PLUMBING & ARCHITECTURAL PLANS. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- ALL CATCH BASINS AND INLET BOX GRATES ARE TO BE BICYCLE SAFE.
- UNLESS OTHERWISE NOTED FOR EXISTING UTILITIES, ALL DRY UTILITIES ARE ASSUMED TO BE 3' BELOW EXISTING GRADE TO TOP OF CONDUIT. ALL WATER LINES ARE ASSUMED TO BE 4' BELOW EXISTING GRADE TO TOP OF PIPE. ALL STORM AND SANITARY LINES ARE BASED ON SURVEYED INVERT DATA. CONTRACTOR TO POTHOLE ALL UTILITY CROSSINGS, VERIFY ELEVATIONS AND CONTACT ENGINEER IF ELEVATIONS ARE DIFFERENT FROM THOSE SHOWN IN THESE PLANS.
- ANY EXISTING VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE
- IF CONTRACTOR LOCATES ANY UNIDENTIFIED UTILITIES, CONTRACTOR SHALL CONTACT THE ENGINEER FOR VERIFICATION OF LOCATION BOTH HORIZONTAL AND VERTICAL.



CAUTION NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO THE NORMAL WORKING HOURS, AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

NOTE

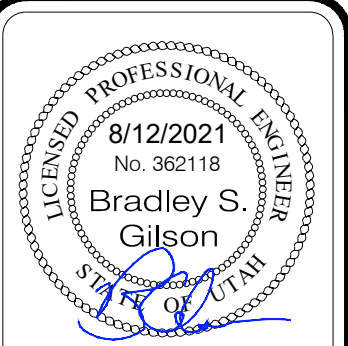
THE DEVELOPER AND THE CONTRACTOR UNDERSTAND THAT IS IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES,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

GENERAL NOTES
LILJENQUEST
SUMMIT RIDGE COMMERCIAL SUBDIVISION
SANTAQUIN, UTAH 84655
UTAH COUNTY, UTAH

REVISION: -

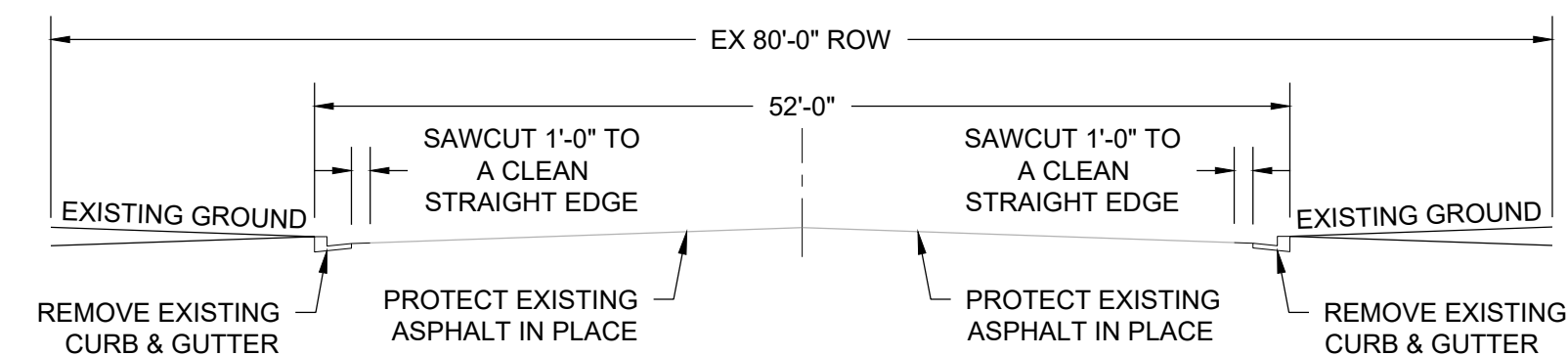
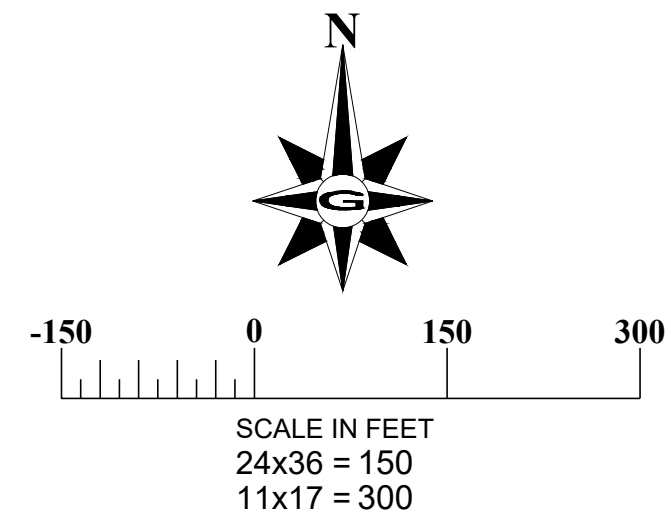
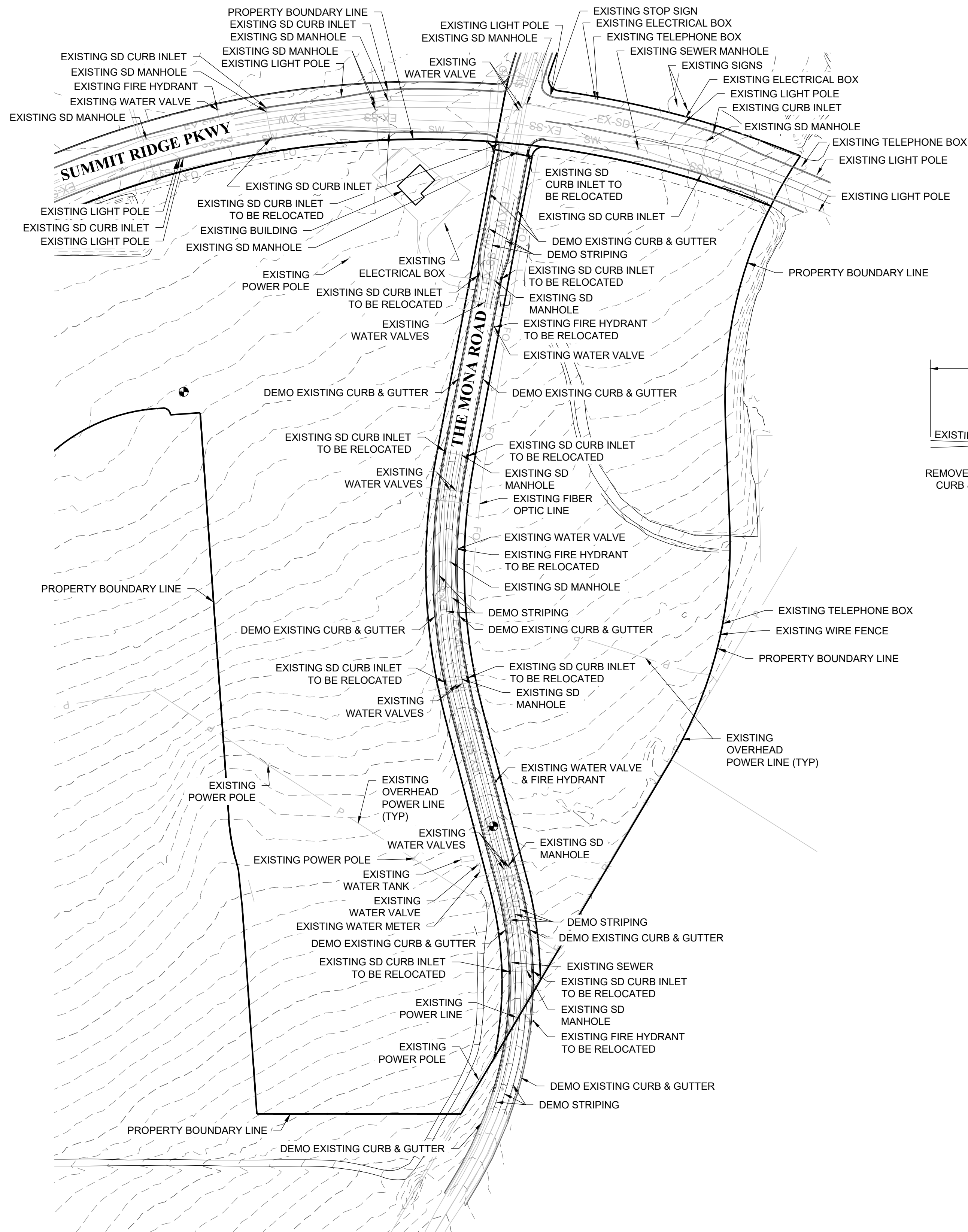
PROJ. # LIL.012

G.101



DATE	REVISIONS
AUGUST 2021	
DRAWING NAME	BY COMMENTS
G.101	
GENERAL NOTES	
DESIGNED/DRAWN BY	
BG/BP	
CHECKED	APPROVED

1" SCALE MEASURES 1" ON FULL SIZE SHEET
ADJUST FOR HALF SIZE SHEETS



EXISTING STREET SECTION DEMO DETAIL

SCALE: N.T.S.

NOTE

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DISCLAIMER NOTE

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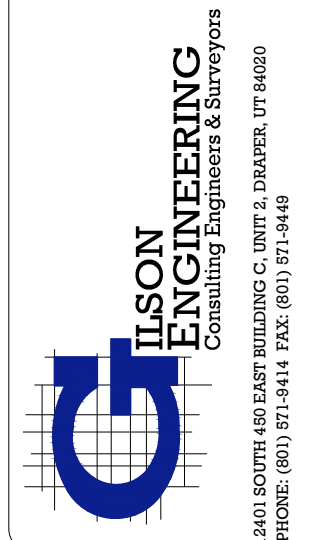
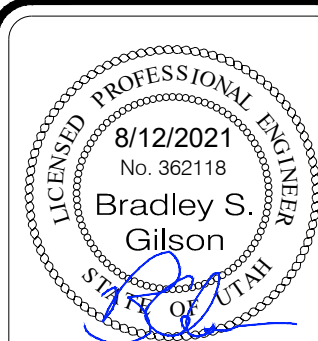


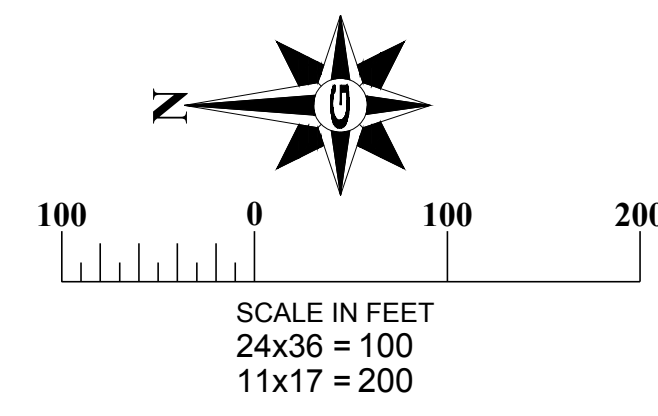
EXISTING SITE
LILJENQUIEST
SUMMIT RIDGE COMMERCIAL SUBDIVISION
SANTAQUIN, UTAH 84655
UTAH COUNTY, UTAH

REVISION: -

PROJ. # **LIL.012**

C.100





	Improvements				
	The first Phase (lot) to develop will include the following improvements as part of the phase				
Phase (lot)	Mona Road	Pinnacle Road	Apex Road	Crest Lane	Waterline Loop
A	✓				
B	✓				✓
C	✓				✓
D	✓	✓			✓
E	✓	✓			✓
F	✓		✓		✓
G	✓		✓		
H				✓	

DISCLAIMER NOTE

CALL BEFORE YOU DIG
IT'S FREE & IT'S THE LAW.
 (TOLL-FREE)
1-800-662-4111
208-2100
 (SALT LAKE METRO)
 205 WEST 700 SOUTH, SUITE 101
 SALT LAKE CITY, UTAH 84101

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[illegible]



LILJENQUIST ENGINEERING
Civil Engineering & Surveyors
100 WEST 700 SOUTH, SUITE 101
SALT LAKE CITY, UTAH 84143
PHONE: (801) 871-8414 FAX: (801) 871-1449

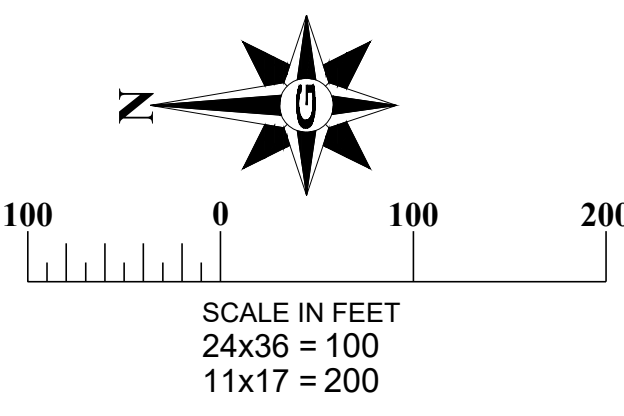
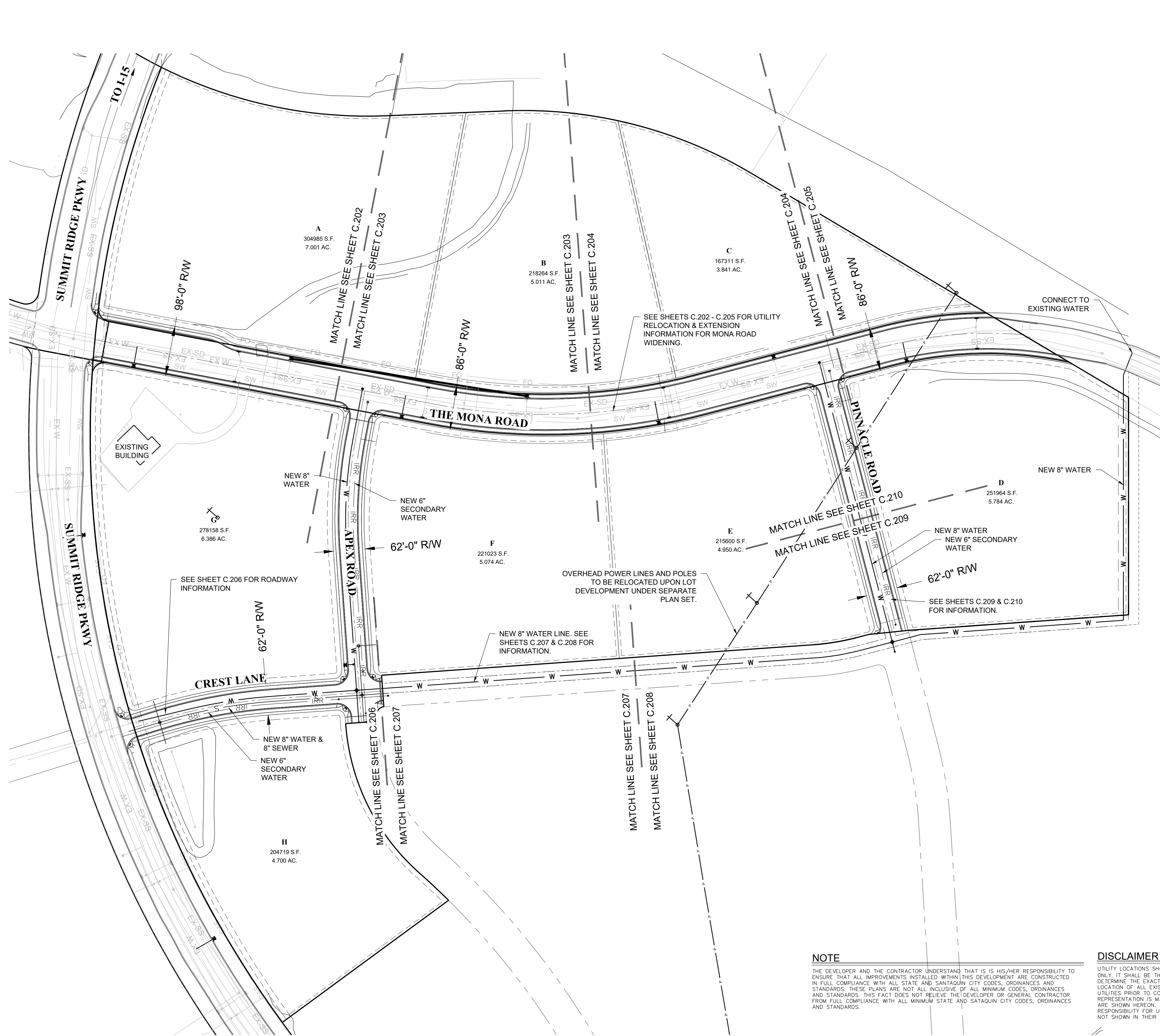
REV	DATE	BY	COMMENTS

DATE: AUGUST 2021
DRAWING NAME: C.102 SITE PLAN OVERALL
DESIGNED/DRAWN BY: BG/BP
CHECKED: APPROVED

1" SCALE MEASURES 1" ON FULL SIZE SHEET
ADJUST FOR HALF SIZE SHEETS

OVERALL SITE PLAN
LILJENQUIST
SUMMIT RIDGE COMMERCIAL SUBDIVISION
SANTAQUIN, UTAH 84655
UTAH COUNTY, UTAH

REVISION: -
PROJ. # **LIL.012**
C.102



NOTE

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DISCLAIMER NOTE

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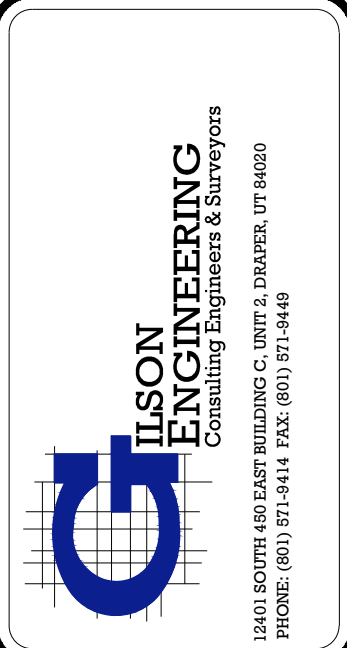
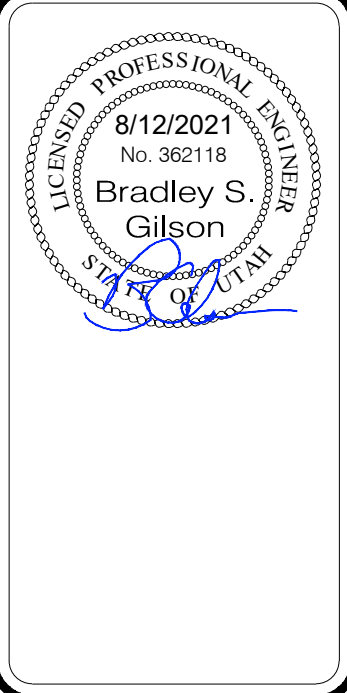


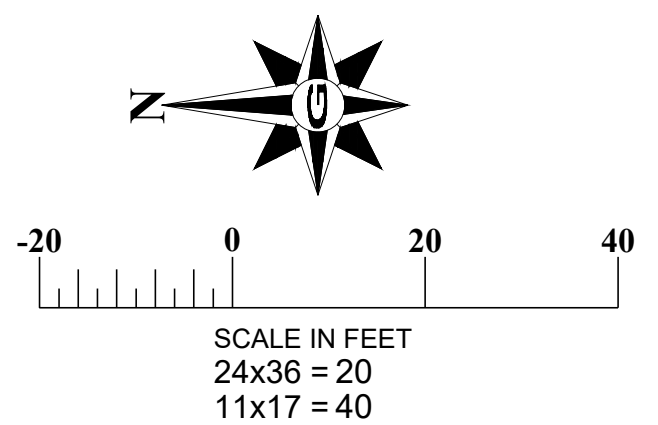
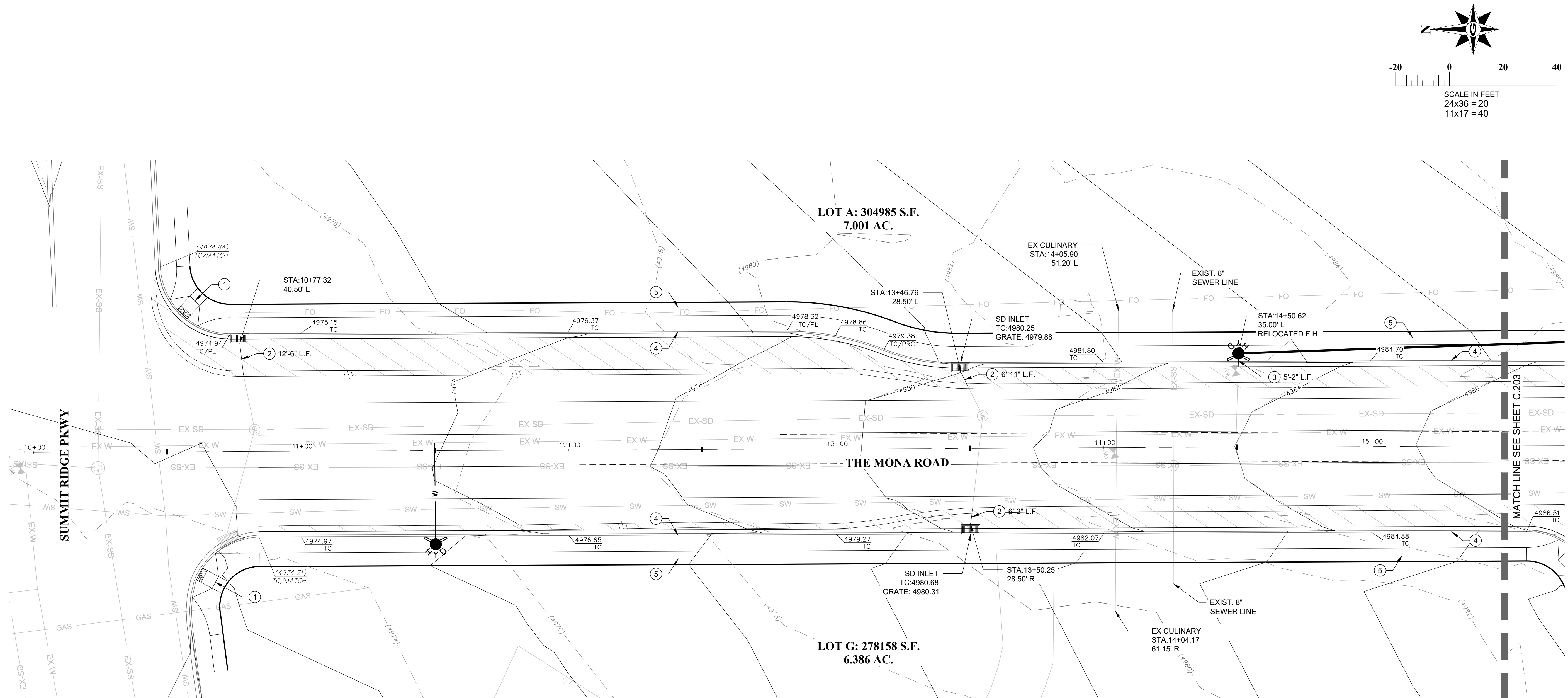
OVERALL UTILITIES & GRADING PLAN

LILJENQUIST
SUMMIT RIDGE COMMERCIAL SUBDIVISION
SALT LAKE CITY, UTAH 84143

REVISION: -
PROJ. # **LIL.012**
C.201

DATE	REVISIONS
AUGUST 2021	
C.201 OVERALL UTILITIES PLAN	
DESIGNED/DRAWN BY: BG/BP	
CHECKED: APPROVED: -	





NOTE

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UTILITY LEGEND	
	EXISTING STORM DRAIN
	EXISTING SECONDARY WATER
	EXISTING WATER
	EXISTING SANITARY SEWER
	NEW WATER MAIN
	NEW SECONDARY WATER MAIN
	NEW SEWER MAIN
	EXISTING STORM MANHOLE
	EXISTING SEWER MANHOLE
	STORM DRAIN INLET
	SEWER MANHOLE
	AREA OF NEW AC PAVEMENT

- CONSTRUCTION KEY NOTES**
1. CONSTRUCT CURB RAMP PER SANTAQUIN CITY STD. DWG. SEE DETAIL CG2A SHEET C.301.
 2. EXTEND STORM DRAIN PIPE AT EXISITNG GRADE TO RELOCATED INLET
 3. EXTEND WATER LINE TO RELOCATED F.H.
 4. CONSTRUCT HIGHBACK CURB & GUTTER PER SANTAQUIN CITY STD. DWG. SEE DETAIL CG4 SHEET C.301.
 5. CONSTRUCT CONCRETE SIDEWALK PER SANTAQUIN CITY STD. DWG. SEE DETAIL CG5 SHEET C.301.
 6. INSTALL STOP SIGN PER SANTAQUIN CITY STD. DWG SEE DETAIL S77 SHEET C.301.
 7. EXTEND WATER LINE & IRRIGATION LINE FROM STUB BEYOND NEW SIDEWALK.
 8. INSTALL 6" SECONDARY WATER LINE IN TRENCH PER SANTAQUIN CITY STD. DWG UT3. SEE SHEET C.301 MAINTAIN 48" MIN. COVER
 9. INSTALL 1" CBR 2 CTS. 300 G.P.C. SERVICE PIPE CONTINUOUS

DISCLAIMER NOTE

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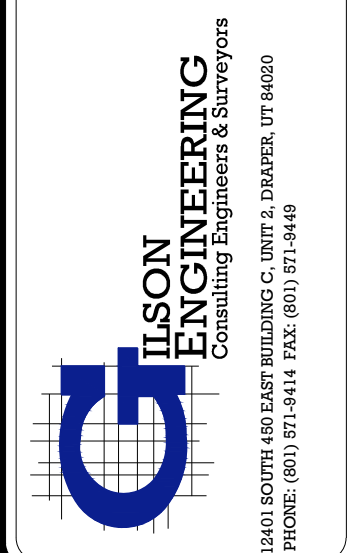
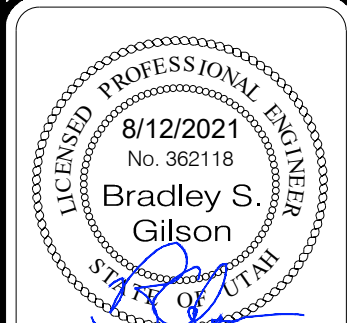
UTILITIES & GRADING PLAN

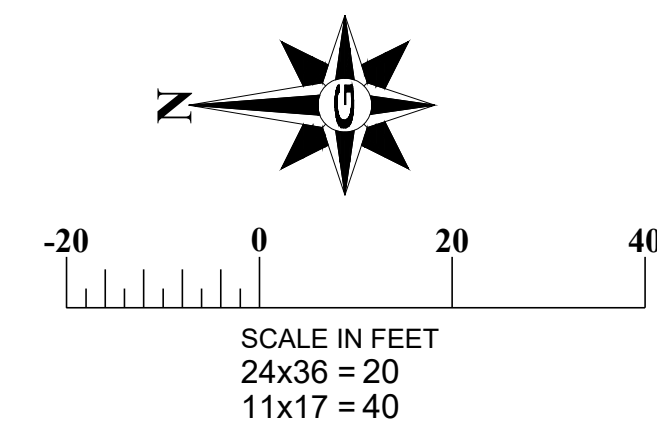
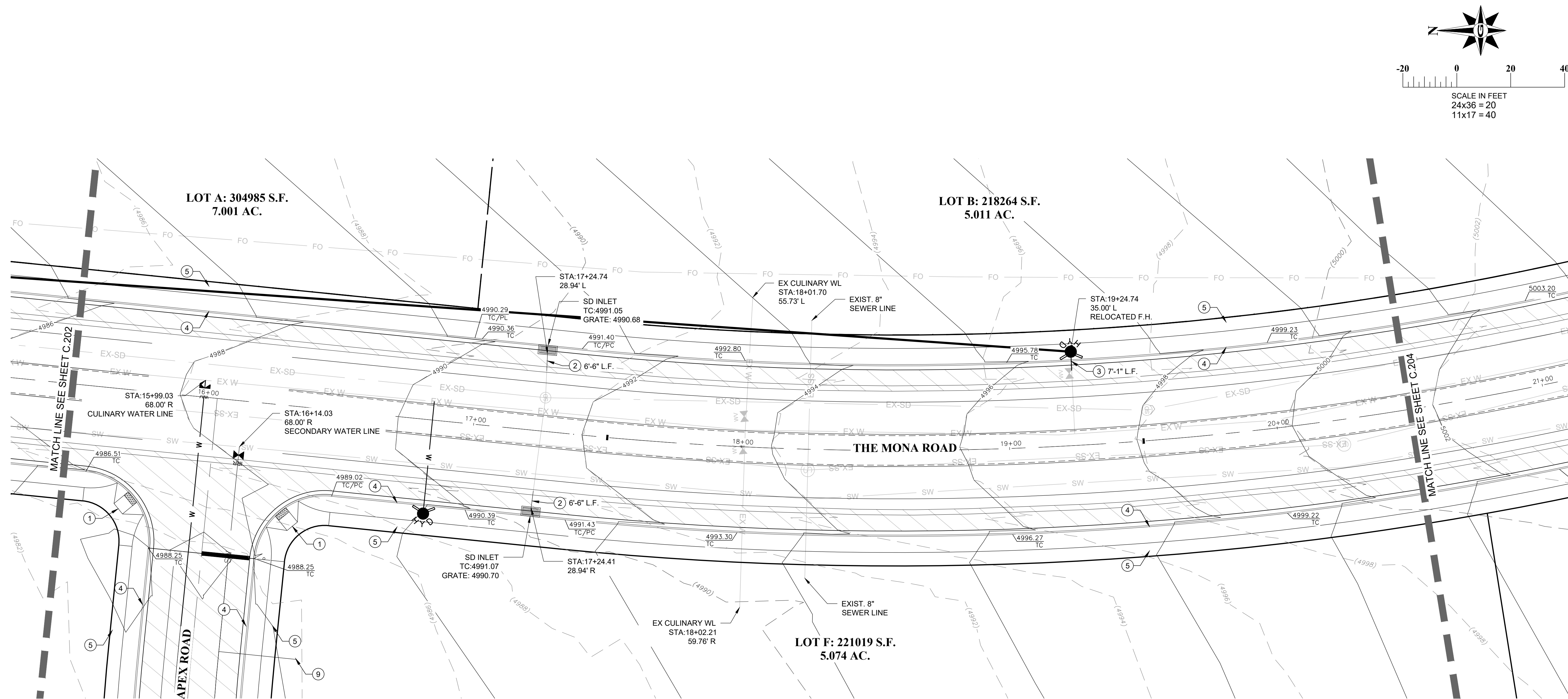
LILJENQUIST
SUMMIT RIDGE COMMERCIAL SUBDIVISION
SANTAQUIN, UTAH 84655
UTAH COUNTY, UTAH

REVISION: -

PROJ. # **LIL.012**

C.202



**NOTE**

THE DEVELOPER AND THE 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.

UTILITY LEGEND

---	EXSD	EXISTING STORM DRAIN
---	EX-SW	EXISTING SECONDARY WATER
---	EX W	EXISTING WATER
---	EX S	EXISTING SANITARY SEWER
---	NEW WATER MAIN	NEW WATER MAIN
---	NEW SECONDARY WATER MAIN	NEW SECONDARY WATER MAIN
---	NEW SEWER MAIN	NEW SEWER MAIN
(SD)	EXISTING STORM MANHOLE	EXISTING STORM MANHOLE
(S)	EXISTING SEWER MANHOLE	EXISTING SEWER MANHOLE
(SD)	STORM DRAIN INLET	STORM DRAIN INLET
(S)	SEWER MANHOLE	SEWER MANHOLE
(Hatched Area)	AREA OF NEW AC PAVEMENT	AREA OF NEW AC PAVEMENT

CONSTRUCTION KEY NOTES

1. CONSTRUCT CURB RAMP PER SANTAQUIN CITY STD. DWG. SEE DETAIL CG2A SHEET C.301.
2. EXTEND STORM DRAIN PIPE AT EXISTING GRADE TO RELOCATED INLET.
3. EXTEND WATER LINE TO RELOCATED F.H.
4. CONSTRUCT HIGHBACK CURB & GUTTER PER SANTAQUIN CITY STD. DWG. SEE DETAIL CG4 SHEET C.301.
5. CONSTRUCT CONCRETE SIDEWALK PER SANTAQUIN CITY STD. DWG. SEE DETAIL CG5 SHEET C.301.
6. INSTALL STOP SIGN PER SANTAQUIN CITY STD. DWG SEE DETAIL ST7 SHEET C.301.
7. EXTEND WATER LINE & IRRIGATION LINE FROM STUB BEYOND NEW SIDEWALK.
8. INSTALL 6" SECONDARY WATER LINE IN TRENCH PER SANTAQUIN CITY STD. DWG UT3. SEE SHEET C.301 MAINTAIN 48" MIN. COVER
9. INSTALL 1" SDR 9 CTS, 200 PSI PE SERVICE PIPE CONTINUOUS, PURPLE IN COLOR SECONDARY WATER PER SANTAQUIN CITY STD. DWG PI2.

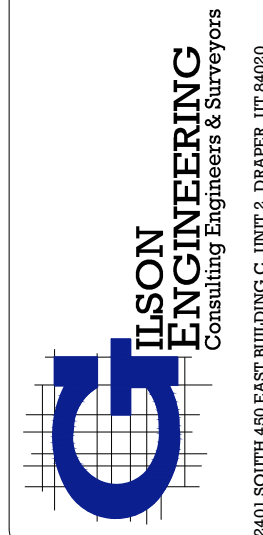
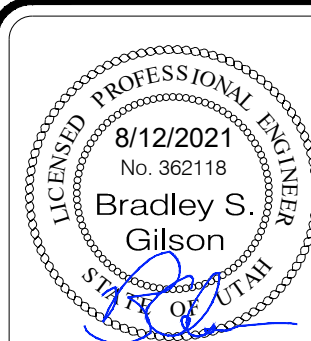
DISCLAIMER NOTE

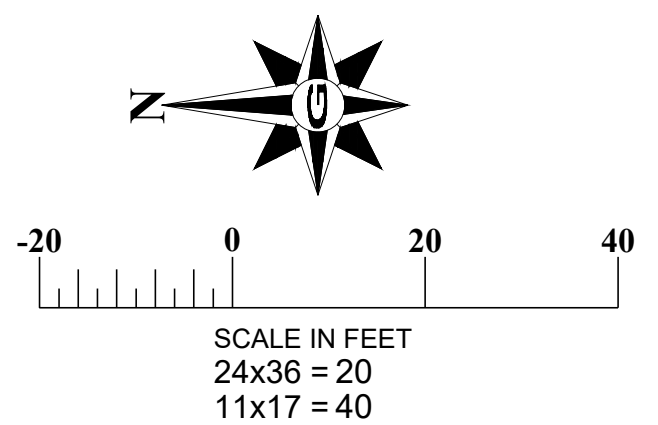
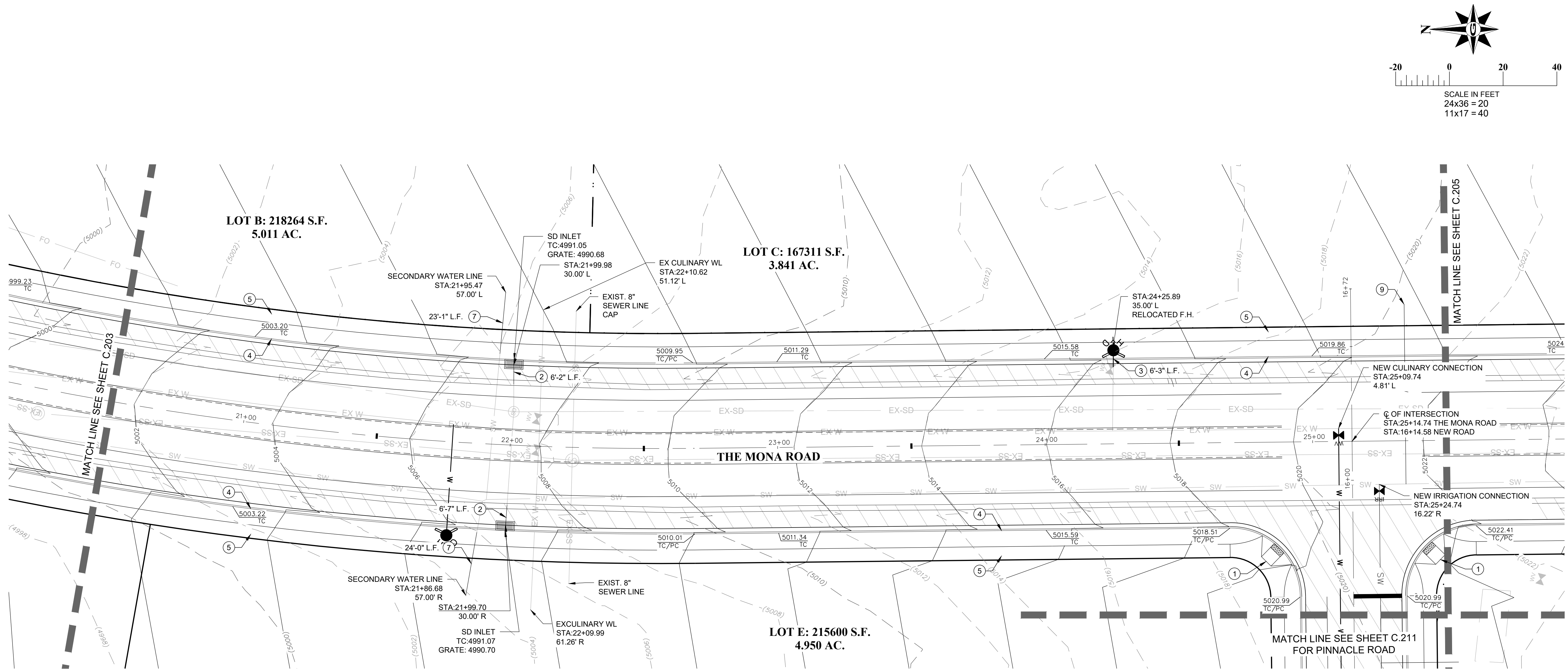
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**UTILITIES & GRADING PLAN**

LILJENQUIST
SUMMIT RIDGE COMMERCIAL SUBDIVISION
SANTAQUIN, UTAH 84655
UTAH COUNTY, UTAH

REVISION: -

PROJ. # **LIL.012****C.203**



NOTE

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UTILITY LEGEND	
	EXISTING STORM DRAIN
	EXISTING SECONDARY WATER
	EXISTING WATER
	EXISTING SANITARY SEWER
	NEW WATER MAIN
	NEW SECONDARY WATER MAIN
	NEW SEWER MAIN
	EXISTING STORM MANHOLE
	EXISTING SEWER MANHOLE
	STORM DRAIN INLET
	SEWER MANHOLE
	AREA OF NEW AC PAVEMENT

- CONSTRUCTION KEY NOTES**
1. CONSTRUCT CURB RAMP PER SANTAQUIN CITY STD. DWG. SEE DETAIL CG2A SHEET C.301.
 2. EXTEND STORM DRAIN PIPE AT EXISTING GRADE TO RELOCATED INLET.
 3. EXTEND WATER LINE TO RELOCATED F.H.
 4. CONSTRUCT HIGHBACK CURB & GUTTER PER SANTAQUIN CITY STD. DWG. SEE DETAIL CG4 SHEET C.301.
 5. CONSTRUCT CONCRETE SIDEWALK PER SANTAQUIN CITY STD. DWG. SEE DETAIL CG5 SHEET C.301.
 6. INSTALL STOP SIGN PER SANTAQUIN CITY STD. DWG SEE DETAIL S17 SHEET C.301.
 7. EXTEND WATER LINE & IRRIGATION LINE FROM STUB BEYOND NEW SIDEWALK.
 8. INSTALL 6" SECONDARY WATER LINE IN TRENCH PER SANTAQUIN CITY STD. DWG UT3. SEE SHEET C.301 MAINTAIN 48" MIN. COVER
 9. INSTALL 1" SDR 9 CTS, 200 PSI PE SERVICE PIPE CONTINUOUS, PURPLE IN COLOR SECONDARY WATER PER SANTAQUIN CITY STD. DWG PI2.

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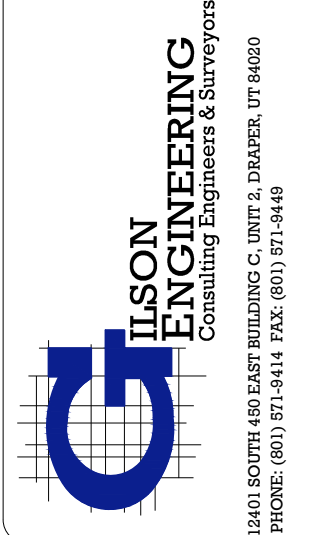
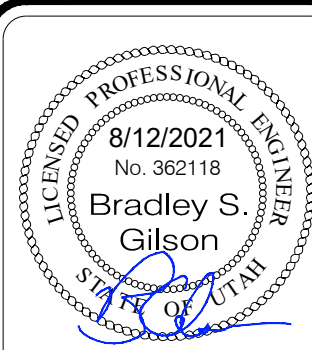


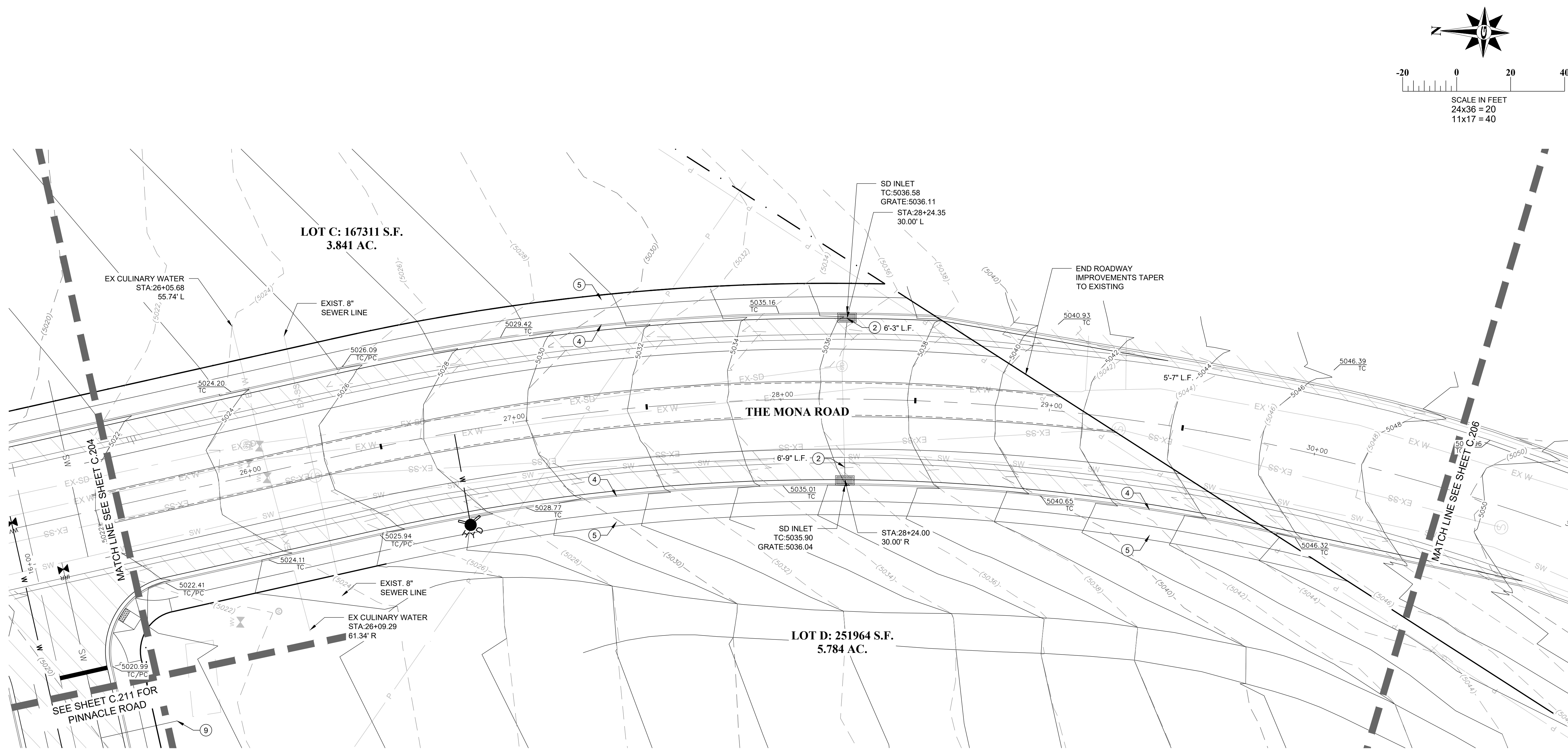
UTILITIES & GRADING PLAN

LILJENQUEST
SUMMIT RIDGE COMMERCIAL SUBDIVISION
SANTAQUIN, UTAH 84655
UTAH COUNTY, UTAH

REVISION: -
PROJ. # **LIL.012**

C.204





NOTE

THE DEVELOPER AND THE CONTRACTOR UNDERSTAND THAT IS 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 SATAQUIN CITY CODES, ORDINANCES AND STANDARDS.

UTILITY LEGEND

---	EXSD---	EXISTING STORM DRAIN
---	EX-SW---	EXISTING SECONDARY WATER
---	EX-W---	EXISTING WATER
---	EX-S---	EXISTING SANITARY SEWER
---	---	NEW WATER MAIN
---	SW---	NEW SECONDARY WATER MAIN
---	S---	NEW SEWER MAIN
⊙	SD	EXISTING STORM MANHOLE
⊙	S	EXISTING SEWER MANHOLE
⊙		STORM DRAIN INLET
⊙		SEWER MANHOLE
▨		AREA OF NEW AC PAVEMENT

CONSTRUCTION KEY NOTES

1. CONSTRUCT CURB RAMP PER SANTAQUIN CITY STD. DWG. SEE DETAIL CG2A SHEET C.301.
2. EXTEND STORM DRAIN PIPE AT EXISITNG GRADE TO RELOCATED INLET
3. EXTEND WATER LINE TO RELOCATED F.H.
4. CONSTRUCT HIGHBACK CURB & GUTTER PER SANTAQUIN CITY STD. DWG. SEE DETAIL CG4 SHEET C.301.
5. CONSTRUCT CONCRETE SIDEWALK PER SANTAQUIN CITY STD. DWG. SEE DETAIL CG5 SHEET C.301.
6. INSTALL STOP SIGN PER SANTAQUIN CITY STD. DWG SEE DETAIL ST7 SHEET C.301.
7. EXTEND WATER LINE & IRRIGATION LINE FROM STUB BEYOND NEW SIDEWALK.
8. INSTALL 6" SECONDARY WATER LINE IN TRENCH PER SANTAQUIN CITY STD. DWG UT3. SEE SHEET C.301 MAINTAIN 48" MIN. COVER
9. INSTALL 1" SDR 9 CTS, 200 PSI PE SERVICE PIPE CONTINUOUS, PURPLE IN COLOR SECONDARY WATER PER SANTAQUIN CITY STD. DWG P12.

DISCLAIMER NOTE

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UTILITIES & GRADING PLAN

LILJENQUIST
SUMMIT RIDGE COMMERCIAL SUBDIVISION
SANTAQUIN, UTAH 84655
UTAH COUNTY, UTAH

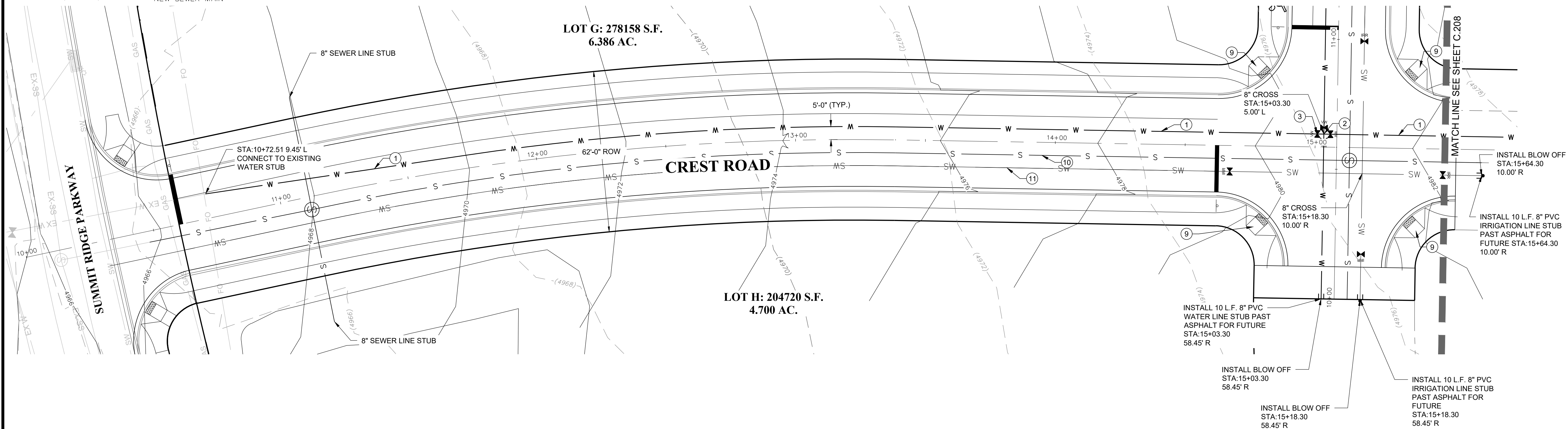
REVISION: -
PROJ. # **LIL.012**
C.205

GILSON ENGINEERING
Consulting Engineers & Surveyors
1001 S. 1000 E. SUITE 100, P.O. BOX 100, SALT LAKE CITY, UT 84143
PHONE: (801) 467-1414 FAX: (801) 467-1449

LICENSED PROFESSIONAL ENGINEER
8/12/2021
No. 362118
Bradley S. Gilson
SEAL

UTILITY LEGEND

	EXISTING STORM DRAIN		EXISTING STORM MANHOLE
	EXISTING SECONDARY WATER		EXISTING SEWER MANHOLE
	EXISTING WATER		STORM DRAIN INLET
	EXISTING SANITARY SEWER		SEWER MANHOLE
	NEW WATER MAIN		
	NEW SECONDARY WATER MAIN		
	NEW SEWER MAIN		



CONSTRUCTION KEY NOTES

1. INSTALL 8" WATER LINE IN TRENCH PER SANTAQUIN CITY STD. DWG UT3. SEE SHEET C.301. MAINTAIN 48" MIN. COVER.
2. INSTALL 8" CROSS WITH THRUST BLOCKS PER SANTAQUIN CITY STD. DWG UT4 SEE SHEET C.301.
3. INSTALL 8" GATE VALVE EACH LEG. EAST & WEST LEGS TO BE INSTALLED IN THE CLOSED POSITION FOR FUTURE IMPROVEMENTS.
4. INSTALL 8" TEE WITH 8" GATE VALVE EACH LEG. INSTALL GATE VALVE WEST LEG IN CLOSED POSITION FOR FUTURE IMPROVEMENTS.
5. CONSTRUCT CONCRETE SIDEWALK PER SANTAQUIN CITY STD. DWG. SEE DETAIL CG5 SHEET C.301.
6. CONSTRUCT HIGHBACK CURB & GUTTER PER SANTAQUIN CITY STD. DWG. SEE DETAIL CG4 SHEET C.301.
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8. INSTALL STOP SIGN PER SANTAQUIN CITY STD. DWG SEE DETAIL ST7 SHEET C.301.
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12. INSTALL 1" SDR 9 CTS, 200 PSI PE SERVICE PIPE CONTINUOUS, PURPLE IN COLOR SECONDARY WATER PER SANTAQUIN CITY STD. DWG P12.

NOTE

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DISCLAIMER NOTE

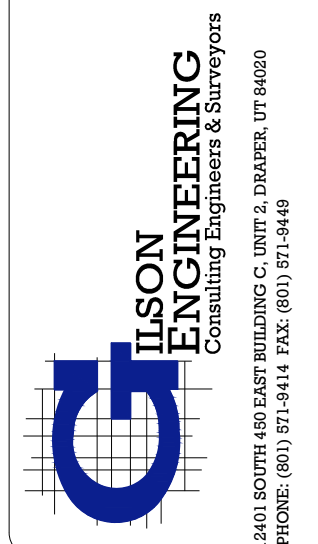
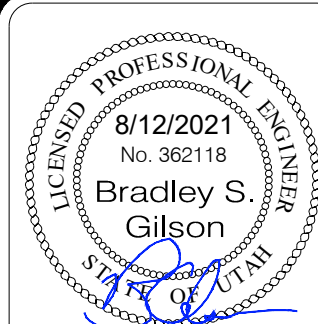
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UTILITY AND GRADING PLAN

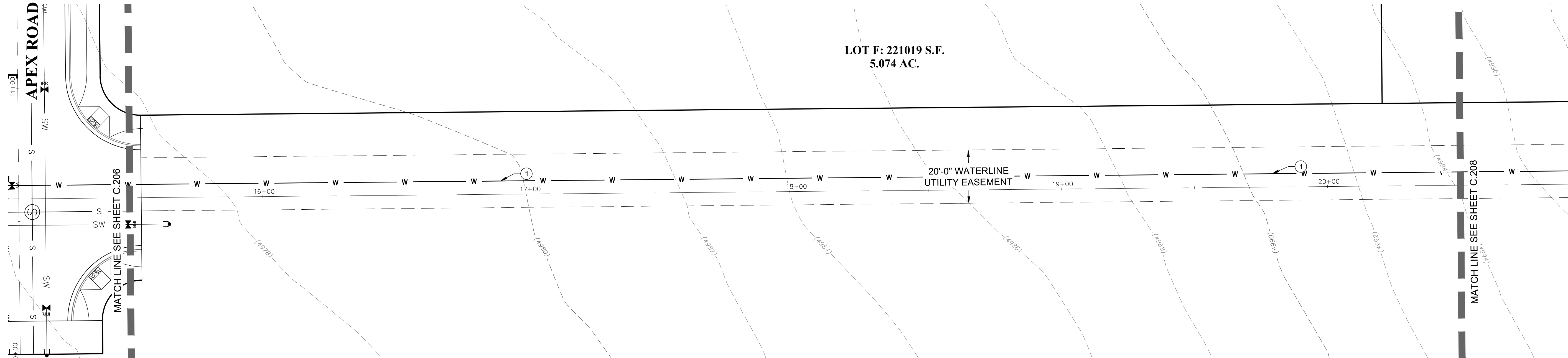
LILJENQUIST
SUMMIT RIDGE COMMERCIAL SUBDIVISION
SANTAQUIN, UTAH 84655
UTAH COUNTY, UTAH

REVISION: -

PROJ. # **LIL.012****C.206**

UTILITY LEGEND

	EXISTING STORM DRAIN		EXISTING STORM MANHOLE
	EXISTING SECONDARY WATER		EXISTING SEWER MANHOLE
	EXISTING WATER		STORM DRAIN INLET
	EXISTING SANITARY SEWER		SEWER MANHOLE
	NEW WATER MAIN		
	NEW SECONDARY WATER MAIN		
	NEW SEWER MAIN		



WATER LINE EASEMENT

Describing the Centerline of 20' wide (10' on either side) Water Line Easement #1:

Beginning at a point located on the current termination line of Crest Lane N85°57'33"E 5.00' from the centerline of Crest Lane, which is coincident with the boundary of the Summit Ridge Commercial Subdivision. Said point is further described as S1°04'18"E 1011.27' along the section line and S88°55'42"W 1324.55' from the Northeast Corner of Section 15, Township 10 South Range 1 East, Salt Lake Base and Meridian

Thence:

- 1) S4°02'27"E 847.20';
- 2) Along the arc of a 495.00' radius curve, concave to the east 91.37', through a central angle of 10° 34'33" (chord: S9°19'44" E, 91.24')
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- 4) S14°37'00" 57.86'
- 5) S04°02'27" 407.76' to a point on the southerly boundary Utah County Parcel 32:021:0059

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Beginning at a point located on which is coincident with southerly end of course 3 as above described. Said point is further described as S1°04'18"E 2011.04' along the section line and S88°55'42"W 1252.29' from the Northeast Corner of Section 15, Township 10 South Range 1 East, Salt Lake Base and Meridian

Thence:

N75°23'00"E 19.75' to a point on the southerly boundary of the Summit Ridge Commercial Subdivision

CONSTRUCTION KEY NOTES

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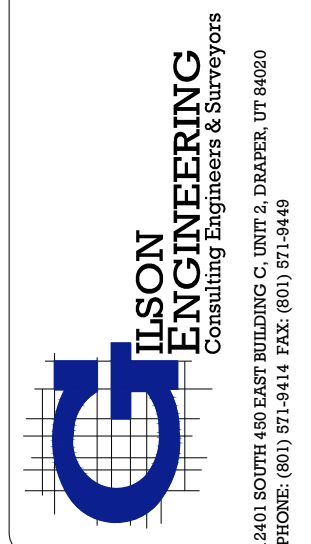
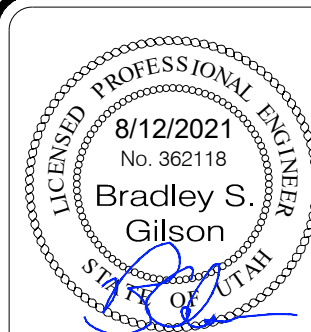
UTILITY 8" WATER LINE LOOP

LILJENQUIEST
SUMMIT RIDGE COMMERCIAL SUBDIVISION
SANTAQUIN, UTAH 84655
UTAH COUNTY, UTAH

REVISION: -

PROJ. # LIL.012

C.207

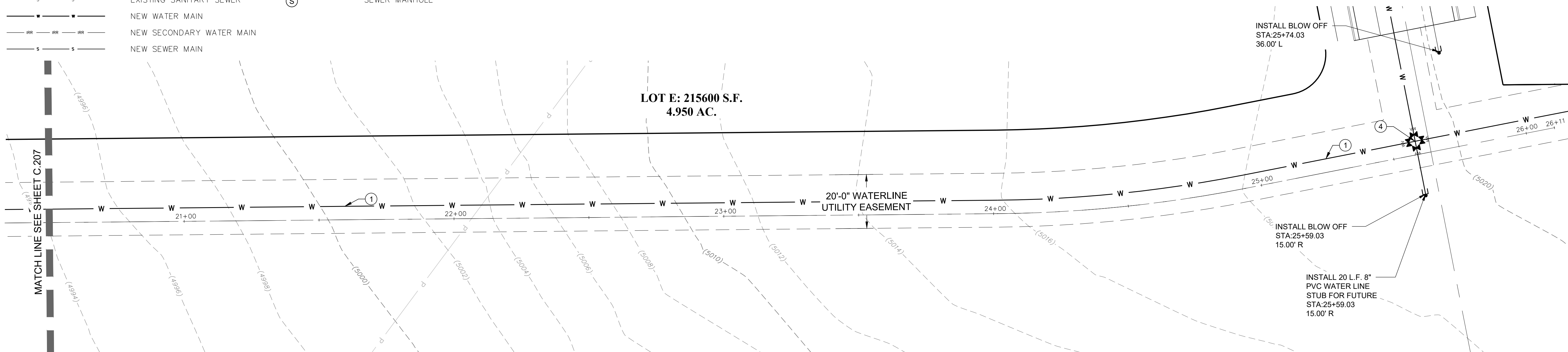
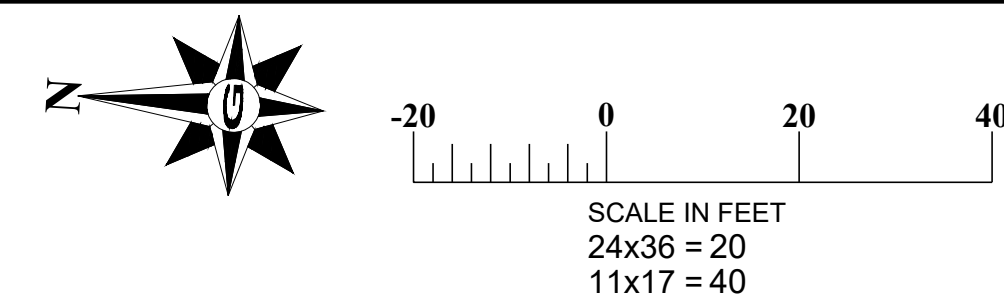


UTILITY LEGEND

	EXISTING STORM DRAIN		EXISTING STORM MANHOLE
	EXISTING SECONDARY WATER		EXISTING SEWER MANHOLE
	EXISTING WATER		STORM DRAIN INLET
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	NEW WATER MAIN		
	NEW SECONDARY WATER MAIN		
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UTILITY 8" WATER LINE LOOP

LILJENQUIEST
SUMMIT RIDGE COMMERCIAL SUBDIVISION
SANTAQUIN, UTAH 84655
UTAH COUNTY, UTAH

REVISION: -

PROJ. # LIL.012

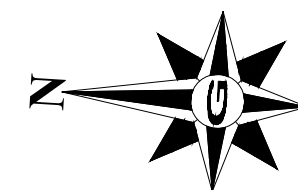
C.208

UTILITY LEGEND

NEW WATER MAIN

NOTE

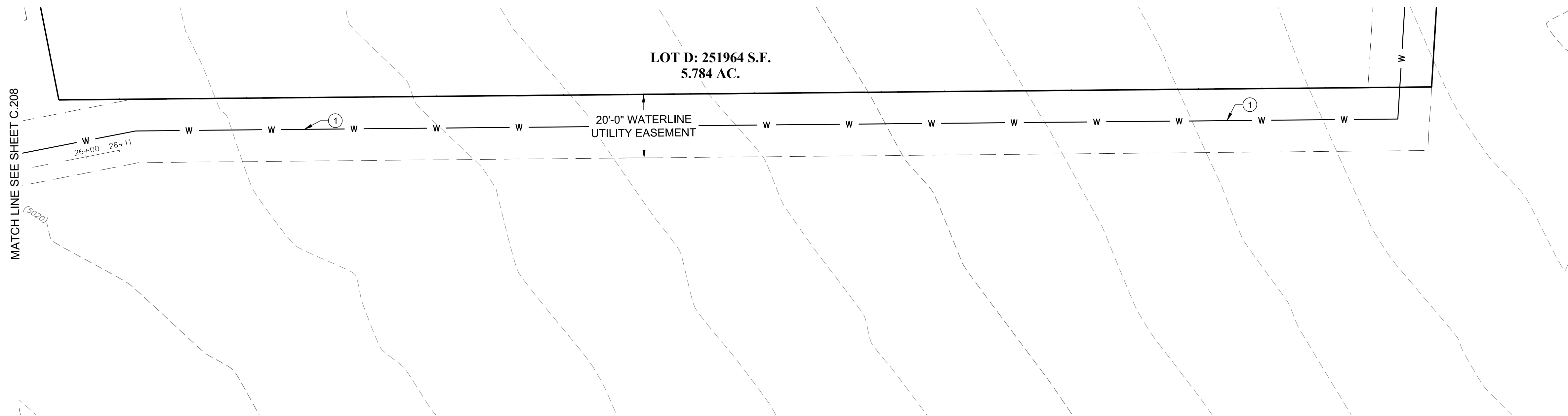
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-20 0 20 40

SCALE IN FEET
24x36 = 20
11x17 = 40

MATCH LINE SEE SHEET C.210



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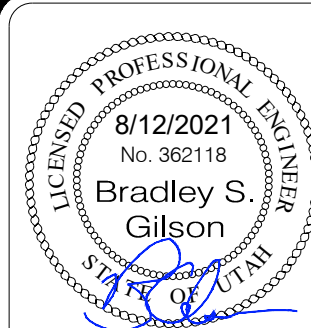
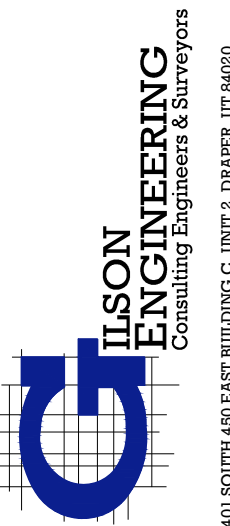
UTILITY 8" WATER LINE LOOP

LILJENQUIEST
SUMMIT RIDGE COMMERCIAL SUBDIVISION
SANTAQUIN, UTAH 84655
UTAH COUNTY, UTAH

REVISION: -

PROJ. # LIL.012

C.208



DATE	REVISIONS
AUGUST 2021	
DRAWING NAME	BY COMMENTS
C.208	
DESIGNED/DRAWN BY	
BG/BP	
CHECKED	APPROVED
---	---
---	---

1" SCALE MEASURES 1" ON FULL SIZE SHEET
ADJUST FOR HALF SIZE SHEETS

NEW 8" WATER MAIN

MATCH LINE SEE SHEET C.209

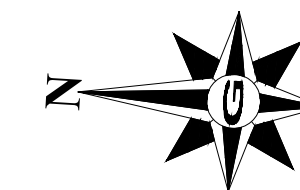
LOT D: 251964 S.F.
5.784 AC.

