



PLANNING COMMISSION

Tuesday, April 27, 2021, at 7:00 PM
Court Room/Council Chambers (2nd Floor) and Online

MEETINGS HELD ONLINE ONLY

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

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

PUBLIC COMMENT & PUBLIC HEARING PARTICIPATION

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

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

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- Rute R. E. Commercial Subdivision Concept Review](#)

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

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2. **PUBLIC HEARING- Summit Ridge Commercial Subdivision Concept Review**

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

3. **PUBLIC HEARING- Newspaper Notice Amendments**

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

4. **Falcon Ridge Preliminary Subdivision Review**

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

OTHER BUSINESS

5. Approval of Meeting Minutes from
March 23, 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 Website.

BY: 
K. Aaron Shirley, City Recorder

MEMORANDUM



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: April 23, 2021

RE: **Rute R.E. Commercial Subdivision Concept Review**

Zone: PC Size: 7.61 Acres Lots: 1

The Rute R.E. Commercial Subdivision is located at approximately 1800 South Frontage Road. The proposed commercial subdivision is subject to the Planned Community Zone and is part of the Summit Ridge Development. The proposed subdivision is subject to the Summit Ridge Development Agreement and Santaquin City Code. The proposed subdivision will subdivide the south end of parcel 32:021:0059 (see Attachment 1) and is 7.61 acres.

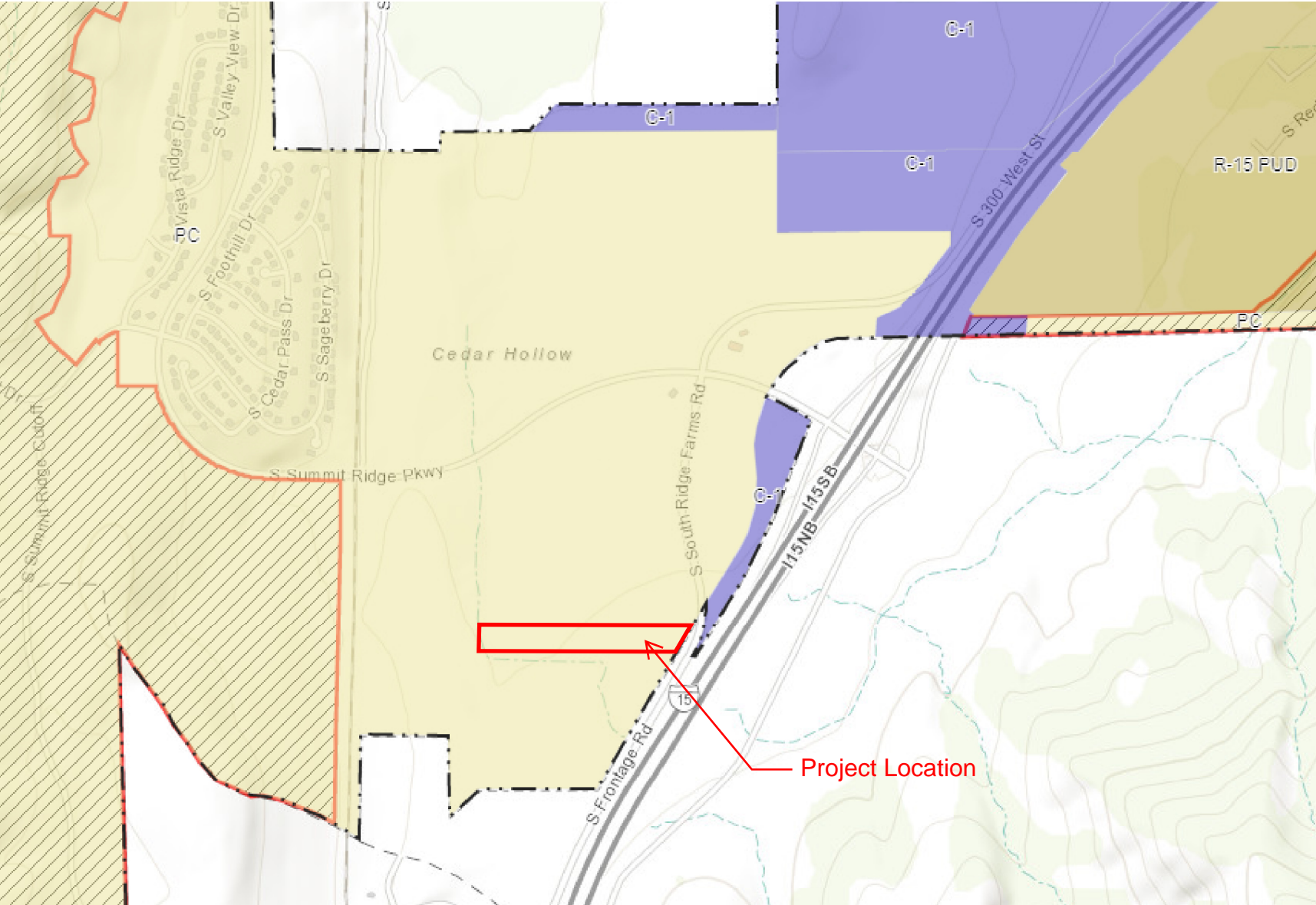
This is a commercial subdivision concept review. This review is for the Planning Commission to provide feedback to the developer. This review of the concept plan shall not constitute an approval or recommendation of any kind.