20' WATERLINE &
UTILITY EASEMENT

LOT D PROPERTY
LINE

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SCALE IN FEET
 $24 \times 36 = 20$
 $11 \times 17 = 40$

CONNECT TO EXISTING
WATER MAIN MONA ROAD

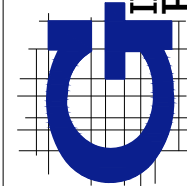
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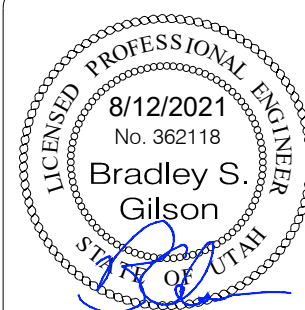
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2401 SOUTH 450 EAST BUILDING C, UNIT 2, DRAPER, UT 84020



DATE: AUGUST 2021	REV. DATE		BY		COMMENTS		REVISIONS	
DRAWING NAME: WATER LINE LOOP								
DESIGNED/DRAWN BY: BGRP								
CHECKED: <input type="checkbox"/>	APPROVED: <input type="checkbox"/>	1" SCALE MEASURES 1" ON FULL SIZE SHEET						

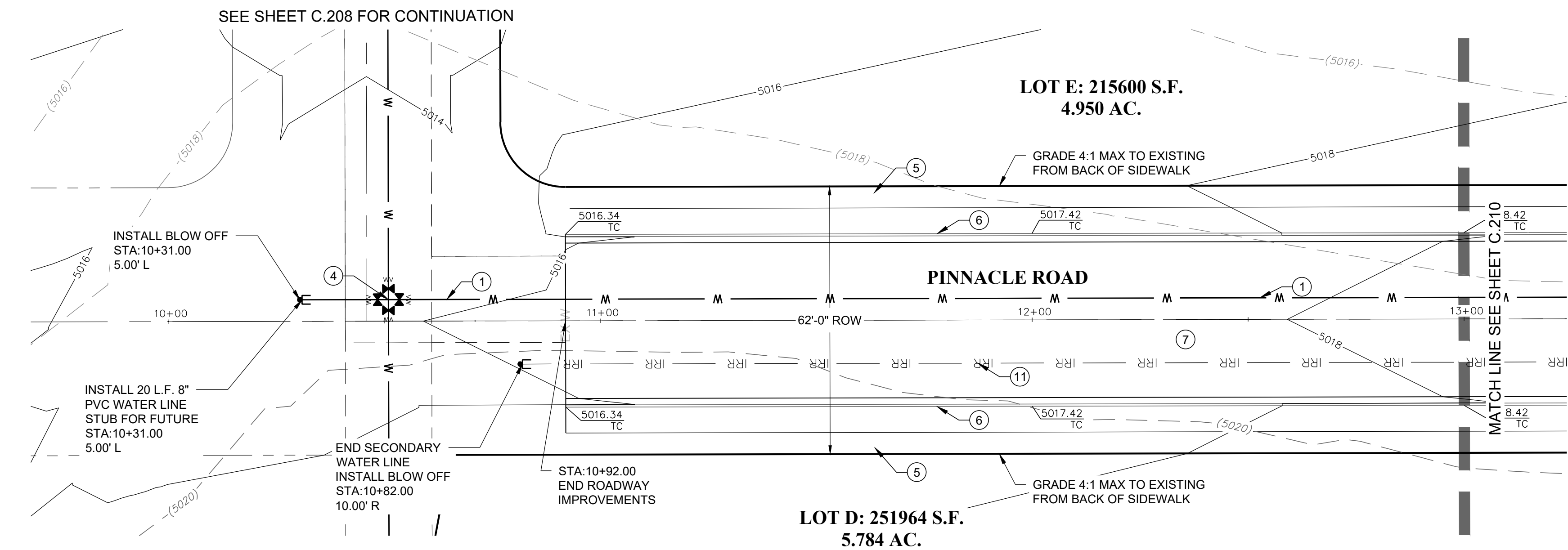
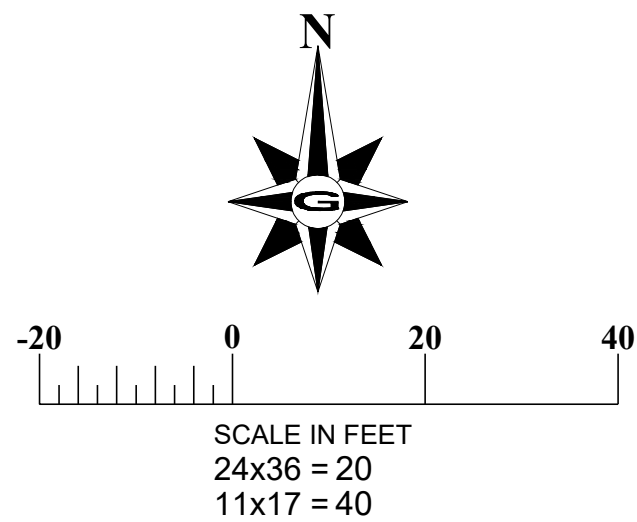
UTILITY 8" WATER LINE LOOP

LILJENQUIST
SUMMIT RIDGE COMMERCIAL SUBDIVISION
SANTAQUIN, UTAH 84655
UTAH COUNTY, UTAH

REVISION: -

PROJ. # **LIL.012**

C.210



UTILITY LEGEND

---	---	EXSD---	EXISTING STORM DRAIN
---	---	EX-SW---	EXISTING SECONDARY WATER
---	---	EX W---	EXISTING WATER
---	---	S---	EXISTING SANITARY SEWER
---	---	---	NEW WATER MAIN
---	---	IRR---	NEW SECONDARY WATER MAIN
---	---	S---	NEW SEWER MAIN
---	---	(SD)	EXISTING STORM MANHOLE
---	---	(S)	EXISTING SEWER MANHOLE
---	---	---	STORM DRAIN INLET
---	---	(S)	SEWER MANHOLE

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THE DEVELOPER AND THE 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.

DISCLAIMER NOTE

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.



CONSTRUCTION KEY NOTES

1. INSTALL 8" WATER LINE IN TRENCH PER SANTAQUIN CITY STD. DWG UT3. SEE SHEET C.301. MAINTAIN 48" MIN. COVER.

2. INSTALL 8" CROSS WITH THRUST BLOCKS PER SANTAQUIN CITY STD. DWG UT4 SEE SHEET C.301.

3. INSTALL 8" GATE VALVE EACH LEG. EAST & WEST LEGS TO BE INSTALLED IN THE CLOSED POSITION FOR FUTURE IMPROVEMENTS.

4. INSTALL 8" TEE WITH 8" GATE VALVE EACH LEG. INSTALL GATE VALVE WEST LEG IN CLOSED POSITION FOR FUTURE IMPROVEMENTS.
5. CONSTRUCT CONCRETE SIDEWALK PER SANTAQUIN CITY STD. DWG. SEE DETAIL CG5 SHEET C.301.

6. CONSTRUCT HIGHBACK CURB & GUTTER PER SANTAQUIN CITY STD. DWG. SEE DETAIL CG4 SHEET C.301.

7. CONSTRUCT 62' ROW ROADWAY IMPROVEMENTS PER SANTAQUIN CITY STD. DWG SEE DETAIL ST1 SHEET C.302.

8. INSTALL STOP SIGN PER SANTAQUIN CITY STD. DWG SEE DETAIL ST7 SHEET C.301.
9. CONSTRUCT CURB RAMP PER SANTAQUIN CITY STD. DWG. SEE DETAIL CG2A SHEET C.301.

10. INSTALL 8" SEWER LINE IN TRENCH PER SANTAQUIN CITY STD. DWG UT3. SEE SHEET C.301. MAINTAIN 48" MIN. COVER.

11. INSTALL 6" IRRIGATION LINE IN TRENCH PER SANTAQUIN CITY STD. DWG UT3. SEE SHEET C.301. MAINTAIN 48" MIN. COVER.

12. INSTALL 1" SDR 9 CTS, 200 PSI PE SERVICE PIPE CONTINUOUS, PURPLE IN COLOR SECONDARY WATER PER SANTAQUIN CITY STD. DWG P12.

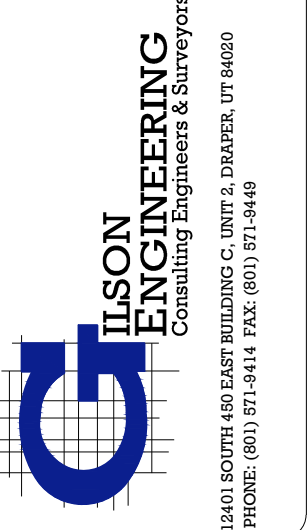
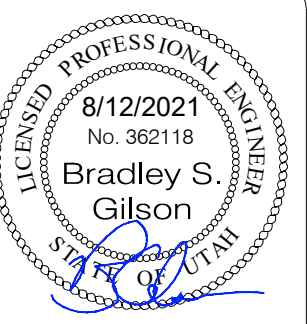
UTILITY AND GRADING PLAN

LILJENQUIEST
SUMMIT RIDGE COMMERCIAL SUBDIVISION
SANTAQUIN, UTAH 84655
UTAH COUNTY, UTAH

REVISION: -

PROJ. # LIL.012

C.211





- 9) CONSTRUCT CURB RAMP PER SANTAQUIN CITY STD. DWG. SEE DETAIL, CG2A SHEET C.301.
- 10) INSTALL 8" SEWER LINE IN TRENCH PER SANTAQUIN CITY STD. DWG UT3. SEE SHEET C.301. MAINTAIN 48" MIN. COVER.
- 11) INSTALL 6" IRRIGATION LINE IN TRENCH PER SANTAQUIN CITY STD. DWG UT3. SEE SHEET C.301. MAINTAIN 48" MIN. COVER.
- 12) INSTALL 1" SDR 9 CTS, 200 PSI PE SERVICE PIPE CONTINUOUS, PURPLE IN COLOR SECONDARY WATER PER SANTAQUIN CITY STD. DWG PI2.

REVISION: -
PROJ. # **LIL.012**
C.212

[illegible]

MEMO



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: August 20, 2021

RE: **Degraffenreid Subdivision Concept Review**

Zone: R-8
Size: 0.93 Acres
Lots: 2

The Degraffenreid Subdivision is located at 245 East 100 North. The proposed subdivision is in the R-8 zone and consists of 2 lots on 0.93 acres. Both proposed lots will be 20,419 square feet (.47 acres) and have 82.50 feet of frontage. Both lots meet the requirements of the R-8 zone.

This is a subdivision concept review. This review is for the Planning Commission to provide feedback to the developer. This review of the concept plan shall not constitute an approval or recommendation of any kind.

After the concept review, the developer can submit the preliminary and final subdivision plans together due to the subdivision being 3 lots or less. The preliminary and 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 and will approve 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

Item 5.

R-10 PUD

R-10

MSR

C-1

MSR

MSC

Santaquin

Main St

CEC

Main St

MSR

PF

R-8

R-8








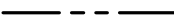
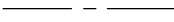









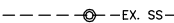








DEGRAFFENRIED
A RESIDENTIAL SUBDIVISION
SANTAQUIN, UTAH COUNTY, UTAH
PRELIMINARY PLAN SET
APRIL 2021

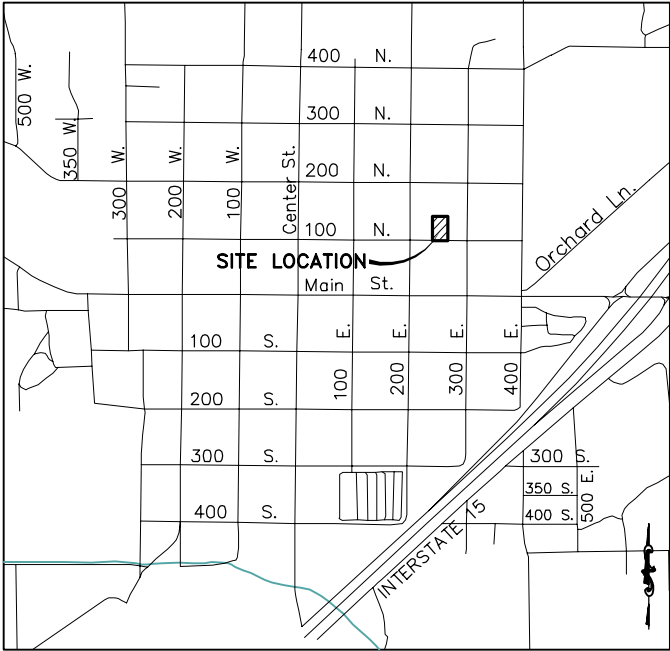
-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	EXISTING TOPOGRAPHY
3	UTILITY PLAN
4	PRELIMINARY PLAT
5	FINAL PLAT
6	ROS

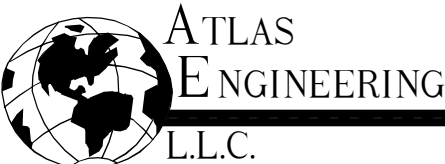
LEGEND

LEGEND APPLIES TO ALL SHEETS

	SECTION CORNER
	EXISTING VALVE
	EXISTING POWER POLE
	PROPOSED STREET LIGHT
	PROPOSED FIRE HYDRANT
	PROPOSED STREET/STOP SIGN
	PROPOSED STREET SIGN
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	BUILDING SETBACK
	EASEMENT
	EXISTING DEED LINE
	EDGE OF PAVEMENT
	EXISTING OVER HEAD POWER
	EXISTING GAS
	EXISTING FENCE LINE
	EXISTING DITCH
	EXISTING SANITARY SEWER W/MANHOLE
	PROPOSED IRRIGATION LINE
	EXISTING CULINARY WATERLINE
	EXISTING PRESSURIZED IRRIGATION
	PROPOSED CULINARY WATERLINE
	PROPOSED PRESSURIZED IRRIGATION
	PROPOSED SEWER LINE

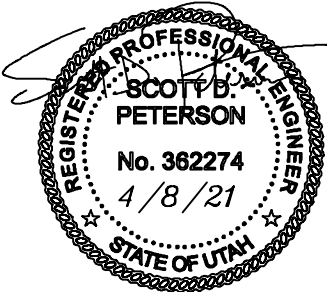


VICINITY MAP
-NTS-



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

OWNER/DEVELOPER
JIMMY DeGRAFFENRIED
WOODLAND HILLS, UTAH
801-830-5490
lifetimehomesinc@gmail.com



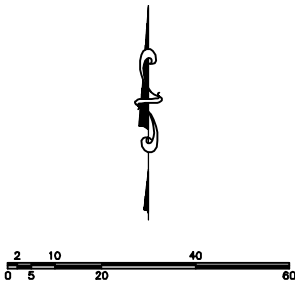
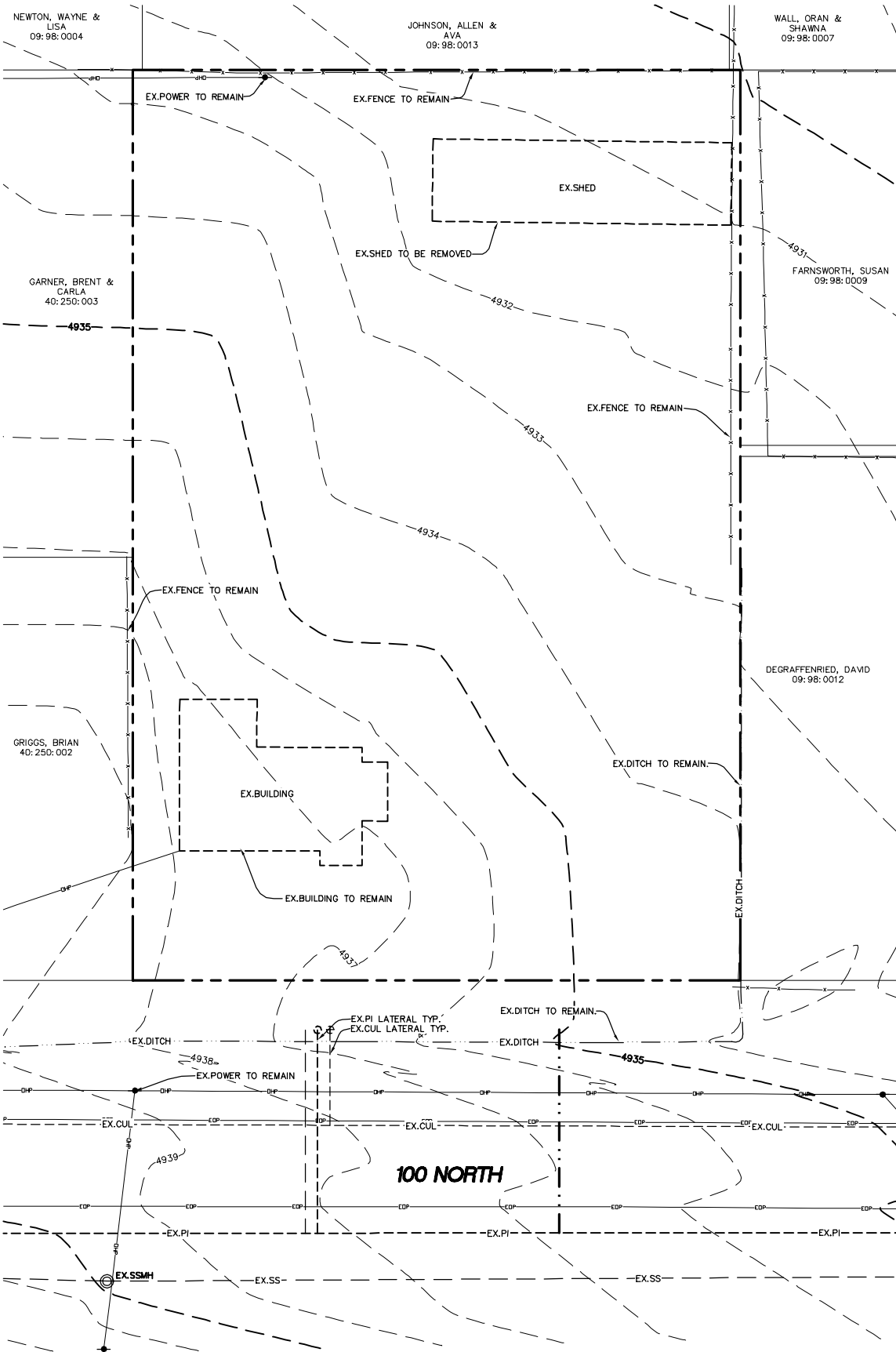


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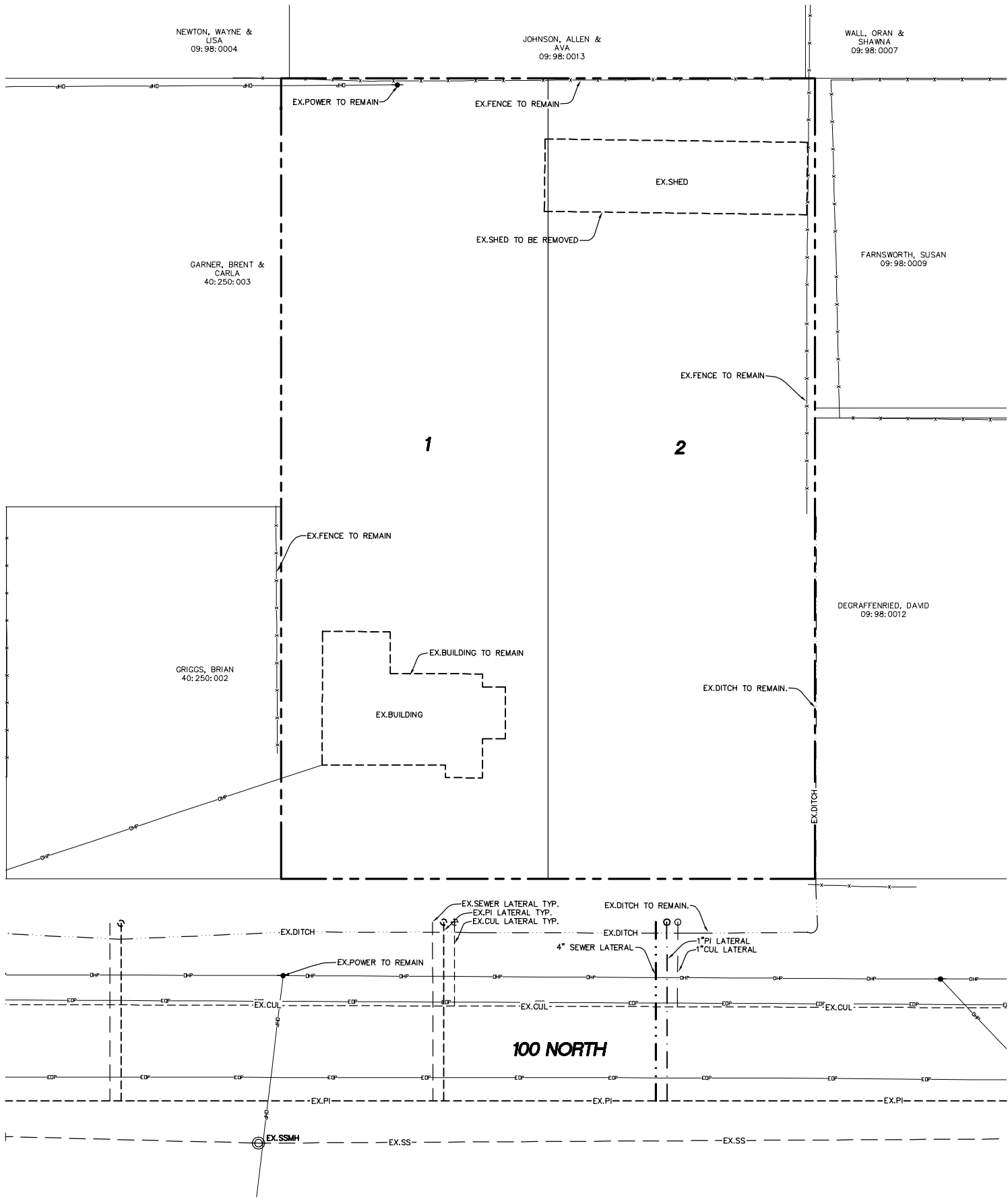
LEGEND APPLIES TO ALL SHEETS



- SECTION CORNER
- EXISTING VALVE
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- EXISTING SIGN
- EXISTING STREET SIGN
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- BUILDING SETBACK
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING GAS
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- PROPOSED IRRIGATION LINE
- EXISTING CULINARY WATERLINE
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED CULINARY WATERLINE
- PROPOSED PRESSURIZED IRRIGATION
- PROPOSED SEWER LINE



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



LEGEND
LEGEND APPLIES TO ALL SHEETS

	SECTION CORNER
	EXISTING VALVE
	EXISTING POWER POLE
	PROPOSED STREET LIGHT
	PROPOSED FIRE HYDRANT
	EXISTING SIGN
	EXISTING STREET SIGN
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	BUILDING SETBACK
	EASEMENT
	EXISTING DEED LINE
	EDGE OF PAVEMENT
	EXISTING OVER HEAD POWER
	EXISTING GAS
	EXISTING FENCE LINE
	EXISTING DITCH
	EXISTING SANITARY SEWER W/MANHOLE
	PROPOSED IRRIGATION LINE
	EXISTING CULINARY WATERLINE
	EXISTING PRESSURIZED IRRIGATION
	PROPOSED CULINARY WATERLINE
	PROPOSED PRESSURIZED IRRIGATION
	PROPOSED SEWER LINE

24"x36"
SCALE 1" = 20'
11"x17"
SCALE 1" = 40'

SHEET NO.
3

UTILITY PLAN

SANTAQUIN CITY, UTAH

DEGRAFFENRIED
ATLAS
ENGINEERING
L.L.C.

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

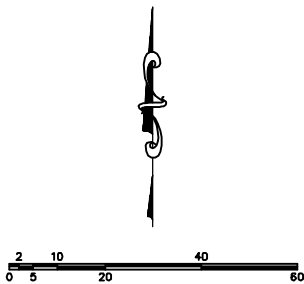
NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

7/20/2021 01-015 Block 33 Santaquin Degraffenried PRELIMINARY 03-UTILIT PLANNING 1/4/2016 PL MDT

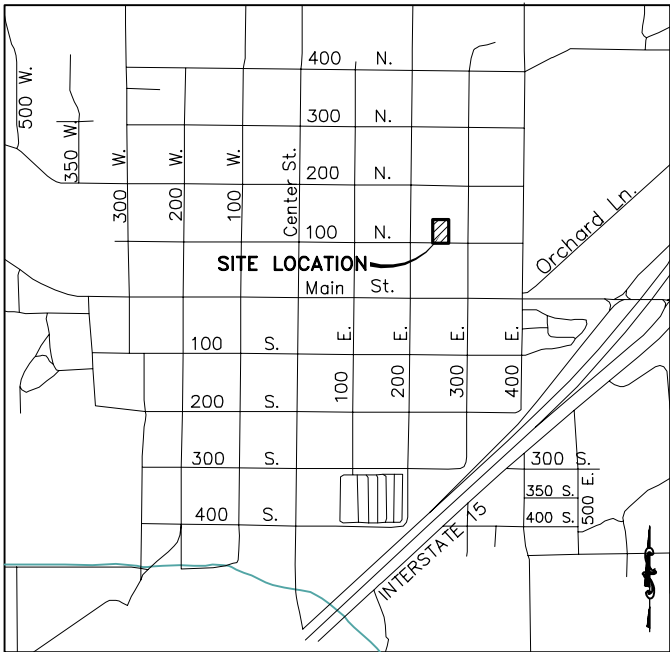
82

BOUNDARY DESCRIPTION:
BEGINNING AT A POINT WHICH LIES S00°30'42"E 1987.36 FEET AND WEST 826.90 FEET FROM THE THE NORTH 1/4 CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 165.00 FEET; THENCE NORTH 247.50 FEET; THENCE EAST 165.00 FEET; THENCE SOUTH 247.50 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.94 ACRES.

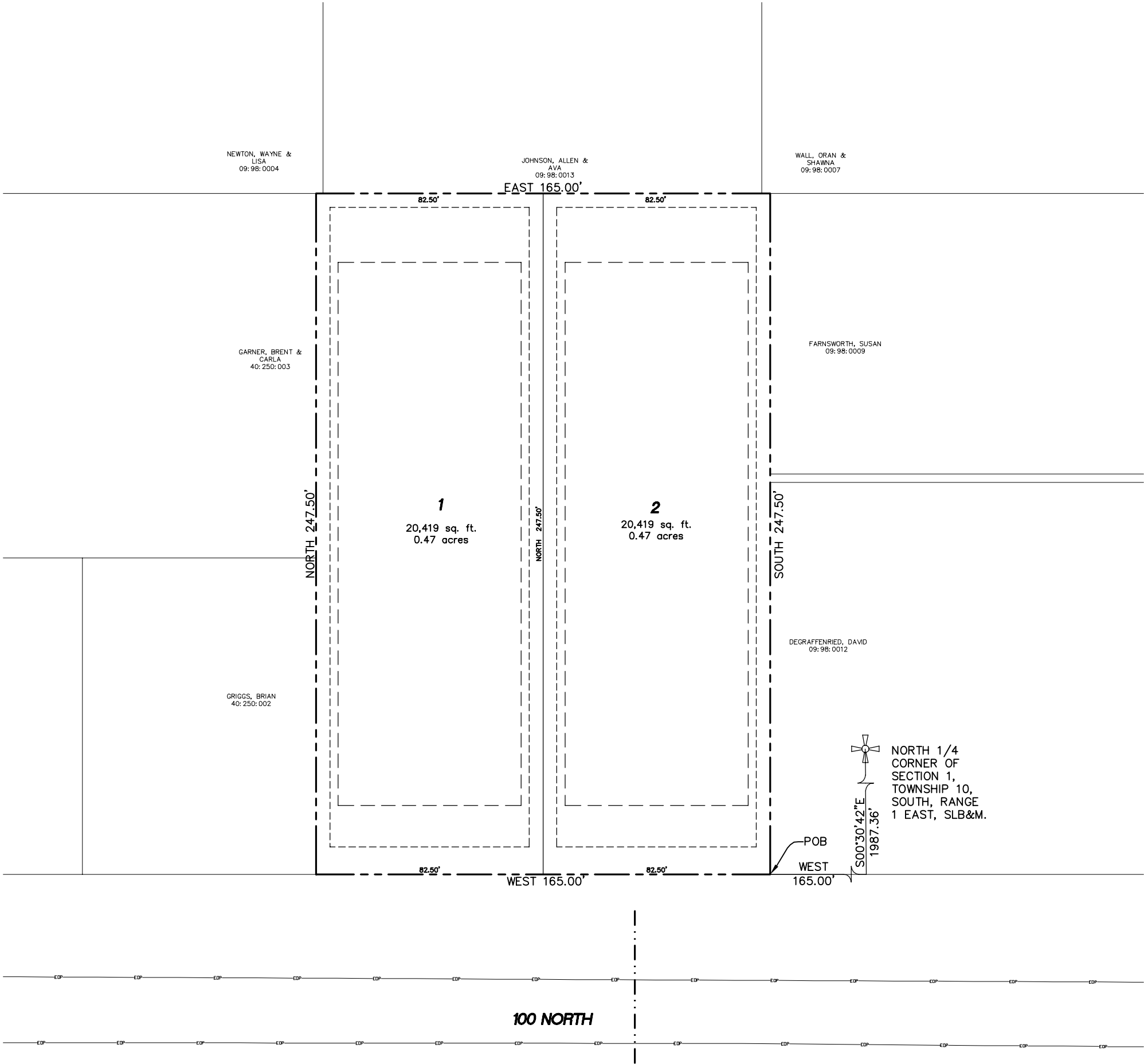
OWNER/DEVELOPER
JIMMY DeGRAFFENRIED
WOODLAND HILLS, UTAH
801-830-5490
lifetimehomesinc@gmail.com



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



VICINITY MAP
-NTS-



SHEET NO.
4

PRELIMINARY PLAT

SANTAQUIN CITY, UTAH

DEGAFFENRIED
ATLAS
ENGINEERING
L.L.C.

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

NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			

83

SURVEYOR'S CERTIFICATE

I, BARRY L. PRETTYMAN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166406 AS AUTHORIZED BY THE STATE OF UTAH. I FURTHER CERTIFY BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Item 5.

SURVEYOR DATE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES S00°30'42"E 1987.36 FEET AND WEST 826.90 FEET FROM THE THE NORTH 1/4 CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 165.00 FEET; THENCE NORTH 247.50 FEET; THENCE EAST 165.00 FEET; THENCE SOUTH 247.50 FEET TO THE POINT OF BEGINNING. CONTAINING 0.94 ACRES.

OWNER'S DEDICATION

(I)WE, _____ BEING THE UNDERSIGNED OWNER(S) OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, 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(S) THIS _____ DAY OF _____, A.D. 2021.

MEMBER: _____

MEMBER: _____

MEMBER: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF UTAH S.S. ON THE _____ DAY OF _____, A.D. 2021 PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRED, DID SAY THAT HE/SHE IS THE _____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGMENT TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS _____ PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ 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. 2021.

APPROVED _____ APPROVED _____

CITY MANAGER CITY ATTORNEY

APPROVED _____ ATTEST _____

ENGINEER (SEE SEAL) CLERK-RECORDER

APPROVED _____

COMMUNITY DEVELOPMENT DIRECTOR

DEGRAFFENRIED

A RESIDENTIAL SUBDIVISION IN SANTAQUIN, UTAH COUNTY, UTAH CONTAINING 2 LOTS AND 0.94 ACRES. LOCATED IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

CLERK-RECORDER SEAL SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY ENGINEER SEAL COUNTY RECORDER SEAL

LEGEND

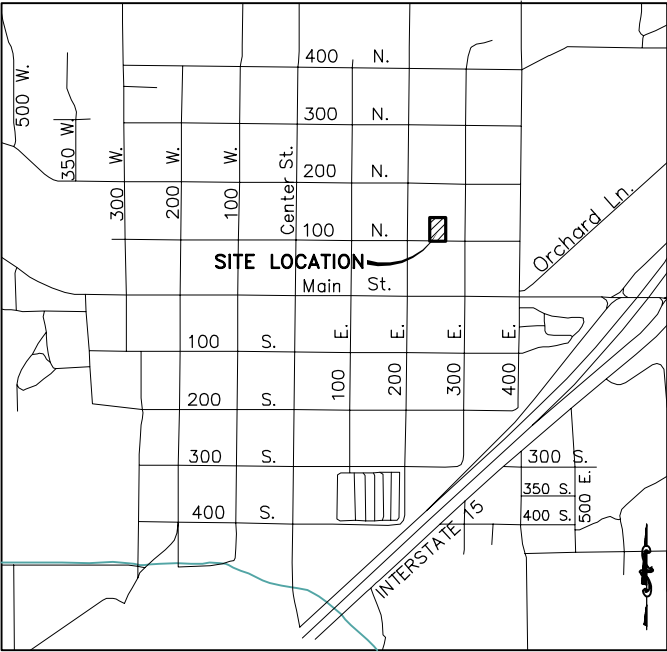
- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- CENTERLINE
- ADDRESSES

OWNER/DEVELOPER

JIMMY DeGRAFFENRIED
WOODLAND HILLS, UTAH
801-830-5490
lifetimehomesinc@gmail.com



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



VICINITY MAP
-NTS-

MEMO



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: August 20, 2020

Re: **The Reading Tree Preschool Major Home Occupation Conditional Use Permit**

Elizabeth Harmon submitted an application to have a preschool in her home located at 497 Firestone Drive. The applicant is proposing to have 1 class with 12 children. Any child-oriented home occupation that has more than 8 children is required to get a major home occupation permit and must follow Santaquin City Code (SCC) 10.40.060. Major home occupations are subject to Conditional Use Permit approval from the Planning Commission and requires a public hearing.

This review is for the Planning Commission to determine whether or not all requirements found in SCC 10.40.060 are being followed and a Conditional Use Permit can be granted. A business license will still need to be acquired and all required departments will need to review and approve the business license before it can be issued.

Recommended Motion: “Motion to approve a conditional use permit for the proposed *The Reading Tree Preschool* with the following conditions:

- All code requirements in Santaquin City Code 10.40.060 be met.
- A business license be obtained before operation of the pre-school.”

Attachments:

1. Vicinity Map
2. Applicant Letter
3. Site Plan & Traffic Circulation Plan
4. Santaquin City Code 10.40.060



32:009:6

SANTAC

Value: \$

PROJECT
LOCATION

July 22, 2021

Santaquin City Planning Commission,

I, Elizabeth Harmon, am applying for a conditional use permit for my new preschool business in Summit Ridge neighborhood. The preschool name will be The Reading Tree Preschool, L.L.C. I will be teaching 3-5 year olds following the state standards for preschool education. Following Santaquin City Municipal Code 10.40.060 for major home occupations, section B Child Oriented Home Occupations:

- 1A: n/a (I'm not doing a family group daycare)
- 1B: I will not exceed 12 children at one time or 24 children per day. I am planning one session/day which will have 11 students plus one of my own children.
- 2A: I do not have any additional structures in my yard. The a/c unit has a fence around it so children can't get to it, and the outdoor faucet has a lock on it.
- 2B: We have installed a fence more than 5 feet high to enclose our backyard. The fence also has a lock on the gate so no children can leave without the owner of the business.
- 3A: All vehicular stops for dropping off or picking up of children will be done with the passenger side of the vehicle towards the residence. This is shown by our traffic plan.
- 3B: I have included a traffic safety and circulation plan.
- 3C: Our Street and a street adjacent to us (Stone Hollow Drive) are both wide enough to accommodate increased ADT caused by the business.
- 3D: The number of business related vehicle stops will not exceed 24. With only one class/day with 11 students, the maximum number we will have is 22.
- 4A: As far as I know, we are not within 300 feet of another child oriented home occupation operating under a conditional use permit.
- 5: I have included my state license in this application.

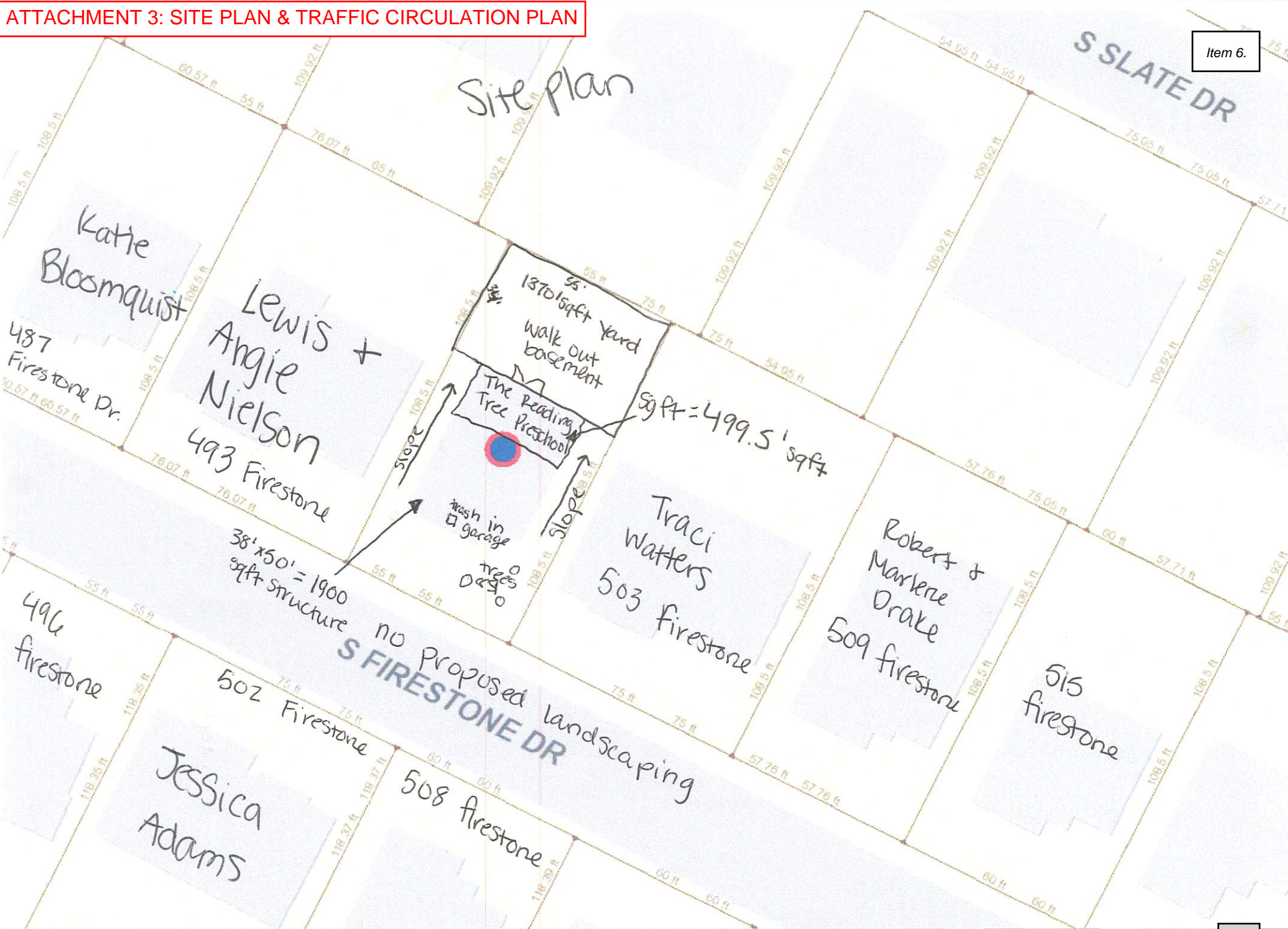
I have contacted many of my neighbors, and all of the ones that I have talked to have said that they have no concerns about the preschool and how it might affect them. In fact, most of them have said that they are excited for me to open a preschool and that it is needed in our area. Three preschools in our area closed down this year. I have a long waiting list for preschoolers who want to attend my school. I would like for as many kids as possible to be able to have this very necessary early childhood education. These are the people that I have talked to:

Katie and Andrew Maughan--no concerns 478 Firestone Dr.

Ryan and Heidi Partridge--no concerns 508 Firestone Dr.
Robert and Marlene Drake, no concerns 509 Firestone Dr.
Jeremiah and Kristie Woods, no concerns 481 Firestone Dr.
Joshua and Lonny Woolbright, no concerns 518 Firestone Dr.
Joshua and Kimberly Davis, no concerns, 526 Firestone Dr.
Jared and Jodi Pikus, no concerns, 537 Firestone Dr.
Kevin and Katie Bloomquist, no concerns, 487 Firestone Dr.
Lewis and Angie Neilson, no concerns, 493 Firestone Dr.

This property located at 497 Firestone Dr. is owned by my husband, Nicholas Harmon, and I. My husband is very supportive of me opening a preschool and starting a business in our home. If needed, you can call me at 208-249-4898 or Nick at 928-266-3767.

Sincerely,
Elizabeth Harmon



Traffic Plan + Adjacent Streets

Item 6.



10.40.060 MAJOR HOME OCCUPATIONS

Major home occupations must comply with all of the standards outlined in SCC 10.40.040 and where possible the qualifications of SCC 10.40.050. Major home occupations must be reviewed by the planning commission and granted a conditional use permit before pursuing a business license through the city. Each major home occupation is subject to the pertinent conditions listed below:

A. General conditions for all major home occupations:

1. Major home occupations may only be conducted from property having a detached single-family dwelling,
2. The conditional use permit and the home occupation business license shall be maintained in good standing for the entire period that business is being conducted,
3. Conditional use permits can be revoked based upon unresolved legitimate complaints as determined by the city zoning administrator.

B. Child oriented home occupations shall comply with the following conditions:

1. Maximum Children Permitted: The following maximum numbers include the licensee's and any employees' children if they are under twelve (12) years of age and are under the care of the licensee at the time the home occupation is conducted:
 - a. Family group daycares may not exceed twelve (12) children at one time or eighteen (18) different children per day.
 - b. Child group activities may not exceed twelve (12) students/children per session and a maximum of twenty four (24) students/children per day. A maximum of two (2) sessions per day may be permitted.
2. Yard Requirements:
 - a. All nonbusiness related structures or on premises hazards are to be made inaccessible to the children attending the daycare facility.
 - b. All outdoor play areas must be enclosed by a fence at least five feet (5') in height.
3. Traffic:
 - a. All vehicular stops for the dropping off or picking up of children shall be done with the passenger side of the vehicle toward the residence.
 - b. A traffic circulation and safety plan must be submitted to, reviewed and approved by the city.
 - c. At least one adjacent residential street must be of sufficient width to accommodate the increased average daily vehicular traffic (ADT) counts caused by the business.
 - d. The number of business related vehicle stops at the home per day shall not exceed twenty four (24) (e.g., dropping off and picking up a child would count as 2 vehicle stops).
4. Location Requirements: No child oriented home occupation, which requires a conditional use permit, may be operated within three hundred feet (300'), as measured from property line to property line, of another child oriented home occupation operating under a conditional use permit.

5. Licensure: Copies of all licenses required by the state shall be provided to the verification of compliance with all state standards.

C. Businesses not conducted within a home, which must obtain a conditional use permit and which may include welding, carpentry, sheet metal work, furniture manufacturing, upholstery and other similar manufacturing activities, must comply with the following:

1. Machinery Operation: No machinery may be operated between the hours of seven o'clock (7:00) P.M. and eight o'clock (8:00) A.M.
2. Noise Levels:
 - a. No power equipment which emits a sound pressure level in excess of seventy four (74) dB, as measured at a distance of fifty feet (50') (15 m) from such machinery, shall be used.
 - b. No equipment shall cause a noise disturbance for a consecutive period longer than fifteen (15) minutes or for more than thirty (30) minutes per hour.
 - c. Business machinery noise levels are not to exceed fifty five (55) dB when measured at the closest property boundary.
3. Storage Qualifications: All storage qualifications listed in SCC 10.40.050 must be met.
4. Designated Areas: The applicant shall designate the areas of the home, attached/detached garage or accessory structure that will be used for the home occupation and, if approved, the home occupation may be conducted only in the designated areas. (Ord. 08-01-2006, 8-17-2006, eff. 8-17-2006)

D. Businesses having more than four (4) business related vehicles parked or stored at the home at one time or which utilize a commercial vehicle that exceeds the maximum height, weight or length requirements established in SCC 10.40.050, must comply with the following conditions:

1. All business related commercial vehicles are to be parked on the property and behind the front of the home when parked on the property.
2. The vehicles and attachments are to be located behind a six foot (6') tall opaque fence, or other obstruction, so as to minimize their view from the front property line.
3. Proof of proper CDL licensing must be provided with each license renewal.
4. No maintenance of vehicles exceeding sixteen thousand (16,000) GVW may occur at the home unless conducted within a fully enclosed permanent structure compliant with building codes. (Ord. 02-03-2017, 2-1-2017, eff. 2-2-2017)

E. Businesses entailing food or beverage preparation, storage or catering must comply with the following conditions:

1. Obtain all authorizations required by a state or county department or agency prior to approval of a business license and maintain all such authorizations for the duration of the business.
2. Compliance with all business related vehicle qualifications listed in SCC 10.40.050 must be met.

F. Businesses which have operating hours past eight o'clock (8:00) P.M. and before six o'clock (6:00) A.M. must comply with the following:

1. Applicants must show that any operation conducted after eight o'clock (8:00) P.M.

before six o'clock (6:00) A.M. will be compatible with like uses and operations found in residential neighborhoods between such hours.

Item 6.

2. All business activities are to be conducted within closed doors between eight o'clock (8:00) P.M. and six o'clock (6:00) A.M. unless shown to be compatible with like uses and operations found in the residential neighborhood between such hours.
3. Any business lighting shall be shielded and directed downward away from adjoining properties or contained within the building from which it emanates. (Ord. 08-01-2006, 8-17-2006, eff. 8-17-2006)



MEMORANDUM

TO: Santaquin City Planning Commission
 FROM: Jon Lundell P.E., City Engineer
 RE: **Grey Cliffs Development – Conditional Use Permit for Mass Grading**

Planning Commission Action needed

Review a proposed mass grading conditional use permit application 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 Conditional Use Permit for the mass grading associated with the proposed 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.

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. Items in **Blue text** indicates additional information provided from previous Planning Commission meeting:

City Code Section Title 10 Ch. 16 sec 280	Requirement	Status
D.11 Nuisance Mitigation	Mitigate Dust, Noise, & Odors	Dust: Applicant proposes to use water to reduce dust by utilizing existing on-site private wells and city water connection 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	Bonding amount to be determined after final approval and provided prior to preconstruction meeting being held.

G: Marketing of Materials	Maintain a sales office on site and maintain a current Santaquin City Business License	Prior to any outside sales of material a Santaquin City Business license must be obtained
J: Minimum lot size	10 acre minimum	The overall property that is proposed to be included within the mass grading is approximately 299 acres.
K: Setbacks	Front – 300 Feet Rear – 50 Feet Side – 50 Feet	Any structure on the site must be 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 shown 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. Proof of UDOT access approval must be provided.
P: Road Maintenance	Must maintain haul routes to minimize dust 40' wide paved road prior to the entrance/exit	Applicant has indicated that track pads will be at 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	Applicant has shown a berm to prevent 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
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) and proof of the approved plan submitted to the city prior beginning any mass grading work on the site.

Possible Planning Commission actions:

Possible planning commission actions included:

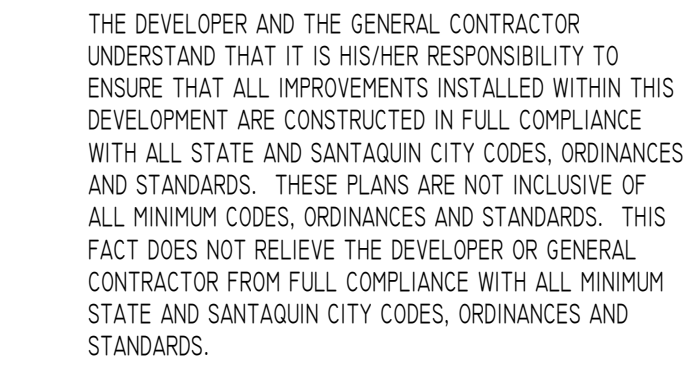
1. Provide a recommendation to the City Council without additional conditions.
2. Provide a recommendation to the City Council with conditions and findings.
3. Table the proposed Conditional use permit request with findings.

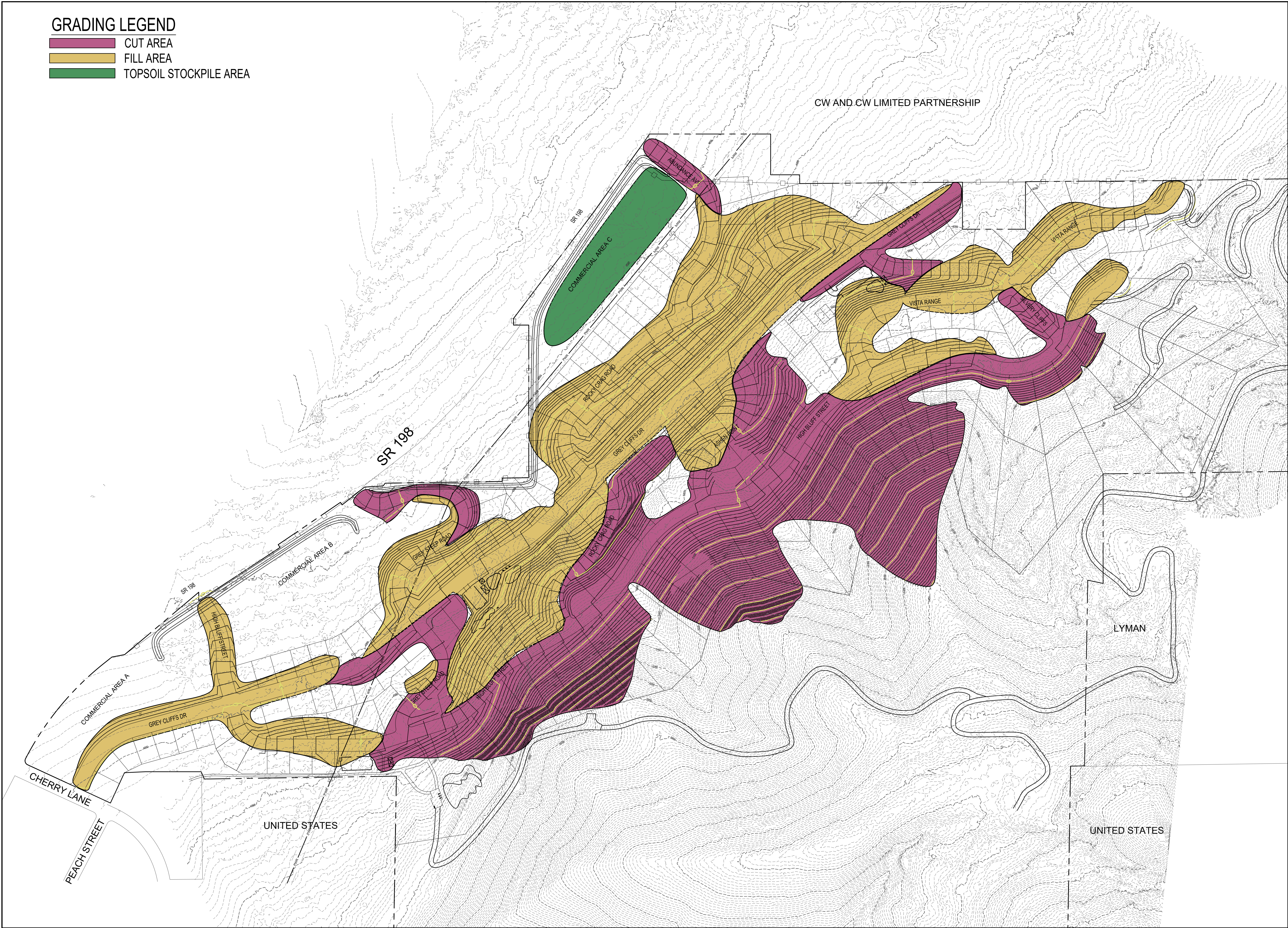
Staff Recommendation

City staff recommends the 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 10-6-28 of the Santaquin City Code.
2. Provide appropriate bonding for the site.
3. The applicant provides a water meter for the proposed connection to Santaquin City water and set up an account for appropriate billing.
4. Provide copies of UDOT approval for access to and from the site.





GRADING LEGEND

- CUT AREA
- FILL AREA
- TOPSOIL STOCKPILE AREA

DEVELOPMENT

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

SCALE: 1"= 200'

11038 N Highland Blvd Suite 400
Highland UT, 84003
office (801) 492-1277
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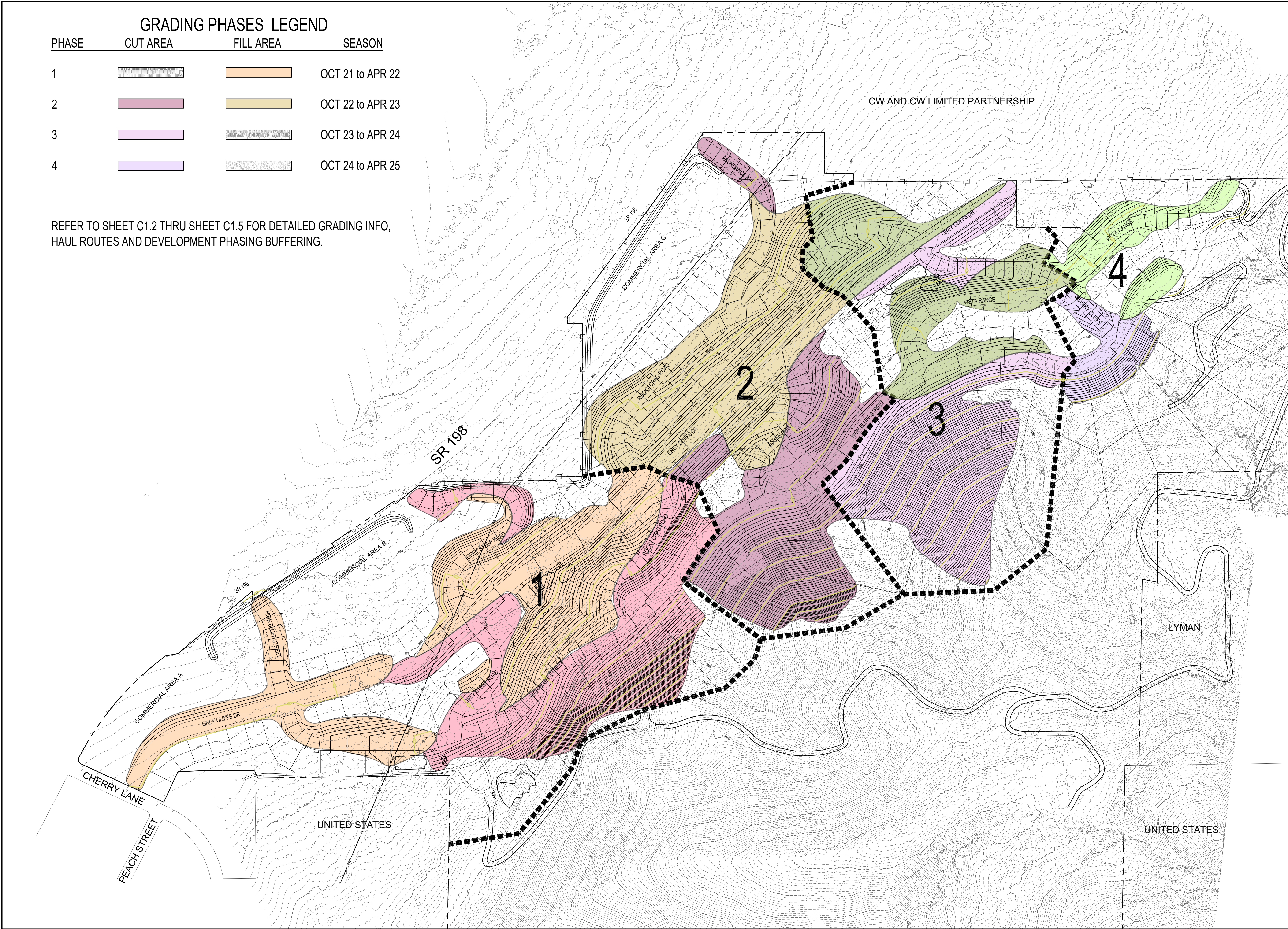
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PROJECT

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SHEET NAME	SHEET NUMBER
OVERALL CUT & FILL	C1.0



GRADING PHASES LEGEND

PHASE	CUT AREA	FILL AREA	SEASON
1			OCT 21 to APR 22
2			OCT 22 to APR 23
3			OCT 23 to APR 24
4			OCT 24 to APR 25

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

DEVELOPMENT

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SANTAQUIN, UTAH COUNTY, UT

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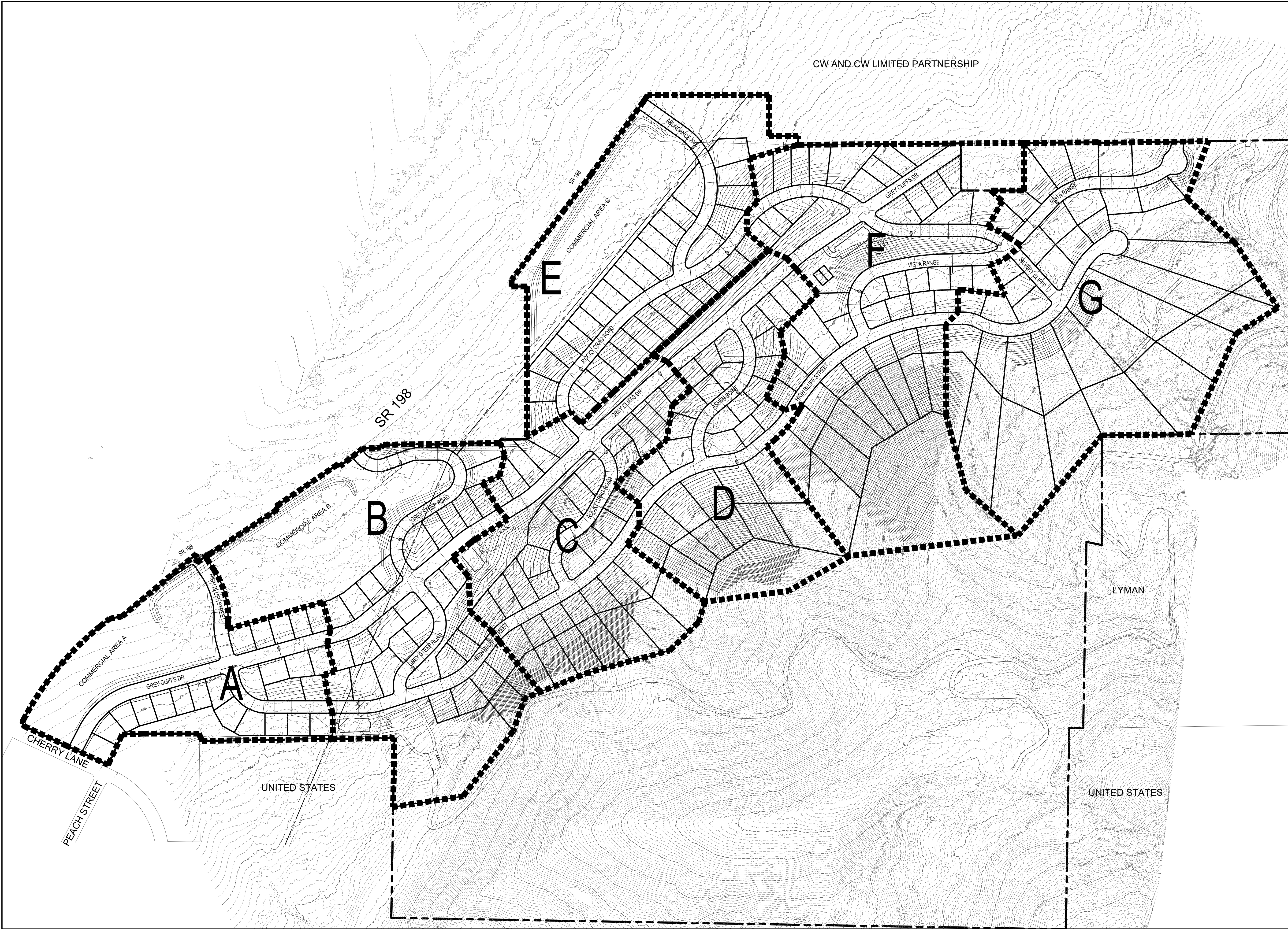
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CUT & FILL PHASING	C1.1A



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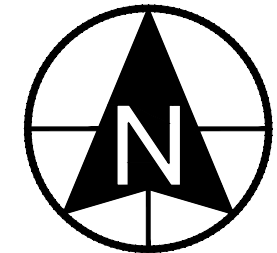


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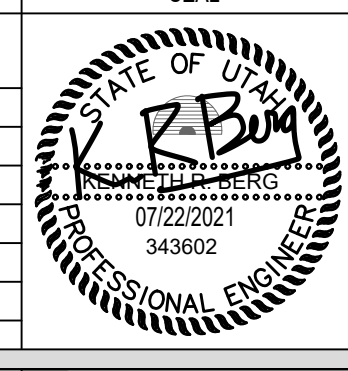


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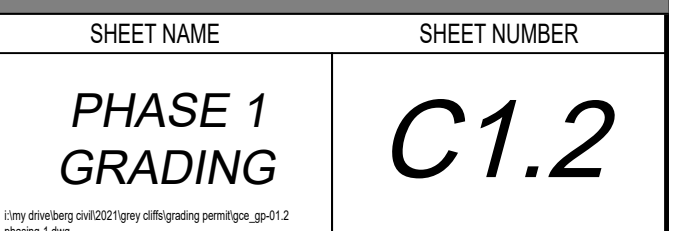
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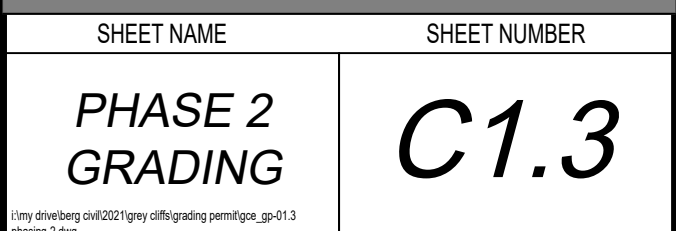


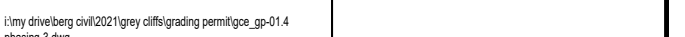
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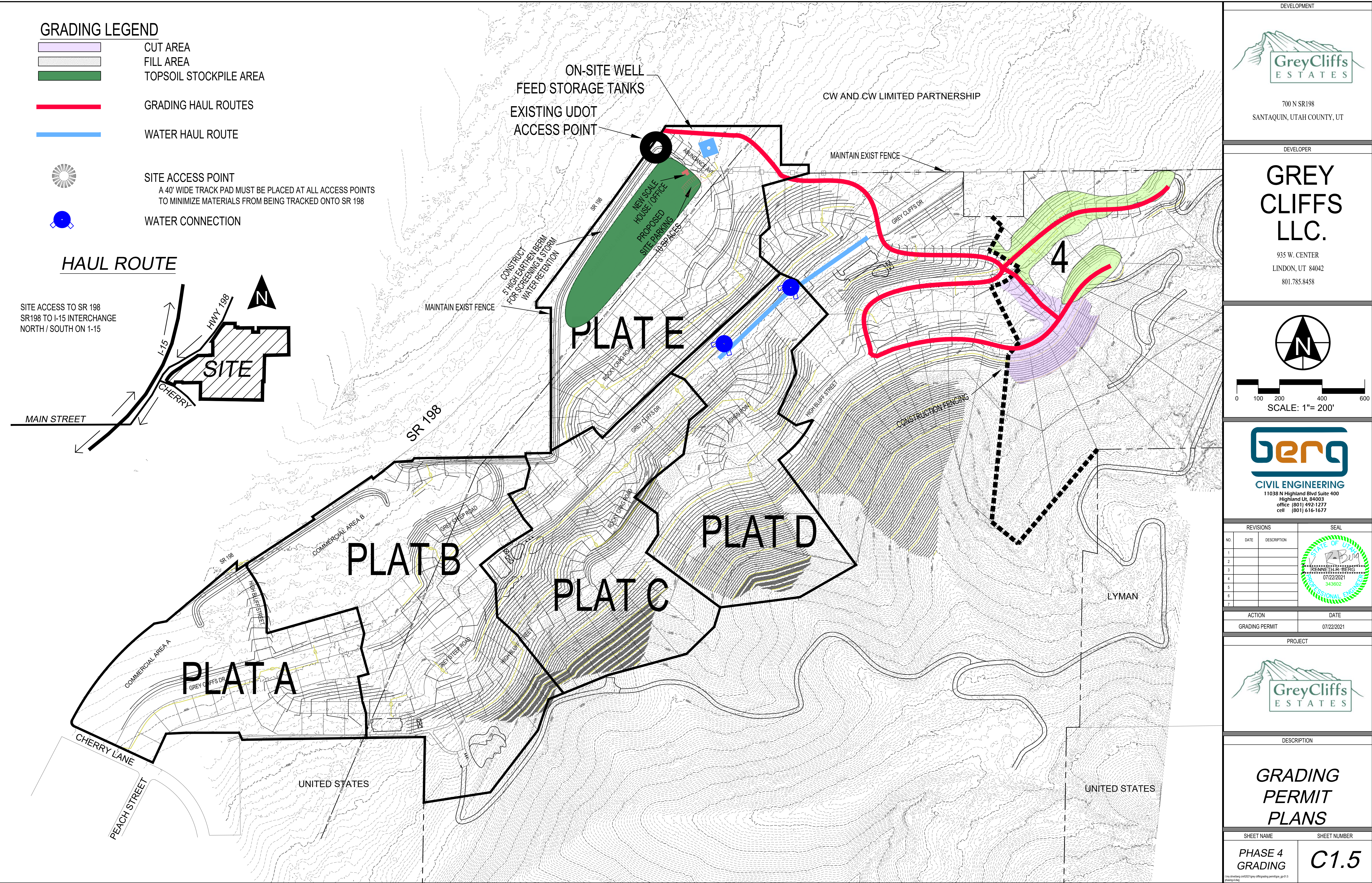
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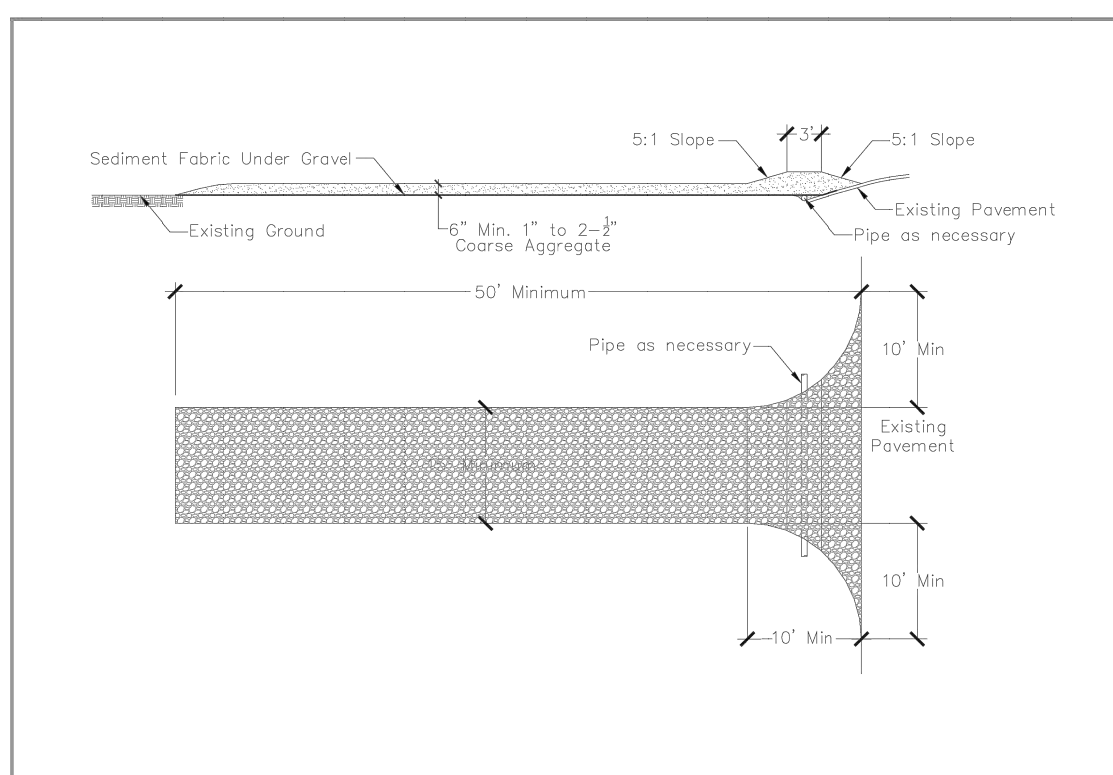
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OVERALL PHASING PLAN	C1.1B









BMP: Stabilized Construction Entrance**SCE
Construction****DESCRIPTION:**

A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface.

APPLICATION:

At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

INSTALLATION/APPLICATION CRITERIA:

- ◆ Clear and grub area and grade to provide maximum slope of 2%.
- ◆ Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months).
- ◆ Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.

LIMITATIONS:

- ◆ Requires periodic top dressing with additional stones.
- ◆ Should be used in conjunction with street sweeping on adjacent public right-of-way.

MAINTENANCE:

- ◆ Inspect daily for loss of gravel or sediment buildup.
- ◆ Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
- ◆ Repair entrance and replace gravel as required to maintain control in good working condition.
- ◆ Expand stabilized area as required to accommodate traffic and prevent erosion at driveways.

6.3 Fill Material

Following are our recommendations for the various fill types we anticipate will be used at this site:

FILL MATERIAL TYPE	DESCRIPTION RECOMMENDED SPECIFICATION
Structural Fill	Placed below structures, flatwork and pavement. Well-graded sand/gravel mixture, with maximum particle size of 4 inches, a minimum 70% passing 3/4-inch sieve, a maximum 20% passing the No. 200 sieve, and a maximum Plasticity Index of 10.
Site Grading Fill	Placed over larger areas to raise the site grade. Sandy to gravelly soil, with a maximum particle size of 6 inches, a minimum 70% passing 3/4-inch sieve, and a maximum 50% passing No. 200 sieve.
Non-Structural Fill	Placed below non-structural areas, such as landscaping. On-site soils or imported soils, with a maximum particle size of 8 inches, including silt/clay soils not containing excessive amounts of degradable/organic material (see discussion below).
Stabilization Fill	Placed to stabilize soft areas prior to placing structural fill and/or site grading fill. Coarse angular gravels and cobbles 1 inch to 8 inches in size. May also use 1.5-inch to 2.0-inch gravel placed on stabilization fabric, such as Mirafi RS280i, or equivalent (see Section 6.6).

6.4 Fill Placement and Compaction

The various types of compaction equipment available have their limitations as to the maximum lift thickness that can be compacted. For example, hand operated equipment is limited to lifts of about 4 inches and most "trench compactors" have a maximum, consistent compaction depth of about 6 inches. Large rollers, depending on soil and moisture conditions, can achieve compaction at 8 to 12 inches. The full thickness of each lift should be compacted to at least the following percentages of the maximum dry density as determined by ASTM D-1557 (or AASHTO⁷ T-180) in accordance with the following recommendations:

LOCATION	TOTAL FILL THICKNESS (FEET)	MINIMUM PERCENTAGE OF MAXIMUM DRY DENSITY
Beneath an area extending at least 4 feet beyond the perimeter of structures, and below flatwork and pavement (applies to structural fill and site grading fill) extending at least 2 feet beyond the perimeter	0 to 5 5 to 10	95 98
Site grading fill outside area defined above	0 to 5 5 to 10	92 95
Utility trenches within structural areas	--	96
Roadbase and subbase	-	96
Non-structural fill	0 to 5 5 to 10	90 92

**CMTENGINEERING
LABORATORIES**

May 6, 2020

Mr. Steve Larsen
South Valley Holdings, LLC
935 West Center Street
Lindon, Utah 84042

RE: Geotechnical Study Addendum
Cut Slopes for Gray Cliffs Estates (Santaquin Heights)
About 650 North State Road 198
Santaquin, Utah
CMT Project No. 12330

Mr. Larsen:

As you requested and authorized, this letter presents our geotechnical recommendations for cut slope stability along the east side of the subject project. CMT previously provided a geotechnical report¹ and a geologic hazards report² for this site.

Proposed Construction

We understand the project consists of constructing single family residences and possibly some multi-family buildings, with associated streets and utilities throughout the site. In order for this construction to occur, significant cuts will be needed along the eastern side of the site, which are shown on the current plans as 1H:1V (Horizontal:Vertical) slopes extending as high as 250 feet or more. There are three major cuts currently shown on the east side of the site, which we discuss below in **Recommendations**.

Site Geology

The geology of the lower portion of the site was presented in the referenced geologic hazards report. The upper portion of the site where the proposed cuts are planned is mapped as "Megabreccia Deposits" (map unit QTmb) that are Pleistocene to Pliocene(?) in age, and unspecified bedrock/rock (map unit R), that is Tertiary to Precambrian in age. Unit QTmb is described as:

"Includes large bedrock blocks, rubble, and younger Quaternary landslide deposits too small to map separately; bedrock blocks are comprised largely of Paleozoic quartzite, dolomite, and limestone on the northwest margin of Dry Mountain, east of Santaquin, mapped by Demars (1956), Hintze (1962), and Witkind and Weiss (1991) as highly faulted and deformed bedrock, but a prominent arcuate main scarp lies to the east of the deposit, which has a more subdued upper surface than surrounding bedrock and lies in an amphitheater at least 150 feet (45 meters) below the scarp; displacement of the deposit is thought to have started in the late Tertiary (possibly Pliocene) and continued intermittently during the

¹ "Geotechnical Engineering Study, Santaquin Heights Development, About 650 North State Road 198, Santaquin, Utah" CMT Project No. 12330, November 1, 2019.

² "Geologic Hazards Investigation, Santaquin Heights, Approximately 650 North State Road 198, Santaquin, Utah" CMT Project No. 12330, August 29, 2019.

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Page 2

Geotechnical Study Addendum
Cut Slopes for Gray Cliffs Estates (Santaquin Heights)
Santaquin, Utah
CMT Project No. 12330

Pleistocene as movement along the Wasatch fault zone uplifted the range front relative to the valleys. Thickness as much as 200 feet (60 m)."

The unspecified bedrock materials are described as:

"Hintze (1962) and Witkind and Weiss (1991) compiled geologic maps of the region that include the Santaquin quadrangle at respective scales of 1:125,000 and 1:100,000, providing valuable overviews of regional geology, although many questions remain regarding stratigraphic relationships and geologic structure. According to these maps, ... Precambrian rocks are most common at the base of the western side of Dry Mountain."

The majority of the three proposed cuts will be in the QTmb materials, which essentially is comprised of large blocks of bedrock within older landslide deposits.

Slope Recommendations

Given the anticipated materials at the site, we recommend that the slopes be cut at approximately 0.7H:1V (Horizontal:Vertical) with a 7.5-foot wide bench at every 25 feet height, which provides an overall 1H:1V slope. There is a possibility that flatter slopes may be needed in some areas to provide adequate stability, thus we highly recommend that CMT observe these cuts (or even preliminary cutting) during construction to verify the cut slopes will be appropriate or if some areas need to be cut at a flatter slope angle. The remaining recommendations in the referenced report appear appropriate and should be followed.

Closure

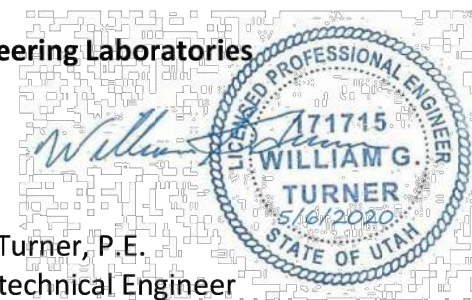
This letter is considered an addendum to our referenced geotechnical report and subject to the same conditions and limitations presented therein. If you have any questions, please call.

Sincerely,

CMT Engineering Laboratories

William G. Turner, P.E.

Senior Geotechnical Engineer



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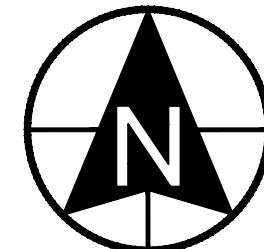


700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

**GREY
CLIFFS
LLC.**

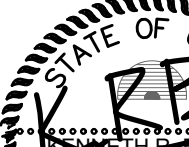
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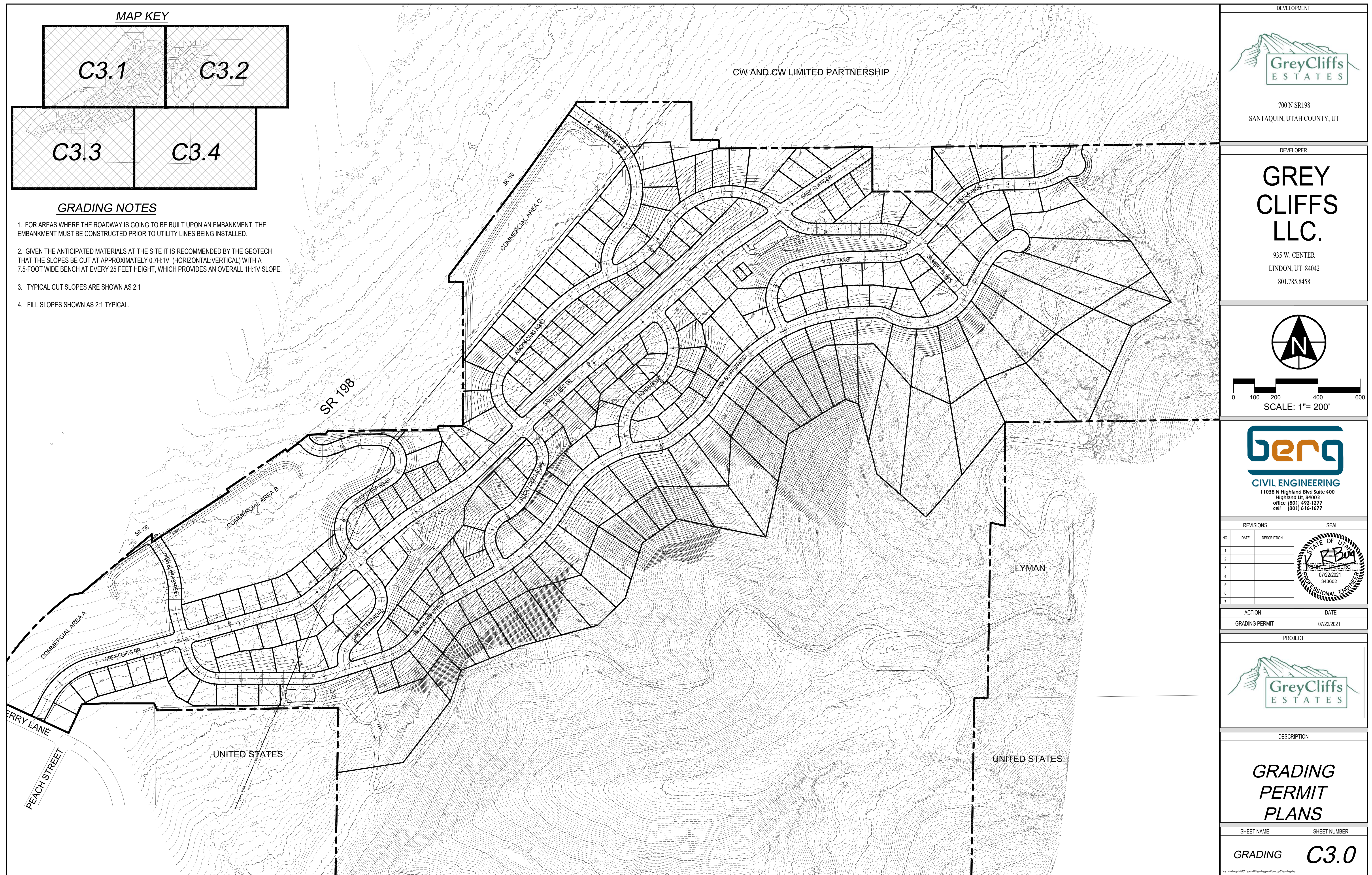


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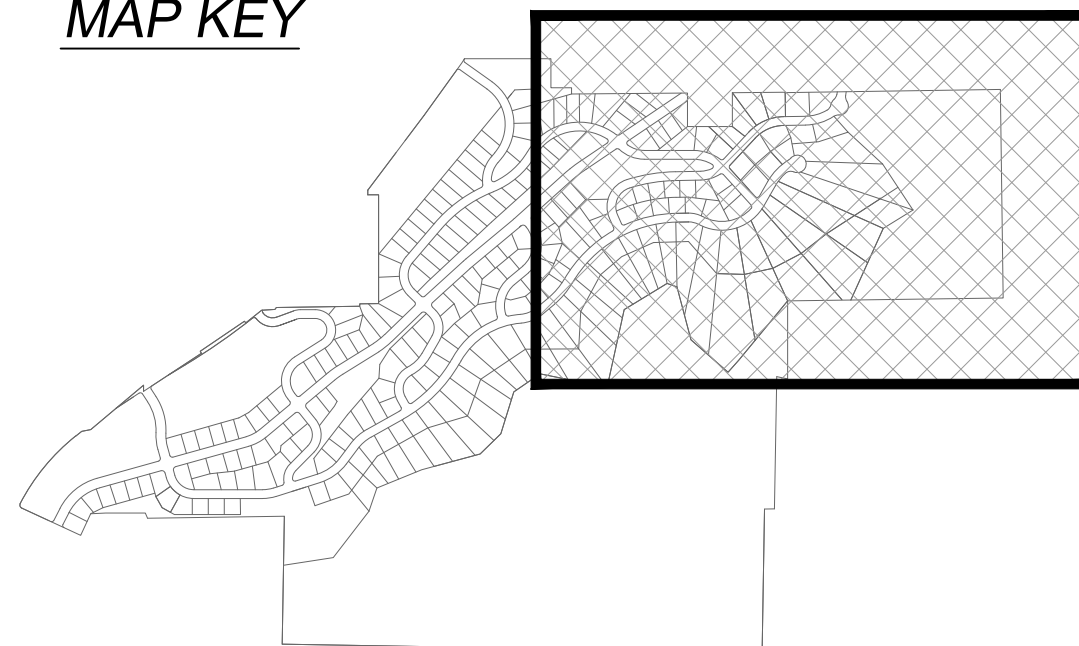
**GRADING
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GENERAL NOTES	C2.0

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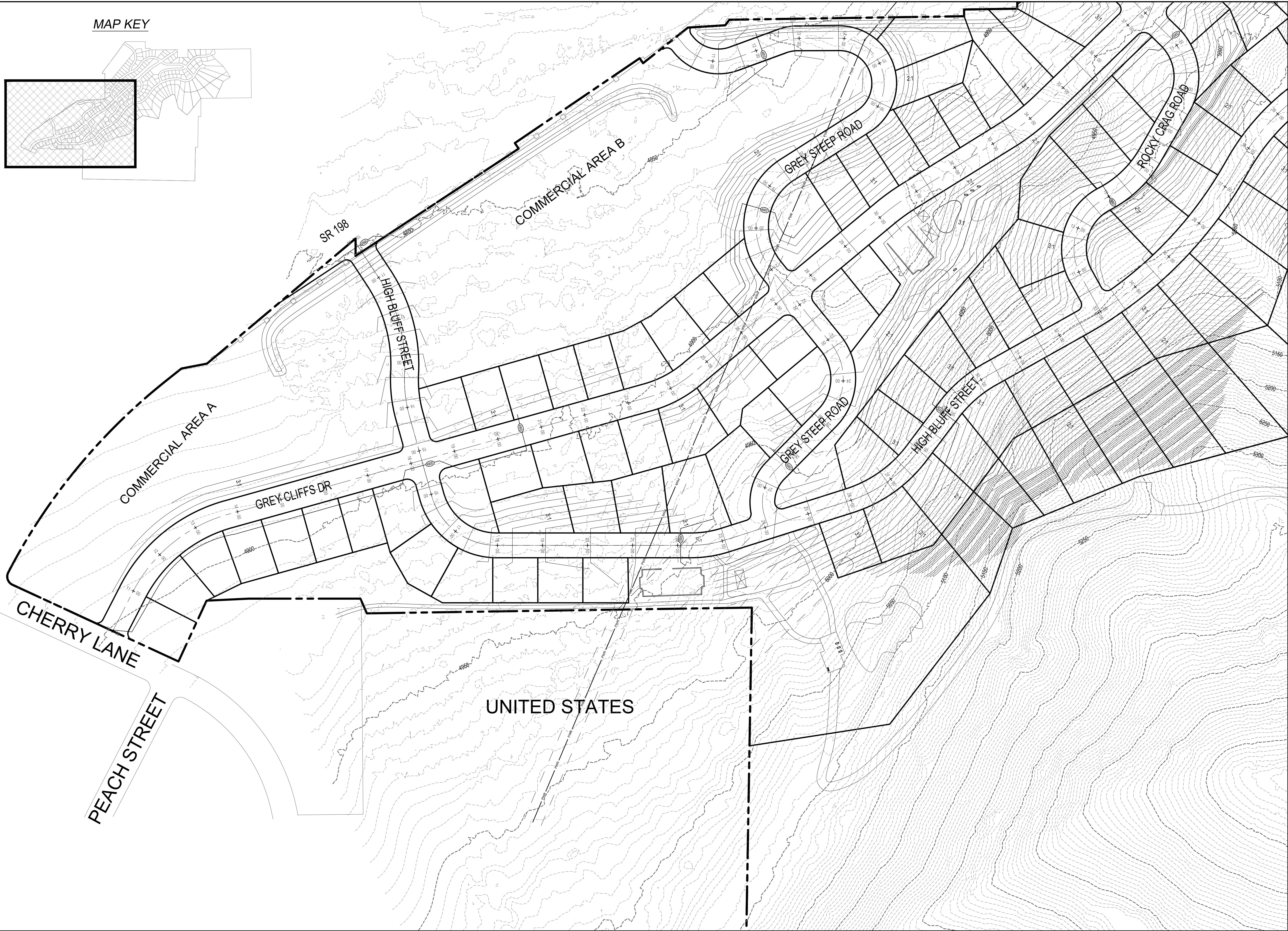






C3.2

(my drive) 01/2021 grey cliffs grading permit go-03-grading



DEVELOPMENT

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

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SCALE: 1"= 100'

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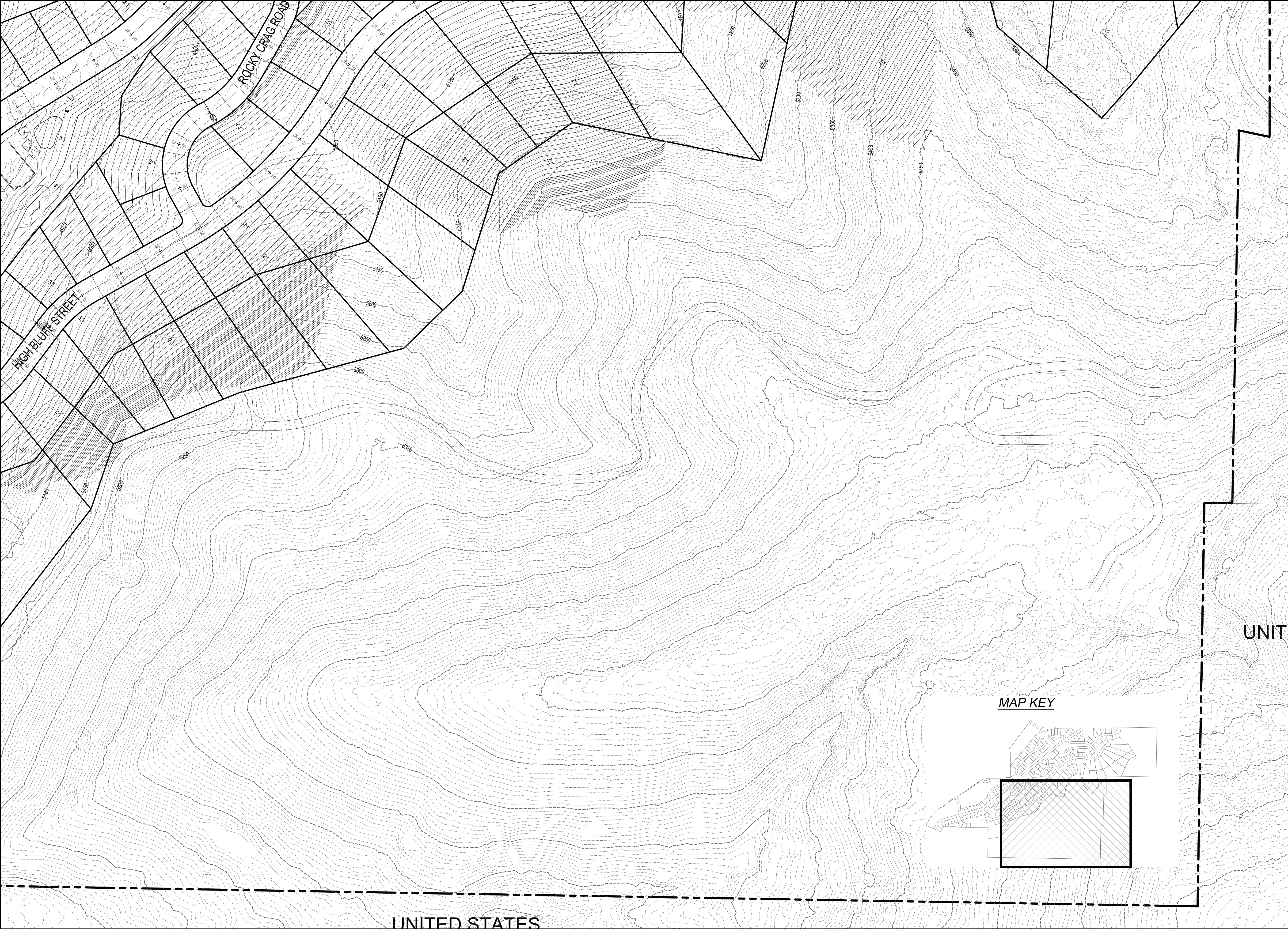
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GRADING PERMIT PLANS

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GRADING	C3.3

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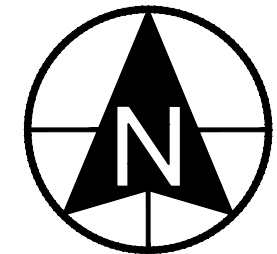


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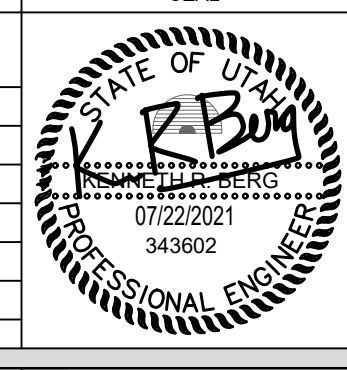


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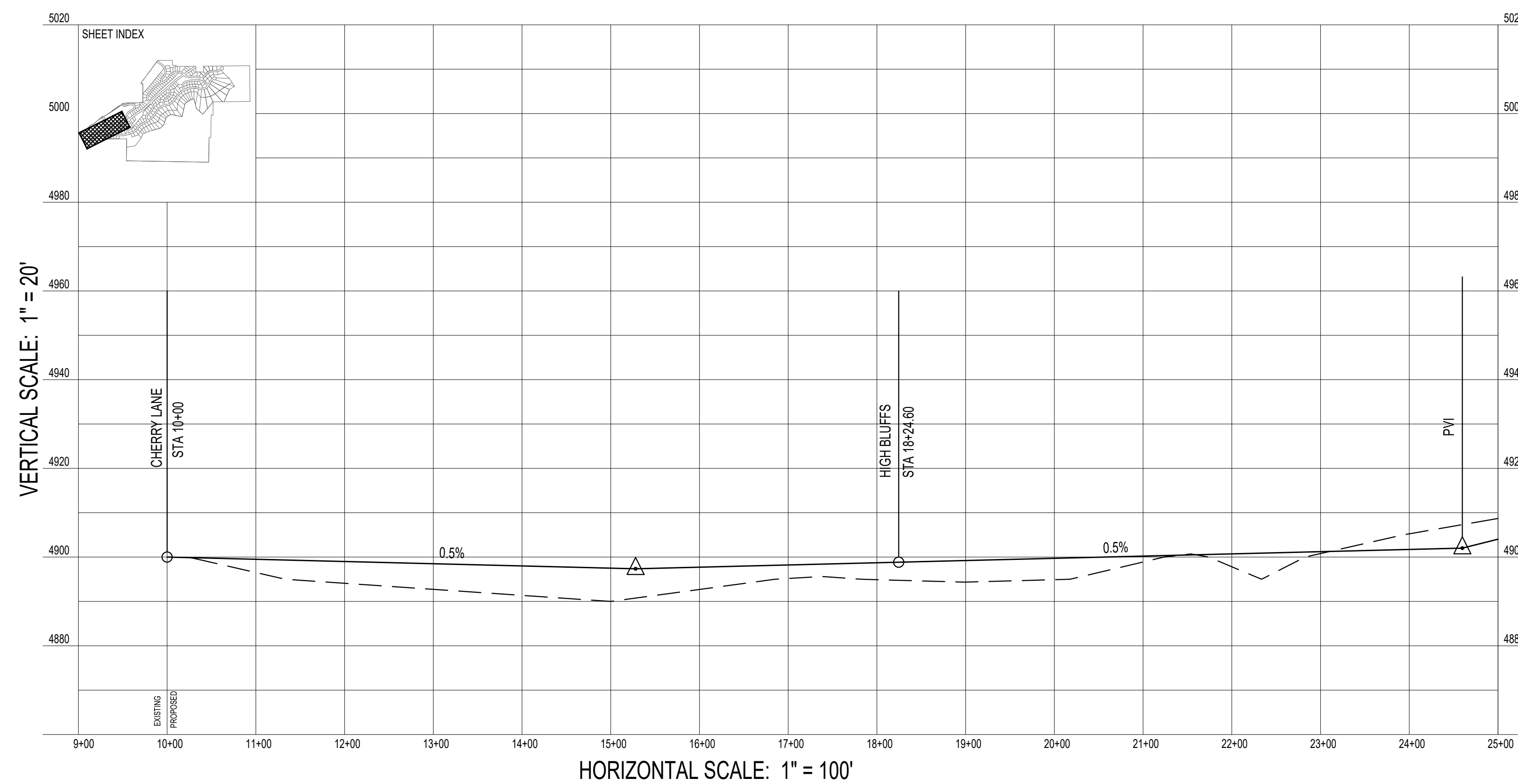
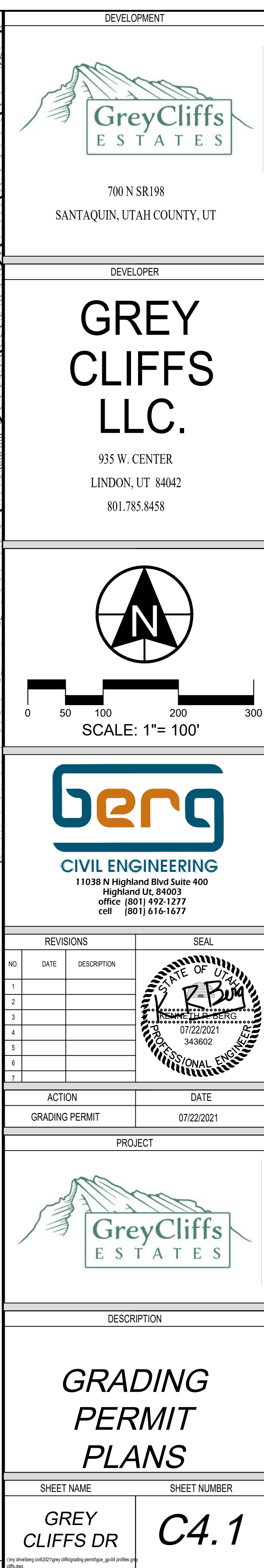


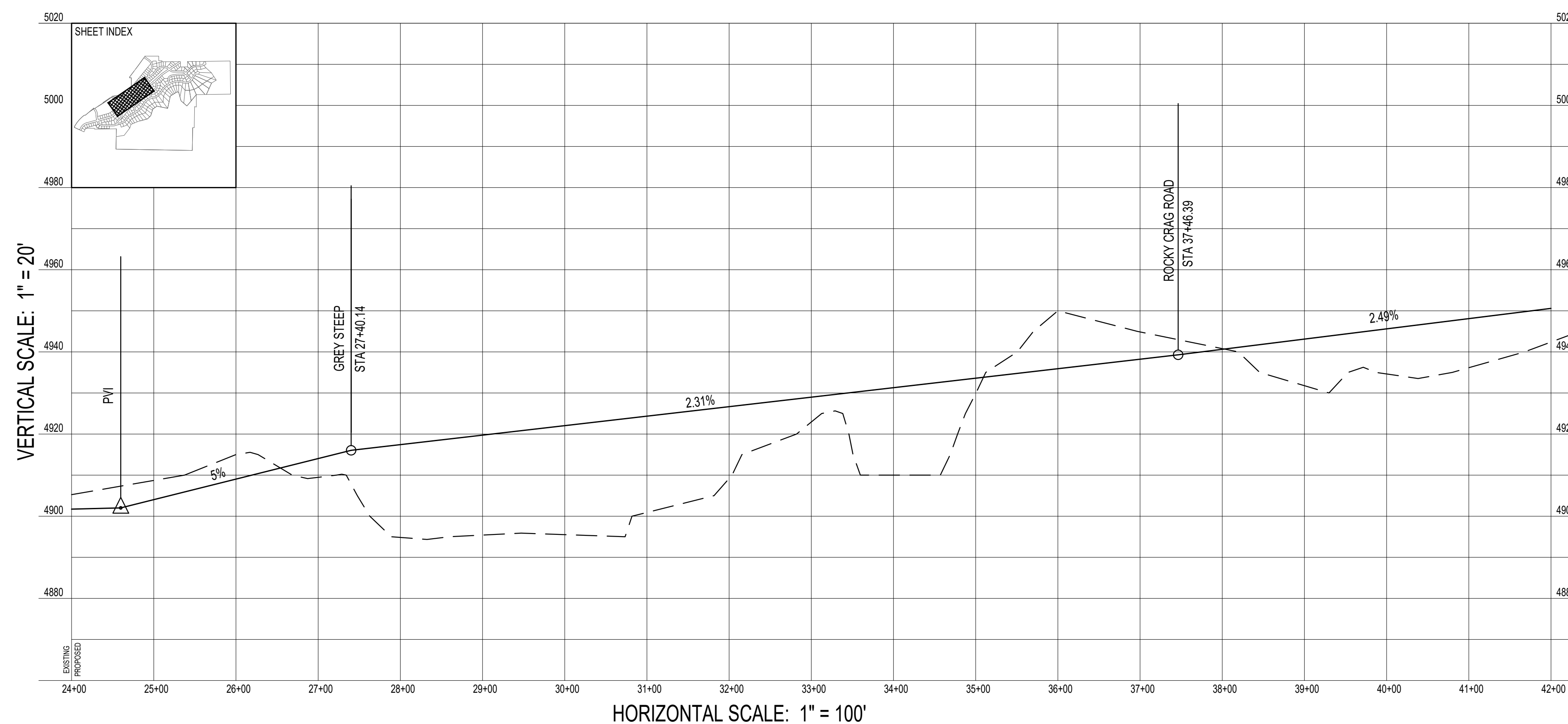
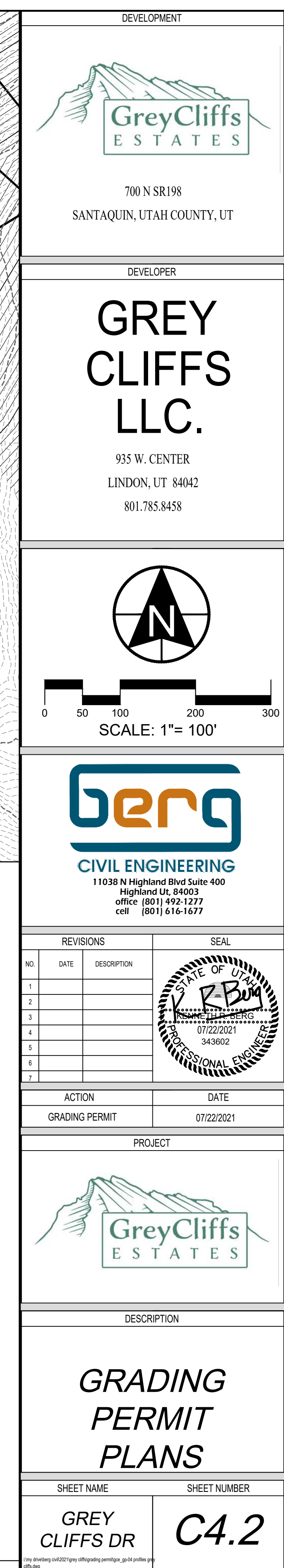
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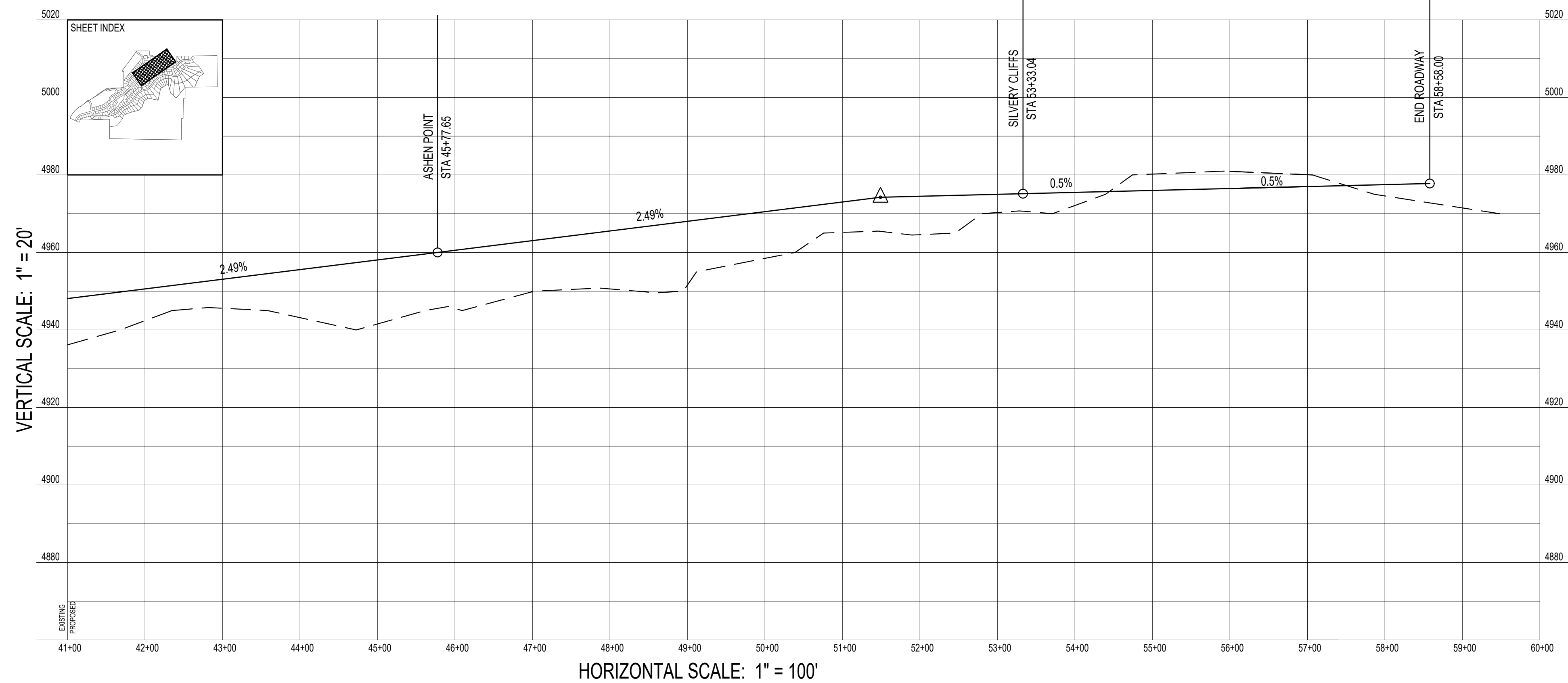
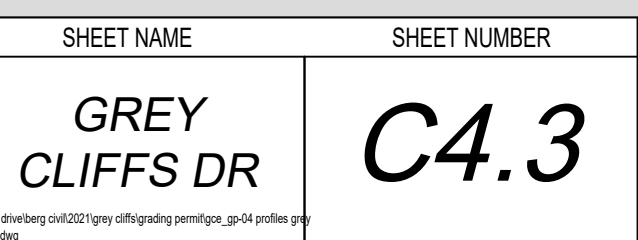
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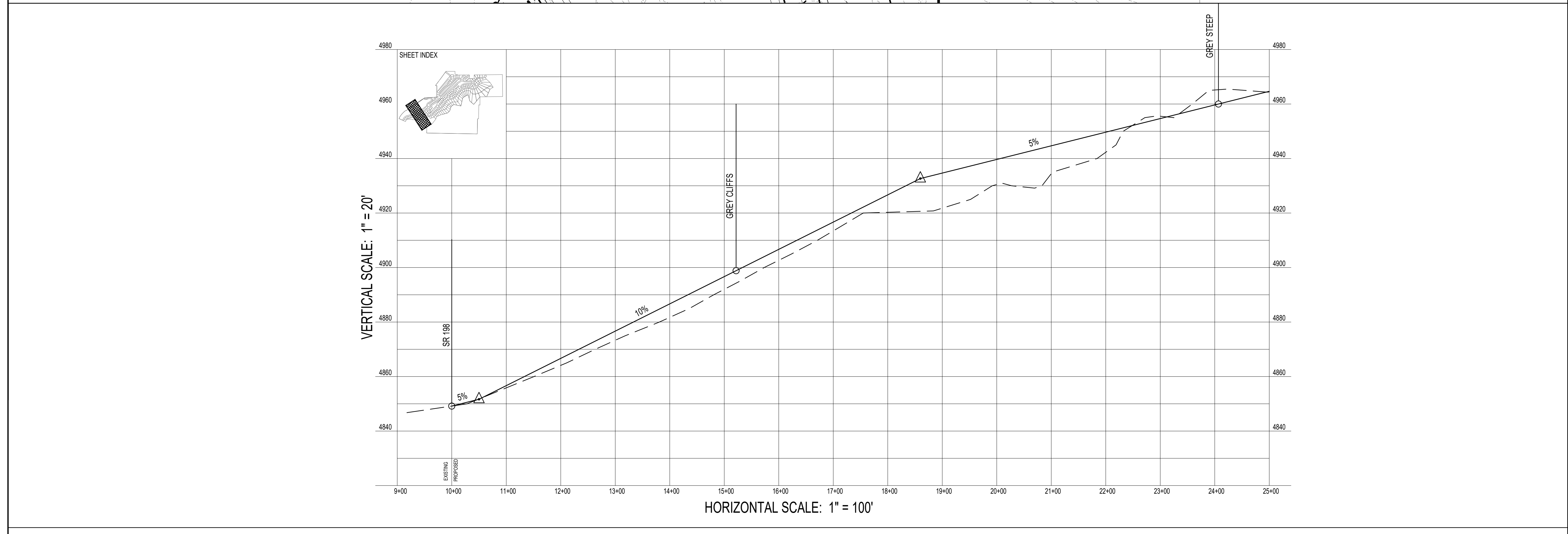
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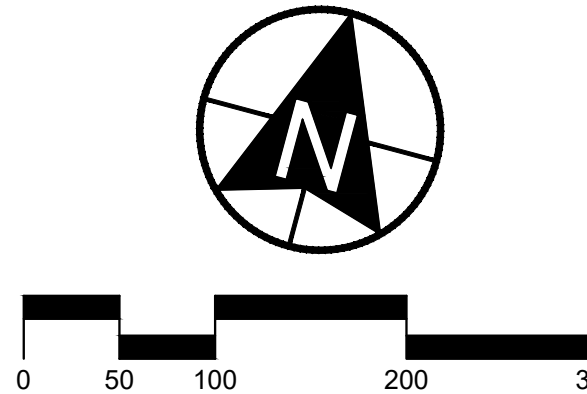


700 N SR198
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DEVELOPER

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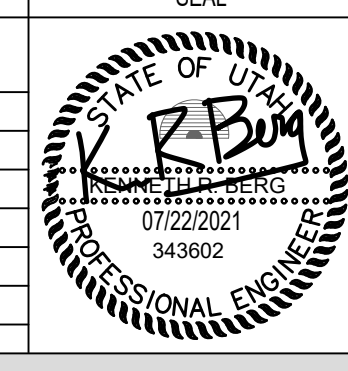
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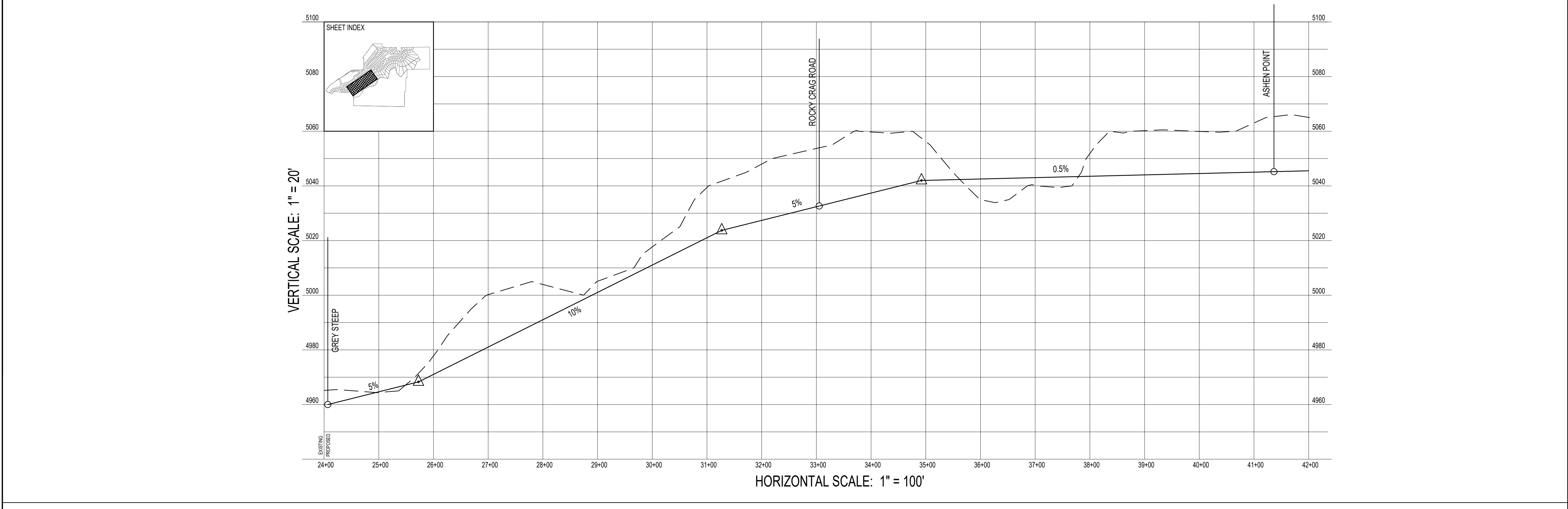


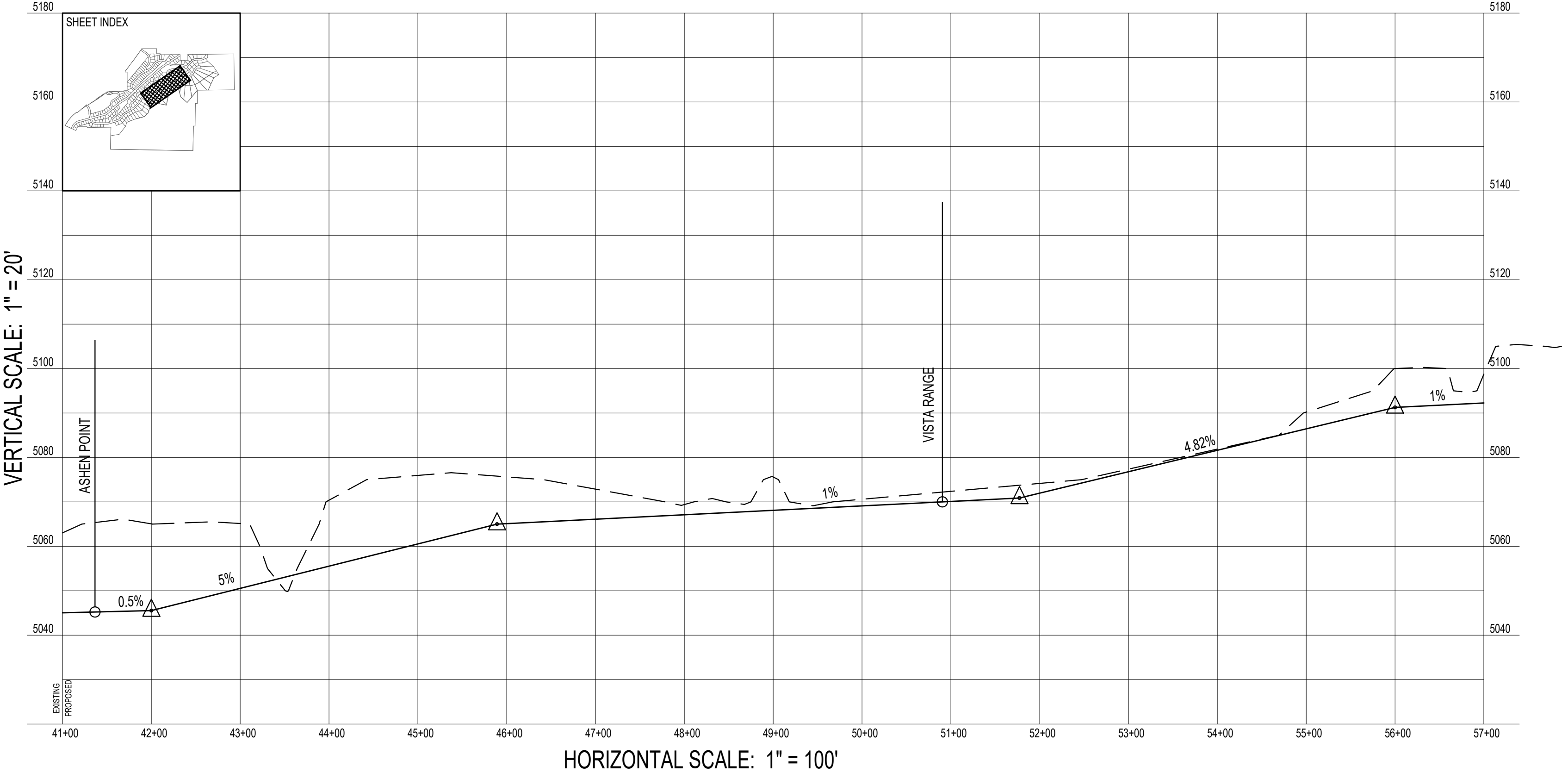
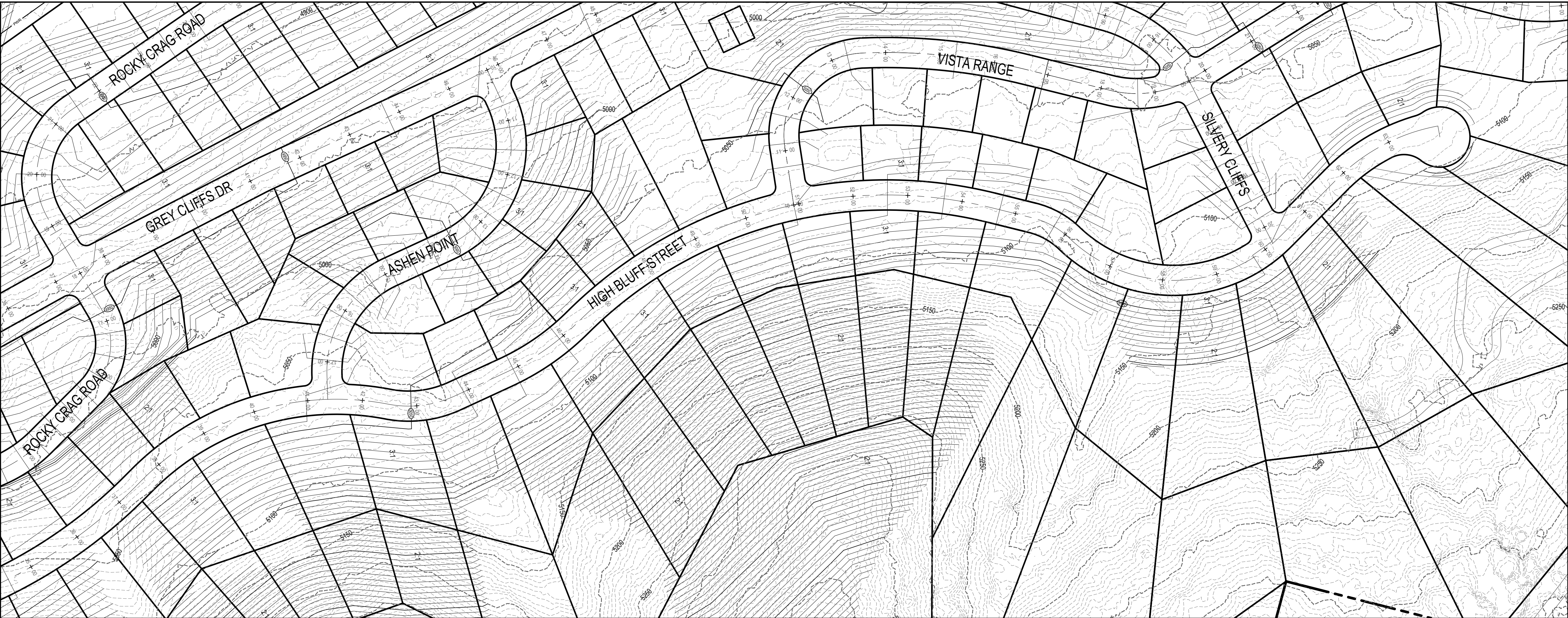
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**GRADING
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HIGH BLUFF	C5.2

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DEVELOPMENT

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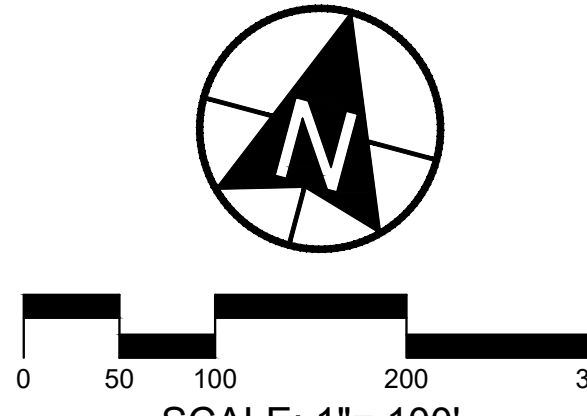


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DEVELOPER

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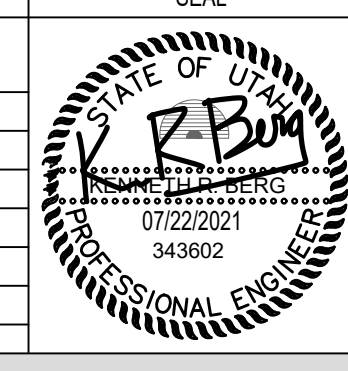
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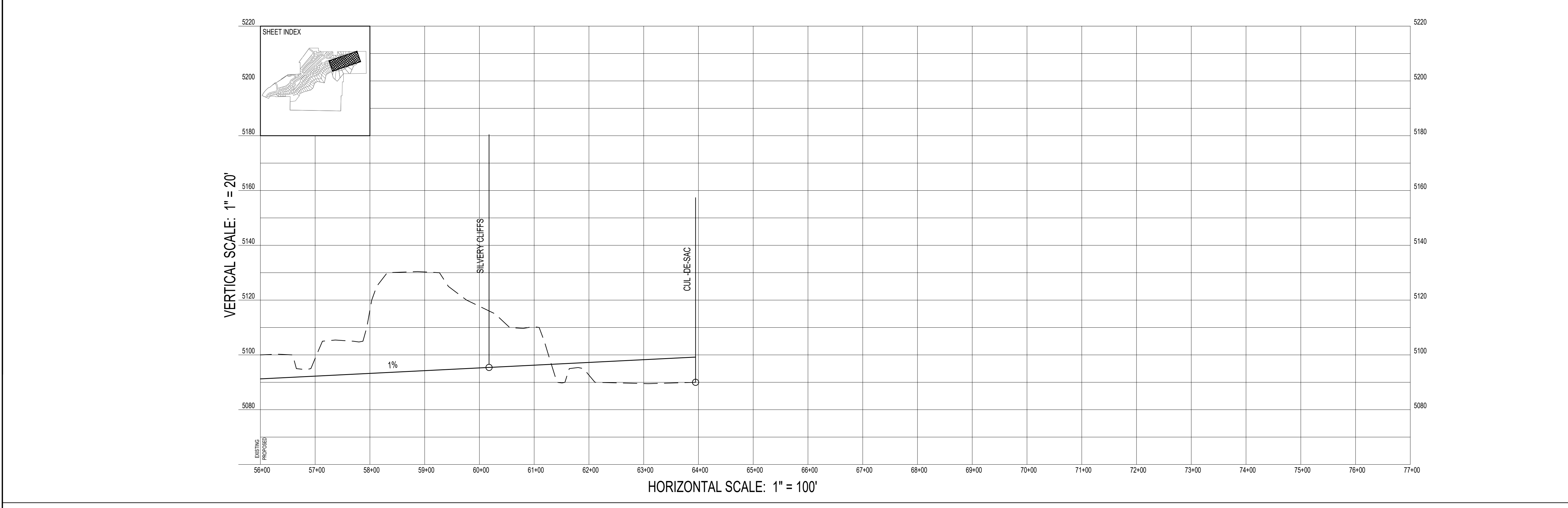
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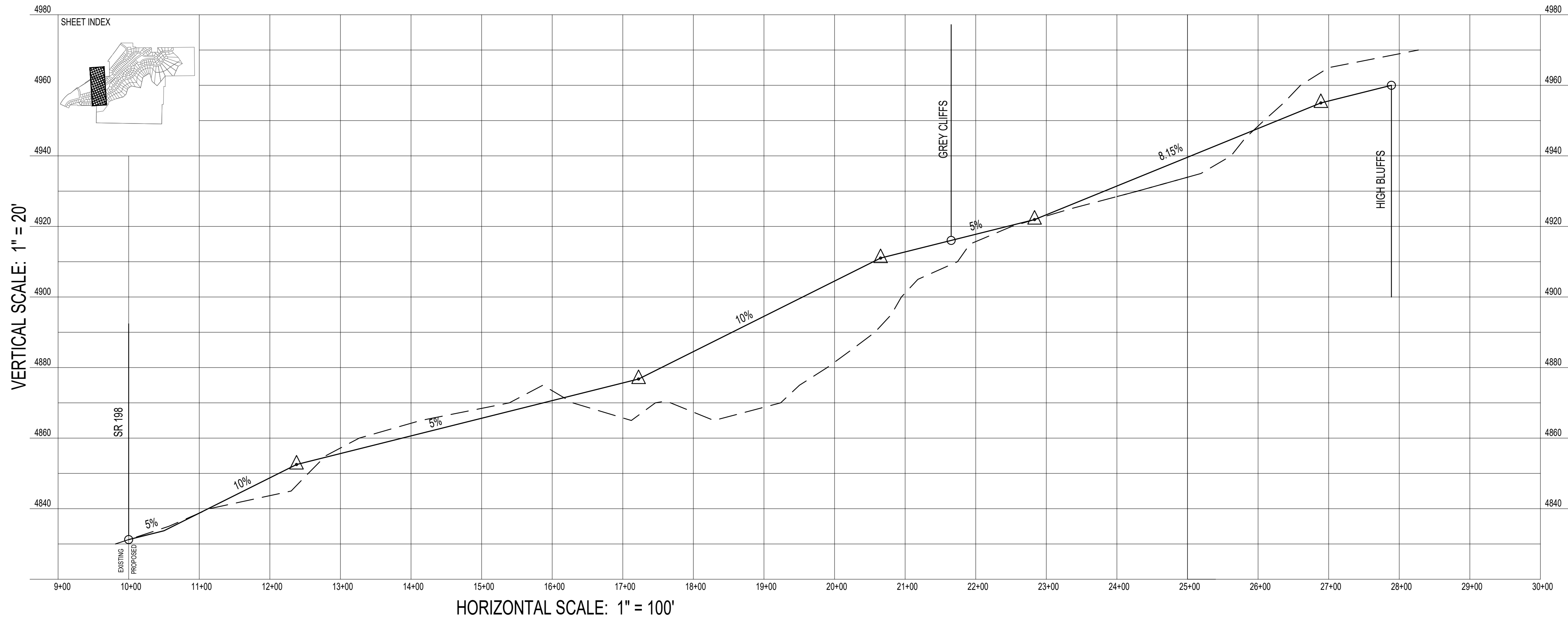


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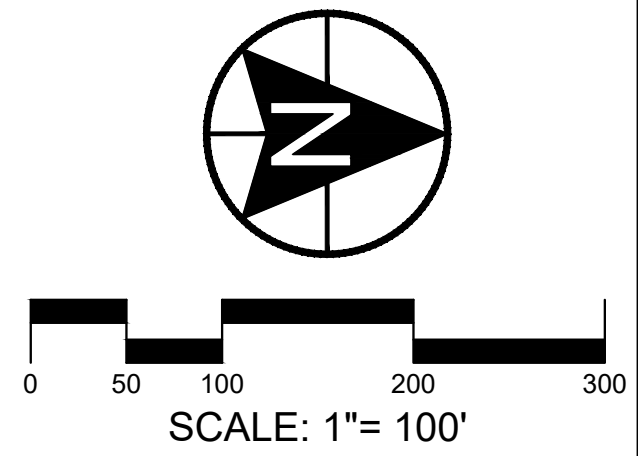
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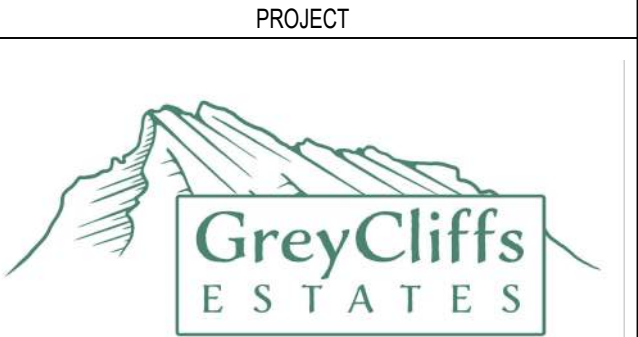
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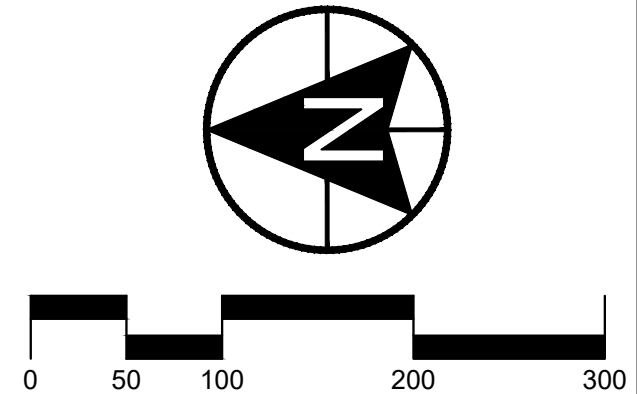


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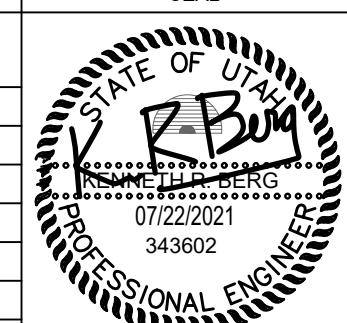


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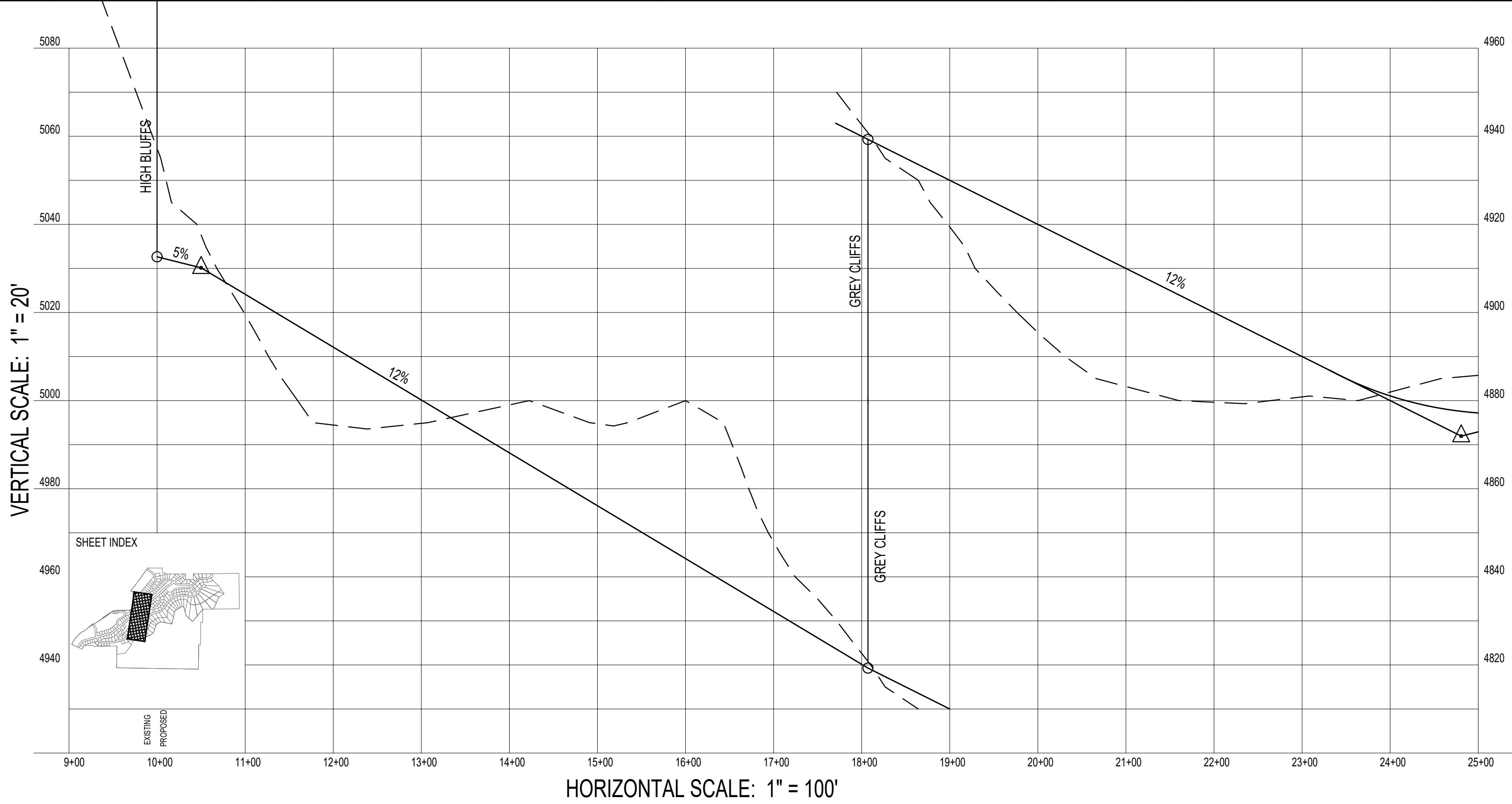


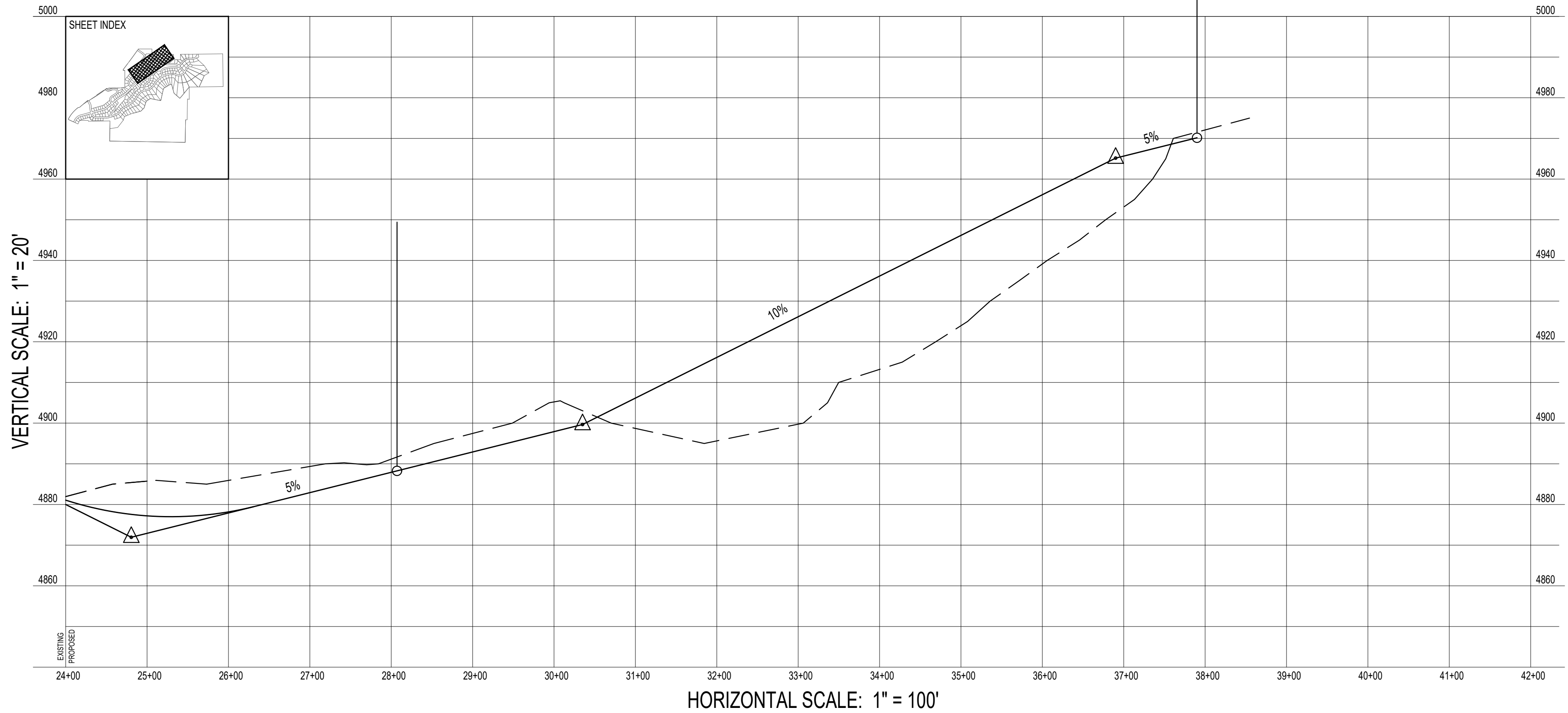
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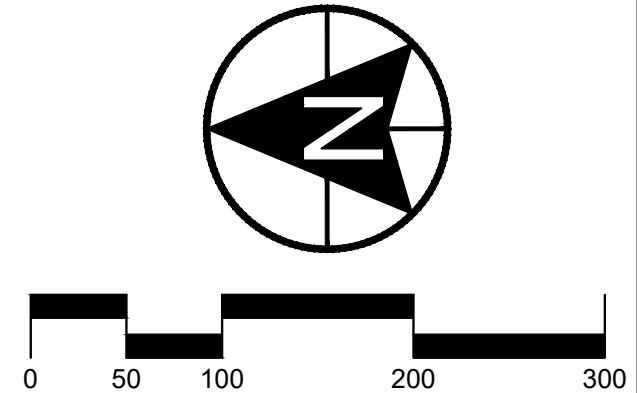


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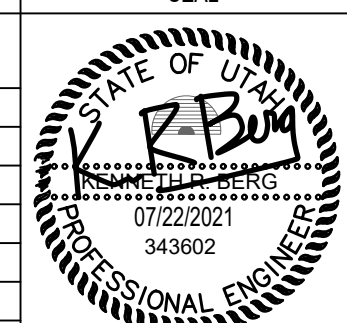


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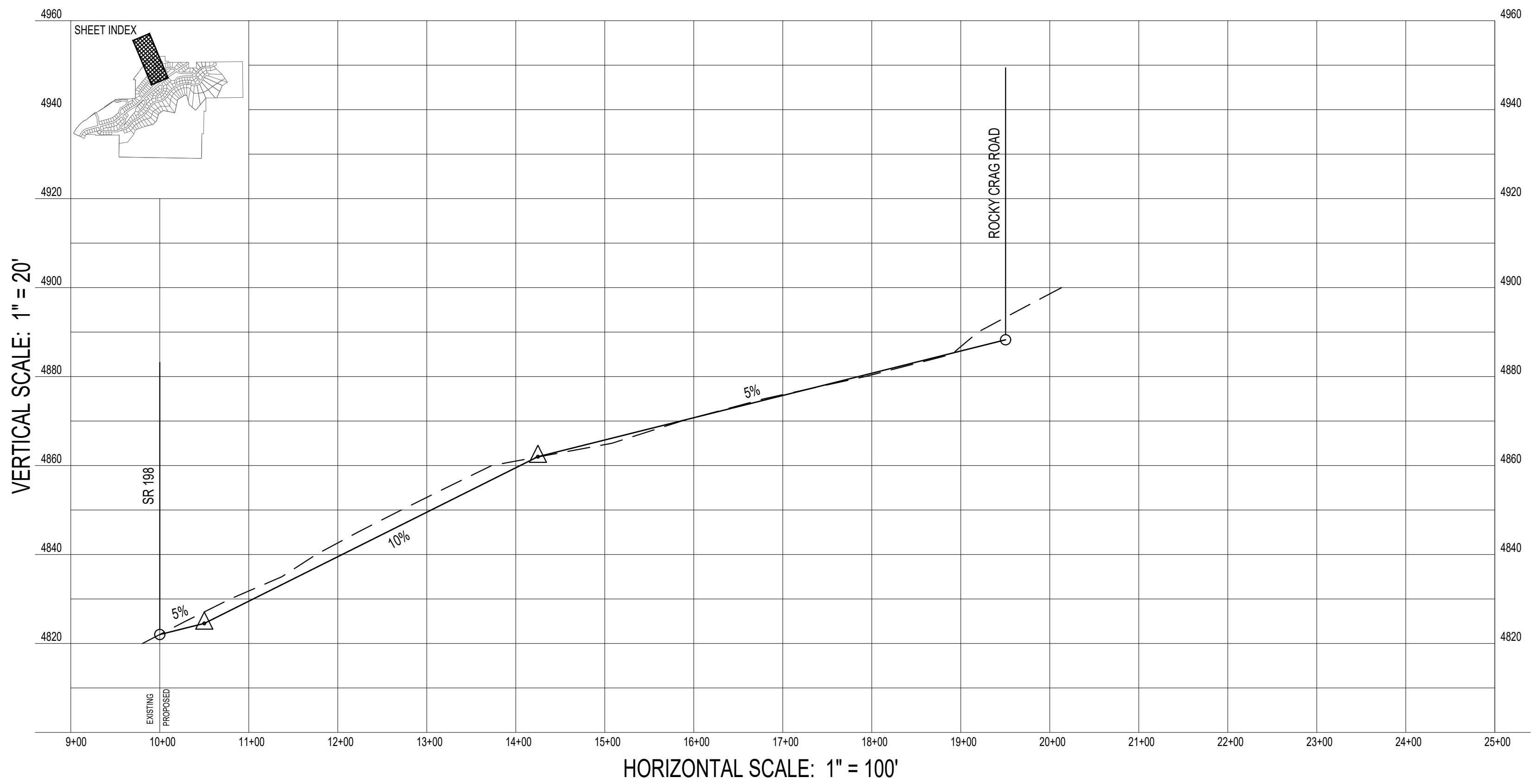
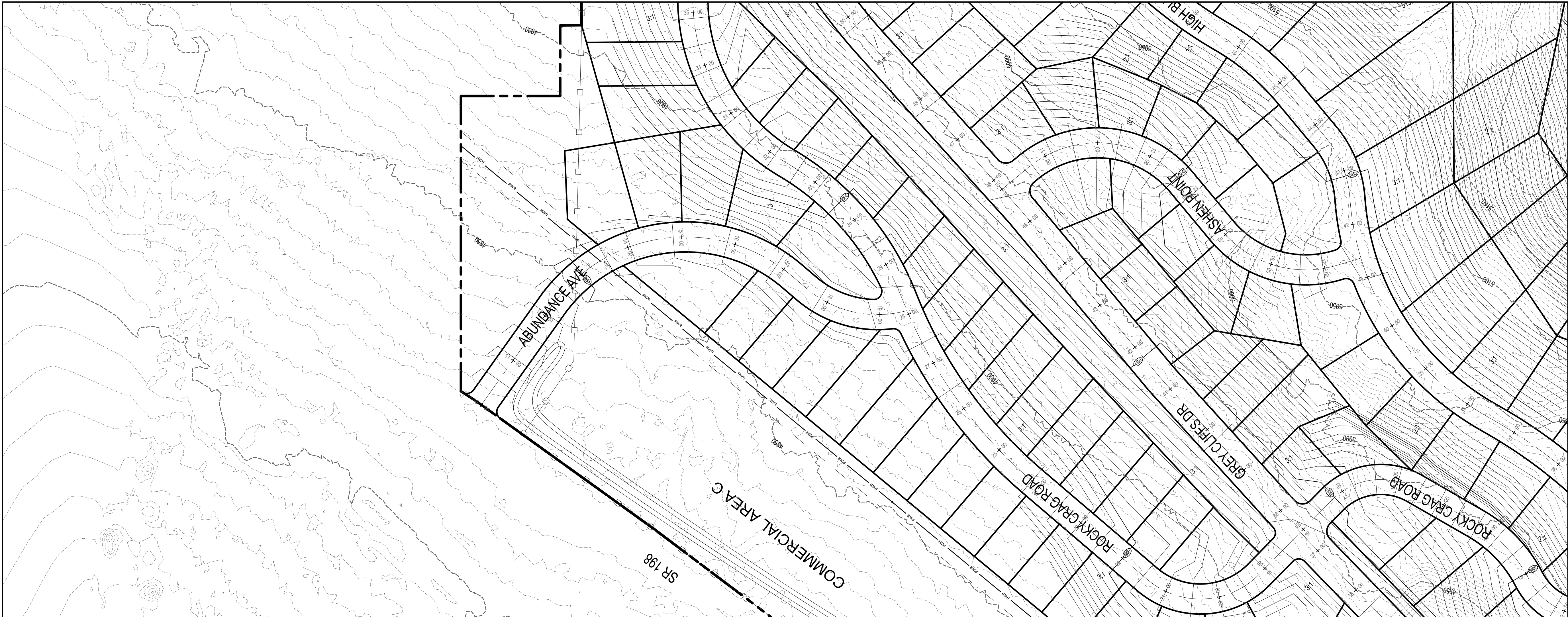


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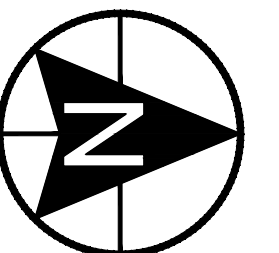


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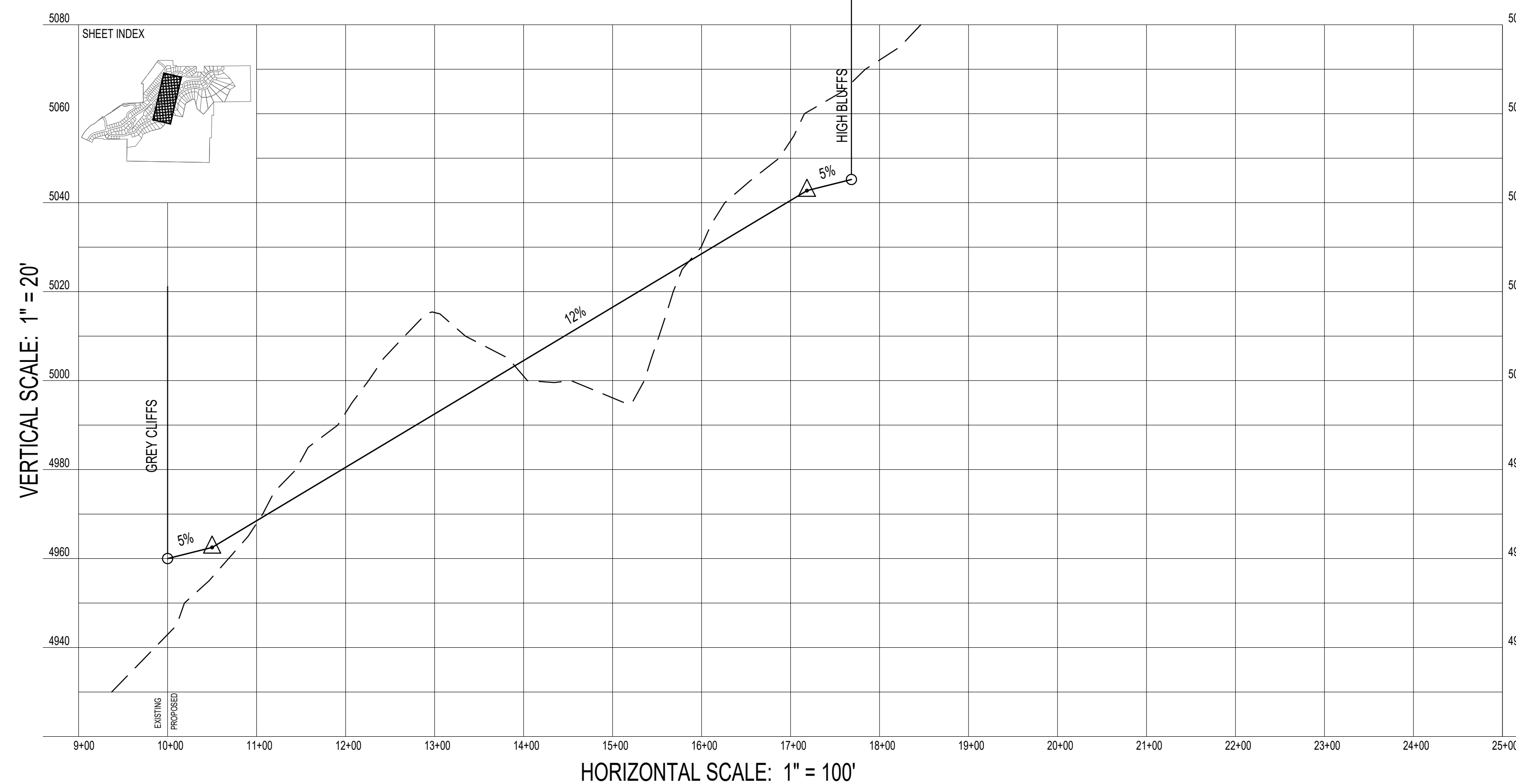
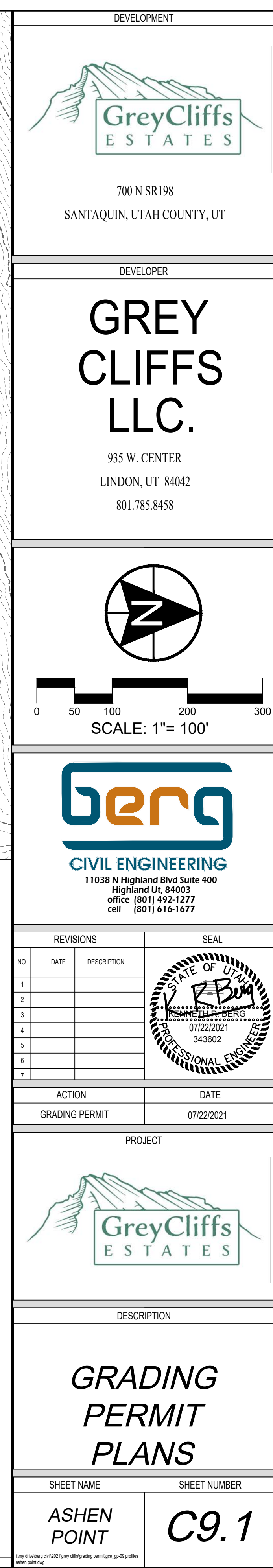


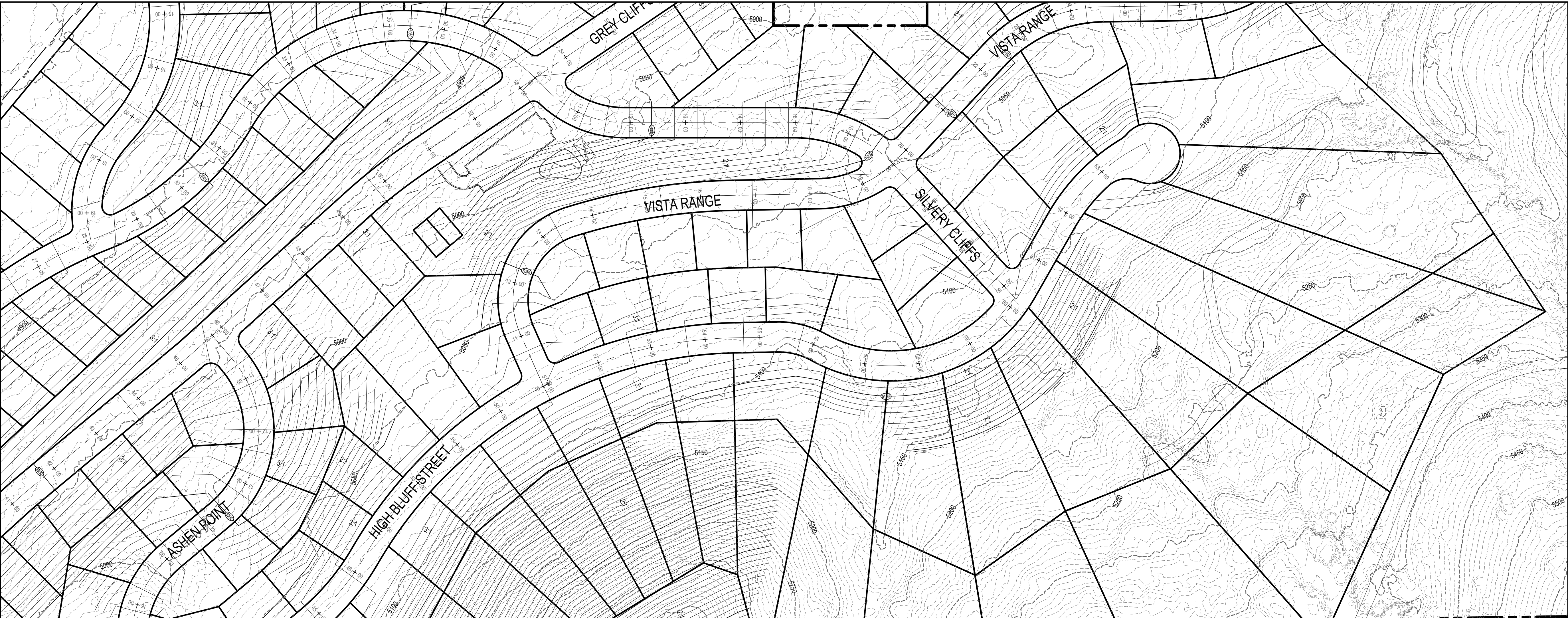
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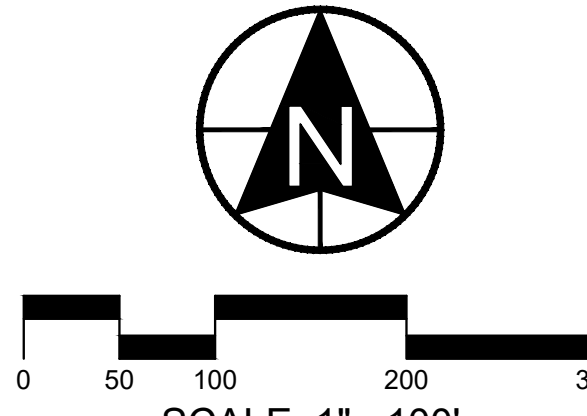


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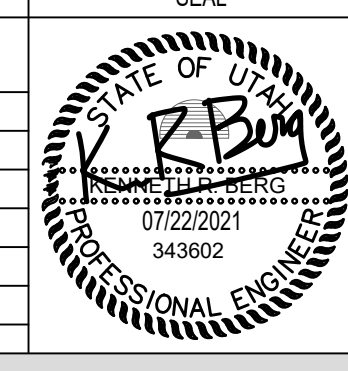
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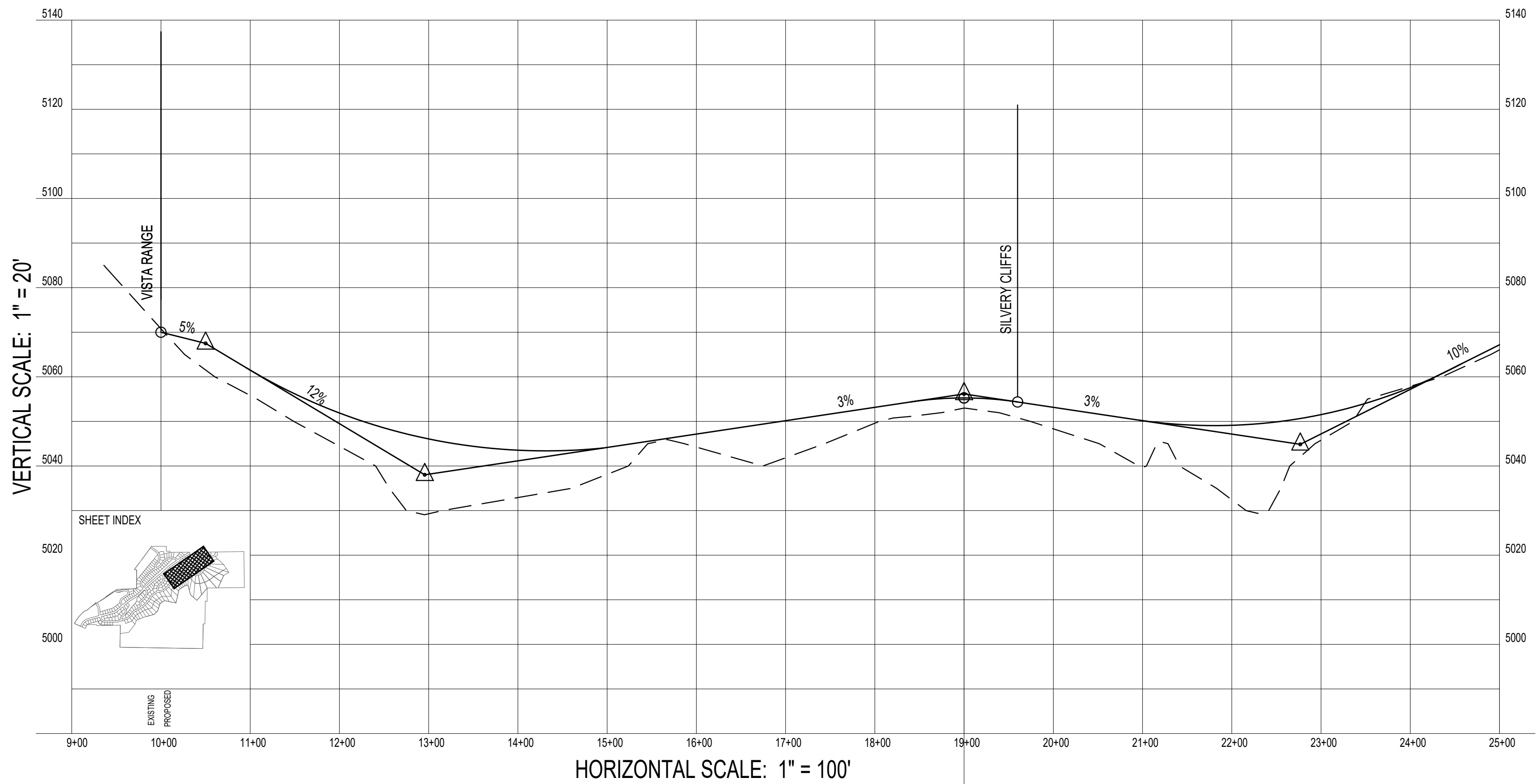
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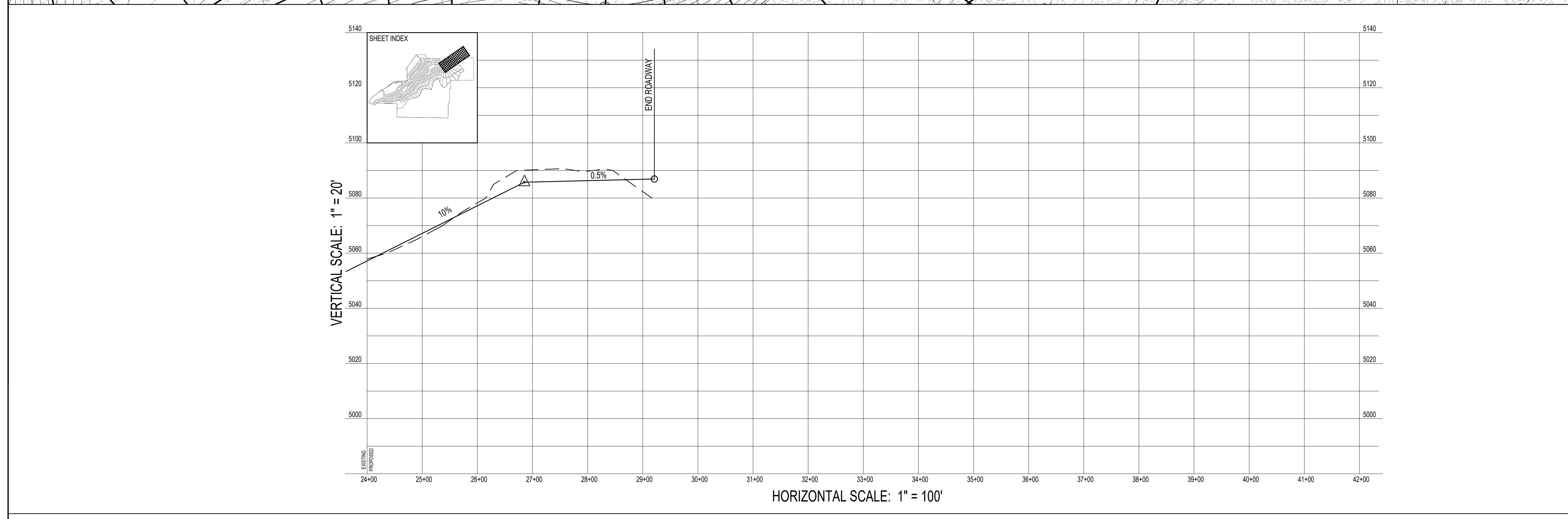
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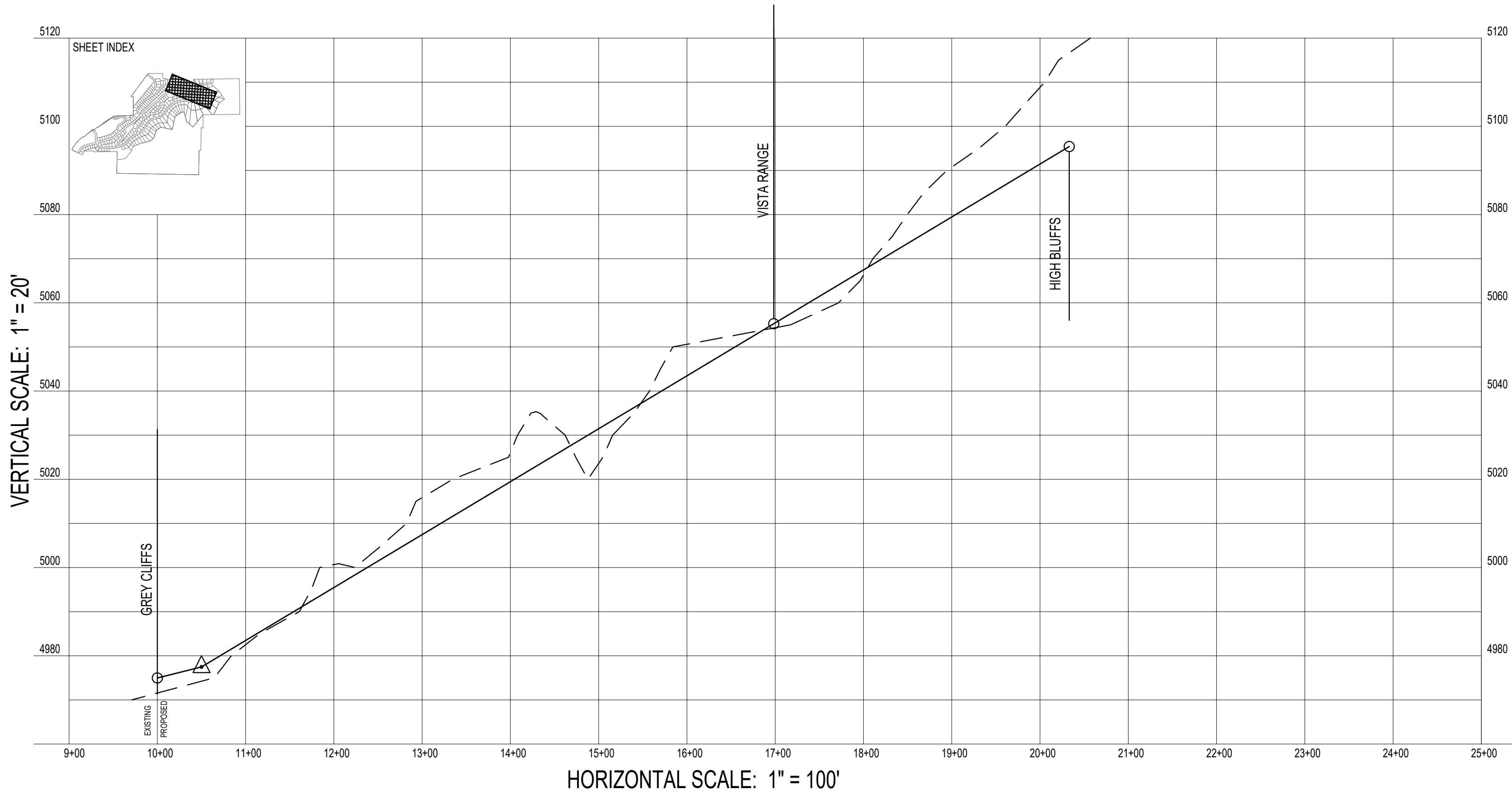
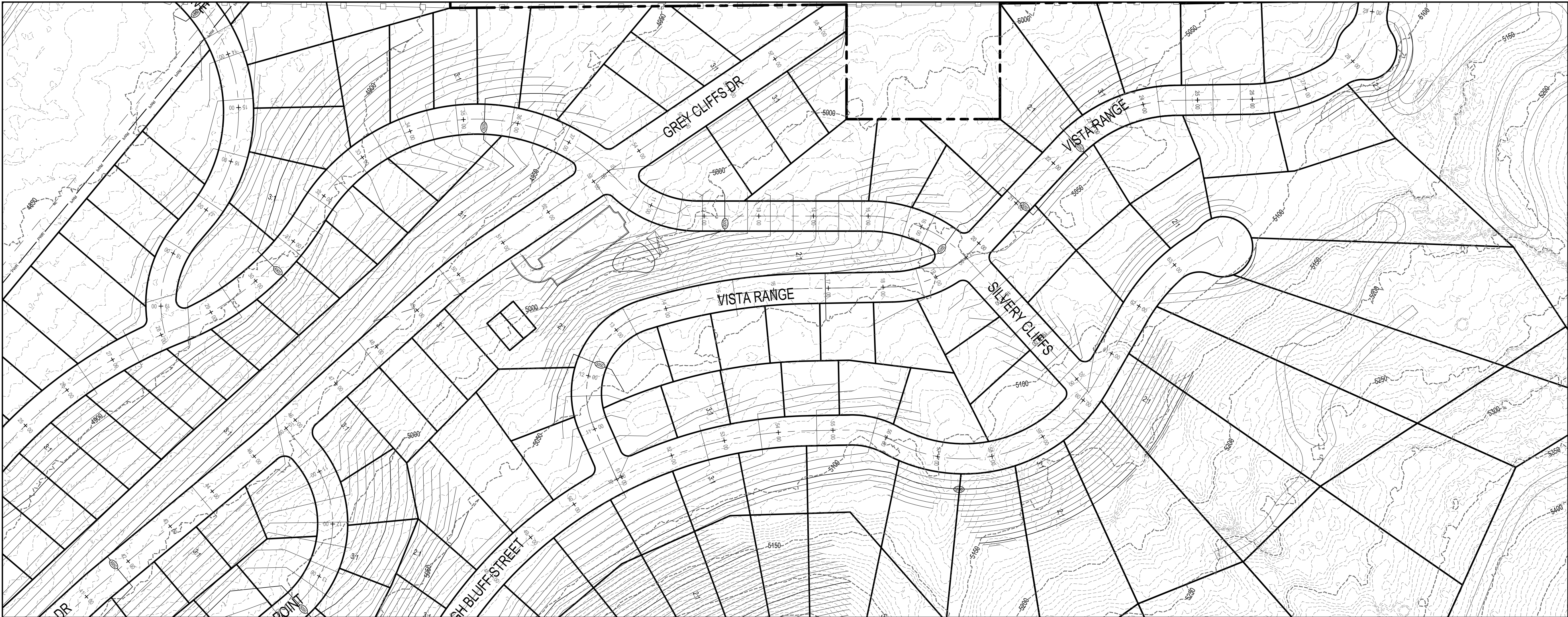


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Planning Commission Meeting Minutes

Tuesday, August 10, 2021

Planning Commission Members in Attendance: Trevor Wood, Art Adcock, Kylie Lance, BreAnna Nixon, Kody Curtis, Drew Hoffman and Sarah Jorgensen.

Others in Attendance: Flagship Homes (Attending Via Zoom), Peter Evans (Attending Via Zoom), Ken Berg, Steve Larsen (Attending Via Zoom), Don Campbell, Rae Campbell, Lynn Rogers, Van Rogers, Kody Davis, Maureen Dalton, Bryan Dalton, Melonie Smith, Stephen Smith, Michelle Ybarra, Leroy Kinder, Jennifer Cook, Jenny Fernelius, Larry Cook, Stephen Burkholder, Ryan Depew, Sharon Storrs, Ava Burgi, Jody Reid, Nicki Mcneff, Gina Drollinger, Sheryl Martinez, and Dan Olson.

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

INVOCATION/INSPIRATION THOUGHT- Commissioner Jorgensen offered an invocation.

PLEDGE OF ALLEGIANCE- Commissioner Adcock led the Pledge of Allegiance.

ORDER OF AGENDA ITEMS- Commission Chair Wood announced that due to the number of people in attendance for the Santaquin Estates Public Hearing it will be held first.

PUBLIC FORUM- Commission Chair Wood opened the Public Forum at 7:03 p.m. there were no comments, so he closed it at 7:04 p.m.

DISCUSSION & POSSIBLE ACTION

PUBLIC HEARING- Santaquin Estates Subdivision Concept Review

The Planning Commission will review a concept plan for a proposed 86-lot subdivision (59 single-family, 26 townhomes, and 1 commercial) located at approximately Main Street and 900 E. A zone change will be discussed during this review.

Mr. Bond explained that this subdivision has come before the Planning Commission before in previous forms. Earlier today the DRC reviewed this proposal at a concept level. Tonight's Public Hearing is to gather feedback from the Public and the Planning Commission for the developer.

Mr. Bond shared that this proposed development consists of approximately 31 acres (See Attachment 'A'). The property is zoned R-10, with a small area of Commercial C-1 zoning along Main Street. He explained that a yield plan is used to help calculate the number of units that the developer could get within a development according to the standard zoning. He indicated that the yield plan for this development allows for 93 single family lots.

PLANNING COMMISSION MEETING
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Mr. Bond explained that City Staff has communicated with UDOT regarding interchange updates. UDOT then indicated that they would like to realign the Frontage Road. The City recognized the opportunity to have some of those issues fixed now with this development and communicated this with the developer since they had a pending application.

Mr. Bond stated that tonight's proposal includes 56 single family lots, 26 townhomes, and a 5-and-a-half-acre commercial lot. He explained that 15% open space would be required for the townhomes. Mr. Bond added that there is a potential of the city obtaining land for a retention basin on the north side of the property from the developer as part of a Planned Unit Development (PUD). He clarified that the amount of land required for a retention basin is being studied. Mr. Bond added that the city obtained a 9.1-million-dollar grant from Natural Resources Conservation Service (NRCS) for the retention basin construction, however this grant cannot be used for the purchase of land.

Mr. Bond reviewed the proposed phasing of this project.

PUBLIC HEARING- Commissioner Wood opened the Public Hearing at 7:22 p.m.

Ms. Jody Reid shared thoughts of hers and of others including:

Darren Durfey indicated his opposition to the proposed multifamily housing. He expressed problems with traffic on Main Street and the I-15 interchange. Mr. Durfey asked that this proposal be rejected, and that the developer only provide single family homes in the development.

Rosie Lawrenson expressed that she and others bought their homes on the East Bench based on the R-10 zoning. She expressed her objection to the rezoning of this property.

Ms. Reid read a letter signed by the following: Jody Reid, David Reid, Lynn Rogers, Van Rogers, Mindy Elliot, Pam Colson, Michelle Ybarra, Rae Campbell, and Don Campbell. They expressed their concerns regarding this proposal. They stated they have made their opposition regarding multifamily housing known in the past. They noted the lack of parking and inadequate open space in this proposal. They believe that the tradeoffs for the PUD seem insignificant. They are concerned regarding the right of way which may not be needed without clear direction from UDOT. They believe a better plan can and should be developed which incorporates the preferences of citizens.

Lastly Jody Reid shared thoughts from Jessica Mitchell regarding the problems with parking for townhomes in other areas of the city. She also mentioned water issues on the East Bench and questions whether there is enough needed infrastructure to handle this development.

Mr. Leroy Kinder stated that he is not opposed to the development, just the way it is proposed. He expressed that he is against townhomes and asked where visitor parking will be located. He also questioned the proposed single-family homes backing Main Street. He asked how the developer will address the existing power lines. Mr. Kinder asked why a rezone needed? He stated that he read through the debris basing proposal and learned that the original debris basin doesn't touch this property. Mr. Kinder expressed that high density does not mean affordable. He shared statistics regarding high density housing mixed with commercial within cities of 80,000 and more reduces crime rate. However, in cities of 30,000 and less it increases crime. Mr. Kinder asked why the City trade for land that is useless to the developer for land that wasn't intended to be used as a debris basin? He expressed concern regarding traffic and heavy equipment going through neighborhoods. He asked if an access road is going to be put in to

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reduce the impact to the neighborhood? Mr. Kinder indicated that this proposal doesn't align with the City's general plan for this area.

Mr. Don Campbell stated that looking at the new layout of the Frontage Road with high density on either side and guest parking on the road he believes a child will be hit in that intersection. He expressed that he isn't opposed to the subdivision, just would like to see it done right. Mr. Campbell explained that he chose to build where he did to avoid high density housing.

Ms. Melonie Smith echoed the comments already been given. She stated that she and her husband Steve Smith have concerns with this proposal. She declared that Santaquin doesn't need any more high-density housing. She expressed that the proposal does not provide enough green space, and debris basin doesn't constitute open space. Ms. Smith indicated that the debris basin should be moved further east. She indicated concern that multiple families are living within a single townhome. She believes someone will get seriously injured at the proposed intersection of 900 E. and the Frontage Road. She expressed concern of getting medical and emergency services within the area. Ms. Smith stated that she believes that there are other ways that affordable housing can be achieved, and it seems that the City Council and Staff are against single family options. She referred to existing congestion at the intersection of the Frontages Road and Main Street. She expressed that she and her husband oppose the PUD rezone in these areas. Ms. Smith indicated stated that they have shared the same concerns 3 times regarding this area, and she doesn't feel listened to by Planning Commission or City Council.

Ms. Nikki McNeff thanked Flagship for being willing to work with the residents who are concerned. She shared that most of her concerns were addressed at the DRC meeting today. She stated that any townhome lot needs adequate parking. She indicated that she doesn't want tall townhomes that will block views or be a fire hazard when they reach a certain height. She asked that this be kept in mind to make this the best and most pleasing subdivision for this area. Ms. McNeff applauded the commercial development of the area. She noted that she would like to ensure that access to the current businesses in the area are not cut off.

Ms. Gina Drollinger agreed with the previous comments. She stated that they have heard of multiple proposals within the area, and she is disappointed that their concerns have fallen on deaf ears. She feels like the residents were not acknowledged during the discussion of the proposal. Ms. Drollinger stated that she is thinking about moving because of this. She expressed concern with a fire cresting the mountain the roads not being able to handle the amount of traffic. She stated that more roads would be needed for the development. Ms. Drollinger expressed that she is against this proposal.

Sheryl Martinez agreed with the previous comments. She expressed that she doesn't feel that the townhomes are a good fit for the area. She moved to the area to be in a safer area for their children and grandchildren. Ms. Martinez expressed concern regarding the amount and speed of the growth. She doesn't like that this rural community is being turned into a metropolis. She also expressed concern with their view being taken away. Ms. Martinez shared her feelings that it is all about the money for the city and she doesn't feel that the residents benefit.

Ms. Jennifer Cook stated that she isn't opposed to the single-family homes, but she is opposed to the townhomes. She stated that the intersection of 150 S. and 900 E. is busy and dangerous and a lot of accidents have happened within the area. Ms. Cook indicated that she is against the lack of parking and traffic that the proposed townhomes would create.

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Ms. Rae Campbell stated that she loves the view from her yard and with this proposed development there be homes built behind her. She doesn't feel that the developer has listened to the residents who expressed concerns to a past concept regarding patio homes. As they have now proposed a development with townhomes. Ms. Campbell noted that this proposal could cause difficulties for search and rescue reaching the mountain. She expressed that it matters that children in the area are safe, and that the quality of life of existing residents should matter.

Ms. Ava Burgi agreed that she isn't against development but is against the proposed rezoning. She stated that the high-density homes would cause a big decrease to property values. She suggested that the resident's feelings are valued and considered. Ms. Burgi would like to ensure that the property value won't diminish by 15-20% prior to approving a rezone. She would like time to hire an expert and do this.

Mr. Leroy Kinder added that prior to building the Seasons of Santaquin Assisted Living, a traffic study was conducted which indicated that there were 600 cars a day more than what that road would allow. He recognized the significant growth since then.

Commissioner Wood closed the Public Hearing at 7:59 p.m.

Commissioner Wood explained that this is the process for residents to be heard. He encouraged the residents to stay involved and continue providing their input beyond this meeting.

Mr. Peter Evans representing the developer explained that they have tried to work with City staff to provide a layout and consider the needs of a future road. He pointed out that smaller lots use less water than larger lots. He indicated that he is aware of parking concerns in general within the city. And they are working with staff to provide solutions. Mr. Evans explained that they will be working with Rocky Mountain Power on the power line layouts and how they will work out with the proposed homes in the area. Mr. Evans acknowledged that density doesn't always mean affordable. While townhomes may not be 'affordable' they are more affordable than single family homes. Mr. Evans indicated that he hopes to come up with something appropriate to transition and bridge between commercial and single family uses.

Commissioner Wood shared the comments from Commissioner Brad Gunnell who was unable to attend (See Attachment 'B'). He asked what is the value of this PUD? With the designation of new Frontage Road, he pointed out that there is no guarantee that UDOT will follow this plan. Commissioner Gunnell stated that he doesn't support a PUD based on the right of way designation without the confirmation from UDOT that it will be used.

Commissioner Jorgensen stated that she grew up on the East Bench and she shares a lot of concerns with this plan. She pointed out the area that juts out into the Frontage Road and asked if that is the park for the townhomes? Mr. Evans confirmed that it is some of the open space for the townhomes. Commissioner Jorgensen expressed concern that it isn't a safe place for kids to play with traffic coming from both sides. She also expressed concerns that not enough parking is shown. She suggested that they eliminate some townhomes, which would provide a larger park and parking spaces in front of the park. She noted that she isn't sure if she would be in favor of this rezone. Commissioner Jorgensen expressed concerns regarding the proposed townhomes to the East. She asked if they are proposed to be 1 or 2 car garages? Mr. Evans answered that they are laid out as 2 car garages. She pointed out that the difference between

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townhomes and single-family homes is roughly 40,000 dollars which isn't much more affordable. She expressed that she doesn't know if this tradeoff is beneficial for the city to approve.

Commissioner Lance asked if the property the developer would trade the City for a debris basin is significant or not? Mr. Lundell explained that currently the study is at a concept level. He described that the proposed location of the debris basin is located further east. However, there needs to be a way to maintain a channel in which the water can go through the existing storm drain infrastructure to the other side of I-15.

Commissioner Hoffman asked if the debris basin would be used for storm water generated from this development as well? Mr. Lundell answered no, any storm drainage created by the development would need to be maintained onsite.

Commissioner Curtis echoed Commissioners Gunnell's feelings that a PUD needs to have a significant trade off to be granted. He doesn't feel that the proposed tradeoffs are significant enough to consider. He doesn't think townhomes fit within this area. Mr. Evans asked if townhomes don't make sense from a location standpoint or based upon surrounding traffic? Commissioner Curtis answered that he thinks it doesn't fit there based on surrounding traffic. He added that he feels that the appetite is better for single family homes.

Commissioner Adcock thinks that eliminating townhomes and replacing them with single family homes would be better for the community. He explained to residents that the proposed rezone must be approved by the City Council. Residents can still give their feedback to the Council. Commissioner Adcock encouraged residents to attend the *Imagine Santaquin* Meeting on August 19th at 7 p.m. at C.S. Lewis Academy, where they can provide input regarding updates to the general plan.

Commissioner Nixon shared that she lives on the East Bench and understands the residents' concerns. She recognized that the developer listened to the residents and changed their proposal. They added more commercial in the area. She stated that the proposed park doesn't make sense. Commissioner Nixon asked if the second phase includes smaller lot sizes and the townhomes? Mr. Evans confirmed that is correct. Commissioner Nixon indicated that she would rather see smaller lot sizes in place of townhomes as part of a PUD, while keeping the proposed 10,000 square foot lots as shown.

Commissioner Lance noted that the traffic issues on the East Bench have been discussed in previous meetings. She feels that the Frontage Road extension is a positive and a way of the city planning ahead. She thinks it is a huge incentive. She stated that she feels the intentions of the city are positive.

Commissioner Wood asked if the property owners to the north have been consulted. And what is the long-term vision for that property in the future? Mr. Bond answered that this conversation will be had at the time of a development application for that property, or a purchase. He explained that this is one way for the city to obtain this property, it's not a matter of if but rather how. Commissioner Wood echoed the concern regarding homes fronting Main Street. He added that the power line easement will create a serious impact to the building envelope for some lots, and this should be considered moving forward. He asked for more information regarding the Frontage Road re-alignment and the process of working with UDOT? Mr. Bond explained that staff has stressed to UDOT the importance of understanding what this realignment would or should look like. He clarified that this proposal isn't to build the entire Frontage Road, but the

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piece that fronts the developer's property. He stated that it is staffs understanding that UDOT will begin a study soon to know what this will look like.

Commissioner Wood echoed concerns regarding traffic in this area. He asked how the impact of construction traffic can be minimized? He also asked if the trail corridors are addressed by this plan? Mr. Bond noted that a redline from DRC earlier today was asking that the developer provide information regarding the trail corridor and how that would be perpetuated.

Commissioner Curtis asked if the proposed Frontage Road and Main Street layout will help alleviate current traffic issues? Mr. Bond stated that he sees a lot of benefit from providing better connectivity and traffic circulation. Mr. Lundell noted that currently the only way out of the area is to go from 900 E. to 150 E. and onto Highland Drive/Frontage Road.

Commissioner Adcock asked that the developer be considerate to the needs of the residents who live in the Seasons of Santaquin Assisted Living Home.

Commissioner Nixon noted that the proposed realignment of the Frontage Road goes into the Big O property. She asked if they are they on board with this re-alignment? Mr. Bond stated that they have not had discussions with Big O yet, and the road would be stubbed to this location. She brought up the concern of the Frontage Road not taking place and that area becoming townhomes instead. Commissioner Wood noted that this area would be governed by a development agreement which could prevent that from happening.

Mr. Bond clarified that this is not his project. He stated that the developer recognizes that this proposal is not perfect. DRC provided comments regarding the missing parking for the townhomes, concerns regarding smaller lots fronting Main Street etc. He clarified that the requirements would need to be met within PUD code to even to consider approving a PUD rezone.

Mr. Bond explained that the Planning Commission's role is advisory. He clarified that the city doesn't make money off the development. The value of a PUD rezone would come in the form of better connectivity, amenities, etc. The City Council will be the land use authority and have not seen this proposal in a subdivision review process yet.

Ms. Sharon Storrs a resident, proposed that the developer wait until the Frontage Road is planned and put into place prior to development.

PUBLIC HEARING- Cedar Point Plat F at Summit Ridge

The Planning Commission will review a concept plan for a proposed 2-lot subdivision located at 1371 West Cedar Pass Drive.

Mr. Bond explained that this is a proposed 2 lot subdivision (See Attachment 'C'). He clarified that a third lot is being impacted by a property line realignment to provide the necessary frontage for lots 2 and 3.

PUBLIC HEARING- Commissioner Wood opened the Public Hearing at 8:51 p.m.

Ms. Jenny Fernelius asked why this lot is being split and how it will benefit the neighborhood? She indicated that she doesn't want to see this subdivision block the view in the area. She expressed concern that this could happen to the other open lot next to it. Ms. Fernelius would

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like to leave the lot as is and have consistent spacing within the neighborhood. She also asked if future notices would be received regarding this proposal?

Commissioner Wood closed the Public Hearing at 8:53 p.m.

Commissioner Wood shared Commissioner Gunnell's concerns that the applicant will need to ensure that the HOA will grant approval, so that the new parcel doesn't become an unbuildable lot. Mr. Bond explained that this is an administrative action meaning if it meets code, it must be approved. He noted that DRC also asked the applicant to obtain HOA approval for this subdivision.

Commissioner Adcock asked for the dimensions on lot 3? Mr. Lundell explained that it is a curved distance shown on a table on the plans. Commissioner Adcock noted that these lots have such a steep grade that he doesn't see how it would be buildable.

Commissioner Curtis asked why the original development kept the lot so large in the first subdivision? He asked if it will be buildable if the lot is split? Mr. Bond answered that he is unsure why that lot was left larger. He explained that the zoning requirements must be met in order to grant final approval. He indicated that while the city doesn't enforce the HOA requirements, they don't want to approve anything that would conflict with the HOA.

PUBLIC HEARING- Grey Cliffs Subdivision Concept Review

The Planning Commission will review a concept plan for a proposed 217-lot residential subdivision with approximately 25.99 acres of commercial space; located east of State Road 198 and approximately 600 N.

Mr. Bond pointed out that the Planning Commission has viewed several proposals for the Grey Cliffs Subdivision in the past. This is a new proposal (See Attachment 'D'). He explained that the lots range in size from 10,000 square feet to roughly 3.8 acres. They are also proposing 14.42 acres of improved open space. The developer is proposing to dedicate a total of 113 acres of open space to the city.

Mr. Bond explained that a conditional rezone was granted for this property when this proposal was first brought forward. However, the development agreement was never fully fleshed out. Therefore, there is a broad development agreement with an R-10 PUD designation. It is likely that a zone change would be required to match the new proposal. Mr. Bond added that with this new proposal the developer isn't looking to utilize the PUD designation. Most of the zoning would be R-10 for residential Commercial C-1. He noted that this development is located within a hillside overlay zone.

PUBLIC HEARING- Commission Chair Wood opened the Public Hearing at 9:07 p.m.

Ms. Jody Reid expressed the concerns of her and her husband David Reid with the current proposal for the Grey Cliffs Development. She asked how the developer will address the need for water? If a lift station is required, would the city have to pay for that? She asked what is going to be done to remove the blight of the gravel pit? Ms. Reid asked about the work done regarding seismic studies that led to a road cut above the old gravel pit area; is that area sufficiently stable? She noted that this development is located within the Hillside Overlay she asked if the homes require fire sprinklers. Lastly, she asked if residents will be able to get out in the case of a wildfire?

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Mr. Dan Olson expressed concern regarding the old Syndacate Mine which is above this area. He explained that the soils up above were mitigated for high densities of lead, and arsenic. He stated that down below is the lower Syndacate Drift. The water coming out of mine shaft needs to be tested. He also suggested that soil tests be conducted. He expressed concerns with the safety of building in the area.

Mr. Ryan DePew asked about the road widths. He expressed concern regarding narrow roads that only one vehicle can drive through. He noted that he doesn't see a lot of recreation or park areas in the development.

Commission Chair Wood closed the Public Hearing at 9:14 p.m.

Commissioner Wood shared Commissioner Gunnell's thoughts. He expressed appreciation to the developer for working away from increased densities. He asked if the amenities will be available to the public, or just those residents in this development? Commissioner Gunnell stated that he doesn't understand what the Conservation Easement designated lots are, what can be done with these lots and how will that be enforced?

Commissioner Adcock asked if the city be liable for the 113 acres of open space and what would happen in the event of a mud slide or fire? Commissioner Adcock stated that he would like to see water and soil testing as well. Mr. Bond explained that Geotech studies would be required to verify the safety of the ground at the preliminary stage. Commissioner Adcock also asked that the Wall's Orchard to the North is protected.

Commissioner Wood asked about the sliver of land that is zoned Agriculture? Mr. Bond explained that it is property that the developer acquired after the rezone. The whole area was originally agriculturally zoned.

Commissioner Jorgensen expressed her love for the trail and open space plan. She asked for more information regarding the Conservation Easement. Is it land donated by the owner, or is it purchased by the adjacent lot? Mr. Bond explained that a Conservation Easement would be owned by the adjacent lot owner. However, there would be an easement which would limit what the owner could do on that property. He noted that staff has asked to see details of what can and cannot be done on that easement. The intent of the Conservation Easement is to preserve hillside and natural vegetation.

Commissioner Jorgensen asked if there would still be parking lots near the parks and trailheads like was talked about during the tour? Mr. Bond explained that it is not clearly seen on the concept plan, but the city wouldn't accept the parks unless there was appropriate parking. He noted that the parks would be open to the public. Commissioner Jorgensen asked if the property to the east of the Conservation Easement is that owned by Mr. Larsen, or is it Lyman property? Mr. Bond noted that there is an existing road that goes through the Lyman property. The developer is currently in negotiations to obtain access. He explained that the city would like to ensure that the access is there for the property they are proposing to dedicate to the city. Commissioner Jorgensen expressed concern regarding the road grade. Mr. Lundell explained that code suggests that roads are no steeper than a 10% grade. Strict requirements must be met to exceed that percentage.

Mr. Reeves answered the question regarding the liability of the city for the dedicated open space. He explained that all the cities in the State of Utah have worked together to create an insurance pool to which they all contribute. This ensures that the liability doesn't come back to an individual City.

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Commissioner Curtis asked if the public parks would be dedicated to and maintained by the city? Mr. Berg stated that they are open to discussion, he added that an HOA will be part of this development. Commissioner Wood asked that the developer keep the Bonneville Shoreline Trail corridor and access in mind.

Commissioner Wood asked how the developer will handle the needed infrastructure, and water for this development? Mr. Berg explained that as part of the earlier work that was done, they reviewed existing sewer, water and P.I. master plans. They have determined that existing master plans can be followed to service the homes. Commissioner Wood asked who would maintain the lift stations? Mr. Lundell explained that a special improvements district can be set up so everyone in that development who is serviced by it would pay into a fund to maintain the booster pump.

Commissioner Nixon asked if soil testing has been done in the area? Mr. Berg answered that they have performed extensive soil testing, fault line testing, etc. Commissioner Wood asked how that affected the current proposal? Mr. Berg indicated that linear setbacks were identified, and linear parks were placed here. Fault line setbacks are shown as the dashed lines along Grey Cliff Drive. Lots that are impacted by the fault line setback has been placed within the front setback of the homes. Commissioner Jorgensen asked if the water has been tested? Mr. Berg stated that they haven't gotten water out of old mine shafts to test, but they can do so if it's desired. Mr. Lundell stated that depending on how the developer wants to address their water credit. The water would need to be tested and finalized if they would like to use it.

PUBLIC HEARING- Grey Cliffs Mass Grading Conditional Use Permit

The Planning Commission will review a request for a Mass Grading Conditional Use Permit; Ra prepare the property for development of the proposed Grey Cliffs Subdivision located east of State Road 198 and approximately 600 N.

Mr. Lundell explained that for Grey Cliffs to be developable there is a significant amount of soil that would need to be moved (See Attachment 'E'). He explained that a Conditional Use Permit it is an allowed use, with conditions outlined within code to mitigate it. He stated that the mitigating requirements are outlined in the following code reference 10-16-280. He recognized the orchard to the north that dust could impact and clarified that the developer needs to appropriately mitigate the dust. Mr. Lundell indicated that bonding for the reclamation of the final slope needs to be provided. The bonding amount is reviewed and provided to the developer by Engineering.

Mr. Lundell explained that if the developer plans to market materials onsite, a business license would need to be obtained from Santaquin City. A 10-acre minimum is required, which they meet as the proposed area is over 200 acres. He noted that setbacks of the mass grading must be at least 300 feet from the front property line and 50 feet from the rear and side property lines. The hours of operation provided in code would need to be followed. Accessing State Road 198 would require UDOT approval. He explained that they cannot track mud into road. Blasting is not permitted. Lighting on site can't impact the neighbors and must be directional. The applicant must retain storm drainage onsite. He noted that this is not currently shown on the plans. Mr. Lundell added that they can't over excavate from what the proposal shows. They will be required to re-vegetate in a manner that would allow the slopes to be stabilized and cleaned up.

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Mr. Lundell showed the proposed mass grading plan). He indicated that third party testing is required to ensure that when the area is being built up, they are doing so in a way that will be safe and limit settling. This would need to be documented throughout the process.

Motion: Commissioner Lance motioned to extend the meeting until 10:20 p.m. Commissioner Nixon seconded. The motion passed unanimously in the affirmative.

A recess was taken at 9:53 p.m. The meeting was resumed at 9:59 p.m.

Mr. Lundell explained that a conditional use permit application is reviewed by the Planning Commission and then a recommendation is provided to the City Council.

PUBLIC HEARING- Commission Chair Wood opened the Public Hearing at 10:00 p.m.

Mr. Dan Olson asked if there is a clause in the conditional use code that will allow the city to enforce it if the developer for not meeting the mitigation requirements.

Commission Chair Wood closed the Public Hearing at 10:02 p.m.

Mr. Lundell explained that within the code it states that operations could be stopped until certain items are addressed.

Commissioner Wood read the comments provided by Commissioner Gunnell. He urged the Commissioners to remember that the conditions are set by City Code. He explained that any desired conditions would have to be added by a code change in the future. The Commission could ask the developer to do more, but not require more than what is in code. Commissioner Gunnell asked why a deficient plan is coming before the Commission for a conditional use permit? Mr. Lundell explained that the application needs to go through the process once it is submitted. He recognized that there are some items that need to be addressed. These items need to be addressed prior to any approval being given. He added that the City Council is the final approval body.

Commissioner Curtis expressed concern that the dust covering the trees. He noted that mitigation doesn't always prevent dust. Commissioner Adcock expressed concern of the area being properly compacted. Mr. Berg explained that the duration of the grading is scheduled to allow a portion of it to be graded, sit, and settle prior to the development. Mr. Bond explained that the developer would like to begin grading within the wetter months of the year to help with dust.

Commissioner Wood pointed out that Code (10.16.280.A4) states that the intention is that no mass grading shall be approved prior to a development being approved. He asked if this proposal is putting the cart ahead of the horse? Mr. Lundell stated that it is up to the discretion of the Planning Commission. Commissioner Wood stated that he wants to ensure that it meets the code. Mr. Bond stated that the intent of code is that it works in conjunction of a development. He noted that other mass grading Conditional Use Permits have been granted prior to a development being approved.

Motion: Commissioner Jorgensen motioned to continue the meeting until 10:35 p.m. Commissioner Curtis seconded. The motion passed unanimously in the affirmative.

Mr. Bond suggested that this item be tabled while staff look closer at this code and get guidance from the City Council. Commissioner Curtis asked the developer when they would like to start mass grading? Mr. Berg stated that their intent is to begin in October. Commissioner Lance

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asked if there will be fencing and screening on the North side? Mr. Lundell stated that the developer will need to show appropriate screening methods, such as a berm, trees, etc.

Mr. Steve Larsen added that the complexity of this proposal is the combination of developing and mass grading. He asked for the ability to move forward so they have the advantage of as much time as possible. He explained that if they can begin in the wetter season, it will be less impactful to the orchards, etc.

Motion: Commissioner Curtis motioned to table the Grey Cliffs Mass Grading Conditional Use Permit due to the discrepancy in code regarding the development being approved. And since the application is missing some information. Commissioner Lance seconded.

Roll Call:

Commissioner Hoffman	Aye
Commissioner Curtis	Aye
Commissioner Nixon	Aye
Commissioner Jorgensen	Aye
Commissioner Lance	Aye
Commissioner Adcock	Aye
Commissioner Wood	Aye

The motion passed unanimously 7 to 0.

Ridley's Commercial Pad Site (Tommy's Car Wash) Shared Parking Request

The Planning Commission will review a request for Tommy's Car Wash to share parking with the Macey's Grocery Store.

Mr. Bond explained that this is a proposal for reduced/shared parking for the proposed Tommy's Car Wash which will be built to the West of the Macey's parking lot (See Attachment 'F'). He noted that this is a permitted use they have received approval from the DRC with the condition that it needed to meet parking requirements. The company indicated that they intend to have 4 employees total with 2 employees at a time on site. Their request is to share 3 parking stalls with Macey's for the Tommy's employees. Mr. Bond stated that the applicant has provided a letter from Macey's granting approval for shared parking. He also noted that the developer indicated that they would like to share the dumpster between 3 lots.

Commissioner Lance asked how many parking stalls they have onsite? Mr. Bond answered that they currently have 2 parking stalls onsite, they are asking to share 3 parking stalls to meet the requirement of 5. Commissioner Hoffman noted that there have been multiple parking reductions requested for the pad sites and the developer assured the Commission that this wouldn't continue for each pad site. He asked at what point does it become an issue for the parking for Macey's? He also asked if a parking study need to be requested? Commissioner Wood echoed the same concern as commissioner Hoffman as they have requested a parking reduction request with each pad site that has been proposed.

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Motion: Commissioner Curtis motioned to extend the meeting to midnight. Commissioner Hoffman seconded. The motion passed unanimously in the affirmative.

Commissioner Hoffman stated that he doesn't think this proposal will cause an issue, but if each pad site built asks for shared parking at what point will it cause a problem? Mr. Bond explained that there are 3 more pad sites. Commissioner Curtis pointed out that one of the parking stalls on the pad site will be ADA which most likely won't get used often. Commissioner Nixon expressed concern if the carwash was sold, and they had more employees would they request more shared parking? Mr. Bond stated that the parking agreement would run with the land, but the parking agreement is specifically with Tommy's Car Wash.

Motion: Commissioner Adcock motioned to approve the parking reduction for the Tommy's Car Wash Site Plan. Commissioner Hoffman seconded.

Roll Call:

Commissioner Hoffman	Aye
Commissioner Curtis	Aye
Commissioner Nixon	Aye
Commissioner Jorgensen	Aye
Commissioner Lance	Aye
Commissioner Adcock	Aye
Commissioner Wood	Aye

The motion passed unanimously 7 to 0.

OTHER BUSINESS

Approval of Meeting Minutes from
 July 27, 2021

Motion: Commissioner Adcock motioned to approve the minutes from July 27, 2021. Commissioner Lance seconded. The motion passed unanimously in the affirmative.

Mr. Bond announced that there will be a joint Planning Commission Training on September 14th in lieu of a Planning Commission Meeting.

ADJOURNMENT

Commissioner Lance motioned to adjourn at 10:45 p.m.

Trevor Wood, Commission Chair

Kira Petersen, Deputy Recorder

MEMORANDUM



To: Planning Commission

From: Jason Bond, Community Development Director

Date: August 8, 2021

RE: **Santaquin Estates Subdivision Concept Review**

Zone: R-10, C-1
Size: 30.85 Acres
Units: 86

The proposed Santaquin Estates Subdivision (Pederson Property) is located at approximately Main Street and 900 East and consists of 30.85 acres. Most of the property is zoned R-10 with a small area zoned Interchange Commercial (C-1) along a portion of Main Street.

The applicant is proposing an 86-lot subdivision, which includes 1 commercial lot, 26 townhomes and 59 single-family lots. Before this proposed concept plan was submitted, the applicant submitted a plan that proposed 83 single-family lots. At the time, Mayor Hunsaker and City staff were meeting with UDOT about some long-range plans for the I-15 interchange which is directly west of the Pederson property. In short, UDOT indicated that they saw an issue in the future with the frontage roads (US Highway 198 and Highland Drive) being too close to the interchange. These conversations with UDOT led to some discussions with the developer so that the corridors for future streets can be preserved. Otherwise, the purchase of homes and/or businesses may need to take place in the future in order to enhance road connectivity and traffic flow. These conversations led the developer to reconsider their plans. A table comparing some of the recently proposed concept plans is below:

Yield Plan Layout	R-10 Proposal	Current Proposal
93 SF Lots	83 SF Lots	59 SF Lots, 26 TH Units
No Commercial Lot	No Commercial Lot	5.4-acre Commercial Lot
No Open Space	No Open Space	Some Open Space
No Property for Basin	No Property for Basin	Some Property for Basin
Frontage Road Issue	Frontage Road Issue	New Frontage Road Alignment

NOTE: All information is approximate because the proposals are conceptual

The applicant is proposing two phases within the current development proposal (Attachment 3). Phase one will stay as the R-10 Residential Zone and phase two will require a rezone to expand the Interchange Commercial (C-1) zone and create a Planned Unit Development (PUD).

Phase one will consist of 31 single-family lots. The lots range from 10,000 square feet (0.23 acres) to 17,325 square feet (.40 acres). The R-10 zone does not require open space and there is no open space being proposed in phase one.

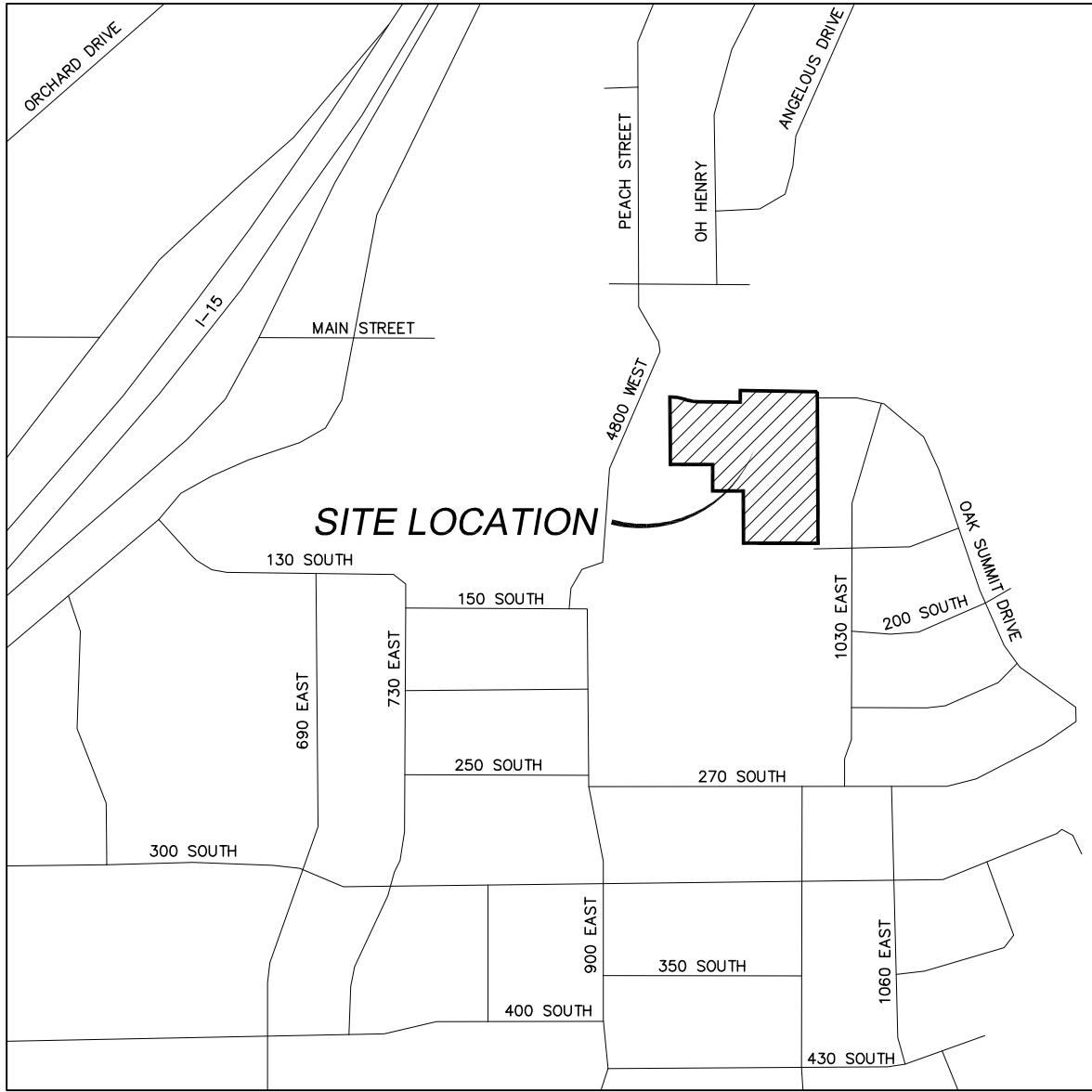
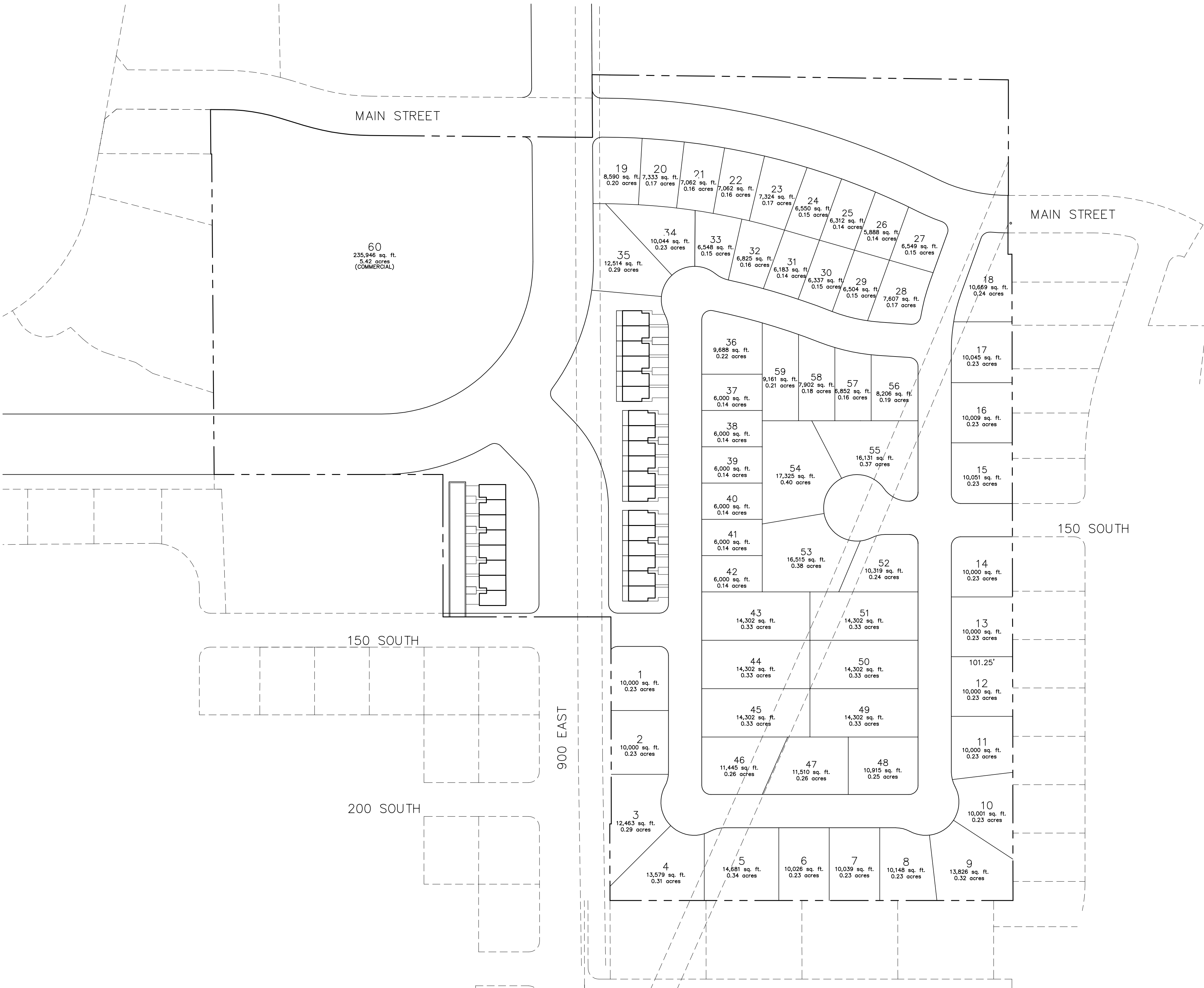
Phase two will require a rezone. They are requesting C-1 zoning along Main Street and a PUD for the residential area. The commercial area will be 5.42 acres and the commercial lot meets all the requirement of the C-1 zone. The residential area in phase two will require a rezone to a PUD. The applicant is proposing 26 townhomes and 28 single-family lots. The single-family lots range from 12,514 square feet (.29 acres) to 6,000 square feet (.14 acres). The applicant will be required to follow all codes in the PUD ordinance including providing a minimum 15% open space. The open space shall be improved by the developer and contain recreational activities. The multi-family units will need to meet all architectural, open space, landscaping, and parking requirements in Santaquin City Code. These items will be reviewed when preliminary plans are submitted.

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

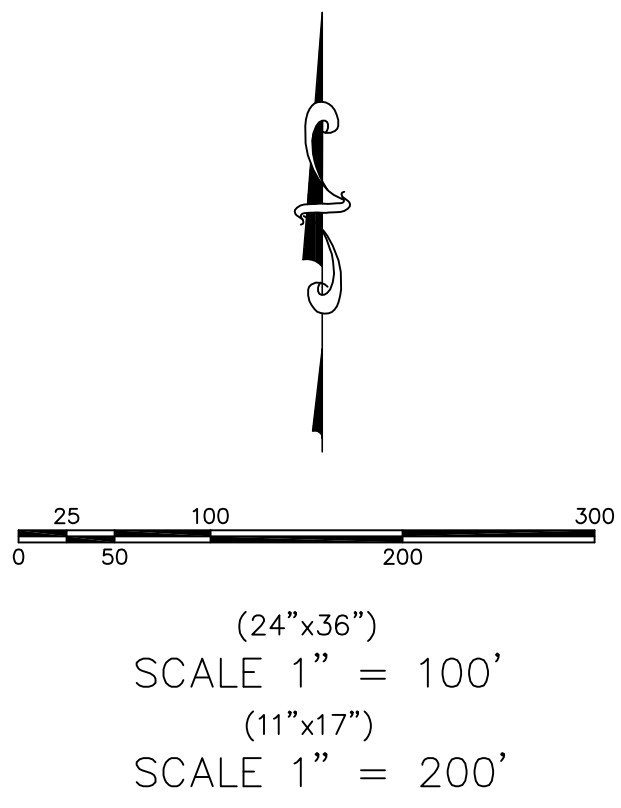
After the concept review, the developer will submit preliminary plans. The Preliminary Plans will provide more details (utilities, grading, open space, parking, etc.) and will also address comments given during the concept review. Preliminary plans will be reviewed by the Development Review Committee (DRC) and a recommendation will be forwarded to the Planning Commission. The Planning Commission will forward a recommendation to the City Council and the City Council will be the land use authority for preliminary plans. The zone change to R-10PUD is a legislative process, and the City Council has the discretion to vote for or against the rezone.

Attachments:

1. Zoning and Location Map
2. Concept Plans
3. Phasing Plan



VICINITY MAP
-NTS-



CONCEPT PLAN		SHEET NO. 1	
SANTAQUIN, UTAH		SANTAQUIN, UTAH	
SANTAQUIN ESTATES		SANTAQUIN ESTATES	
ATLAS		ATLAS	
ENGINEERING		ENGINEERING	
L.L.C.		L.L.C.	
PHONE: 801-655-0566		PHONE: 801-655-0566	
FAX: 801-655-0109		FAX: 801-655-0109	
95 WEST 200 NORTH #2		95 WEST 200 NORTH #2	
SPANISH FORK, UT 84660		SPANISH FORK, UT 84660	
NO. 12		NO. 12	
11		11	
10		10	
9		9	
8		8	
7		7	
6		6	
5		5	
4		4	
3		3	
2		2	
NO. 1		NO. 1	
BY: [Signature]		BY: [Signature]	
DATE: 7/22/2021		DATE: 7/22/2021	
Z:\2021\21-025 Santaquin Pederson\CONCEPT\Pederson&Aug		Z:\2021\21-025 Santaquin Pederson\CONCEPT\Pederson&Aug	



Arthur Adcock <arthuradcock@gmail.com>

Thoughts on 8/10 Planning Commission Items

1 message

Brad Gunnell <bradleydgunnell@gmail.com>
To: Arthur Adcock <arthuradcock@gmail.com>

Tue, Aug 10, 2021 at 4:27 PM

Art-

I was planning on attending Planning Commission tonight, but I have been home sick the last two days. Pre-COVID, I would take some Dayquil and ibuprofen and come anyway, but that's now frowned upon, so I will not not be there tonight out of an abundance of caution and respect for those attending.

I did have a couple of thoughts on the agenda items that I will share with you, and trust your judgment in sharing or not sharing them with the other Commissioners tonight.

1) Grey Cliffs Subdivision Concept Review

- I think this is a great starting point. I appreciate the developer (a) working away from the increased density townhomes/condos/tiny homes, and (b) using a conservation-minded approach.
- Will the shown smaller amenities be available to the public, or just the development residents?
- I know that moving away from the PUD means fewer large amenities (prior plans included soccer fields, parking lot on the top of the property, large pump track, etc.), but this is a good illustration to the public of the costs vs. benefits of using PUD as a tool.
- I do not fully understand what the CE-designated lots will be--will they be owned by the corresponding SFH lot owners? Or by the HOA? What exactly can the lot owner (or HOA) do or not do with the CE-lot, and how will that be enforced?

2) Grey Cliffs Mass Grading Conditional Use Permit

- We need to remember that while it is called a "conditional use" permit, the conditions are set by the City Code, not by the city, commission, nor council. If the application meets all the conditions in the code, it must be approved. So, any discussion about additional conditions we wish could be imposed should be noted and brought up again in a discussion to amend the Code to add those conditions for future developments. We can ask the developer to do a bit more informally, but they should not even be hinted at as being required as a condition for a permit.
- I agree with the Staff's redlines -- looks like the developer has some work to do to bring the plan into compliance with City Code. Is there a missing step in the process here? It seems like some of these items (e.g., bonding and parking requirements) should be caught before it comes to the Planning Commission, unless the developer is asking us to waive those? Can we waive Code requirements and grant a conditional use permit to a noncompliant application? I do not want to do that here, but I am instead trying to understand why a plainly deficient plan by City Code standards is coming to the Planning Commission for consideration.

3) Two-lot subdivision

- My only concern here is with the HOA, I am not familiar with this particular HOA, but wanted to point out that the city may permit the subdivision, but the HOA might not recognize it or allow development of the new parcel. I would encourage the applicant to be sure that they are in line with their HOA so they don't end up with an undevelopable parcel to maintain and pay property taxes on after a subdivision.

4) Santaquin Estates (Pederson/Flagship Homes) Subdivision Concept Review

- I am confused as to what exactly the proposed benefit to the City is here that would support a PUD density bonus.
 - If it is the Open Space, I don't see any designated open space on the plan with "recreational activities". (Is it the little triangular peninsula that juts out into the intersection? If so, I don't think that is an attractive enough open space to merit a density bonus)
 - If it is the designation of property for the Basin (again, unlabeled), how many acres are being designated, and is it the property that City Engineering wants/needs from this property for the proposed debris basin?
 - Is it the requested rezone for Commercial property? I don't want to be in the business of trading density bonuses via PUDs in exchange for rezones, especially when the City Council's last rezone was to take Commercial property and rezone it to allow apartments to go in behind the grocery store without obtaining

in return any PUD benefit to the city. I think PUDs should not be considered in exchange for a rezone to commercial property.

Item 8.

- o Is it the designation of a new frontage road? I think we need to tread very carefully here.
 - We have no guarantee from UDOT that I know of that they will follow this re-route plan.
 - What message does an investment by the City here in a new right of Way send to Maverik, Iceberg, and other establishments along the current highway, especially when we have no assurance that UDOT will ever take advantage of the new routing?
 - Ben mentioned in the City Council work meeting last week that if the new ROW is never used, it could be returned to the developer in the future. So, there's a real possibility here that higher density housing goes in here, the new ROW is never actually used, and the developer gets the ROW back. We would have, in effect, given a density bonus for nothing more than a possibility--are we willing to do that?
 - I don't think I am willing to support a PUD on the basis of the ROW designation without more assurance from UDOT that this ROW will be used instead of just possibly being used.

--

Bradley D. Gunnell

phone: 801.635.7396

MEMORANDUM



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: August 6, 2021

RE: **Cedar Point at Summit Ridge Plat F Subdivision Concept Review**

Zone: PC
Size: 1.02 Acres
Lots: 3

The Cedar Point at Summit Ridge Plat F Subdivision is located at 1317 West Cedar Pass Drive. The proposed subdivision is in the Planned Community (PC) zone and is subject to the land use regulations of the R-10 Residential zone. The subdivision consists of 3 lots on 1.02 acres. The proposed subdivision will effectively amend the existing Cedar Point at Summit Ridge Plat C Subdivision.

The proposed subdivision will be taking an existing lot and subdividing it into two lots (Lots 2 & 3). The R-10 zone requires all lots to have a minimum frontage of 80 feet. One of the lots being created was short by less than a foot. The applicant acquired land from the east side of Lot 1 so both proposed new lots can have 80 feet of frontage. All three lots meet the size and frontage requirements of the R-10 zone.

This is a subdivision concept review, and this review is for the Planning Commission to give feedback to the developer. The review of the concept plan shall not constitute an approval of any kind.

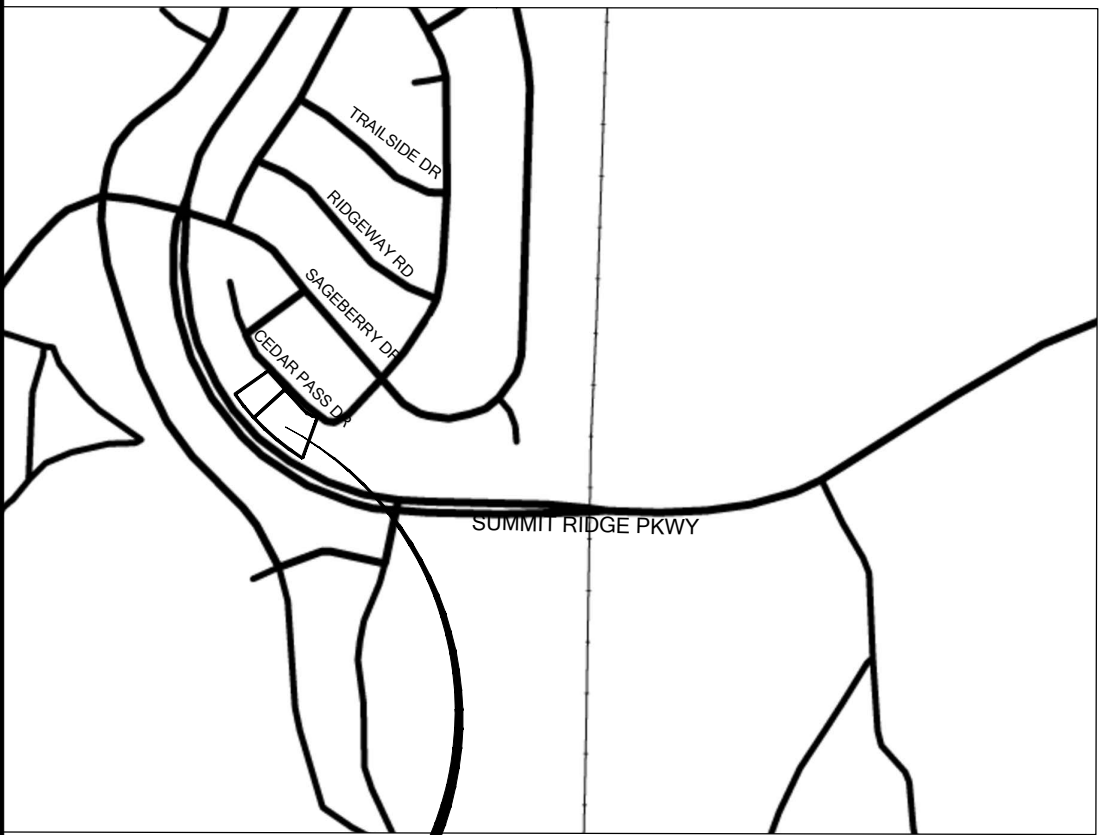
After the concept review, the developer will need to submit preliminary/final subdivision plans. The preliminary/final plans will be reviewed by the Development Review committee and a recommendation will be forwarded to the Planning Commission. The Planning Commission will be the land use authority because the subdivision is three lots or less.

Attachments:

1. Zoning and Location Map
2. Concept Plan

CEDAR POINT AT SUMMIT RIDGE PLAT "F"

NW¼ SECTION 15, TOWNSHIP 10 SOUTH,
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
INCLUDES AN AMENDMENT OF LOTS 266 AND 265 OF THE CEDAR POINT AT SUMMIT



LOCATION OF PROJECT



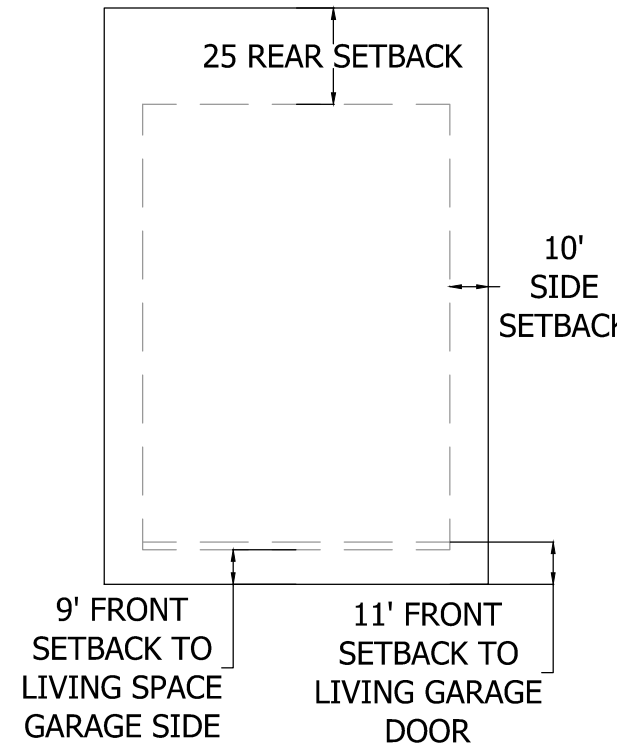
VICINITY MAP

SCALE: N.T.S.

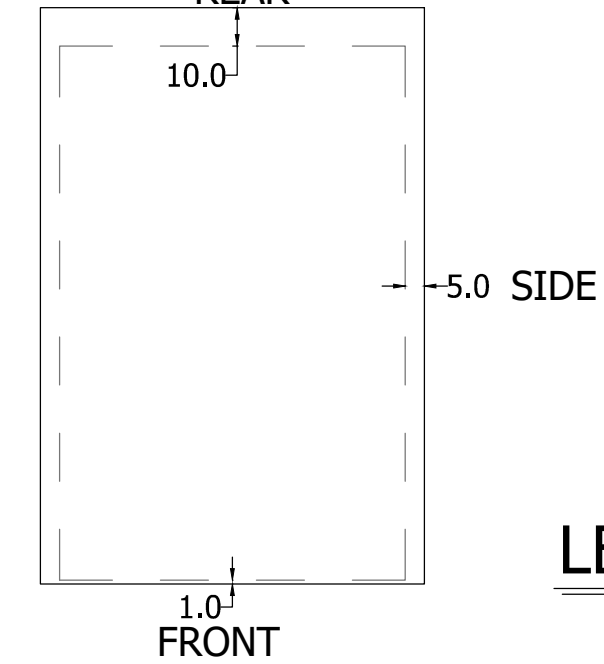
NOTES:

- 1) NO LOT OR RESIDENTIAL ACCESS IS ALLOWED ONTO SUMMIT RIDGE PARKWAY
- 2) THE LOTS ARE SUBJECT TO SPECIFIC GRADING AND DRAINAGE REQUIREMENTS. DETAILS MAY BE OBTAINED FROM SANTAQUIN CITY.

TYPICAL INTERIOR LOT BUILDING SETBACK (MINIMUM)



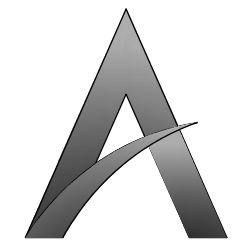
TYPICAL INTERIOR LOT PUBLIC UTILITY EASEMENTS



Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	341.05	852.00	22.93	338.77	N51° 00' 55"W
C2	65.89	100.00	37.75	64.70	S64° 44' 26"E
C3	115.40	852.00	7.76	115.32	N58° 36' 10"W
C5	110.24	852.00	7.41	110.16	N43° 15' 12"W
C6	115.40	852.00	7.76	115.32	N50° 50' 31"W

LEGEND

- SET 3/8" REBAR & PLASTIC CAP MARKED LS 10719099
- FOUND SURVEY MONUMENT
- ✕ FOUND GOVERNMENT MONUMENT (AS NOTED)
- BOUNDARY LINE
- LOT LINE
- DEED LINES
- EASEMENT LINE/P.U.E
- RIGHT OF WAY LINE
- CENTER LINE
- BUILDING SETBACK



SCALE: 1" = 30'

UTILITIES 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 OF ACCESS TO 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 ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WITH INTERFERES WITH THE USE OF THE PUE WITH OUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

DATE

DATE

CENTURYLINK ACCEPTANCE

CENTURYLINK SHALL HAVE THE RIGHT TO A FIVE FOOT NON-EXCLUSIVE UTILITY EASEMENT TO INSTALL, MAINTAIN AND OPERATE ITS EQUIPMENT ABOVE AND BELOW GROUND AS IDENTIFIED ON THE PLAT MAP AND AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES UPON RECORDING OF THE PLAT MAP. CENTURYLINK VACATES, TERMINATES, RELEASES AND DISCLAIMS ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, AND ANY OTHER PROPERTY RIGHTS AND INTERESTS CENTURYLINK MAY OWN, HOLD, BENEFIT FROM, OR POSSESS IN RELATION TO THAT CERTAIN RIGHT OF WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY DATED JANUARY 8, 1929 AND RECORDED ON JANUARY 9, 1929, AS ENTRY NO. 215, IN BOOK 269, AT PAGE 468, TO THE EXTENT THAT SUCH RIGHT OF WAY EASEMENT PERTAINS TO OR EFFECTS ANY OF THE REAL PROPERTY THAT IS DESCRIBED ON AND IS SUBJECT TO THIS PLAT.

DATE

DOMINION ENERGY ACCEPTANCE

DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THE 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'S RIGHT OF WAY DEPARTMENT AT 1-800-366-5632.

APPROVED THIS ____ DAY OF _____, 20__

DOMINION ENERGY COMPANY

BY:

TITLE:

SURVEYOR'S CERTIFICATE

I, SPENCER J. MCCUTCHEON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 10719099 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND THAT A SURVEY OF THE DESCRIBED TRACT OF LAND HAS BEEN COMPLETED BY ME IN ACCORDANCE WITH SECTION 17-23-17 AND THAT I HAVE VERIFIED ALL MEASUREMENTS, HAVE PLACED MONUMENTS AS SHOWN HEREON.

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

A PARCEL OF LAND THAT LIES FULLY WITHIN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, COMPRISING OF 1.02 ACRES 35 OF AN ACRES OF LOT 266 OF THE CEDAR POINT AT SUMMIT RIDGE PLAT "C" AMENDED SUBDIVISION AS FOUND IN THE UTAH COUNTY RECORDERS OFFICE MAP NO. 11782 AND 0.67 OF AN ACRE OF LOT 265 OF THE SAID CEDAR POINT SUBDIVISION, BASIS OF BEARING FOR SAID PARCEL IS NORTH AS DETERMINED BY GPS OR N 50° 46' 25" W 920.59 FEET, MEASURED, BETWEEN THE FOUND MONUMENTS MONUMENTING THE EXTENSION LINE OF LOTS 272 AND 271 AND THE MOST NORTHEASTERLY CORNER OF LOT 265 OF SAID SUBDIVISION. SUBJECT PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 266 AND 265 OF THE CEDAR POINT AT SUMMIT RIDGE PLAT "C" AMENDED SUBDIVISION AS RECORDED IN THE UTAH COUNTY RECORDERS OFFICE MAP NO. 11782

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 44,471 SQUARE FEET OR 1.021 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, WE, THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS CEDAR POINT AT SUMMIT RIDGE PLAT "F", AND DO HEREBY DEDICATE, GRANT AND CONVEY TO SANTAQUIN CITY, UTAH: (1) ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; (2) THOSE CERTAIN PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE; AND (3) THOSE PARCELS DESIGNATED AS PUBLIC OPEN SPACE, PARKS, TRAIL OR EASEMENTS, OR OF SIMILAR DESIGNATION. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS. THIS ____ DAY OF _____, 2021.

ANTHONY BRYAN OLAYO

DATE

KYLE STEVEN OLAYO

DATE

PEGUY JACQUES, MANAGER
JACQUES CONSTRUCTION LLC

DATE

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, A.D. 2021, ANTHONY BRYAN OLAYO AND KYLE STEVEN OLAYO, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION NUMBER: _____ MY COMMISSION EXPIRES: _____

SIGNED (TO NOTARY PUBLIC COMMISSIONED IN UTAH) _____ PRINTED FULL NAME OF NOTARY

LIMITED COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, A.D. 2021, PEGUY JACQUES, MANAGER OF JACQUES CONSTRUCTION LLC, THE SIGNER OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION NUMBER: _____ MY COMMISSION EXPIRES: _____

SIGNED (TO NOTARY PUBLIC COMMISSIONED IN UTAH) _____ PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ 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. 2021.

APPROVED:

MAYOR

ATTEST:

CITY RECORDER'S SIGNATURE (SEE SEAL BELOW)

CITY ENGINEER'S SIGNATURE (SEE SEAL BELOW)

CEDAR POINT AT SUMMIT RIDGE

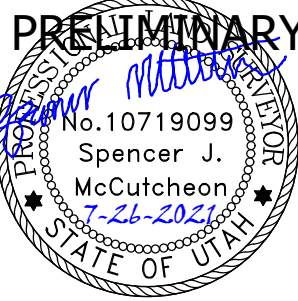
PLAT "F"

A RESIDENTIAL SUBDIVISION LOCATED WITHIN THE SW¼ OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.
INCLUDES AN AMENDMENT OF LOTS 266 AND 265 OF THE CEDAR POINT AT SUMMIT RIDGE PLAT "C" AMENDMENT

RECORDER SEAL

ENGINEER SEAL

SURVEYOR SEAL



UTAH COUNTY RECORDING CERTIFICATE



TYPICAL SETBACKS

SCALE: 1" = 50'

0 50 100



MEMORANDUM



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: August 6, 2021

RE: **Grey Cliffs Subdivision Concept Review**

Zone: C-1, R-10PUD, & AG
Size: 298.64 Acres
Lots: 217

The Grey Cliffs Subdivision is located east of State Road 198 and approximately 600 North. The proposed subdivision is in the Interchange Commercial (C-1), R-10PUD and the Agriculture (AG) Zones. The proposal consists of 217 single-family lots and has 25.99 acres of commercial. The single-family lot sizes range from 10,000 square feet (.23 acres) to 166,399 square feet (3.82 acres). There is 14.42 acres of open space that will be improved by the developer. There is approximately 113 acres of natural open space that would be dedicated to the City.

The project received a conditional rezone on November 20, 2018 with a condition that a development agreement be approved by the City Council. On March 16, 2021 the City Council approved a development agreement for the Grey Cliffs Development and the property was rezoned. Most of the project was rezoned to R-10PUD. There is a small portion of the development that is still zoned AG (Exhibit 1), which would need to be rezoned. When the conditional rezone was approved, the developer didn't own the property that is currently zoned AG and it wasn't included with the conditional rezone. The developer would need to have areas of the project rezoned in order for their plan to be approved. Even though there is currently a PUD designation on the property, the developer's plans have changed and they are planning on doing a development that is consistent with the regulations in the R-10 Residential and Interchange Commercial (C-1) zones.

The proposed development is in the Hillside Overlay Zone and will need to meet all the requirements of this overlay zone. Specifically, this will require that the developer submit as part of the preliminary plan a sensitive area mitigation plans for Flood and Watershed Protection studies, geological hazard mitigation, wildland-urban interface areas, and wildlife habitat and corridors. The Developer has provided a Geological Hazard report for the project indicating the potential drainage areas for potential debris flows that will require mitigation efforts to protect the development. The other reports will need to be provide with the preliminary application. There is also an open space requirement in this overlay zone. Santaquin City Code 10.20.230.E.1 states, "Each development within this zone is required to contain at least ten percent (10%) of the net developable acreage of the development in permanent recreation open space." There are additional requirements that will also need to be met in this section of code. A complete review of the open space will be conducted when preliminary plans are submitted. The developer is proposing 14.42 acres of improved open space. Some of the proposed amenities for the open space (Exhibit 3) include: Pickle-ball courts, hammock stations, pavilions, seating areas, trails, parking lots, etc.

The developer is proposing a conservation easement along most of the lots on the east side of High Bluff Street. When looking at the plans, the conservation easement is labeled as CE. The developer will need to propose what will be and will not be allowed in the conservation easement. The conservation easement will preserve the hillside and the natural vegetation while giving property owners larger lots.

This is a subdivision concept review. This review is for the Planning Commission to give feedback to the developer. The review of the concept plan shall not constitute an approval of any kind. After the concept review, the developer will need to submit preliminary plans. The Preliminary Plans will provide more details (utilities, grading, open space, parking, etc.) and will also address comments given during the concept review. Preliminary plans will be reviewed by the Development Review Committee (DRC) and a recommendation will be forwarded to the Planning Commission. The Planning Commission will forward a recommendation to the City Council and the City Council will be the land use authority for preliminary plans.

Attachments:

1. Zoning and Location Map
2. Concept Plan
3. Open Space Concept



MEMORANDUM

TO: Santaquin City Planning Commission
 FROM: Jon Lundell P.E., City Engineer
 RE: **Grey Cliffs Development – Conditional Use Permit for Mass Grading**

Planning Commission Action needed

Review a proposed mass grading conditional use permit application 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 Conditional Use Permit for the mass grading associated with the proposed 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.

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 proposes to use water to reduce dust by utilizing existing on-site private wells and city water connection 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 must provide appropriate bonding for the proposed mass grading
G: Marketing of Materials	Maintain a sales office on site and maintain a current Santaquin City Business License	Prior to any outside sales of material a Santaquin City Business license must be obtained

J: Minimum lot size	10 acre minimum	The overall property that is proposed to be included within the mass grading is approximately 299 acres.
K: Setbacks	Front – 300 Feet Rear – 50 Feet Side – 50 Feet	No structures are indicated on the site plan.
L: Parking	One parking stall per site employee	No parking indicated on the site plan
M: Fencing and Screening	Fenced according to current mine safety requirements Site must be visually screened	No fencing or screening is indicated on provided plans
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.
P: Road Maintenance	Must maintain haul routes to minimize dust 40' wide paved road prior to the entrance/exit	Applicant has indicated that gravel track pads will be at all access points to the site. No pavement indicated on the site plan
R: Noise standards	Maintain safe decibel levels	Use of berms and stock piles may be used to shield and deflect sounds
S: Blasting	No Blasting permitted	
T: Transportation vehicle standards	Load transport vehicles in a manner to prevent material from being discharged in to 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	No drainage information provided
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
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) and proof of the approved plan submitted to the city prior beginning any mass grading work on the site.

Possible Planning Commission actions:

Possible planning commission actions included:

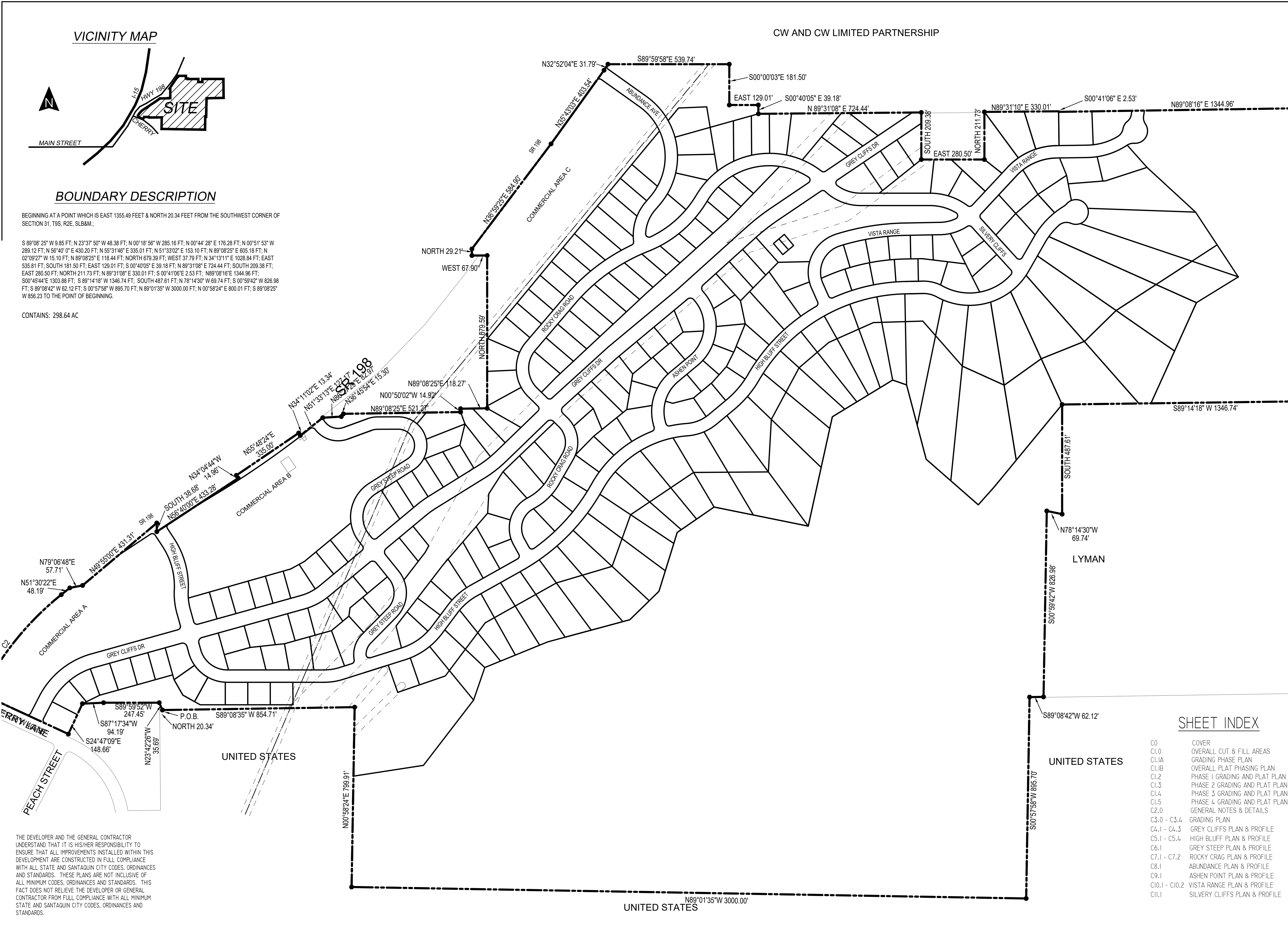
1. Provide a recommendation to the City Council without additional conditions.
2. Provide a recommendation to the City Council with conditions and findings.
3. Table the proposed Conditional use permit request with findings.

Staff Recommendation

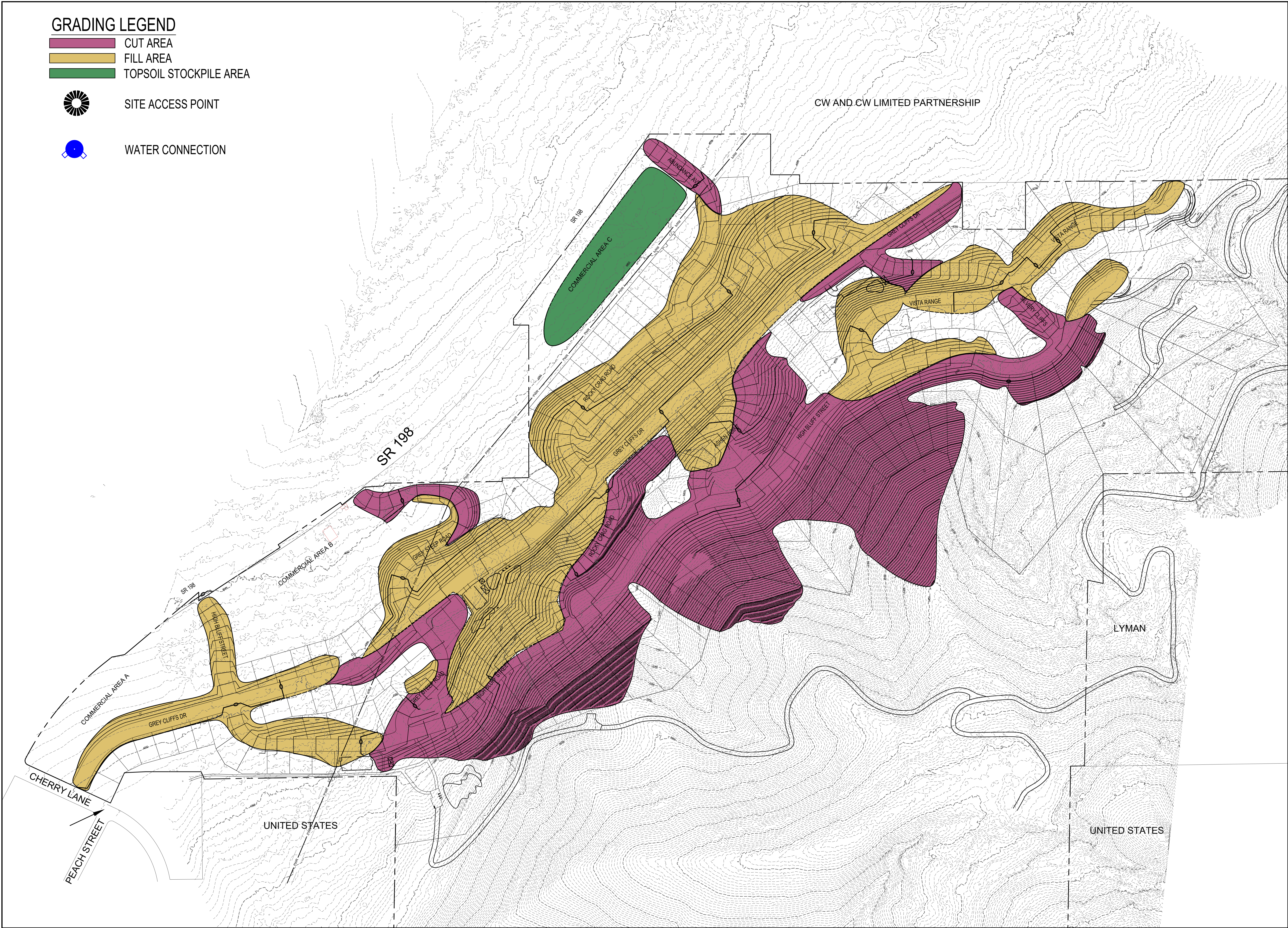
City staff recommends the Conditional Use Permit for the Grey Cliffs Mass Grading Operation be forwarded to the city council with the following conditions:

Conditions:

1. Indicate the location of the proposed structures and parking on site in accordance with the required setbacks.
2. Provide a drainage plan for the site
3. That all activities comply with Santaquin City regulations pertaining to mass grading operations as found in Title 10-6-28 of the Santaquin City Code.
4. Provide appropriate bonding for the site.
5. Provide appropriate screening and fencing for the proposed phases/site.
6. The applicant provides a water meter for the proposed connection to Santaquin City water and set up an account for appropriate billing.



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.



DEVELOPMENT

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LINDON, UT 84042
801.785.8458

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	THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. KENNETH R. BERG 07/22/2021 P.E. SERIAL NO. 343602 DATE: _____
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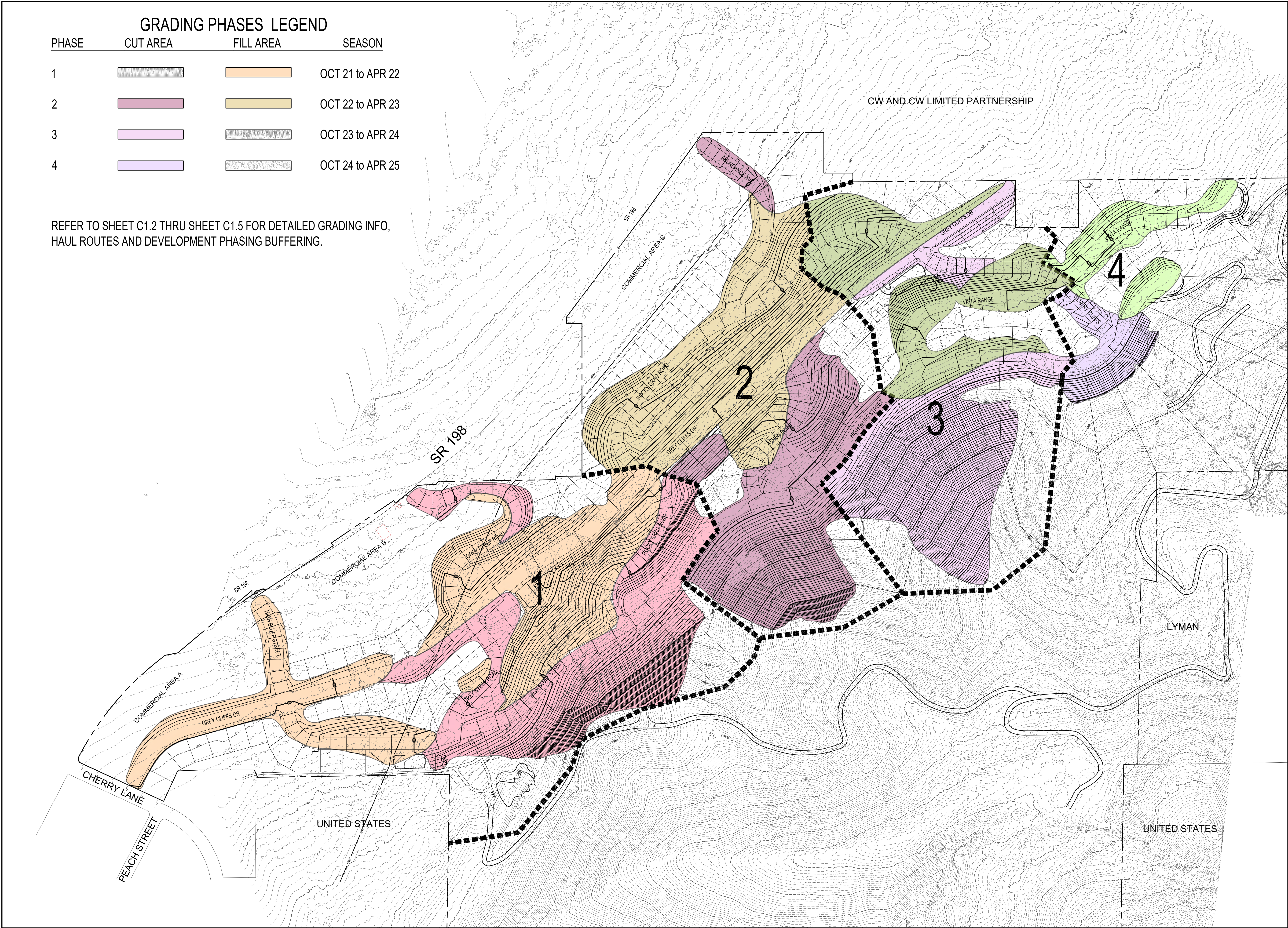
PROJECT

DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
OVERALL CUT & FILL	C1.0

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GRADING PHASES LEGEND			
PHASE	CUT AREA	FILL AREA	SEASON
1			OCT 21 to APR 22
2			OCT 22 to APR 23
3			OCT 23 to APR 24
4			OCT 24 to APR 25

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

DEVELOPMENT

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

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REVISIONS			SEAL
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ACTION		DATE	
GRADING PERMIT		07/22/2021	

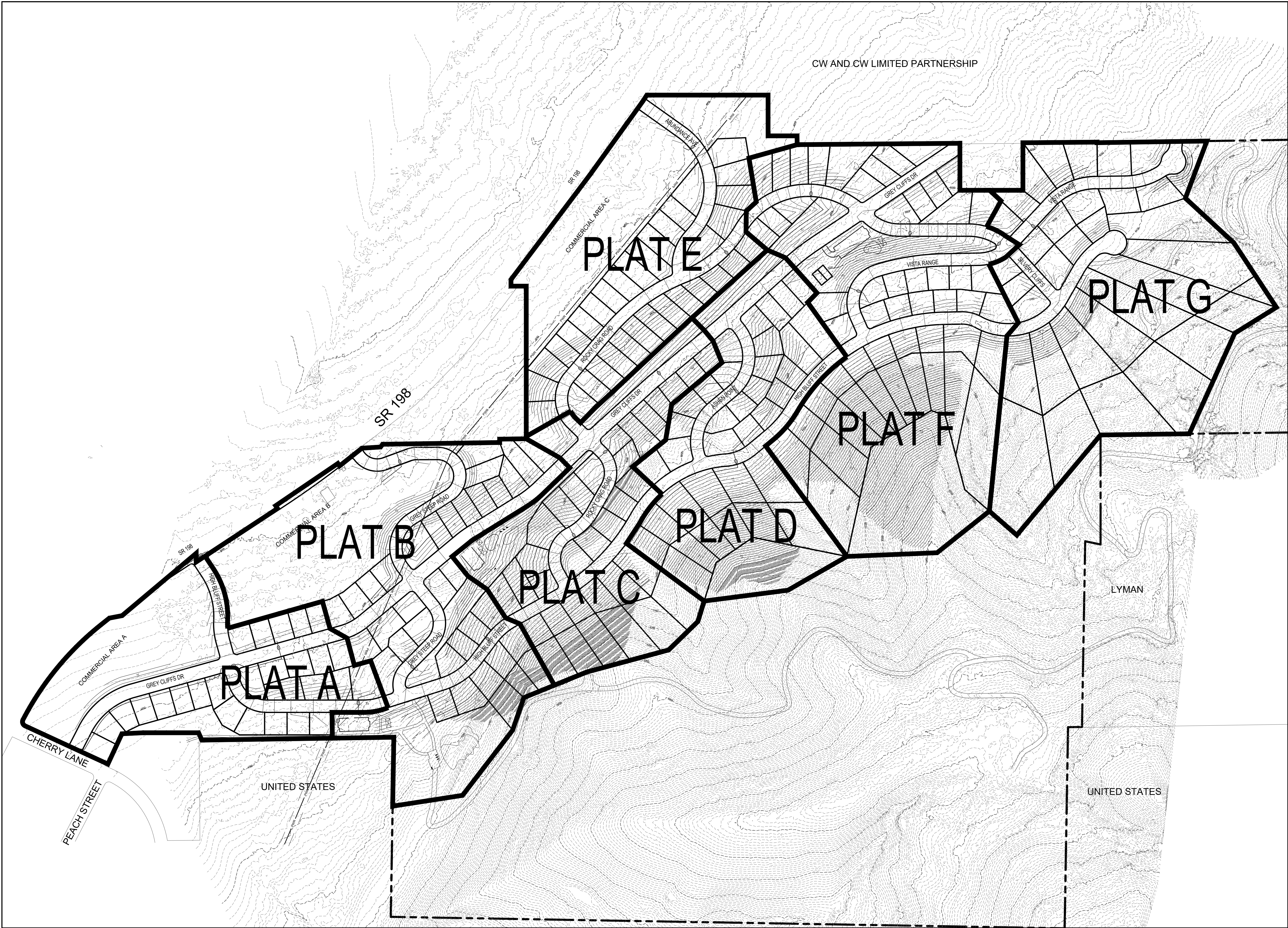
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DESCRIPTION


GRADING PERMIT PLANS

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CUT & FILL PHASING	C1.1A

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DEVELOPMENT


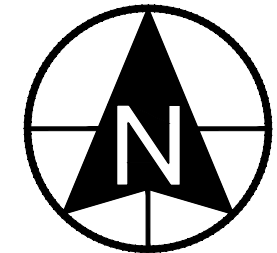


700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

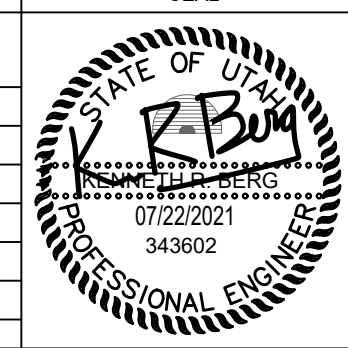
935 W. CENTER
LINDON, UT 84042
801.785.8458




SCALE: 1"= 200'



Berg CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
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GRADING PERMIT		07/22/2021	

PROJECT

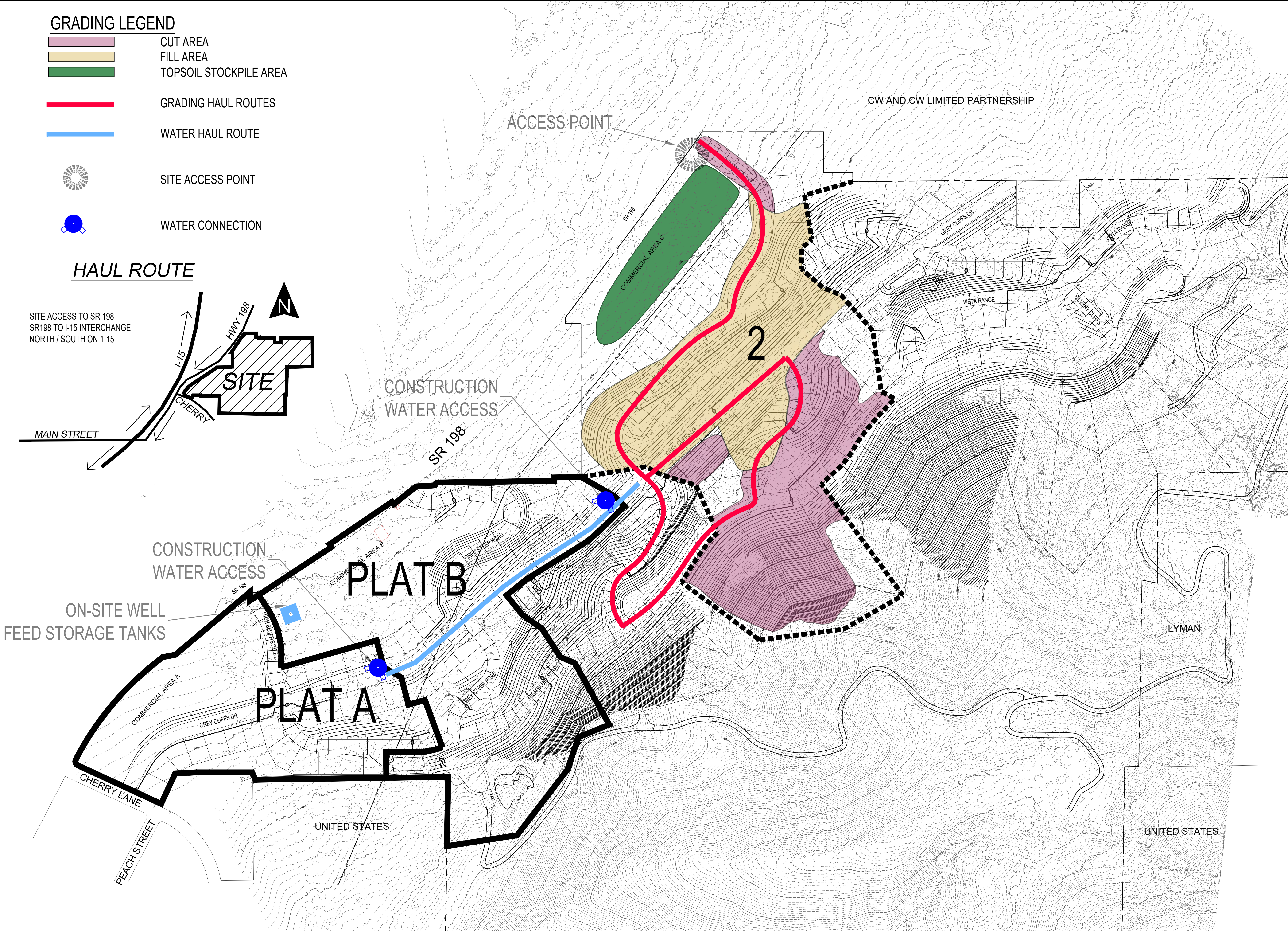


DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
OVERALL PHASING PLAN	C1.1B





DEVELOPMENT

700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

GREY CLIFFS LLC.

935 W. CENTER
LONDON, UT 84042
801.785.8458

SCALE: 1"= 200'

BERG
CIVIL ENGINEERING

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office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
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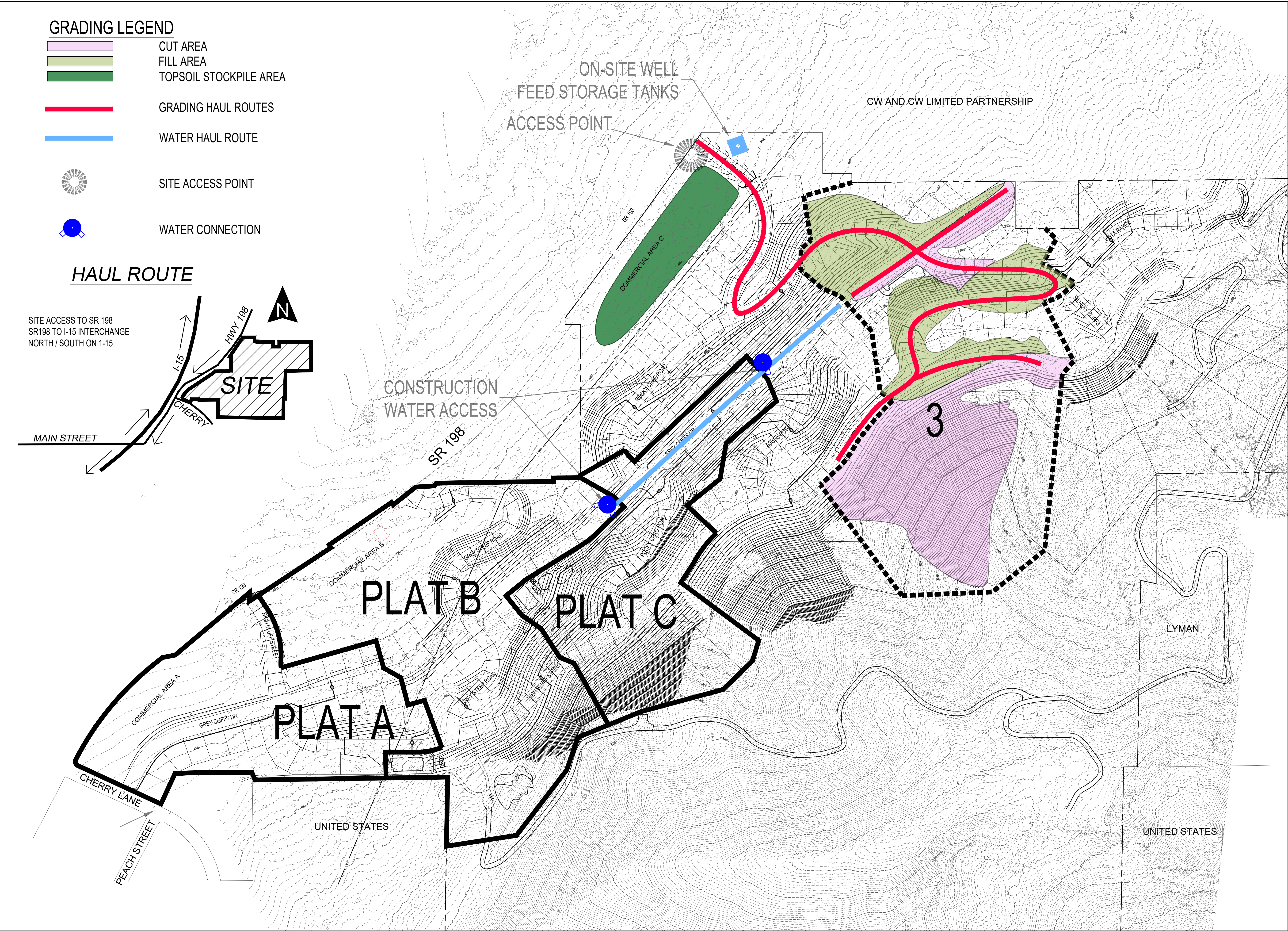
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DESCRIPTION

GRADING PERMIT PLANS

SHEET NAME	SHEET NUMBER
PHASE 2 GRADING	C1.3

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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
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ACTION	DATE
GRADING PERMIT	07/22/2021

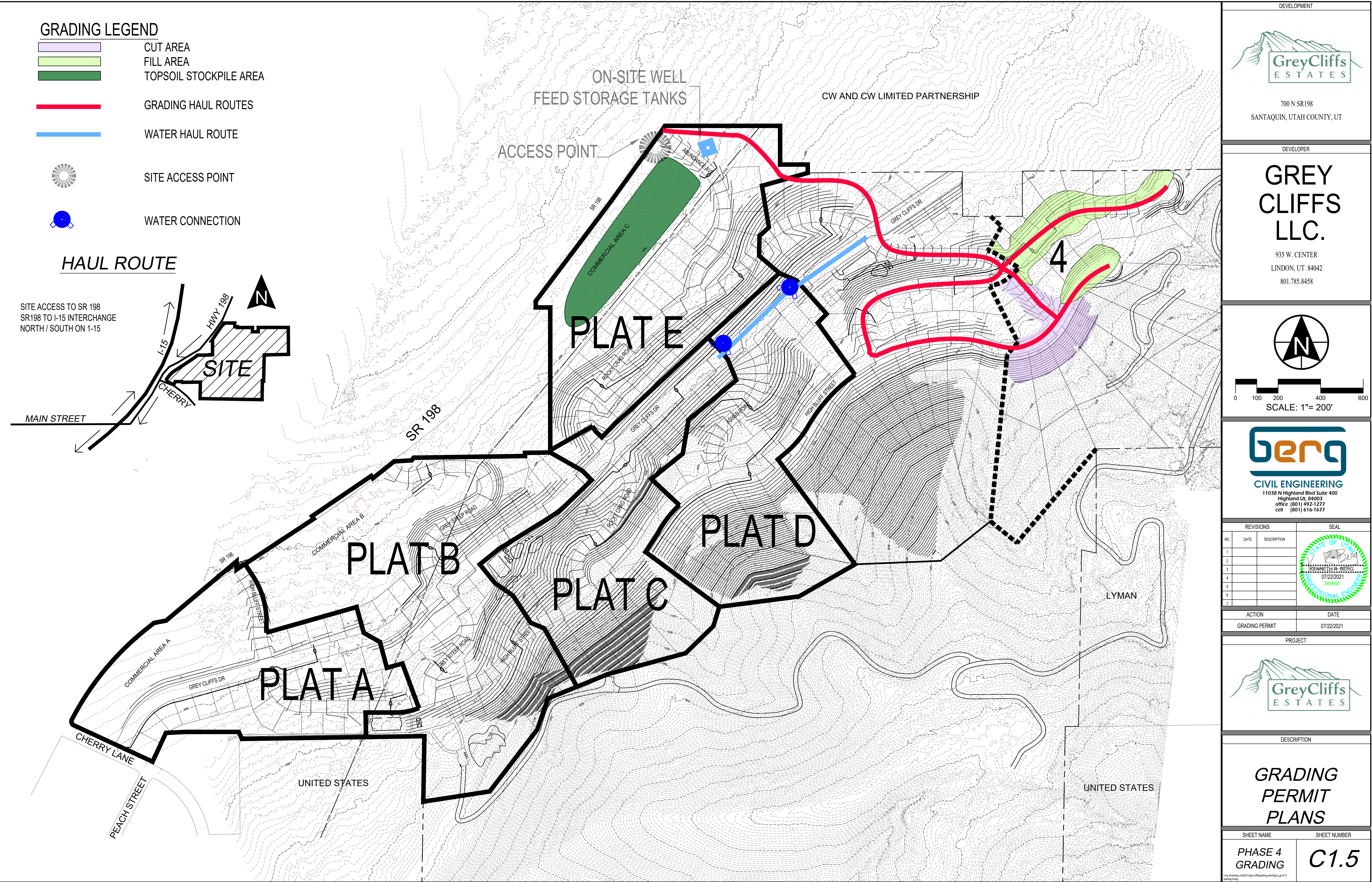
PROJECT

DESCRIPTION

GRADING PERMIT PLANS

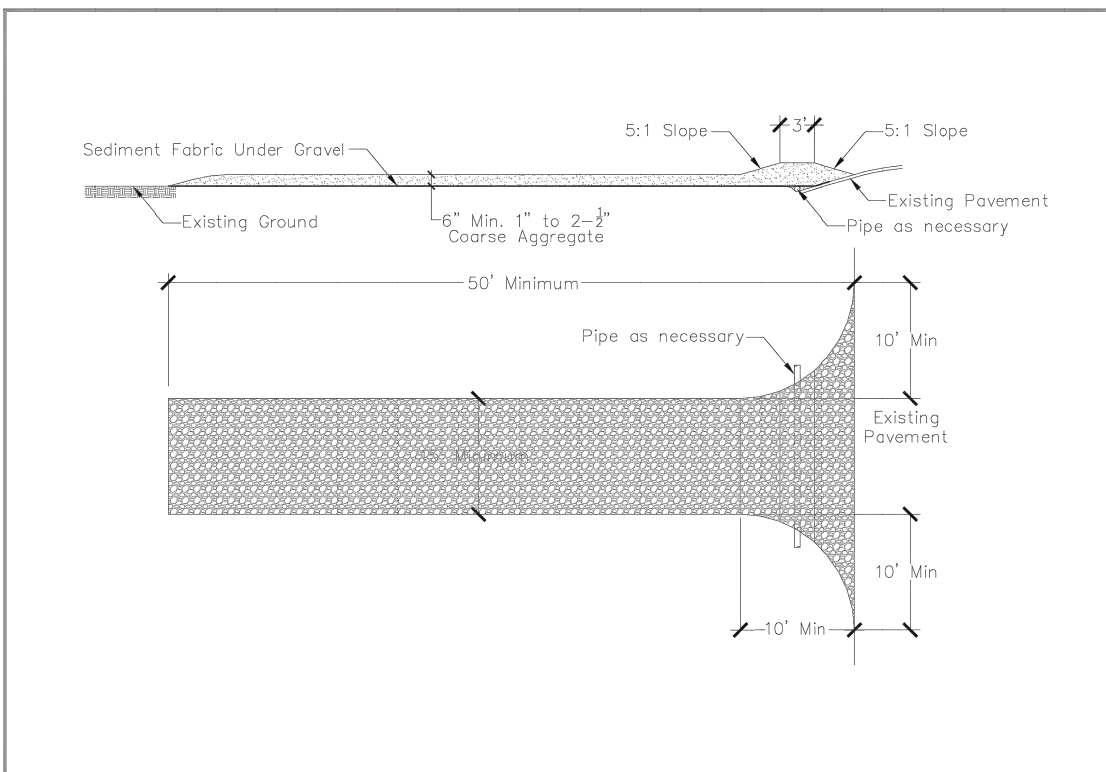
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PHASE 3 GRADING	C1.3

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BMP: Stabilized Construction Entrance

SCE
Construction



DESCRIPTION:

A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface.

APPLICATION:

At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

INSTALLATION/APPLICATION CRITERIA:

- ♦ Clear and grub area and grade to provide maximum slope of 2%.
- ♦ Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months.
- ♦ Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.

LIMITATIONS:

- ♦ Requires periodic top dressing with additional stones.
- ♦ Should be used in conjunction with street sweeping on adjacent public right-of-way.

MAINTENANCE:

- ♦ Inspect daily for loss of gravel or sediment buildup.
- ♦ Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
- ♦ Repair entrance and replace gravel as required to maintain control in good working condition.
- ♦ Expand stabilized area as required to accommodate traffic and prevent erosion at driveways.

6.3 Fill Material

Following are our recommendations for the various fill types we anticipate will be used at this site:

FILL MATERIAL TYPE	DESCRIPTION RECOMMENDED SPECIFICATION
Structural Fill	Placed below structures, flatwork and pavement. Well-graded sand/gravel mixture, with maximum particle size of 4 inches, a minimum 70% passing 3/4-inch sieve, a maximum 20% passing the No. 200 sieve, and a maximum Plasticity Index of 10.
Site Grading Fill	Placed over larger areas to raise the site grade. Sandy to gravelly soil, with a maximum particle size of 6 inches, a minimum 70% passing 3/4-inch sieve, and a maximum 50% passing No. 200 sieve.
Non-Structural Fill	Placed below non-structural areas, such as landscaping. On-site soils or imported soils, with a maximum particle size of 8 inches, including silt/clay soils not containing excessive amounts of degradable/organic material (see discussion below).
Stabilization Fill	Placed to stabilize soft areas prior to placing structural fill and/or site grading fill. Coarse angular gravels and cobbles 1 inch to 8 inches in size. May also use 1.5-inch to 2.0-inch gravel placed on stabilization fabric, such as Mirafi RS280i, or equivalent (see Section 6.6).

6.4 Fill Placement and Compaction

The various types of compaction equipment available have their limitations as to the maximum lift thickness that can be compacted. For example, hand operated equipment is limited to lifts of about 4 inches and most “trench compactors” have a maximum, consistent compaction depth of about 6 inches. Large rollers, depending on soil and moisture conditions, can achieve compaction at 8 to 12 inches. The full thickness of each lift should be compacted to at least the following percentages of the maximum dry density as determined by ASTM D-1557 (or AASHTO⁷ T-180) in accordance with the following recommendations:

LOCATION	TOTAL FILL THICKNESS (FEET)	MINIMUM PERCENTAGE OF MAXIMUM DRY DENSITY
Beneath an area extending at least 4 feet beyond the perimeter of structures, and below flatwork and pavement (applies to structural fill and site grading fill) extending at least 2 feet beyond the perimeter	0 to 5	95
	5 to 10	98
Site grading fill outside area defined above	0 to 5	92
	5 to 10	95
Utility trenches within structural areas	--	96
Roadbase and subbase	-	96
Non-structural fill	0 to 5	90
	5 to 10	92



May 6, 2020

Mr. Steve Larsen
South Valley Holdings, LLC
935 West Center Street
Lindon, Utah 84042

RE: Geotechnical Study Addendum
Cut Slopes for Gray Cliffs Estates (Santaquin Heights)
About 650 North State Road 198
Santaquin, Utah
CMT Project No. 12330

Mr. Larsen:

As you requested and authorized, this letter presents our geotechnical recommendations for cut slope stability along the east side of the subject project. CMT previously provided a geotechnical report¹ and a geologic hazards report² for this site.

Proposed Construction

We understand the project consists of constructing single family residences and possibly some multi-family buildings, with associated streets and utilities throughout the site. In order for this construction to occur, significant cuts will be needed along the eastern side of the site, which are shown on the current plans as 1H:1V (Horizontal:Vertical) slopes extending as high as 250 feet or more. There are three major cuts currently shown on the east side of the site, which we discuss below in Recommendations.

Site Geology

The geology of the lower portion of the site was presented in the referenced geologic hazards report. The upper portion of the site where the proposed cuts are planned is mapped as “Megabreccia Deposits” (map unit QTmb) that are Pleistocene to Pliocene(?) in age, and unspecified bedrock/rock (map unit R), that is Tertiary to Precambrian in age. Unit QTmb is described as:

“Includes large bedrock blocks, rubble, and younger Quaternary landslide deposits too small to map separately; bedrock blocks are comprised largely of Paleozoic quartzite, dolomite, and limestone on the northwest margin of Dry Mountain, east of Santaquin, mapped by Demars (1956), Hintze (1962), and Witkind and Weiss (1991) as highly faulted and deformed bedrock, but a prominent arcuate main scarp lies to the east of the deposit, which has a more subdued upper surface than surrounding bedrock and lies in an amphitheater at least 150 feet (45 meters) below the scarp; displacement of the deposit is thought to have started in the late Tertiary (possibly Pliocene) and continued intermittently during the

¹ “Geotechnical Engineering Study, Santaquin Heights Development, About 650 North State Road 198, Santaquin, Utah” CMT Project No. 12330, November 1, 2019.
² “Geologic Hazards Investigation, Santaquin Heights, Approximately 650 North State Road 198, Santaquin, Utah” CMT Project No. 12330, August 29, 2019.

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Geotechnical Study Addendum
Cut Slopes for Gray Cliffs Estates (Santaquin Heights)
Santaquin, Utah
CMT Project No. 12330

Page 2

Pleistocene as movement along the Wasatch fault zone uplifted the range front relative to the valleys. Thickness as much as 200 feet (60 m).”

The unspecified bedrock materials are described as:

“Hintze (1962) and Witkind and Weiss (1991) compiled geologic maps of the region that include the Santaquin quadrangle at respective scales of 1:125,000 and 1:100,000, providing valuable overviews of regional geology, although many questions remain regarding stratigraphic relationships and geologic structure. According to these maps, ... Precambrian rocks are most common at the base of the western side of Dry Mountain.”

The majority of the three proposed cuts will be in the QTmb materials, which essentially is comprised of large blocks of bedrock within older landslide deposits.

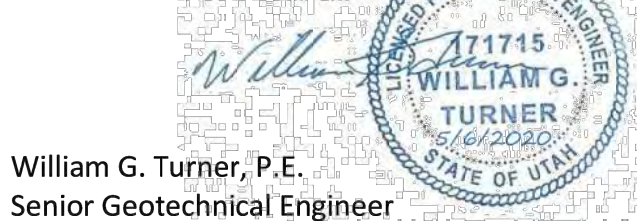
Slope Recommendations

Given the anticipated materials at the site, we recommend that the slopes be cut at approximately 0.7H:1V (Horizontal:Vertical) with a 7.5-foot wide bench at every 25 feet height, which provides an overall 1H:1V slope. There is a possibility that flatter slopes may be needed in some areas to provide adequate stability, thus we highly recommend that CMT observe these cuts (or even preliminary cutting) during construction to verify the cut slopes will be appropriate or if some areas need to be cut at a flatter slope angle. The remaining recommendations in the referenced report appear appropriate and should be followed.

Closure

This letter is considered an addendum to our referenced geotechnical report and subject to the same conditions and limitations presented therein. If you have any questions, please call.

Sincerely,
CMT Engineering Laboratories



William G. Turner, P.E.
Senior Geotechnical Engineer

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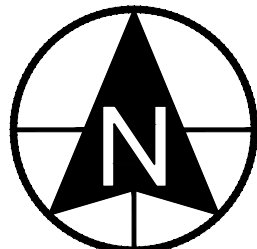


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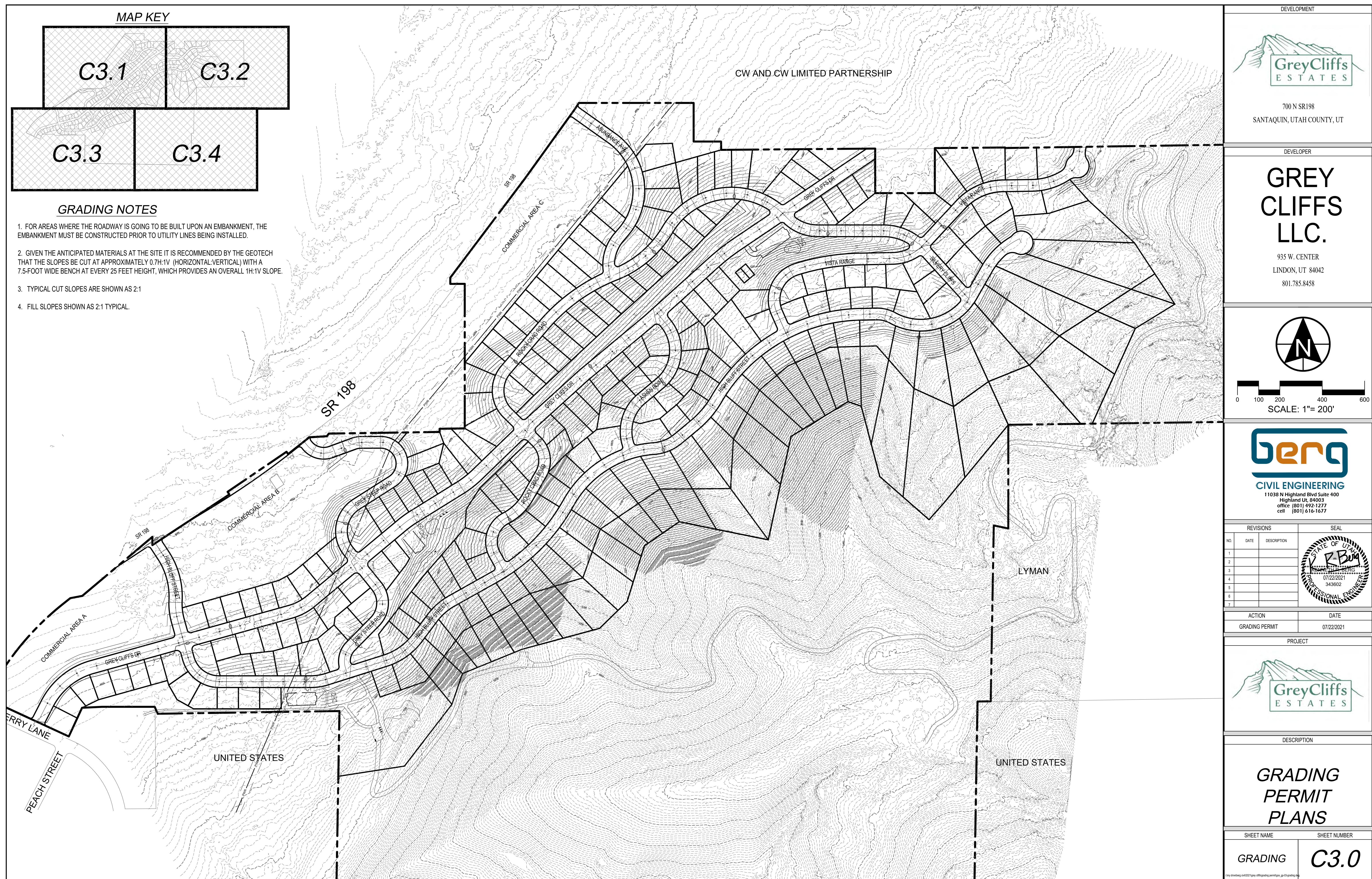


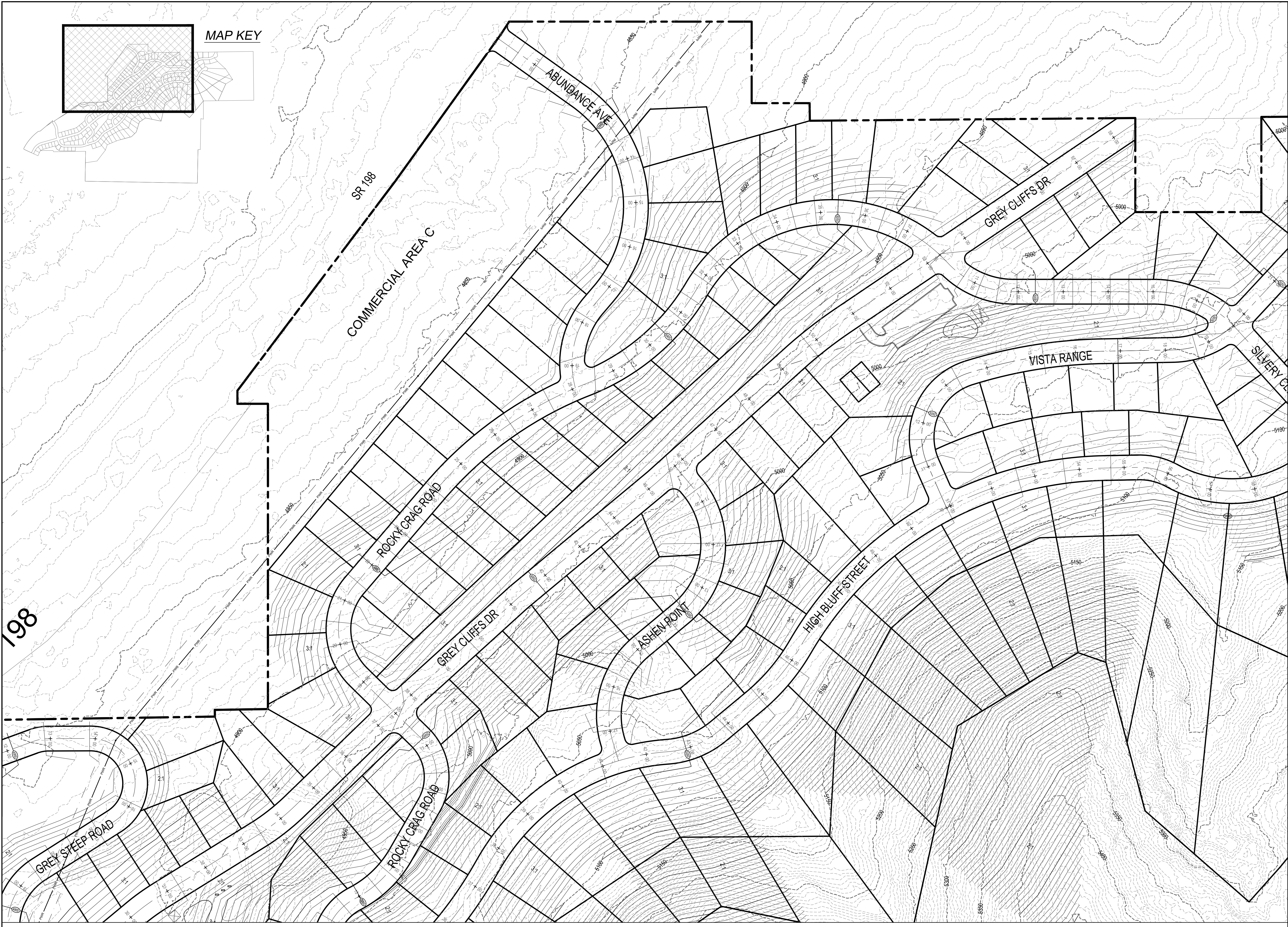
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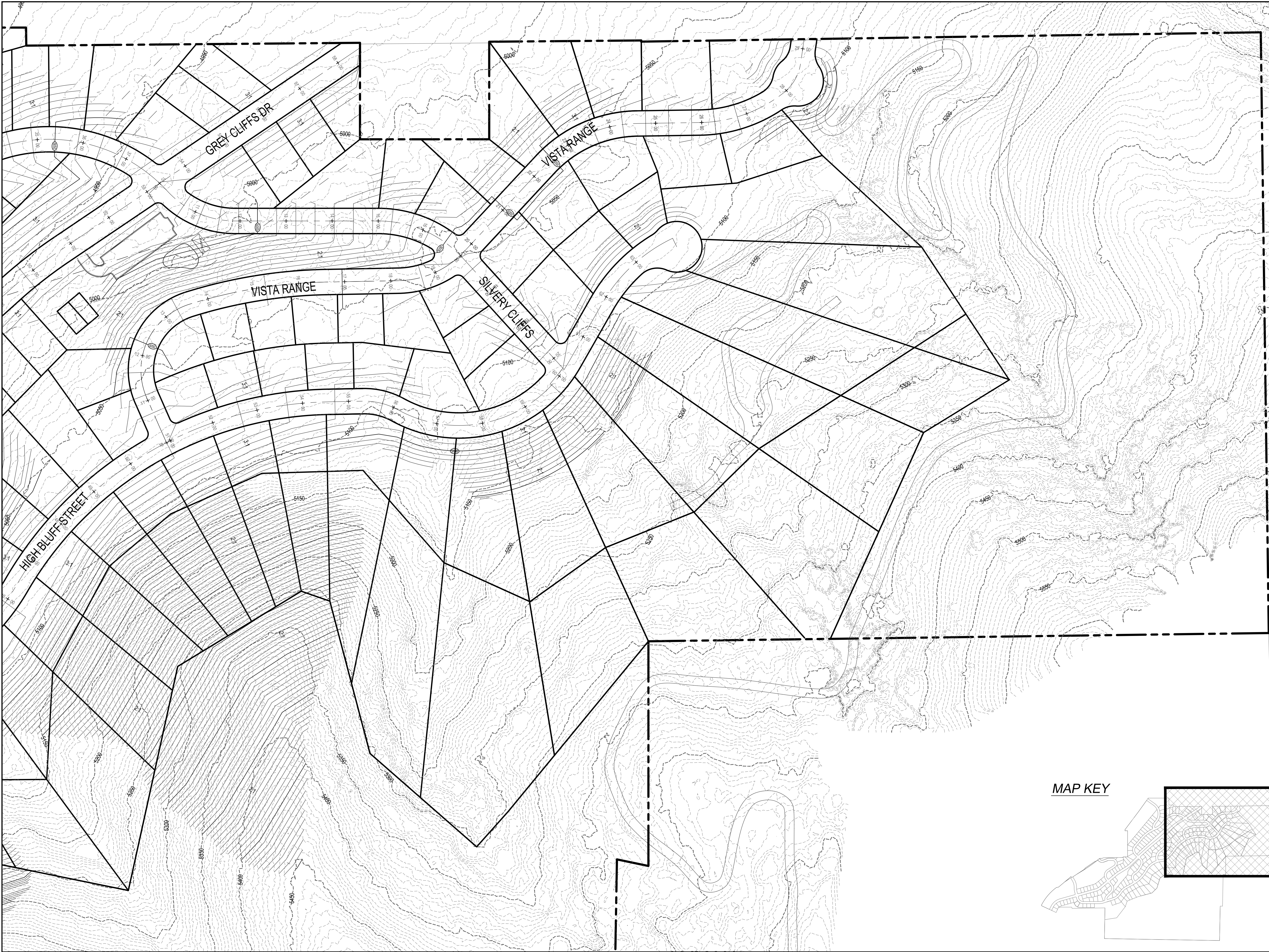
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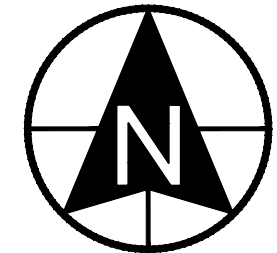


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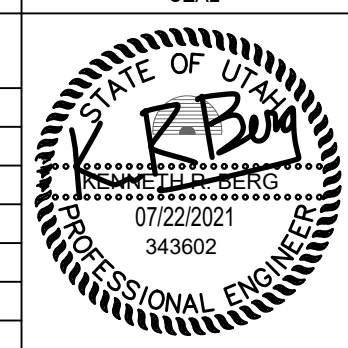
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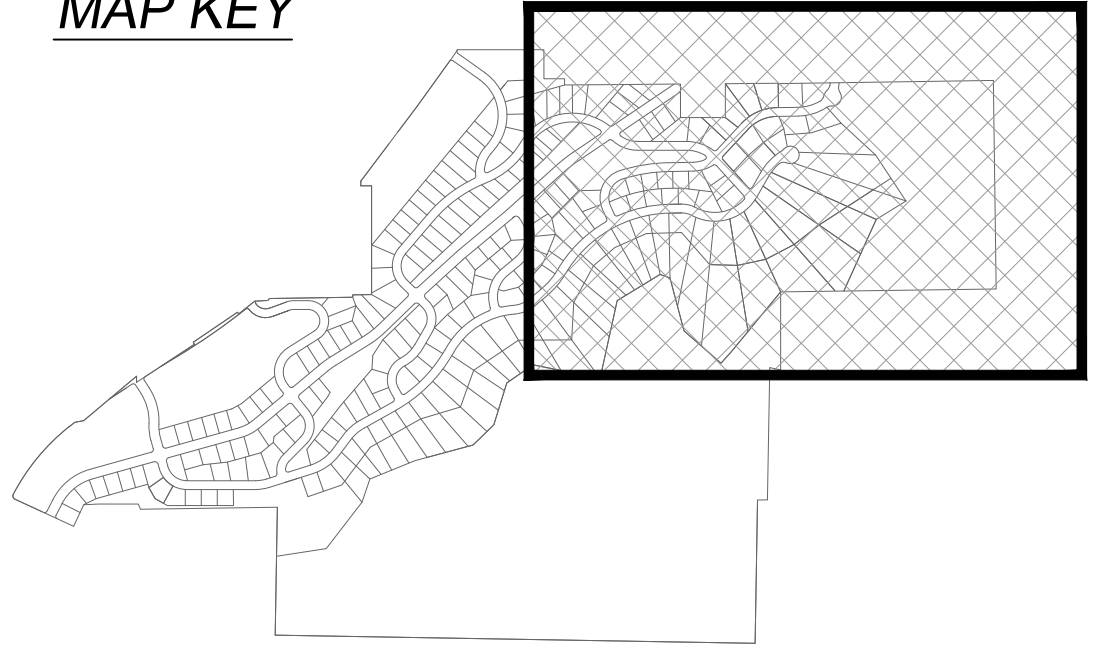
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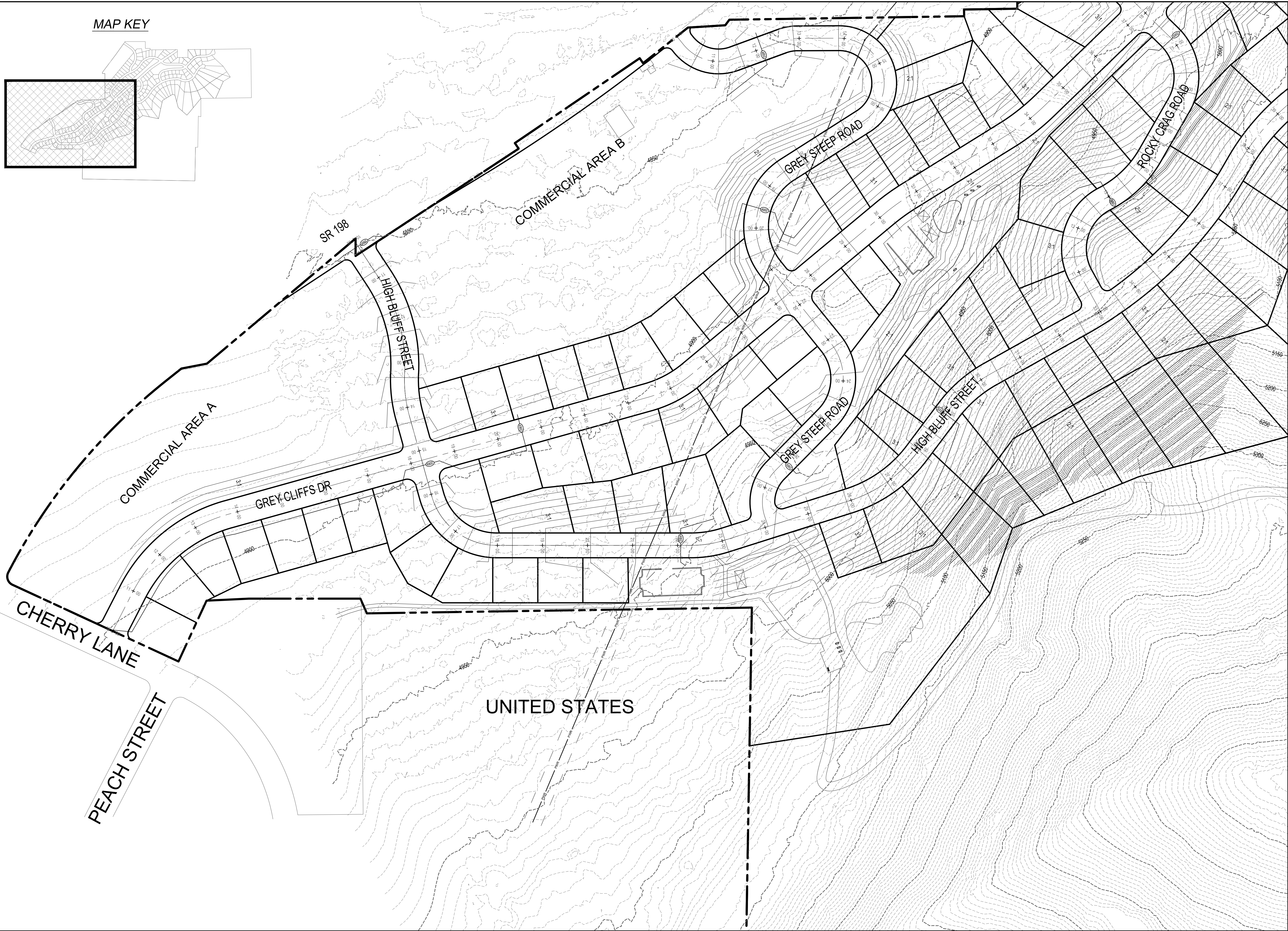
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MAP KEY





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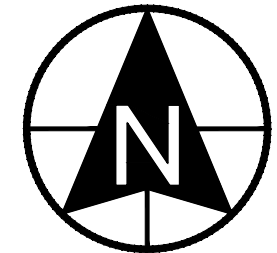


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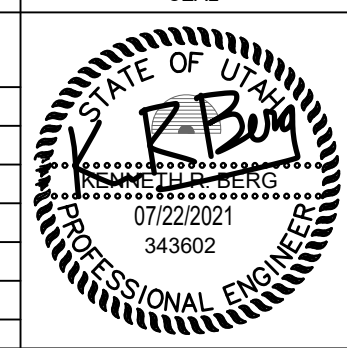


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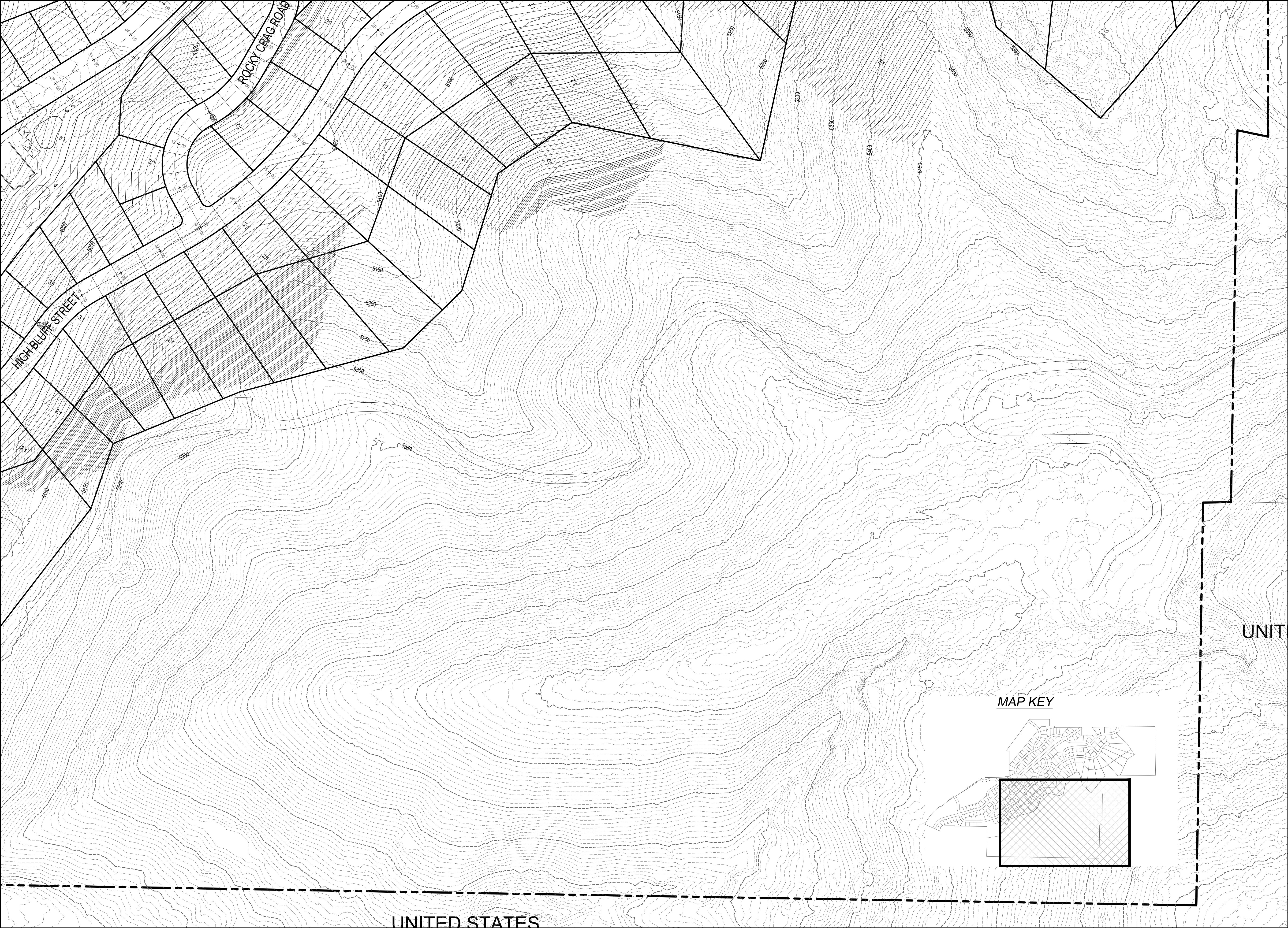


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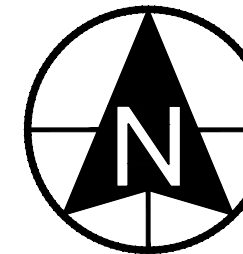


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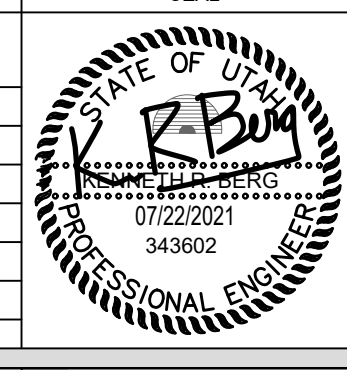


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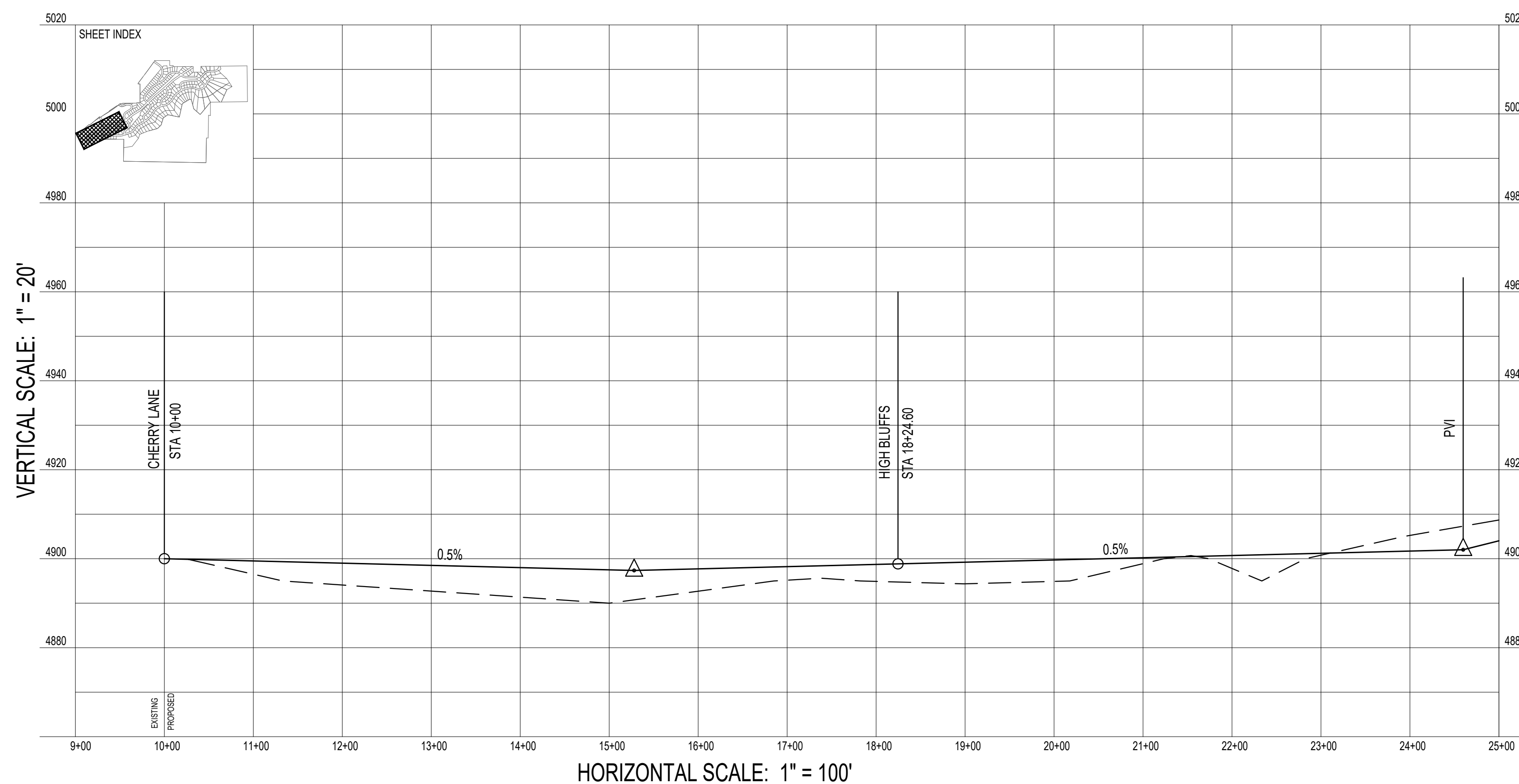
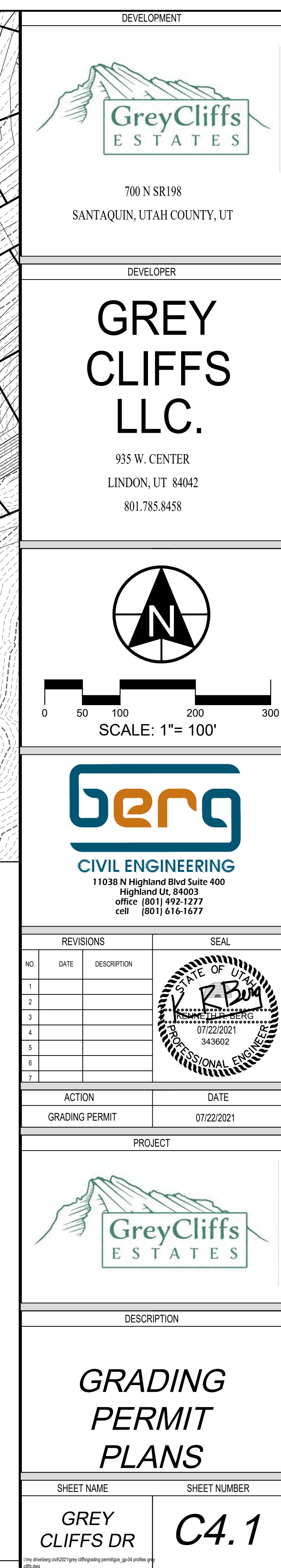


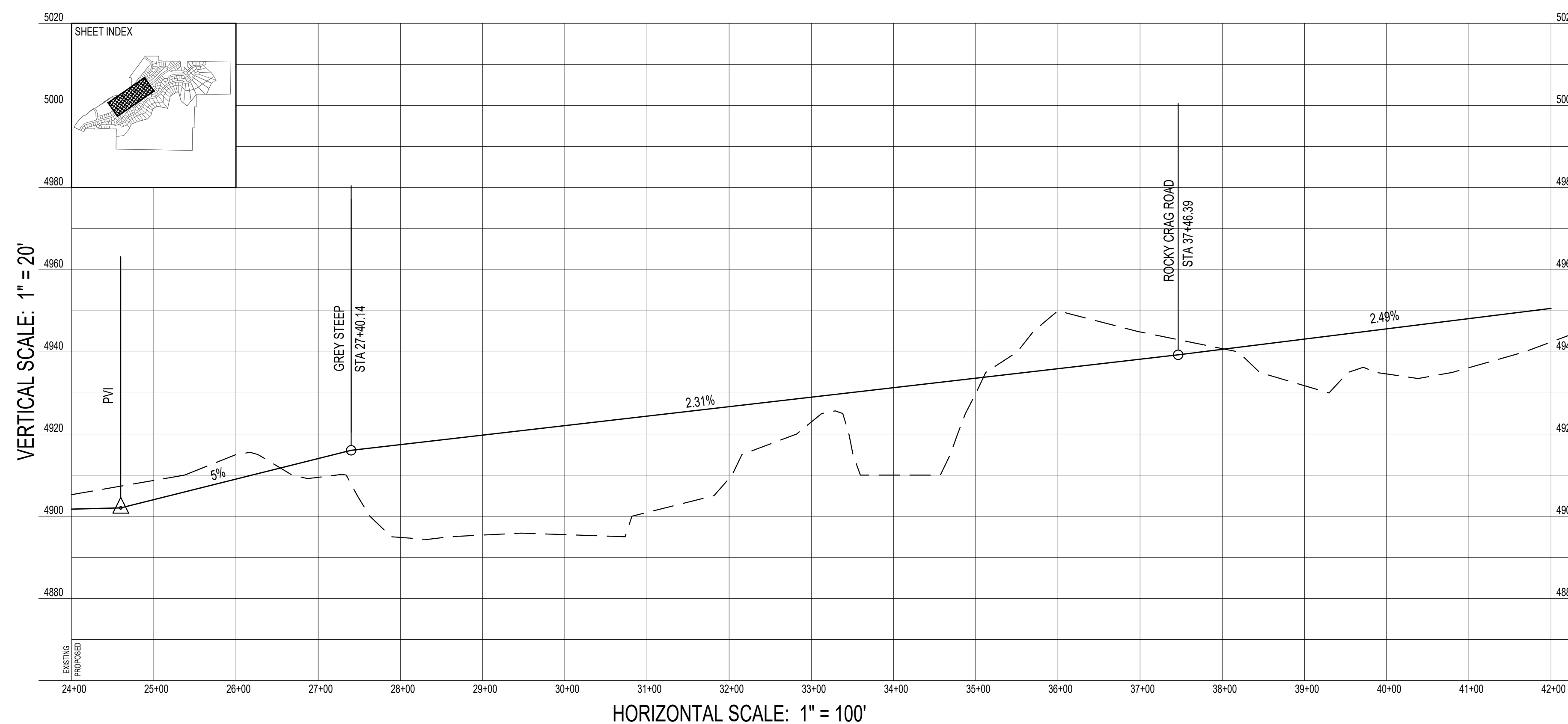
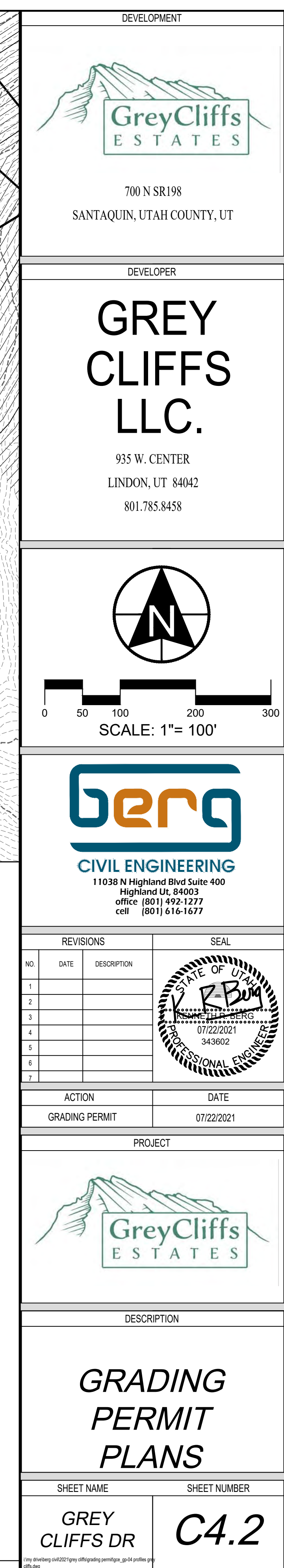
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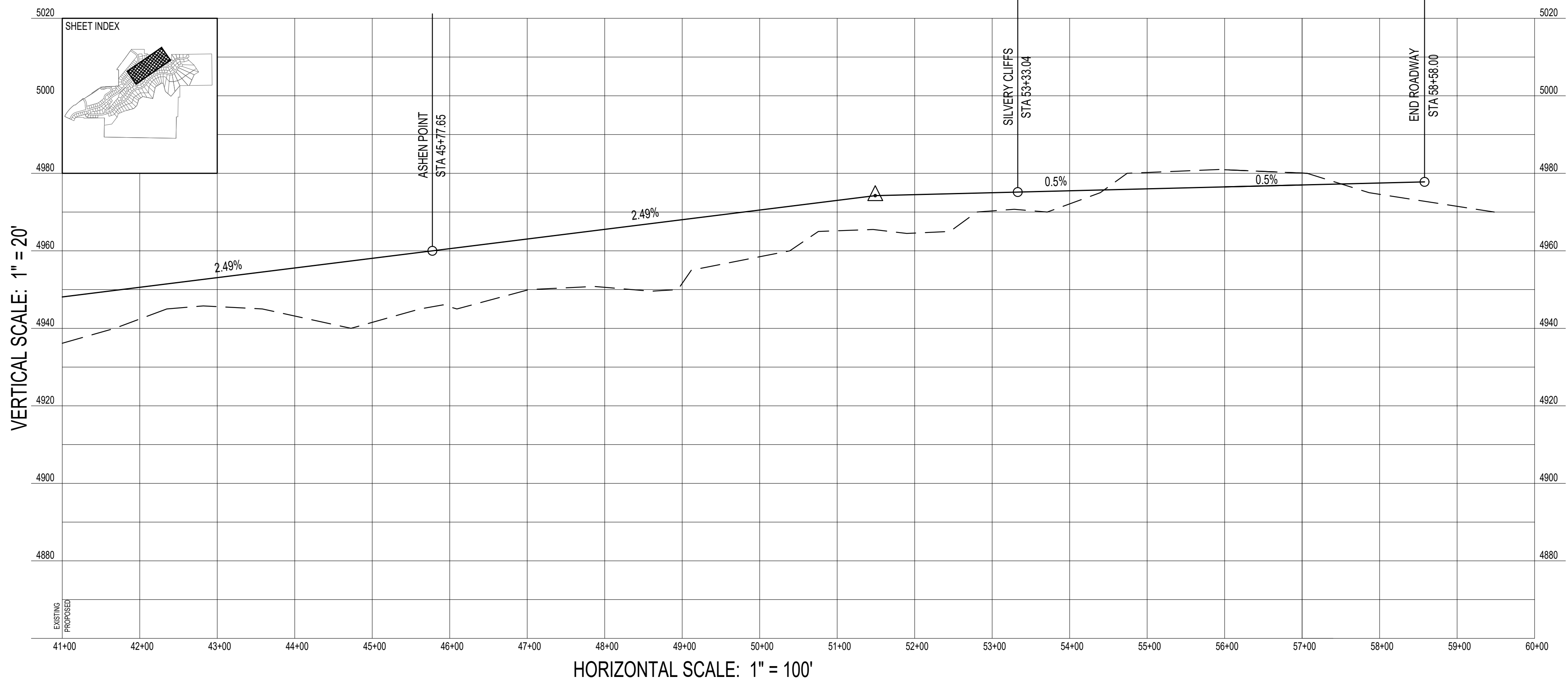
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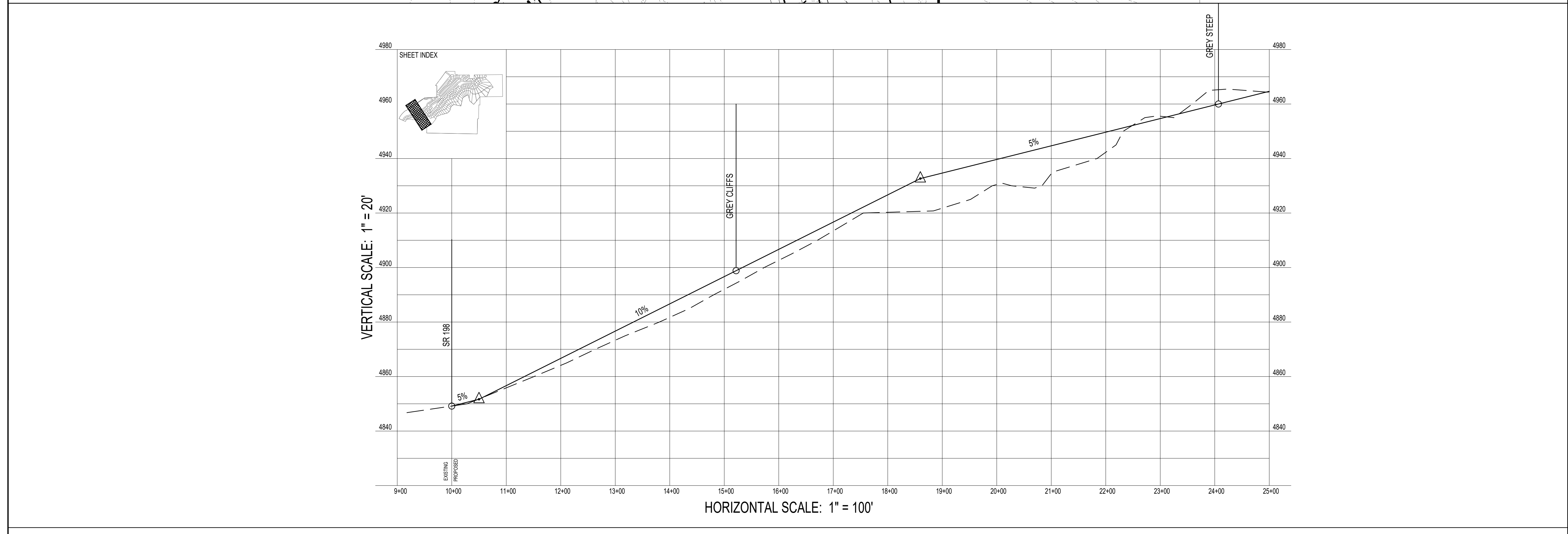
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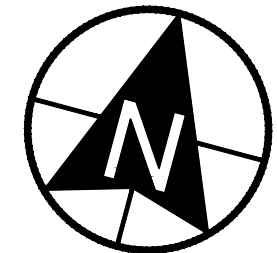


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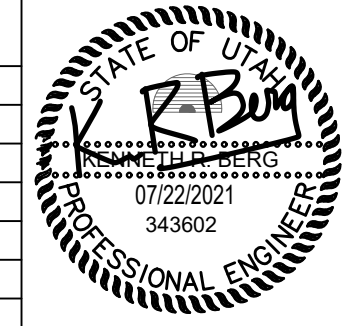
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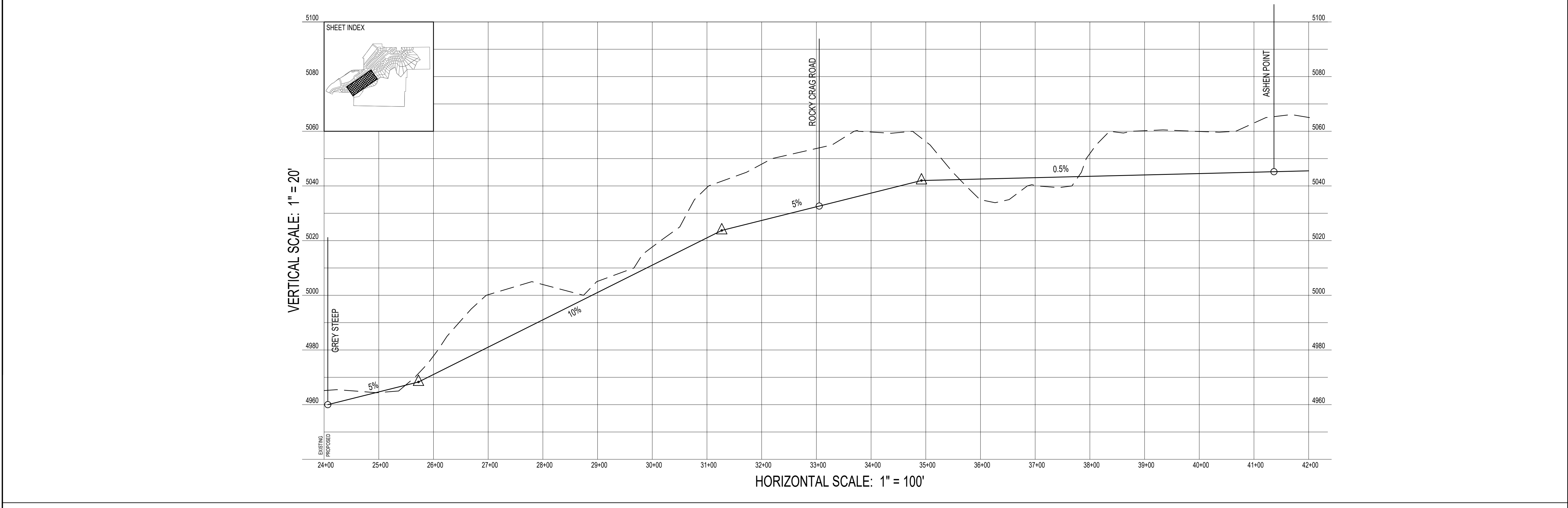
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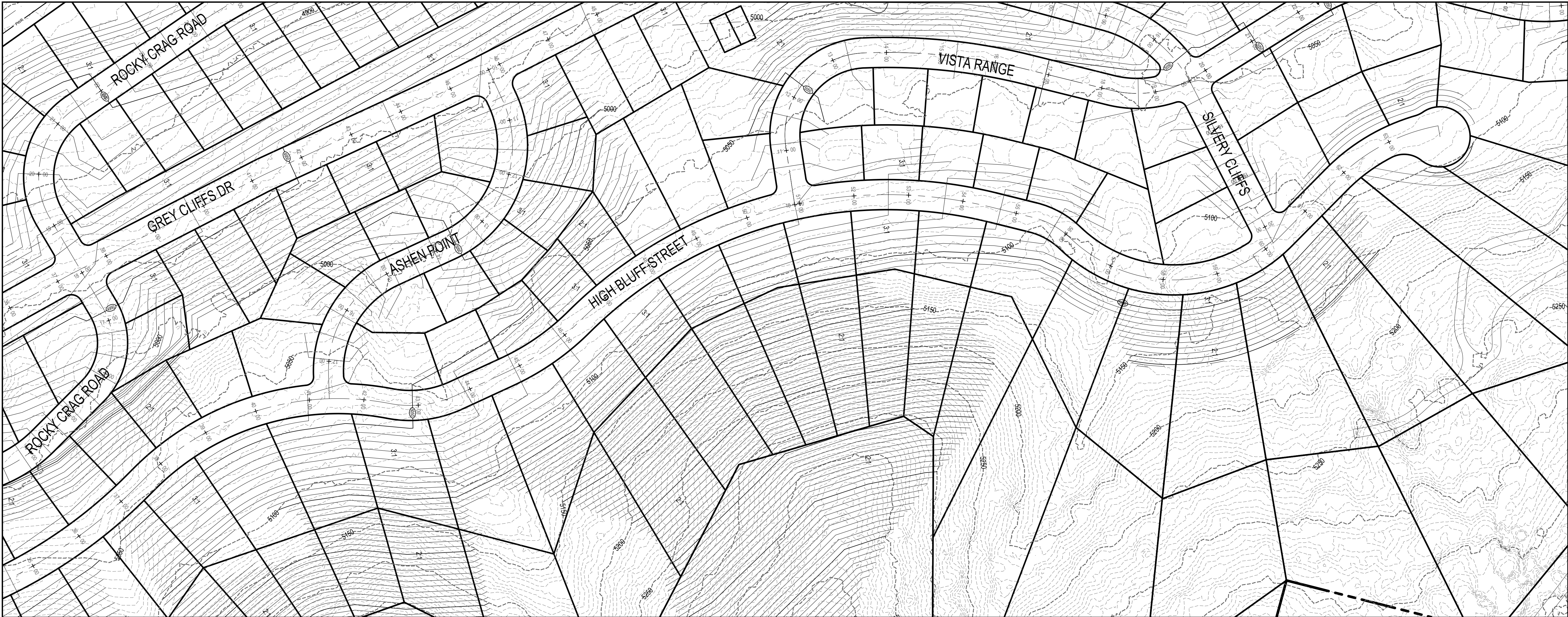


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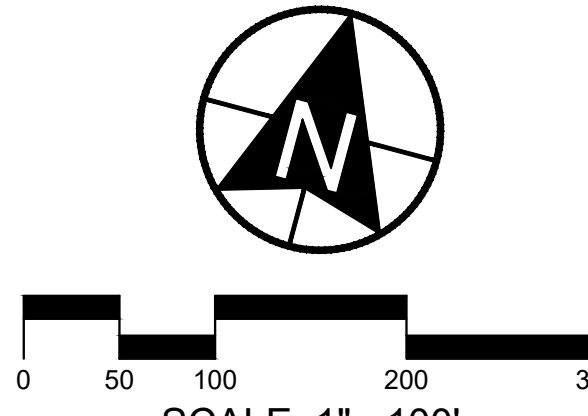


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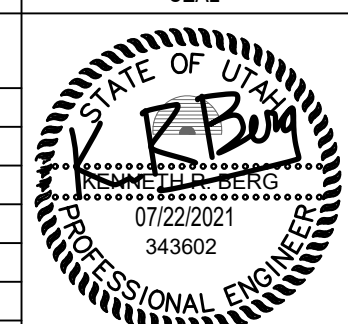
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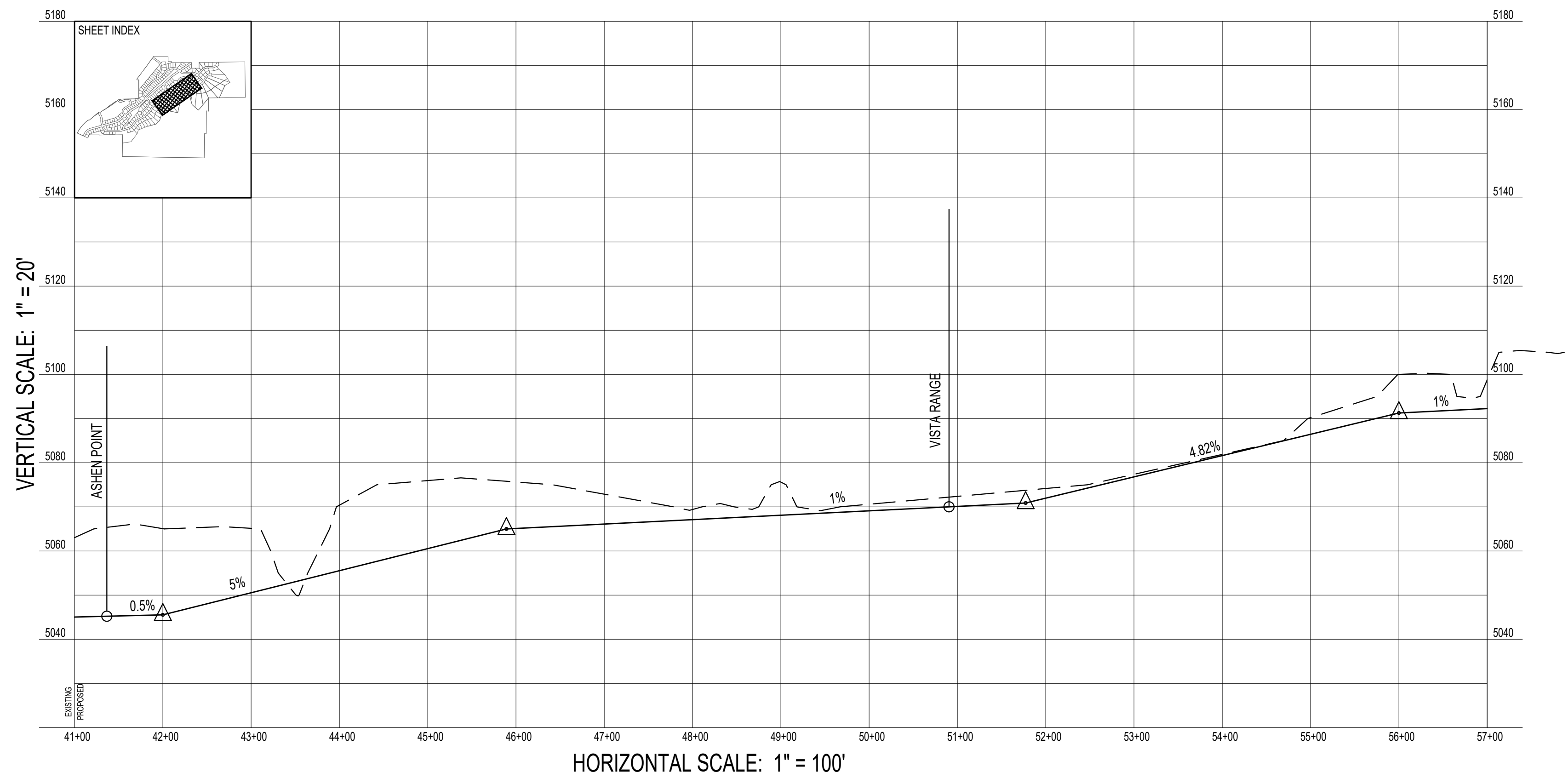
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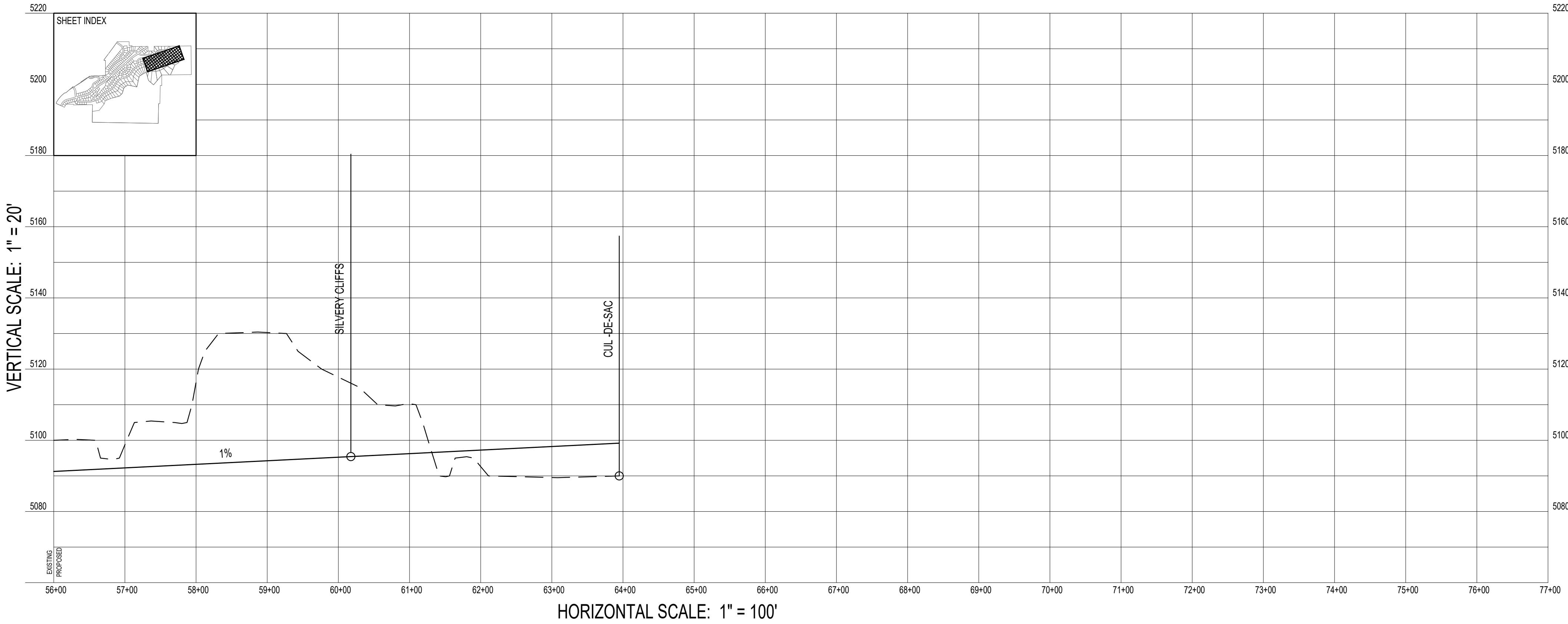
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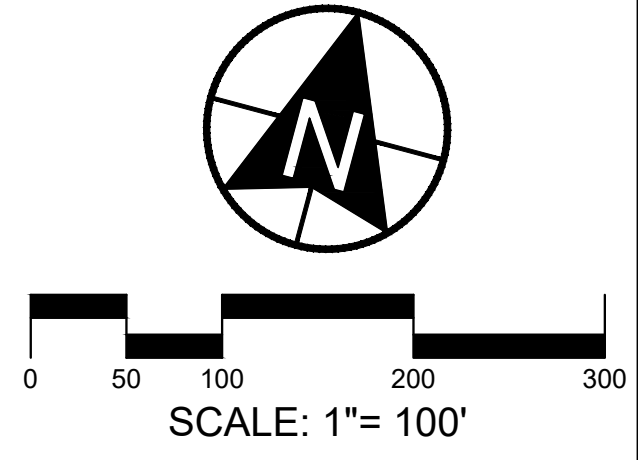



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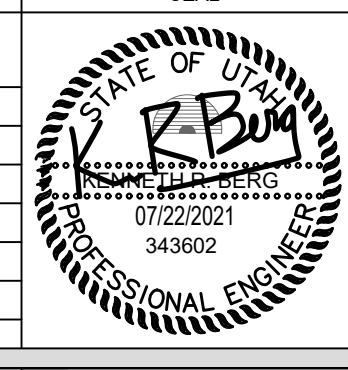

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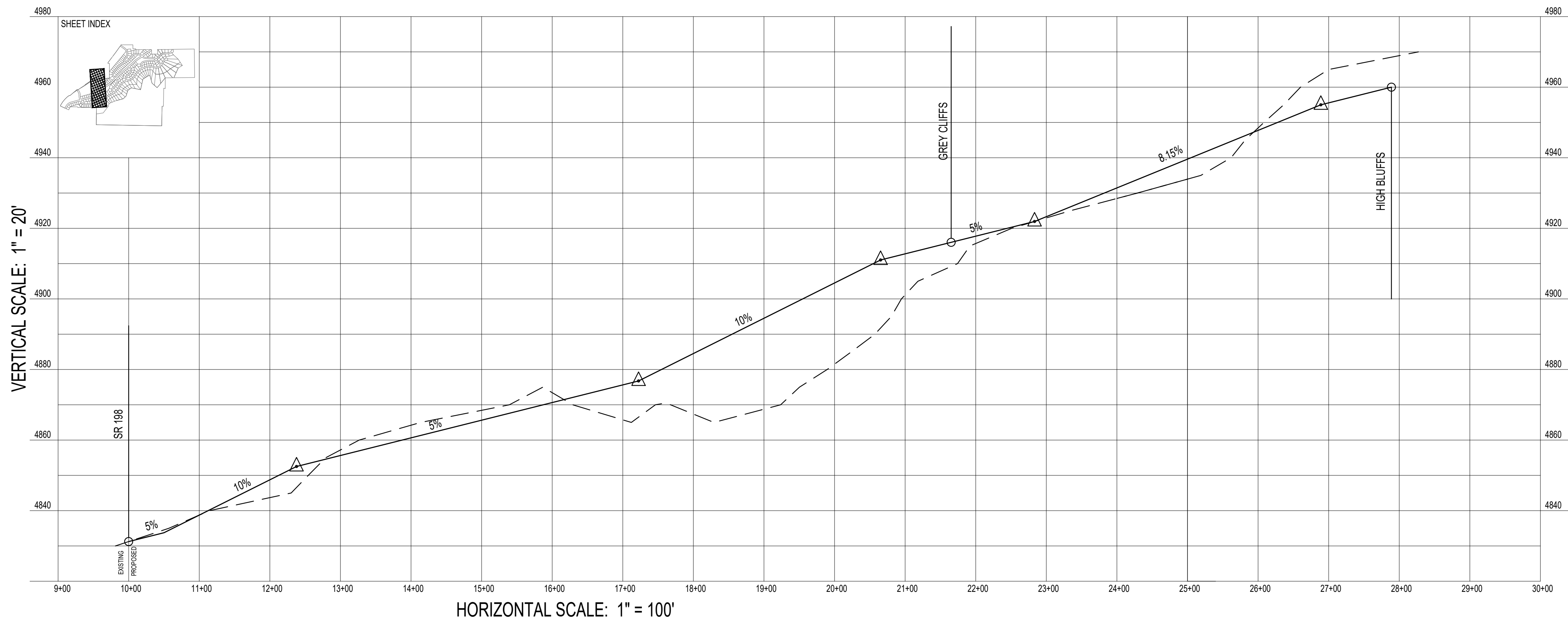
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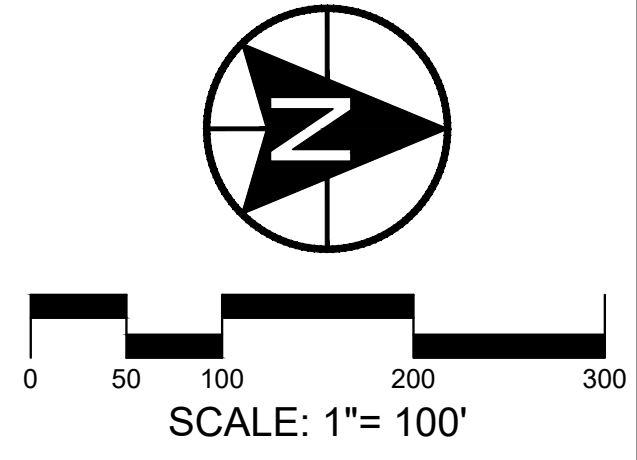


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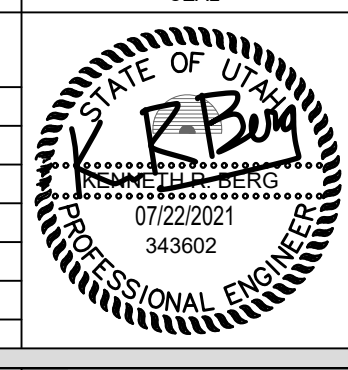


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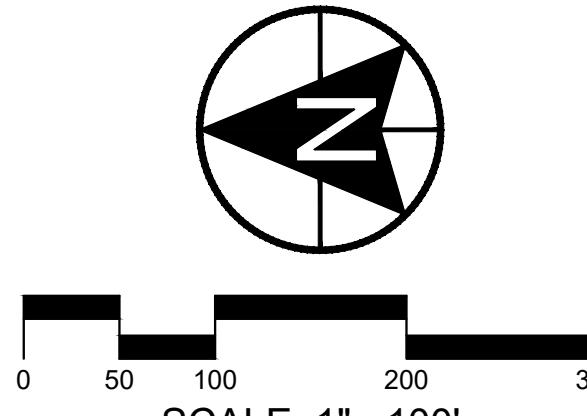


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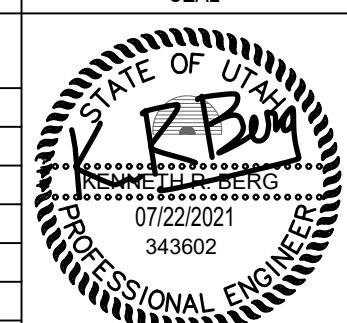


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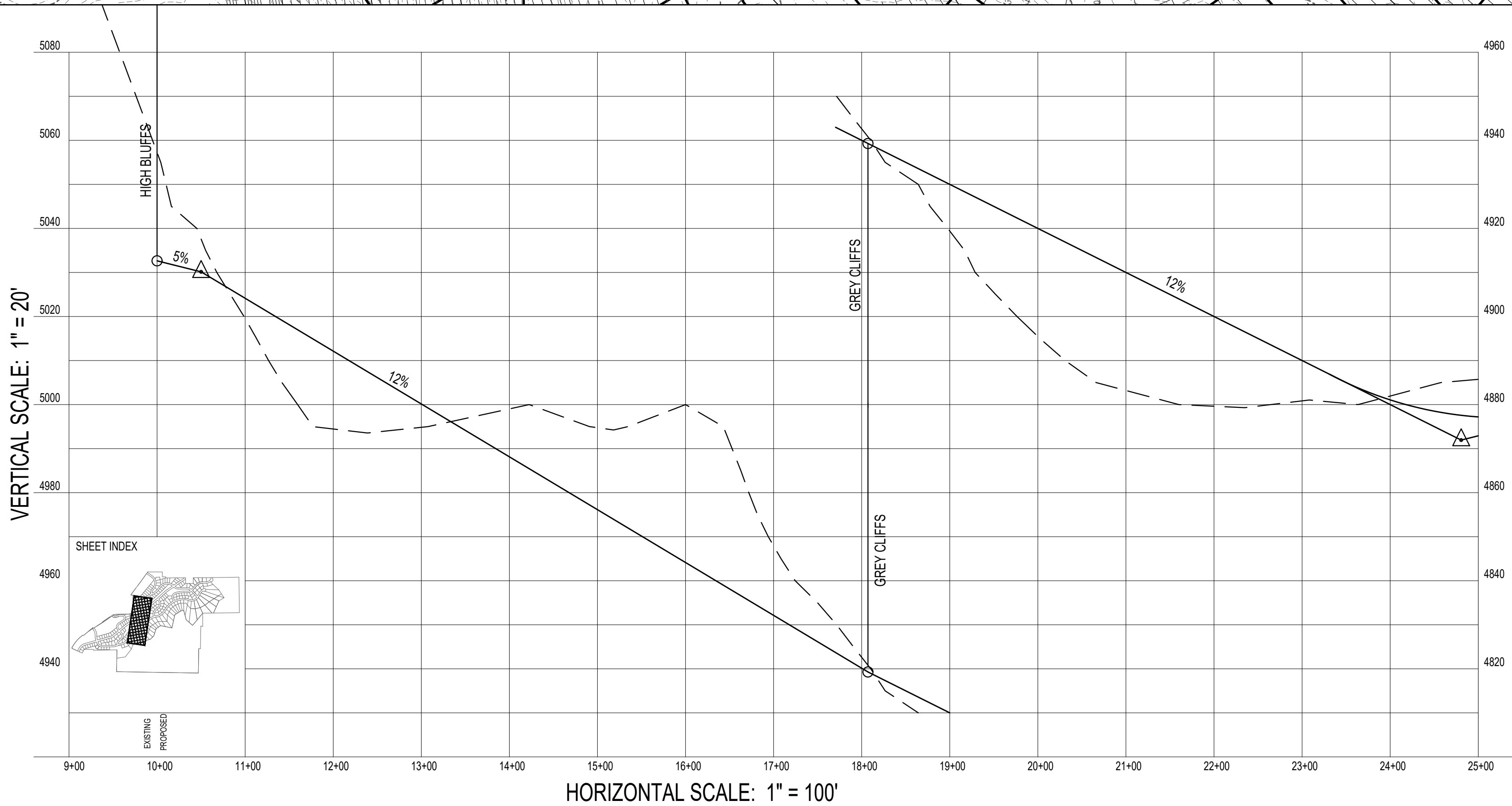


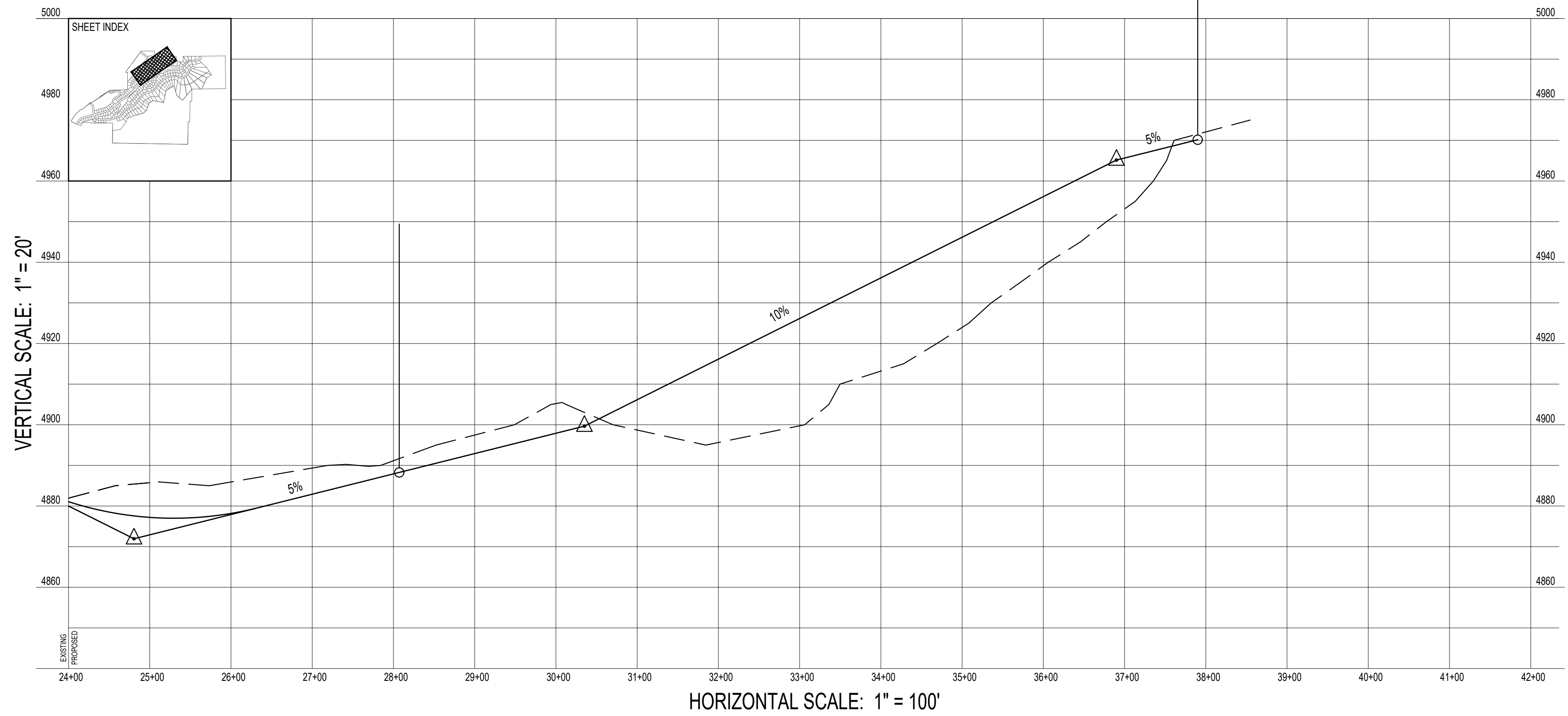
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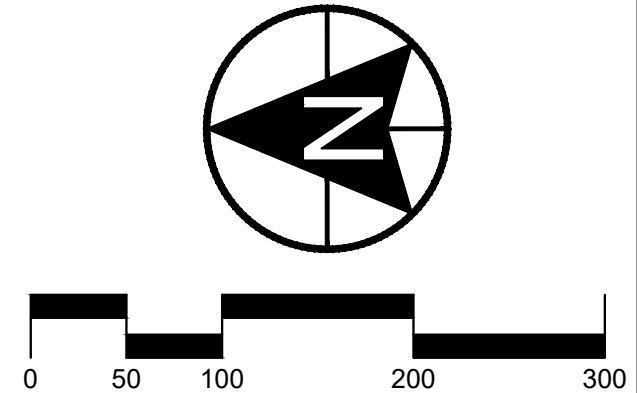


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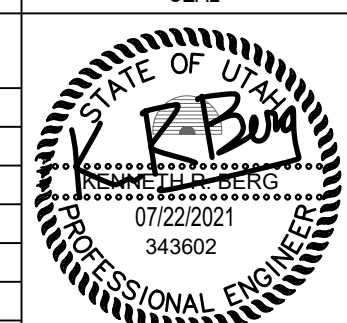


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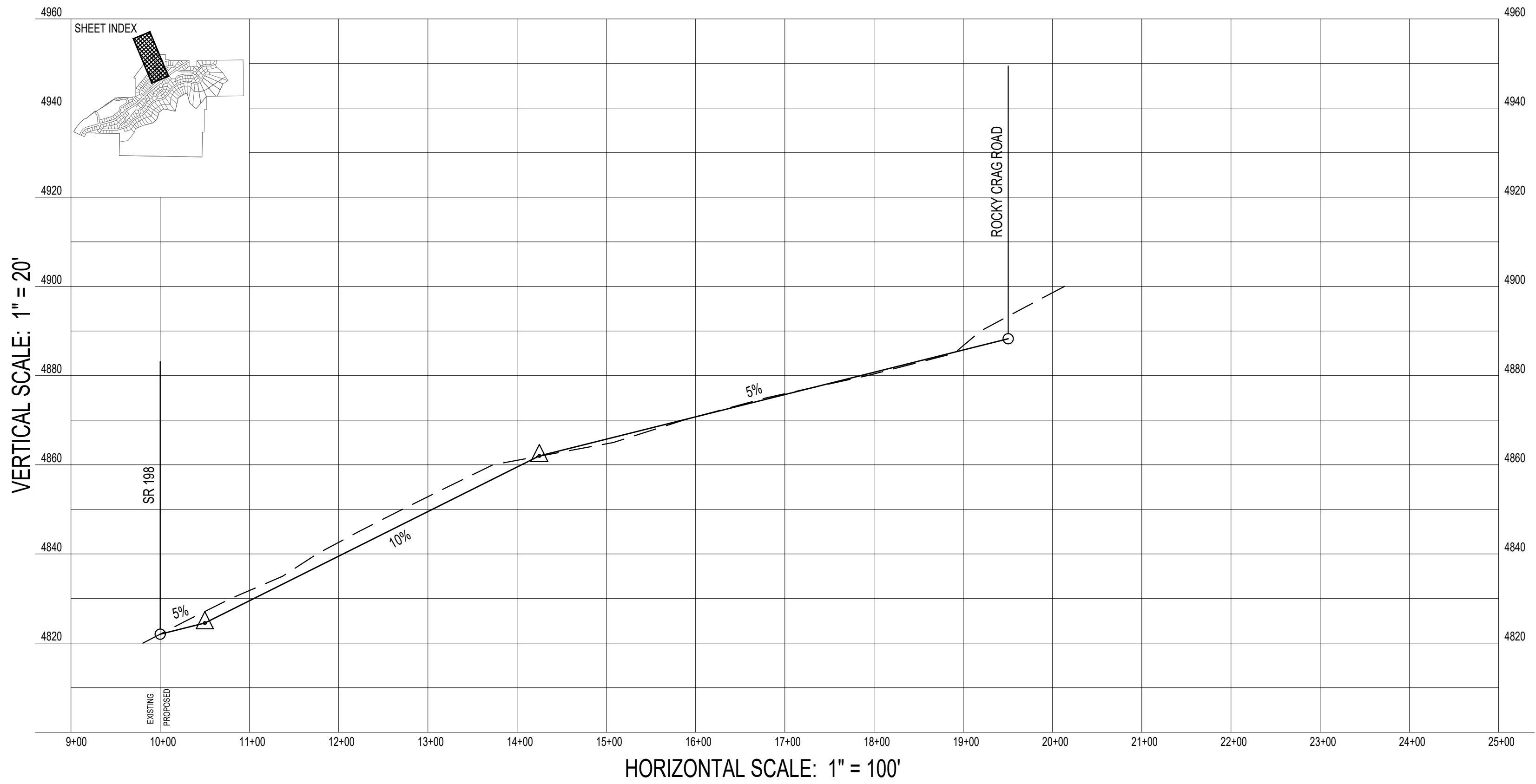
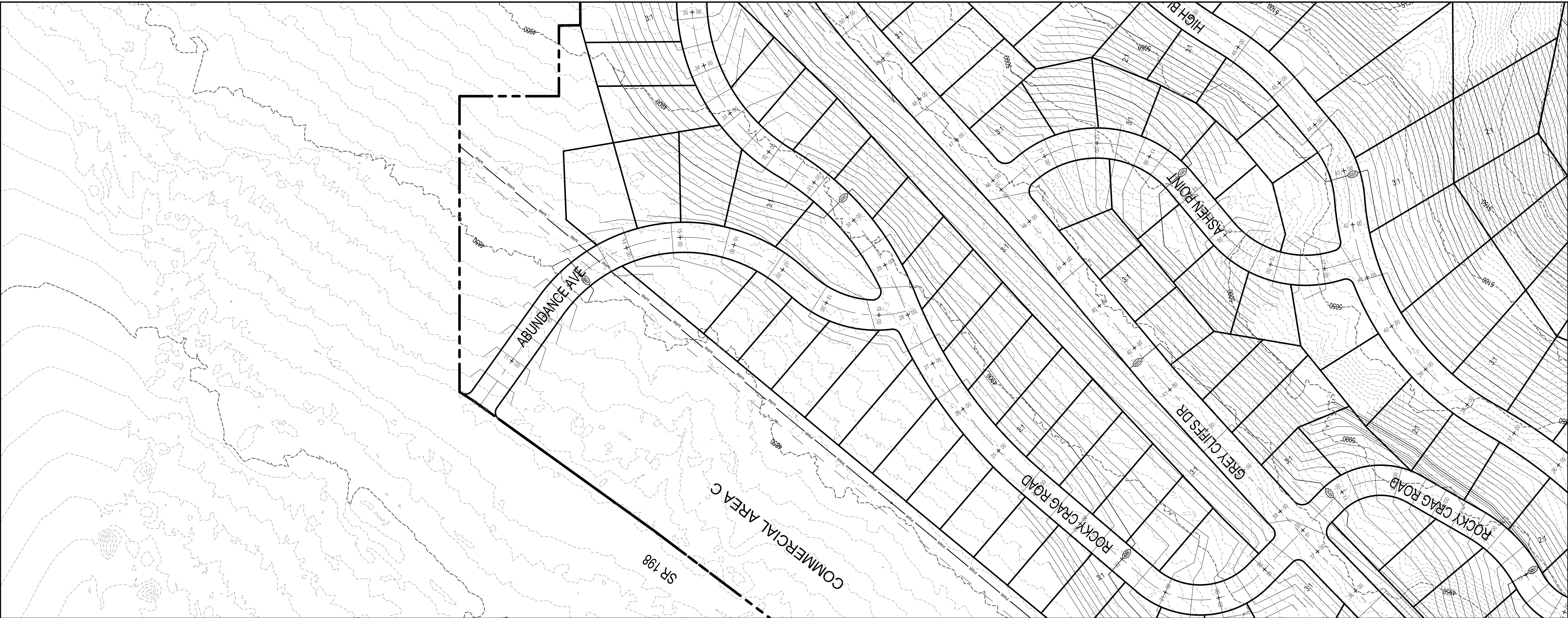


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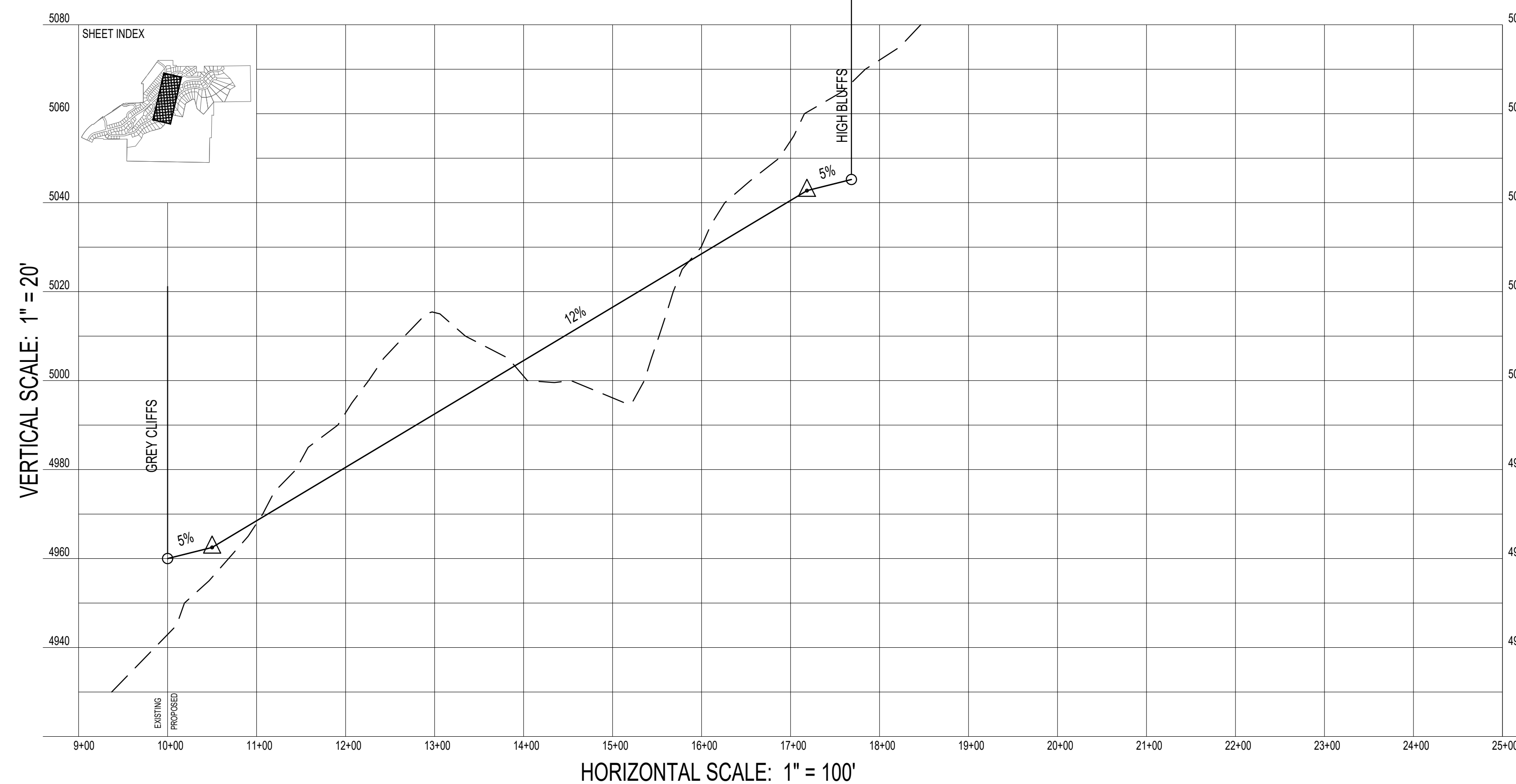
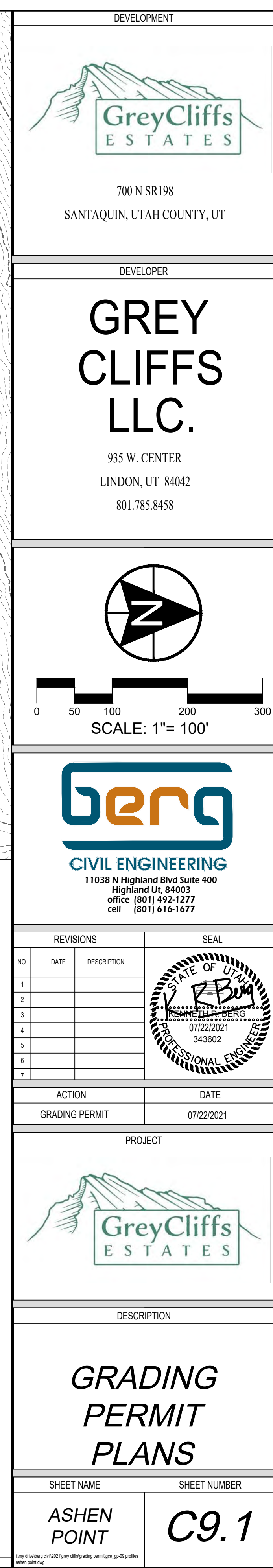
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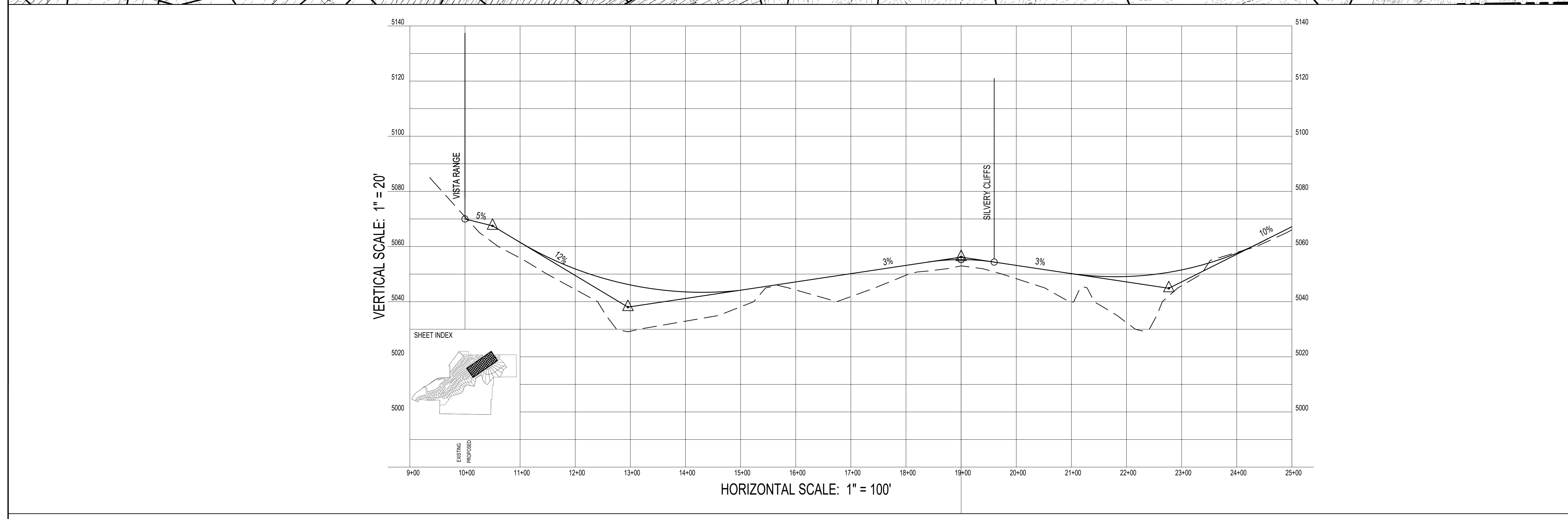
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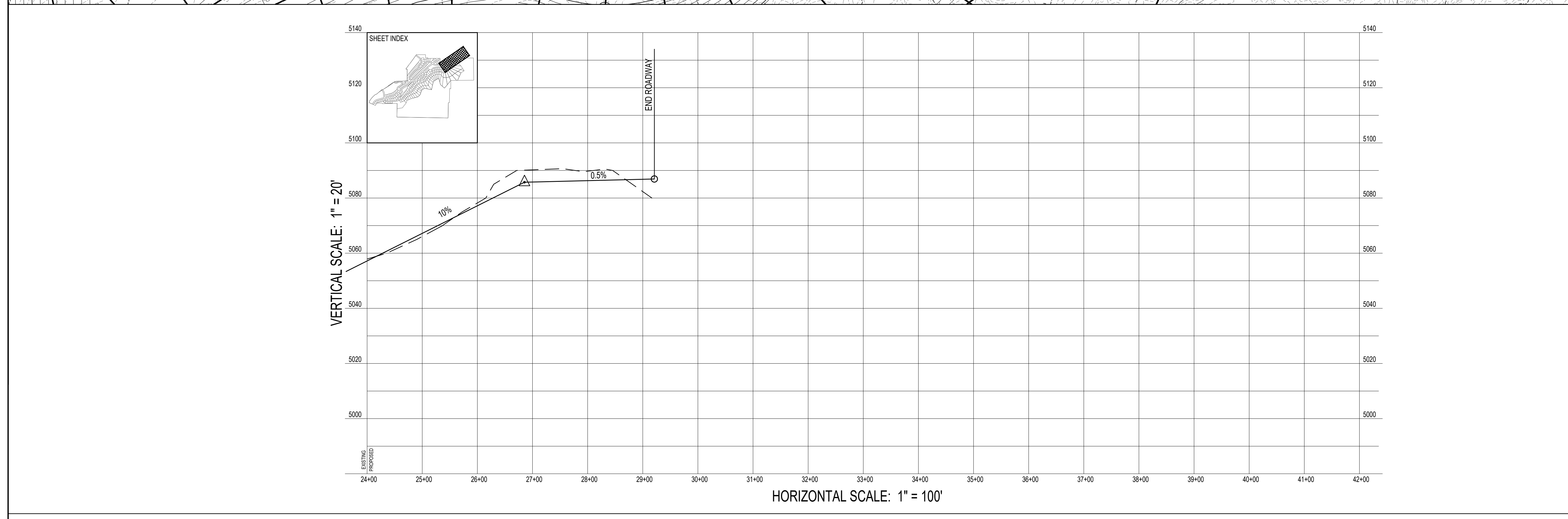
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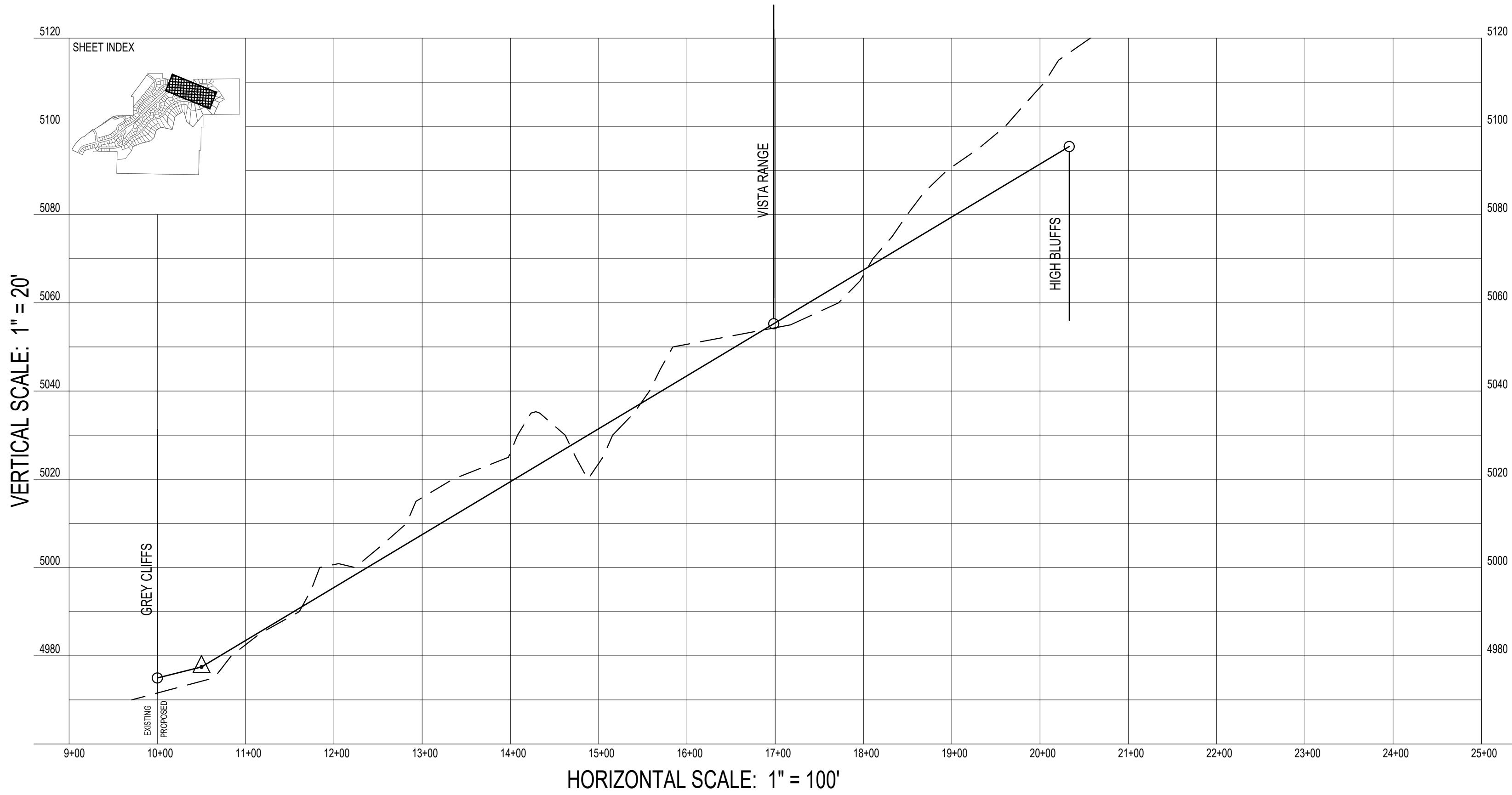
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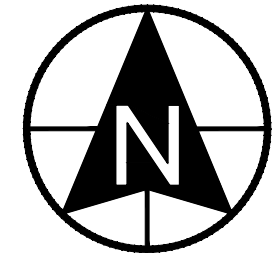


700 N SR198
SANTAQUIN, UTAH COUNTY, UT

DEVELOPER

**GREY
CLIFFS
LLC.**

935 W. CENTER
LINDON, UT 84042
801.785.8458

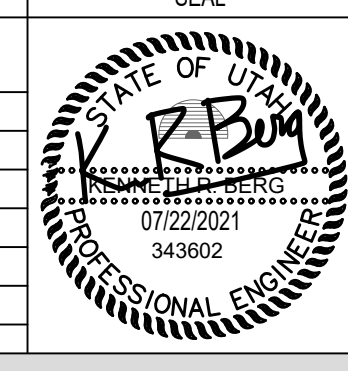


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REVISIONS			SEAL
DATE	DESCRIPTION		
ACTION		DATE	
GRADING PERMIT		07/22/2021	

PROJECT



DESCRIPTION

**GRADING
PERMIT
PLANS**

SHEET NAME	SHEET NUMBER
SILVERY CLIFFS	C11.1

\\g:\grey\eng\2021\grey-cliffs\grading\permit\plan\11.dwg
7/22/2021

1. Name, address, and phone number of the owner, or owners, of land from which removal is to be made or upon which the operation will take place.

SEE APPLICATION

2. Name, address, and phone number of the applicant making a request for the permit.

SEE APPLICATION

3. Name, address, and phone number of the person, firm, or corporation who will be conducting the actual removal operation.

SEE APPLICATION

4. Location, size, and legal description of the area from which the removal is to be made.

LOCATION: 648 N SR 198 Santaquin UT, 84655

SIZE: 296.03 Acres

LEGAL DESCRIPTION:

Parcel 38:289:0001

LOT 1, PLAT A, EASTSIDE COMMERCIAL SUBDV. AREA 3.697 AC.

Parcel 30:091:0003

COM N 53.14 FT & E 1320 FT FR SW COR. SEC. 31, T9S, R2E, SLB&M.; N 798.86 FT; S 49 DEG 55' 0" W 431.31 FT; S 521.16 FT; E 330 FT TO BEG. AREA 5.000 AC.

Parcel 0:091:0014

COM E 1673.62 FT & N 1063.8 FT FR SW COR. SEC. 31, T9S, R2E, SLB&M.; N 55 DEG 48' 24" E 335 FT; S 34 DEG 13' 46" E 150 FT; S 55 DEG 48' 24" W 335 FT; N 34 DEG 14' 46" W 150 FT TO BEG. AREA 1.154 AC.

Parcel 30:091:0029

COM E 1355.49 FT & N 20.34 FT FR SW COR. SEC. 31, T9S, R2E, SLB&M.; S 89 DEG 8' 25" W 9.85 FT; N 23 DEG 37' 50" W 48.38 FT; N 0 DEG 18' 56" W 285.16 FT; N 0 DEG 44' 28" E 176.28 FT; N 0 DEG 51' 53" W 289.12 FT; N 56 DEG 40' 0" E 430.2 FT; S 34 DEG 13' 46" E 135.04 FT; N 55 DEG 48' 24" E 335 FT; S 11 DEG 6' 2" E 210.4 FT; S 13 DEG 20' 48" W 237.61 FT; S 0 DEG 51' 35" E 660 FT; S 89 DEG 8' 25" W 675.23 FT TO BEG. AREA 15.565 AC.

Parcel 32:040:0041

COM E 2670.77 FT & N 1360.22 FT FR NW COR. SEC. 6, T10S, R2E, SLB&M.; N 89 DEG 8' 25" E 660 FT; S 0 DEG 51' 35" E 414.8 FT; S 88 DEG 53' 26" E 113.62 FT; N 0 DEG 51' 35" W 150 FT; S 87 DEG 4' 34" E 1833.22 FT; S 0 DEG 59' 42" W 930.82 FT; S 89 DEG 8' 25" W 62.12 FT; S 0 DEG 57' 58" W 896.02 FT; N 89 DEG 1' 35" W 3000 FT; N 0 DEG 58' 24" E 800.01 FT; N 89 DEG 8' 25" E 490.88 FT; N 0 DEG 51' 35" W 396 FT; S 88 DEG 45' 15" W 132 FT; N 0 DEG 51' 35" W 264 FT; N 89 DEG 8' 25" E 132 FT; N 0 DEG 51' 35" W 660.88 FT TO BEG. AREA 122.842 AC. ALSO COM E 1958.21 FT & N 1241.03 FT FR NW COR. SEC. 6, T10S, R2E, SLB&M.; N 51 DEG 33' 2" E 127.17 FT; N 86 DEG 27' 29" E 82.97 FT; N 59 DEG 47' 40" E 24.35 FT; N 89 DEG 8' 25" E 521.27 FT; S 0 DEG 51' 35" E 645.09 FT; S 89 DEG 8' 25" W 132 FT; S 0 DEG 51' 35" E 264 FT; N 89 DEG 8' 25" E 132 FT; S 0 DEG 51' 35" W 396 FT; S 89 DEG 8' 25" W 427 FT; N 0 DEG 51' 35" W 660 FT; S 89 DEG 8' 25" W 233 FT; N 13 DEG 20' 48" E 237.61 FT; N 11 DEG 6' 2" W 210.4 FT; N 34 DEG 13' 46" W 136.66 FT TO BEG. AREA 15.405 AC. ALSO COM E 2020.74 FT & N 690.39 FT FR NW COR. SEC. 6, T10S, R2E, SLB&M.; N 89 DEG 8' 25" E 233 FT; S 0 DEG 51' 35" E 660 FT; S 89 DEG 8' 25" W 233 FT; N 0 DEG 51' 35" W 660 FT TO BEG. AREA 3.530 AC. TOTAL AREA 141.777 AC.

Parcel 30:094:0021

COM N 1340.71 FT & E 2640 FT FR S 1/4 COR. SEC. 31, T9S, R2E, SLB&M.; S 89 DEG 20' 1" W 1980.13 FT; S 388.04 FT; S 88 DEG 53' 26" E 96.47 FT; N 0 DEG 51' 35" W 150 FT; S

87 DEG 4' 34" E 1833.25 FT; S 0 DEG 59' 42" W 140.58 FT; S 88 DEG 10' 0" E 57.4 FT; N 498.86 FT TO BEG. AREA 14.021 AC.

Parcel 30:094:0023

COM S 1301.61 FT & W .01 FT FR E 1/4 COR. SEC. 31, T9S, R2E, SLB&M.; N 1301.6 FT; S 89 DEG 31' 8" W 330 FT; S 211.73 FT; W 280.5 FT; N 209.38 FT; S 89 DEG 31' 8" W 724.44 FT; N 0 DEG 40' 5" W 39.18 FT; W 129.01 FT; N 181.5 FT; W 535.81 FT; S 34 DEG 13' 11" W 1028.84 FT; E 37.79 FT; S 679.39 FT; N 89 DEG 8' 25" E 541.56 FT; S 0 DEG 51' 35" E 12.33 FT; N 89 DEG 20' 1" E 1999.42 FT TO BEG. AREA 75.467 AC.

Parcel 30:095:0017

COM N 20.25 FT & E 1345.63 FT FR W 1/4 COR. SEC. 32, T9S, R2E, SLB&M.; S 89 DEG 8' 16" W 1345.79 FT; S 1301.64 FT; N 89 DEG 14' 18" E 1363.1 FT; N 0 DEG 45' 44" W 1303.88 FT TO BEG. AREA 40.506 AC.

5. Type of materials or resources to be excavated, processed, stockpiled, or hauled away.

Material: naturally occurring rocky material located in the designated mountainside. (SEE GRADING PLANS PG.C1.0-C1.5)

All material will be processed to meet an A1A categorization and will be placed as needed in the designated fill areas.

6. Proposed method of removal and general haul route.

We will attempt to use excavators to obtain the proper grading on the hillside.

We will start at the top and grade downward matching the proposed elevations.

Typical excavation will include excavators with ripper buckets, ripper teeth, and jackhammers. The haul route will start where the source material ends up at the bottom the hill and will be placed at the designated fill area. (SEE GRADING PLANS PG.C1.0-C1.5)

7. General types of equipment to be used.

Track hoes, Off-road trucks, Dozers, Loaders, Crushers, Screens, and Water trucks.

8. The estimated time frame to complete operations and the number of phases where appropriate.

We propose to concentrate on major fill areas first. This would require an equal amount of cut. We anticipate 2/3 of site time grading fits into this description. Time increases the effective nature of the required compaction and placement, as such this process will be lengthy. Current plans would anticipate up to 3 years for these first 2/3 of the cut fill operation. We anticipate to maximize operations in the off season to increase company availability and decrease dust and requirements for dust mitigation. The final 1/3 will be more general cut and fill associated with construction and development plans, as submitted, some could be concurrent with the other portions of the required grading; this could add an additional 1-2 years. Portions of the 5-year project will be part of site construction and not this grading permit

9. As a part of the application, the applicant shall submit a plan of operation and will be expected to comply with such a plan during the time for which a permit is issued. Said plan of operation shall include a topographic survey of the existing parcel drawn to a scale of one inch to one hundred feet (1":100') and prepared by a registered civil engineer or land surveyor with contour intervals not to exceed five feet (5') based on United States geological survey datum. The drawing shall also clearly show the area to be excavated or mass graded, including existing features and roads within five hundred feet (500') of all property lines, areas for stockpiling, maintenance areas, berms, fencing, and similar use areas. The plan of operation shall be accompanied by a projected schedule of operation, including the following specific dates:
 1. Commencement and projected completion of excavation or mass grading operations provided by the plan of operation;
 2. Commencement and projected completion of erosion and drainage control measures to be instituted during excavation or mass grading operations; and
 3. Commencement and projected completion of fencing, roads, utilities, or any other structures or improvements to be located on the site as provided by the plan of operation.

SEE CONSTRUCTION DRAWINGS

10. As a part of the application, the applicant shall submit a site plan and will be expected to comply with such a plan during the time for which a permit is issued. Site plans for such projects shall provide a complete set of plans, which include:
 1. All necessary detail drawings;
 2. All temporary and permanent improvements;
 3. Details of all buildings and other structures to be placed on the location;
 4. Surveyed boundary lines;
 5. Engineered studies, reviews, and designs, as warranted;
 6. Details of all access routes, egress routes, and on site travel routes;
 7. Plans to address surface water issues; (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002; amd. Ord. 03-02-2007, 3-7-2007)
 8. All adjacent properties with the name and address of each property owner within five hundred feet (500') of the proposed site; and (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002; amd. Ord. 11-03-2003, 11-19-2003, eff. 11-20-2003; Ord. 03-02-2007, 3-7-2007)
 9. Any other requirements by the city.

SEE CONSTRUCTION DRAWINGS

11. As a part of the application, the applicant shall submit nuisance mitigation plans and will be expected to comply with such plans during the time for which a permit is issued. These plans should provide written and drawn details of the applicant's intentions to control:
 1. Dust;

We will have, on site at all times, a water truck to provide for dust control and dust mitigation. We will exercise all due diligence to minimize fugitive

dust. We will approach the city for a permit to access the water from the city water system at the designated point on the map.

SEE GRADING PLANS PG. C1.2

Normal construction activities should be contained to the site and all construction equipment will remain on the site. Access for delivery and removal of material and equipment will be limited to existing access point at the old scale house, and will be maintained with gates and track pads. Road cleaning equipment will be on site to maintain clean access to SR 198.

The backup water plan is to access water through the two wells on the property- we will have a large water tank and a gravity feed system for access to water on site. Also, the prime time to do a majority of the operations is during the off-season--late September to early April---so there may be natural moisture, to mitigate dust as well.

2. Noise;

We will operate within the city mandated construction operation hours

3. Odors; and

We do not expect any odors

4. Any other possible nuisances that could originate from the site, any other possible nuisance recognized by the city, and/or any pertinent nuisance contained within the city's nuisance ordinance.

We will provide trackpads at all access points where we enter and exit the highway- we will lock the gates to prevent pedestrian access.

12. As a part of the application, the applicant shall submit a site reclamation plan and will be expected to comply with such a plan during the time for which a permit is issued. This plan shall include a complete set of written and drawn plans outlining the applicant's intentions for reclamation of the land after the expiration of the conditional use permit and the applicant removes any extraction facility from the land. This plan shall address:

1. Issues concerning topsoil and subsoils;

The topsoil will be stripped and stocked on site to be used in finish operations

2. Grading and contouring;

3. Compaction;

We have currently employed CMT Geotechnical Engineers for a soil placement plan. We will follow these plans and provide certification of all placements on site.

4. Surface water diversions;

NO DIVERSIONS

5. Water impoundments;

6. Revegetation;

We will have standard reclamation with native seeds- However this may differ if the subsurface is rock and will be dealt with differently

7. Roads;

8. Structures;

N/A

9. Any and all waste materials;
We expect most material to be handled on site
10. Rezoning;
We will be making application for rezone
11. Wildlife; and
Given that the bulk of operation is in the gravel pit we do not anticipate any wildlife impact
12. Any other site pertinent issues.

SEE CONSTRUCTION DRAWINGS

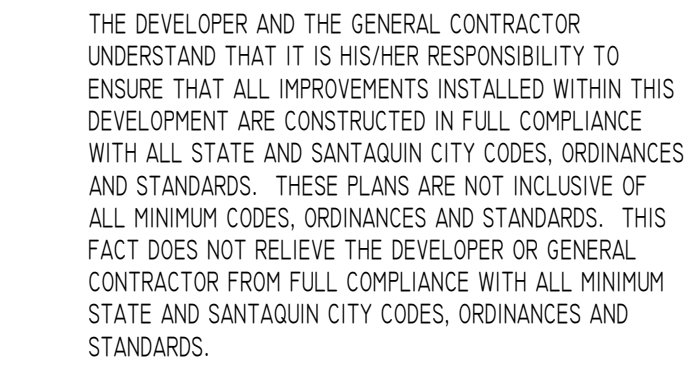
13. The applicant shall also prepare a finished grading plan. The finished grading plan shall be submitted in two (2) parts:
 1. A topographical map of existing conditions with an overlay of finished grade contours shown at intervals not to exceed two feet (2') and indicating the general grade and slopes to which excavated areas are to be finished; and
 2. A description of grading methods and materials proposed.

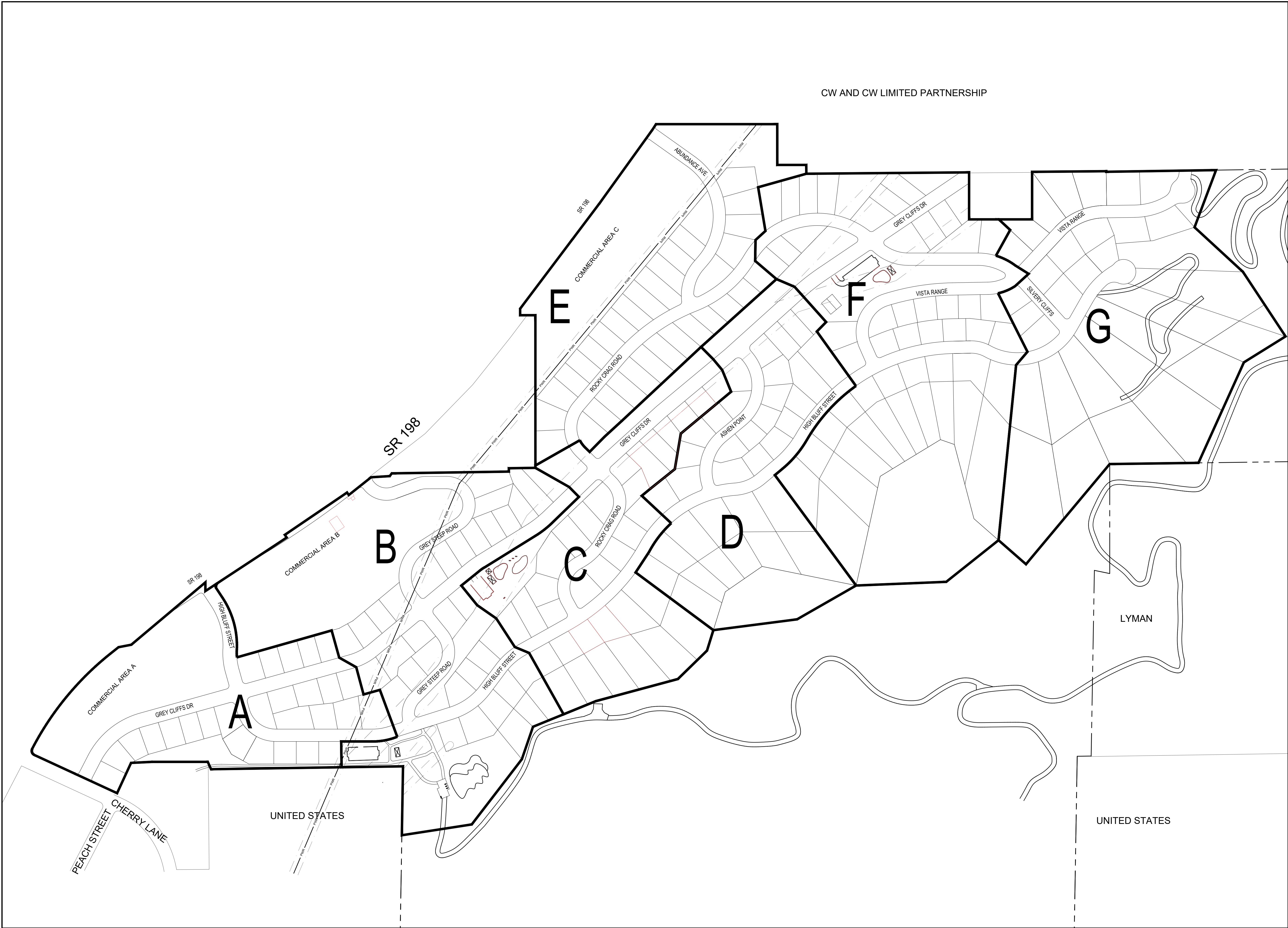
SEE CONSTRUCTION DRAWINGS

14. The applicant shall also prepare a haul route plan. Such plan shall be reviewed by the city engineer. The city engineer shall then recommend approval or disapproval of the haul route plan to the planning commission prior to any planning commission recommendation for approval or disapproval of the project or renewal. The planning commission may recommend to the city council for additional bonding to mitigate any potential damage to roads or property along the proposed haul route based upon the city engineer's review of the plan.


***If any material either enters or leaves the site, it will be through the single egress on 198 with controls outlined in section 11.1
(SEE GRADING PLANS PG.C1.0-C1.5)***

15. Excavation and mass grading operation and finished grade plans shall be prepared to clearly depict and describe the sequence of operations including existing conditions, stockpiles, roadways, and similar land use elements.
16. All excavation and mass grading plans shall be reviewed by the planning commission and subject to city council approval or disapproval with planning commission recommendation. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002; amd. Ord. 03-02-2007, 3-7-2007)





DEVELOPMENT

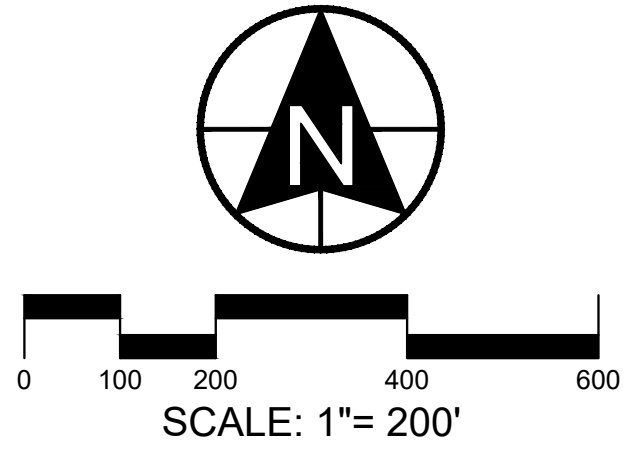


700 N SR198
SANTAQUIN, UTAH COUNTY, UT


DEVELOPER

GREY CLIFFS LLC.

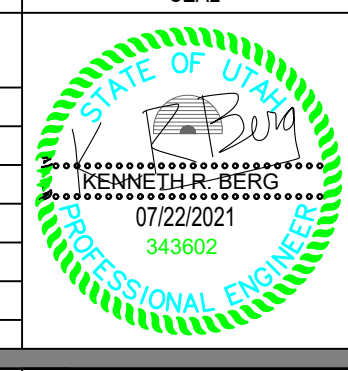
935 W. CENTER
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801.785.8458



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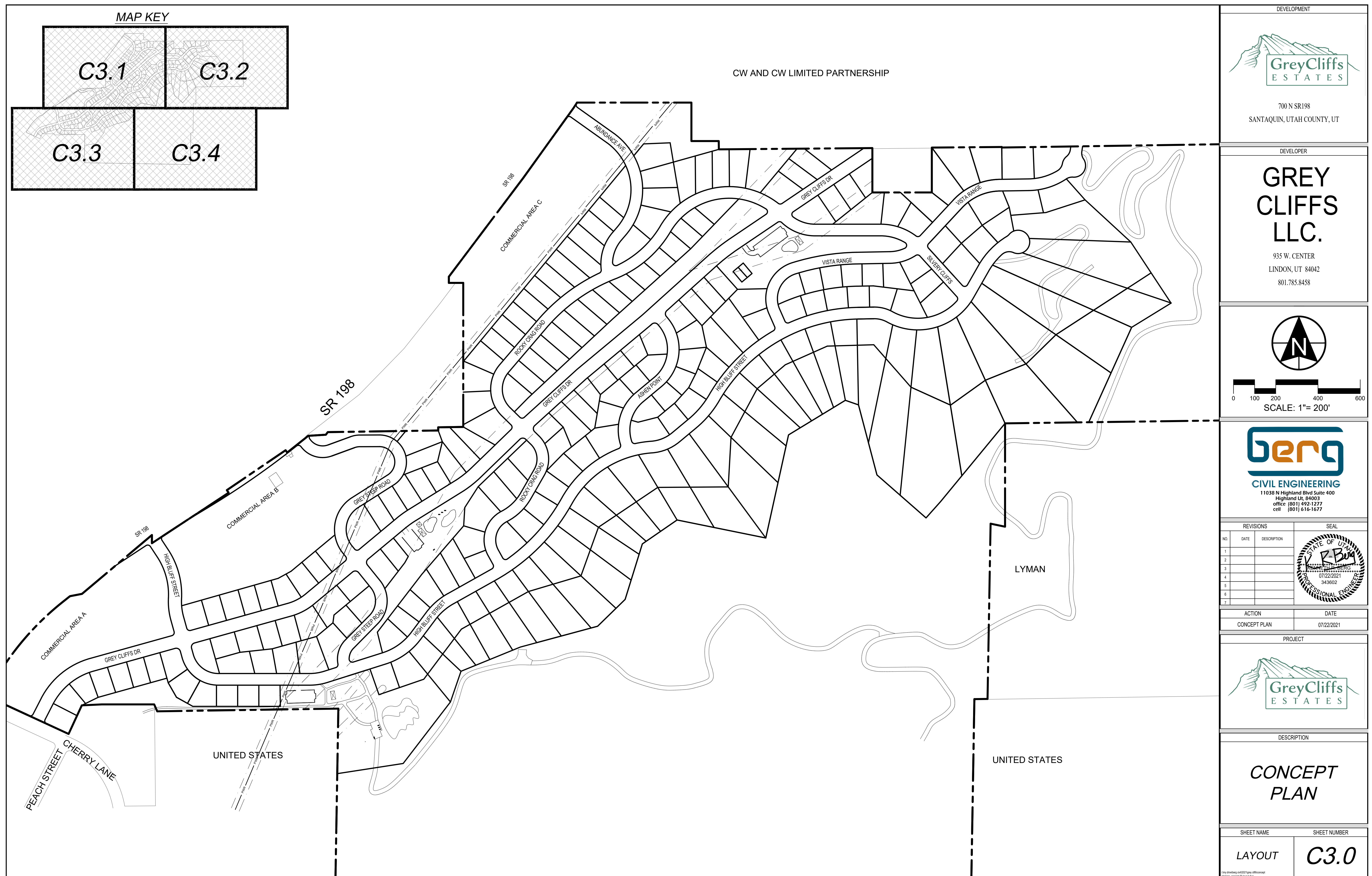


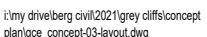
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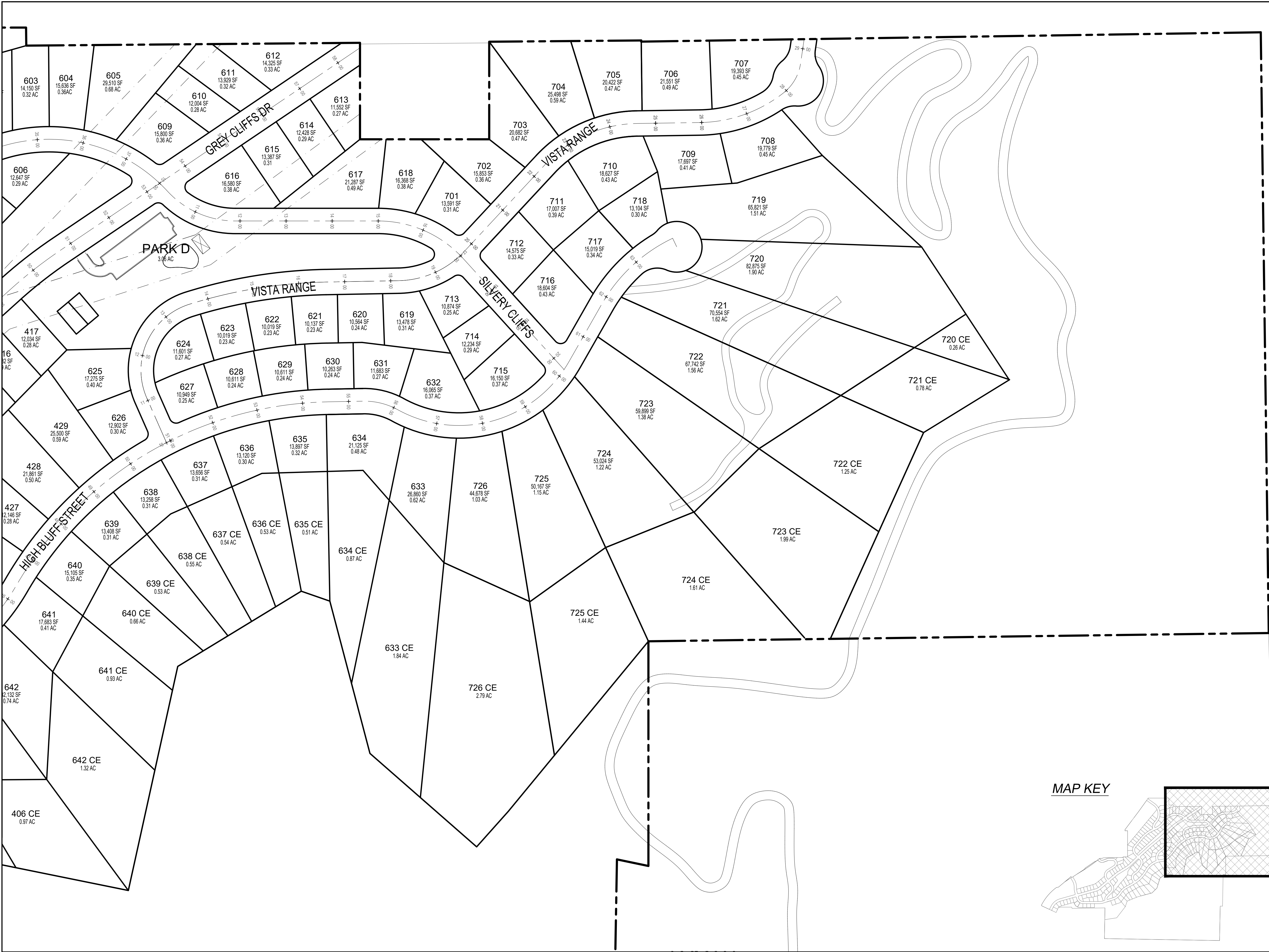
CONCEPT PLAN

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PHASING PLAN	C2.0

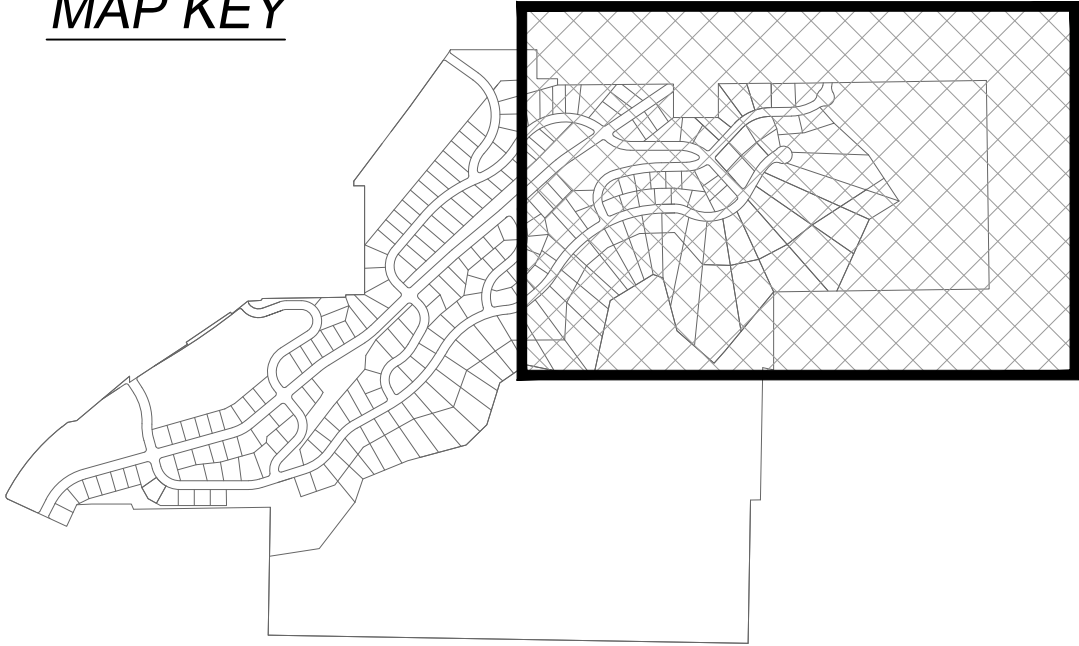
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MAP KEY



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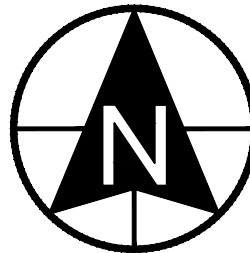


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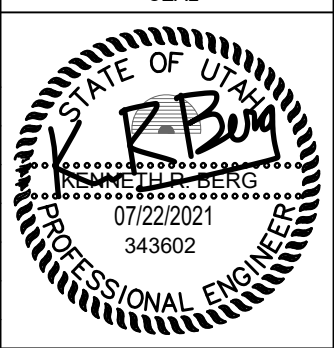
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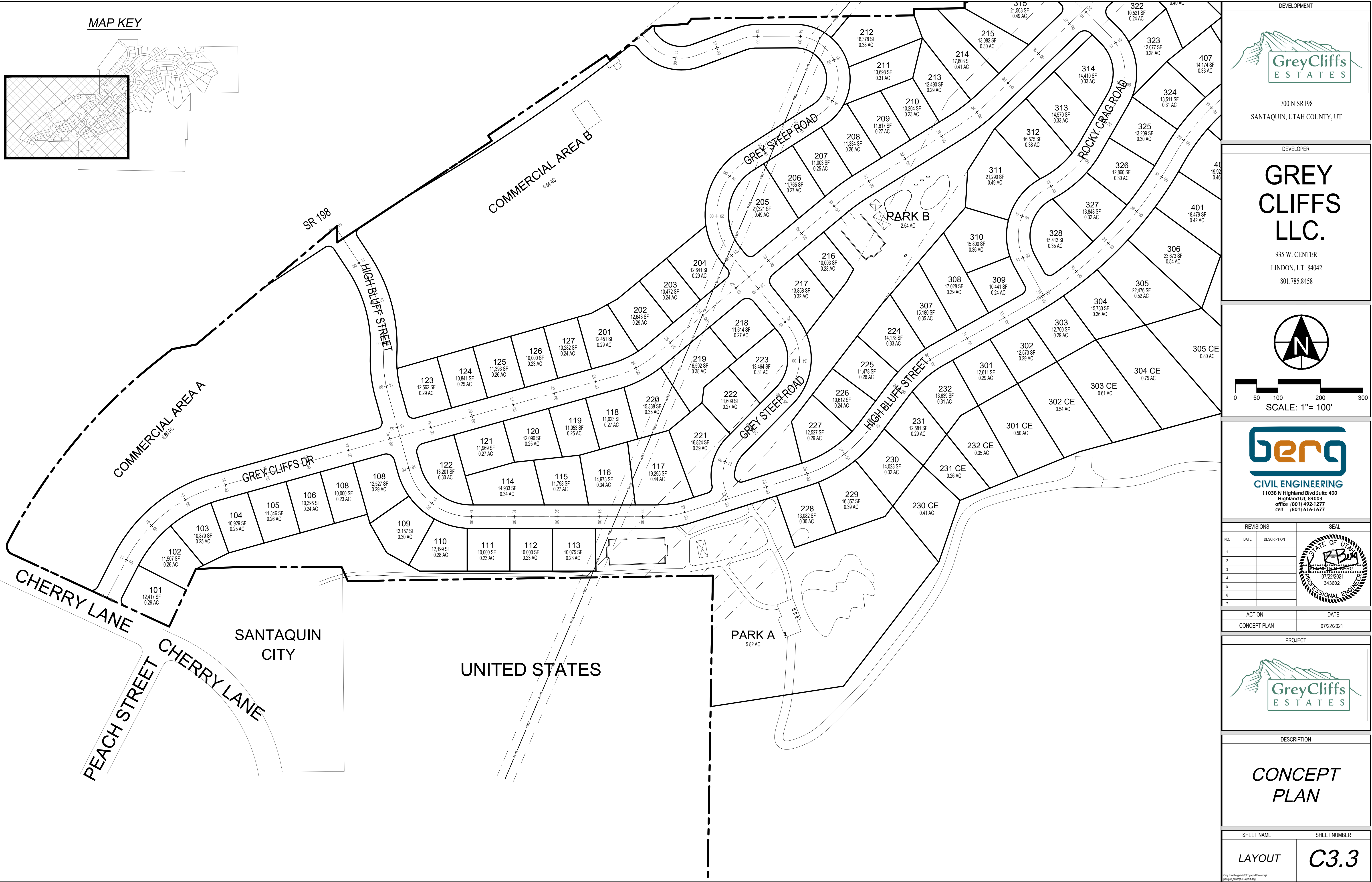


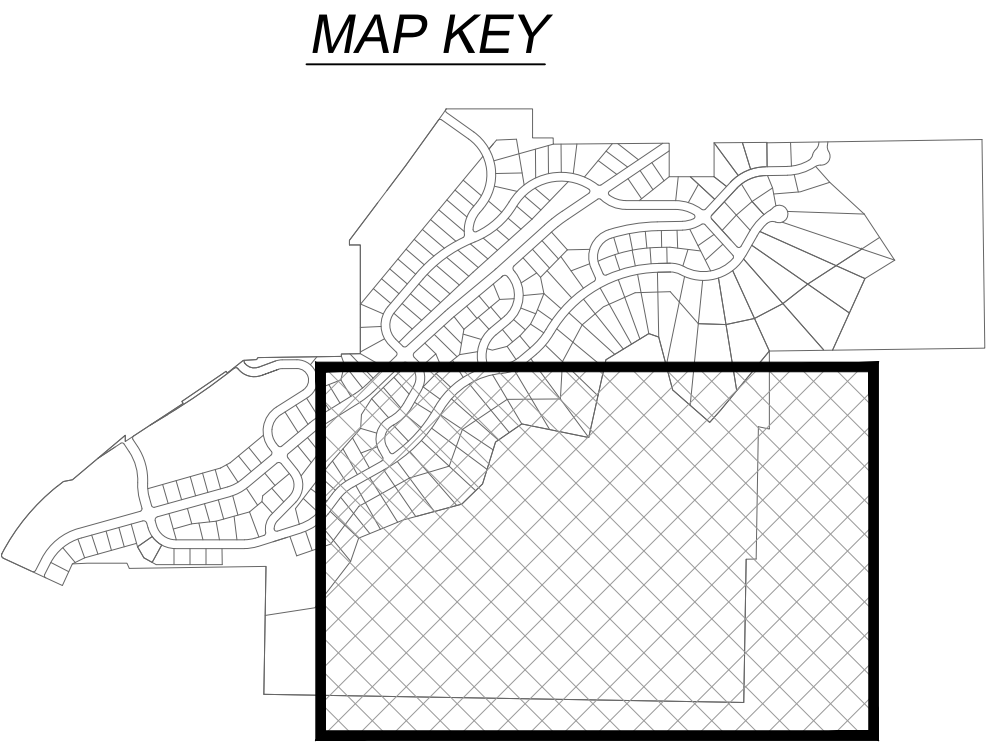
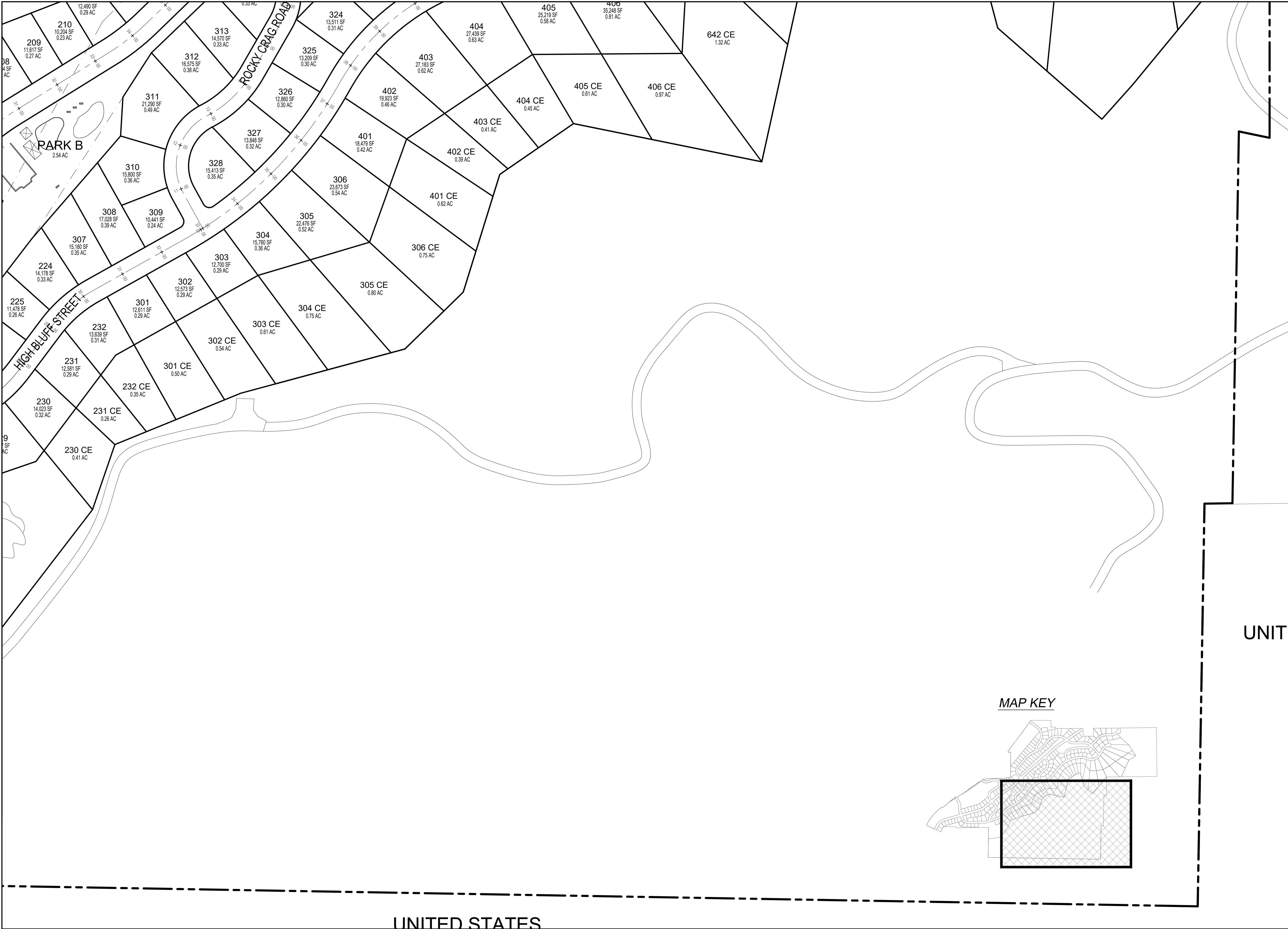
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CONCEPT PLAN

SHEET NAME	SHEET NUMBER
LAYOUT	C3.2

any other Berg or B2C logo otherwise B2C logo is not to be used





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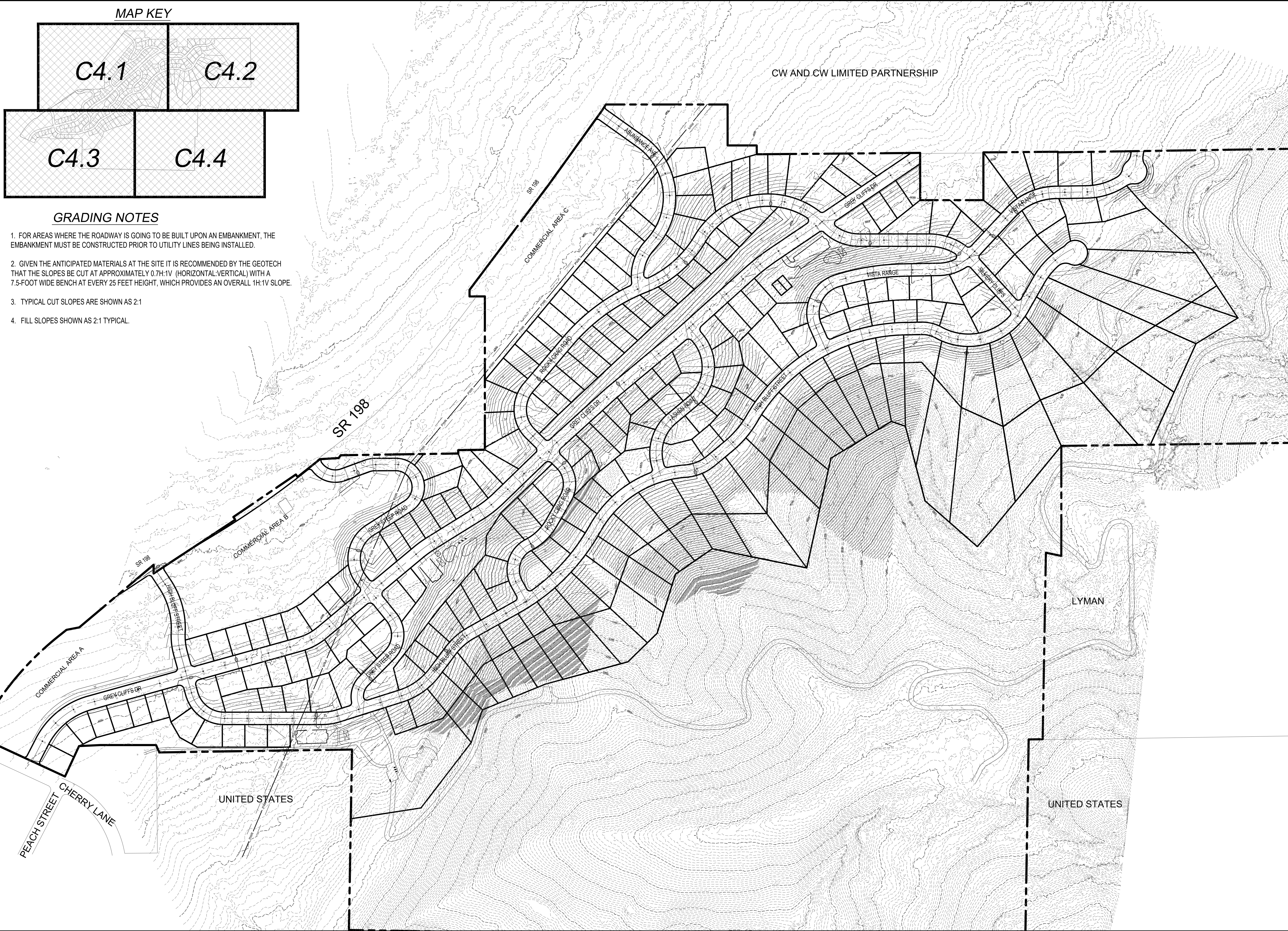
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DESCRIPTION

CONCEPT PLAN

SHEET NAME	SHEET NUMBER
LAYOUT	C3.4

any drawings or documents prepared by Berg Civil Engineering



DEVELOPMENT

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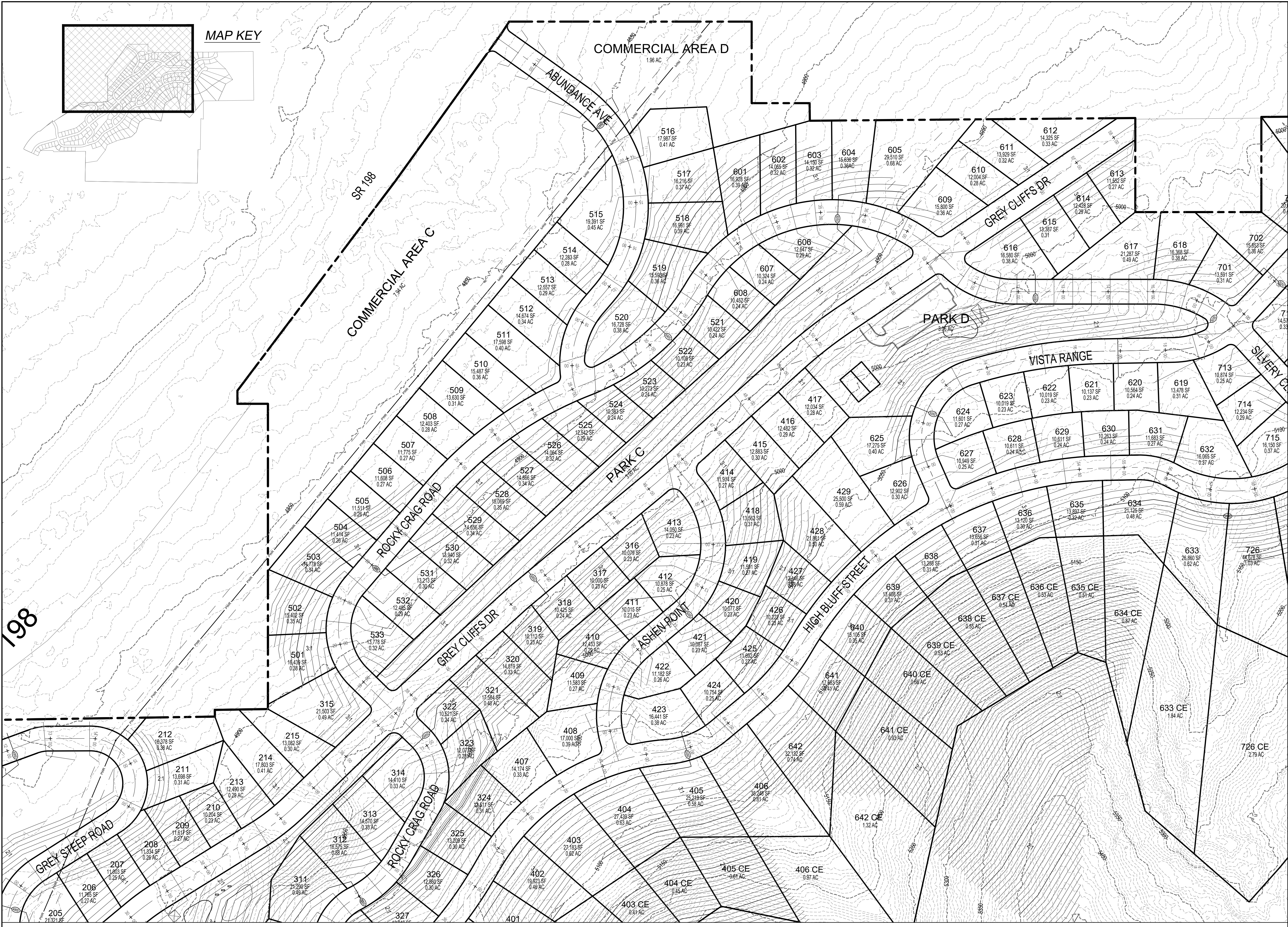
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CONCEPT PLAN

SHEET NAME	SHEET NUMBER
GRADING	C4.0

any drawing and/or plan reference to this drawing is hereby rejected.



DEVELOPMENT

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SANTAQUIN, UTAH COUNTY, UT

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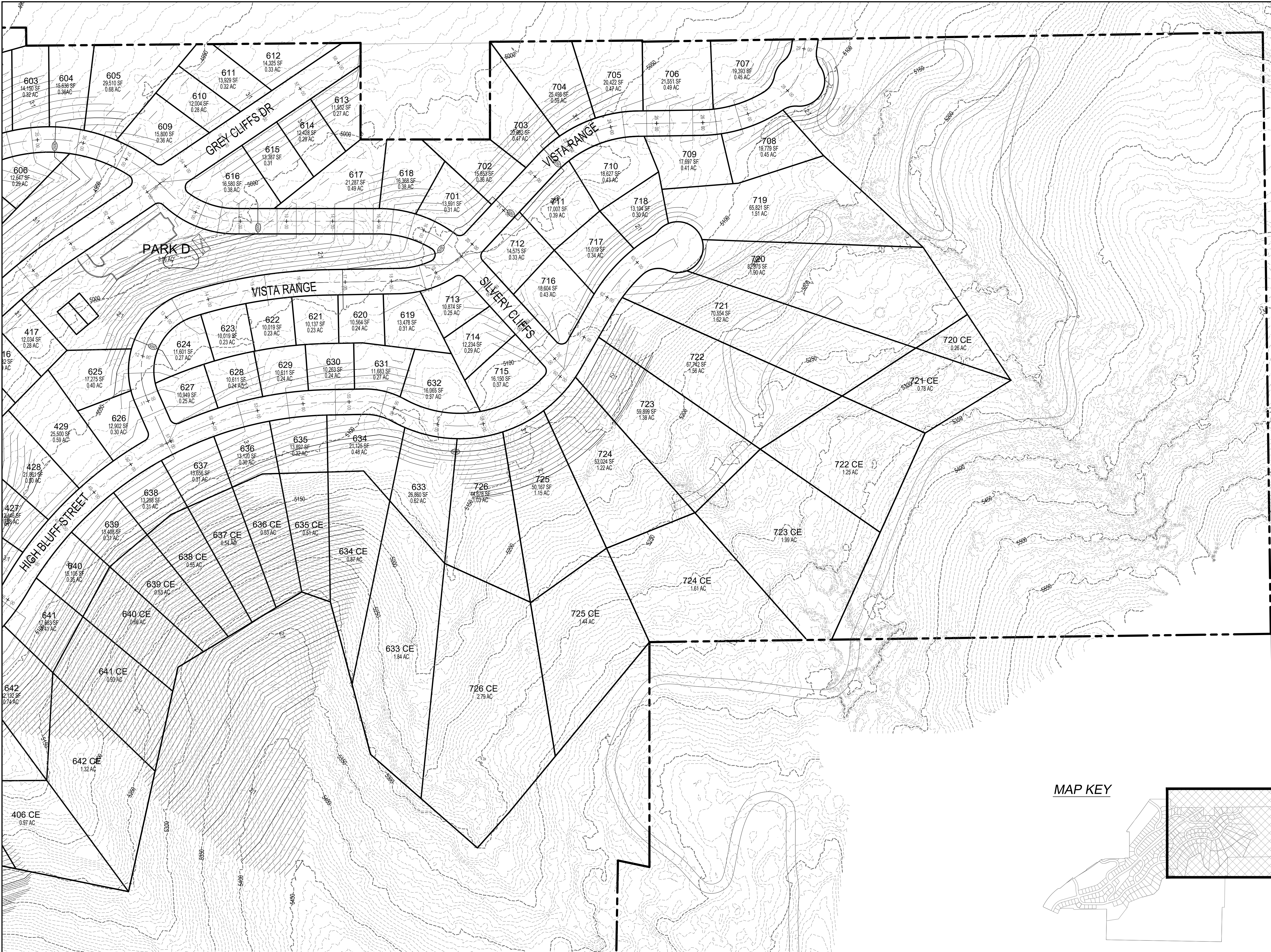
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GRADING	C4.1

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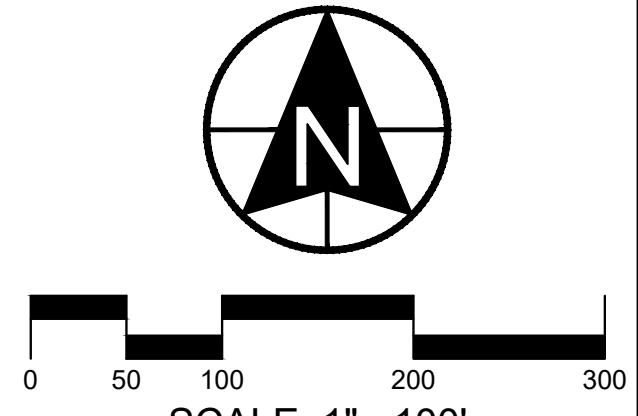


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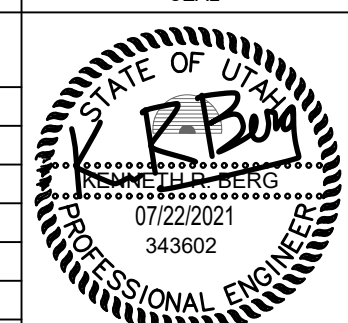
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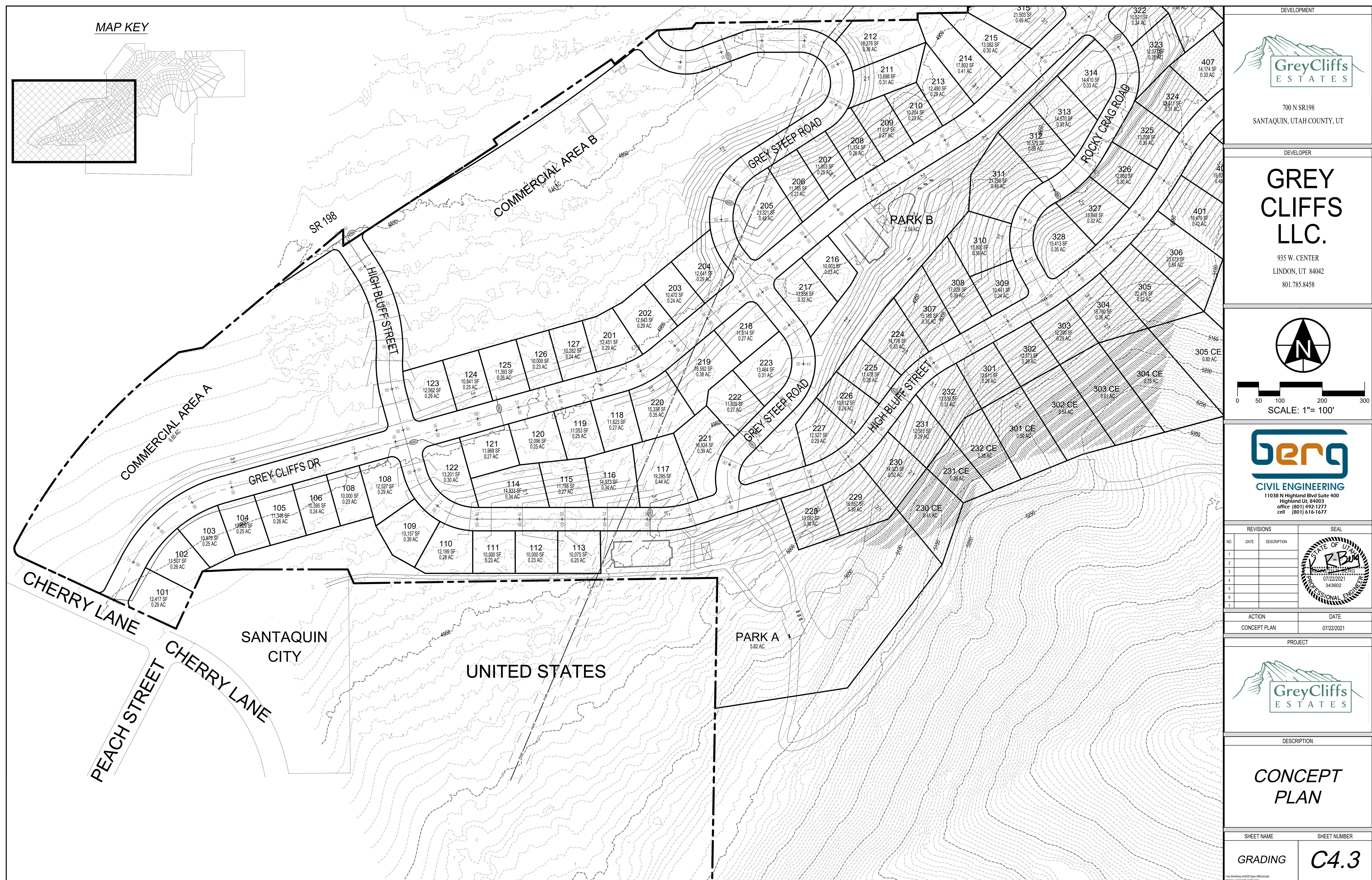


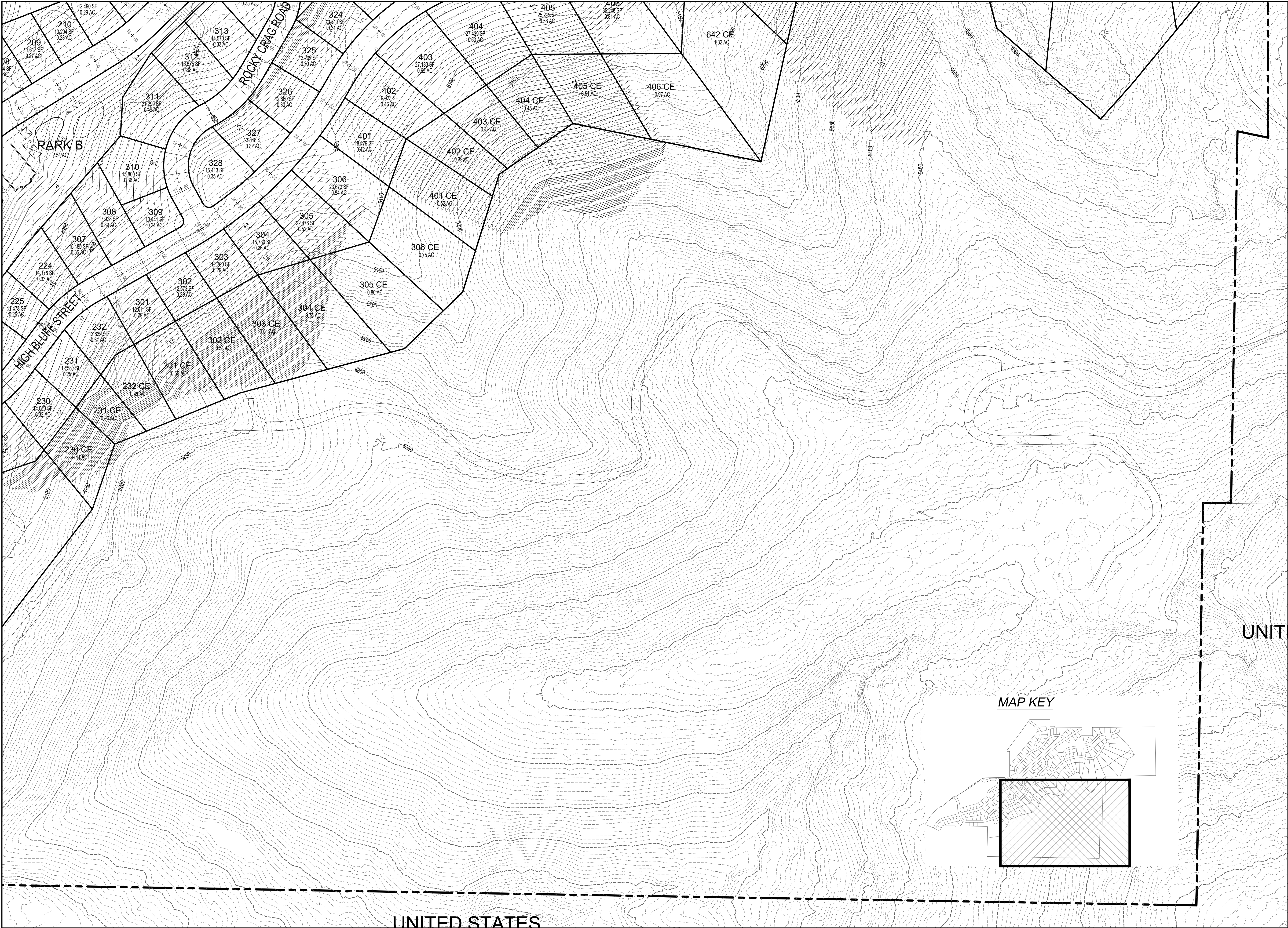
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CONCEPT PLAN

SHEET NAME	SHEET NUMBER
GRADING	C4.2

any drawing and/or plan reference
http://www.bergcivil.com





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ACTION	DATE
CONCEPT PLAN	07/22/2021

PROJECT

DESCRIPTION

CONCEPT PLAN

SHEET NAME	SHEET NUMBER
GRADING	C4.4

see drawings and specifications for reference
http://www.bergcivileng.com

Attachment 'F'

MEMORANDUM



To: Planning Commission
From: Jason Bond, Community Development Director
Date: August 6, 2021
RE: **Ridley's Pad Site (Tommy's Car Wash) Parking Reduction Request**

Tommy's Car Wash is a future business which will be located just southwest of the Macey's grocery store, and which recently received site plan approval with conditions. One of the conditions of the approval is that a shared parking agreement be reviewed and approved by the Planning Commission. Tommy's Car Wash has need for three parking stalls and it is proposed that those parking stalls come from and be shared with parking for the Macey's grocery store.

Santaquin City Code 10.48.040.D states:

“Reduction In Parking Requirements: Businesses or mixed-use developments seeking a reduction in parking must receive special exception approval by the Planning Commission. Such exceptions shall be based on the following review considerations and conditions:

1. Considerations For Reduction:

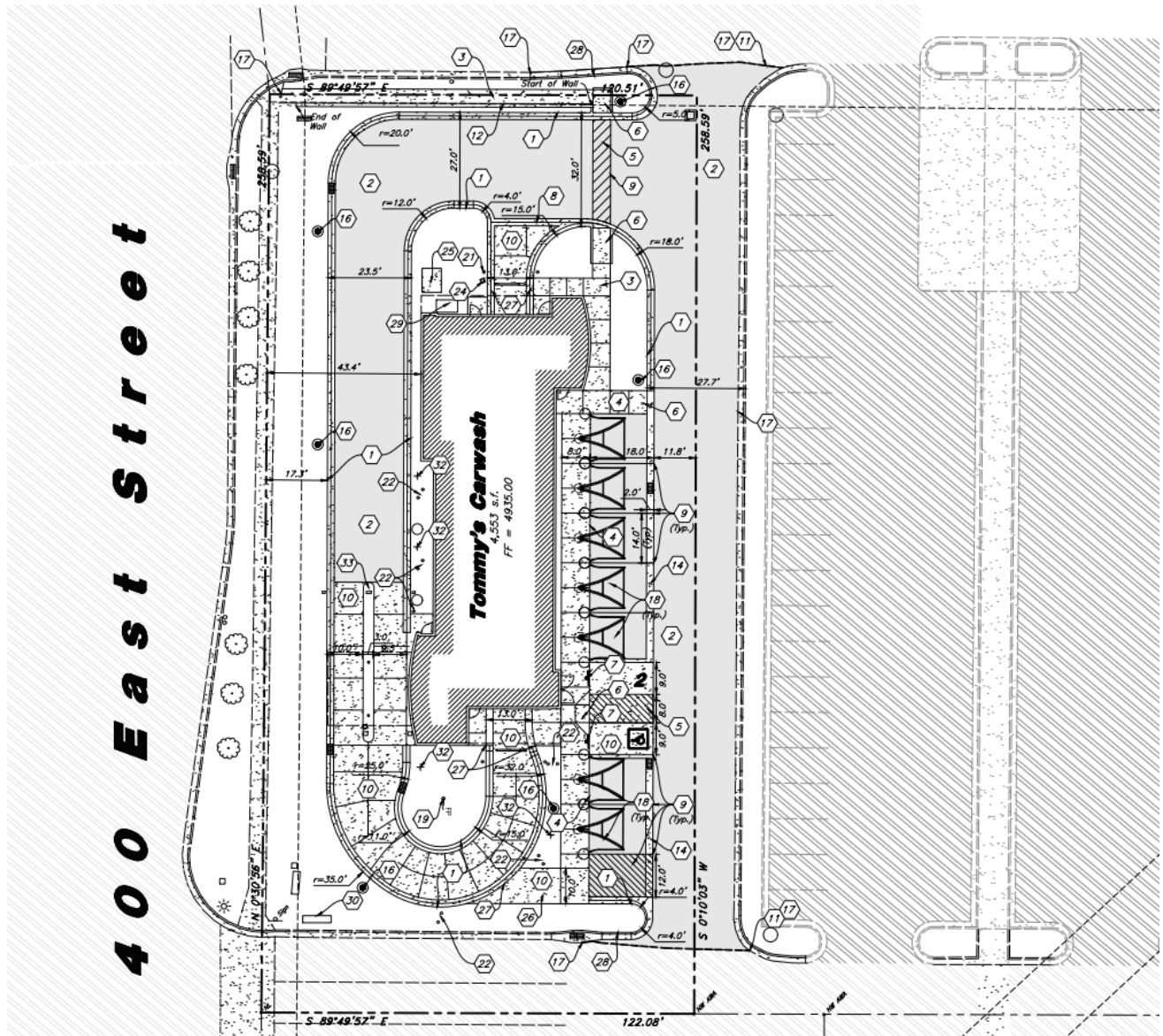
- a. Large Floor Area: The proposed business may have an exceptionally large floor area per volume of sales and customers; e.g., furniture store, car wash, etc.”
- b. Shared Parking: Where compatible occupancies within mixed use buildings and development projects allow sharing of parking stalls, impervious parking areas and "heat island" effects can be reduced. Different occupancies often have parking demands that differ with the time of day or week. This allows sharing of parking spaces between occupancies and reducing the site area dedicated to car storage. In addition to the above review items, where a shared arrangement is proposed, the following shall also be provided for review and approval:
 - 1) A parking study must be conducted by a transportation engineer licensed in the State of Utah, which can illustrate peak hours and parking demands for the existing or proposed uses.
 - 2) The total number of parking spaces between the uses shall not be less than that needed to handle the yearly average peak hour parking demands for the individual uses.
 - 3) Shared parking facilities may have a reduction greater than that outlined above.
 - 4) Documentation of a permanent lease, easement, association agreement, or other supporting documents between parties sharing the parking must be obtained prior to final approvals for the affected development.

Staff Recommendation

Staff recommends the Planning Commission consider the parking reduction through a shared parking agreement for the Tommy's Car Wash site plan.

Attachments:

1. Site Plan
2. Shared Parking Agreement





CJM Limited Liability LP
10780 W. State Street #252
Star, ID 83669-5591

July 27, 2021

Santaquin City Corporation
275 West Main
Santaquin, UT 84655

RE: SHARED ACCESS – RIDLEY’S SANTAQUIN SUBDIVISION

Dear Sir or Madam:

As the Owner of the property located at 110 N 400 E Street, Santaquin, Utah 84655, I am writing to confirm the existence of the following shared access within the shopping center:

- 1) The Tommy’s Car Wash proposed for Lot 3 shall have shared use of parking spaces on Lot 1 as needed for Tommy’s Car Wash employees. Plenty of parking remains available, so this will have no adverse impact on the parking for Macey’s on Lot 1.
- 2) The businesses on Lots 3, 4, and 5 will have shared access to a trash enclosure.

I believe this information will be sufficient to satisfy the conditions identified at the July 27th DRC meeting. Should you need any additional information or documentation regarding this matter please feel free to contact me directly at (208) 320-2070.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Mark Ridley'.

Mark Ridley
CJM Limited Liability LP
Authorized Partner