Subdivisions that have three lots or less have an expedited review process. After the concept review, the developer will need to submit final subdivision plans. The 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 and will approve the subdivision. The subdivision has vested rights once it receives final approval by the Planning Commission.

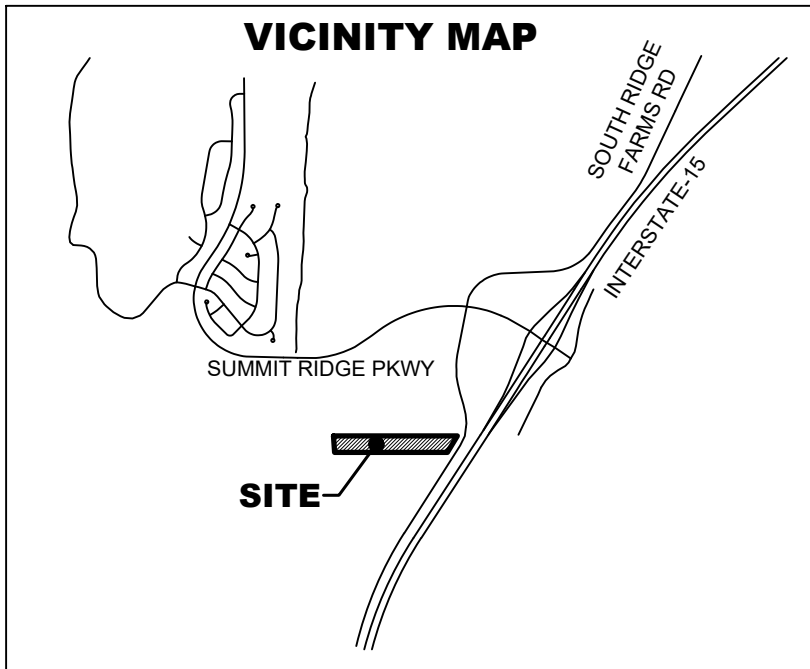
It should be noted that this same subdivision concept plan will also be reviewed by DRC during their April 27, 2021 10:00 am meeting. This DRC review of the concept plan shall not constitute an approval or recommendation of any kind. Please keep in mind that the formal public hearing will take place during the Planning Commission meeting on April 27, 2021 at 7:00 PM, not at DRC.

Attachments:

1. Zoning and Location Map
2. Concept Plan



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RUTE R.E. SUBDIVISION

SANTAQUIN, UTAH

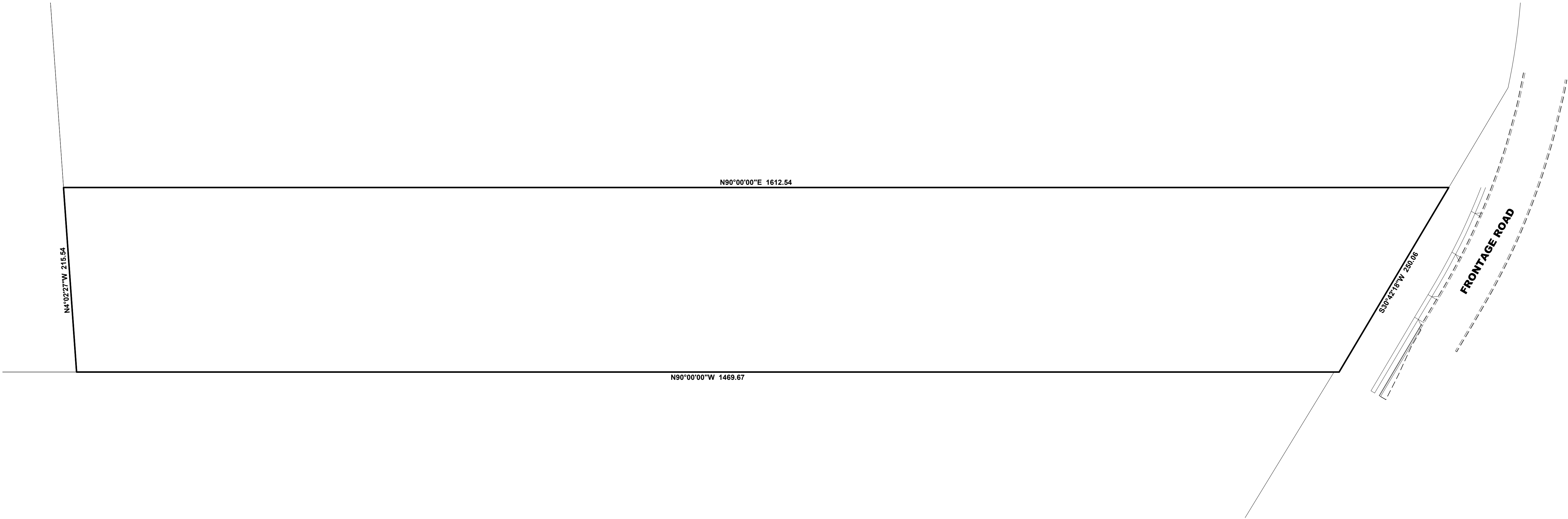
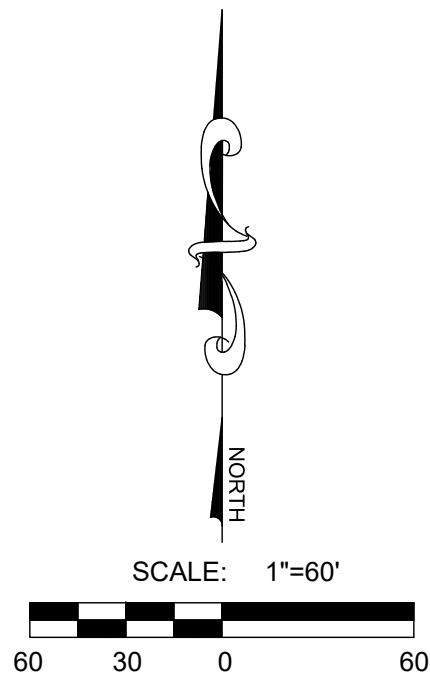


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SHEET 5	DETAILS

TABULATIONS

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

DEVELOPER / OWNER

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

ENGINEER

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

PROJECT NAME

RUTE R.E. STORAGE UNITS SUBDIVISION

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SANTAQUIN, UTAH

COVER

REVISIONS

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LEI PROJECT #:

2020-0064

DRAWN BY:

BJP

DESIGNED BY:

BCT

SCALE:

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4/15/2021

SHEET

COVER

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GENERAL NOTES

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

GENERAL CLEARING AND GRADING NOTES

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

GENERAL UTILITY NOTES

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

ELECTRONIC FILE NOTES

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

Item 1.

LEI

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RUTE R.E. SUBDIVISION

SANTAQUIN, UTAH

GENERAL NOTES

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LEI PROJECT #:

2020-0064

DRAWN BY:

BJP

DESIGNED BY:

BCT

SCALE:

NONE

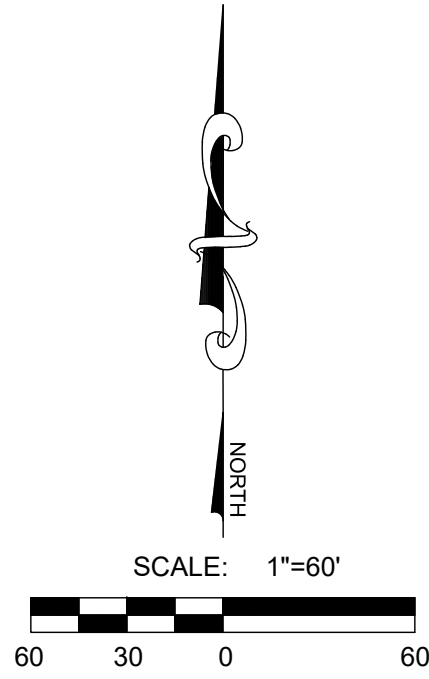
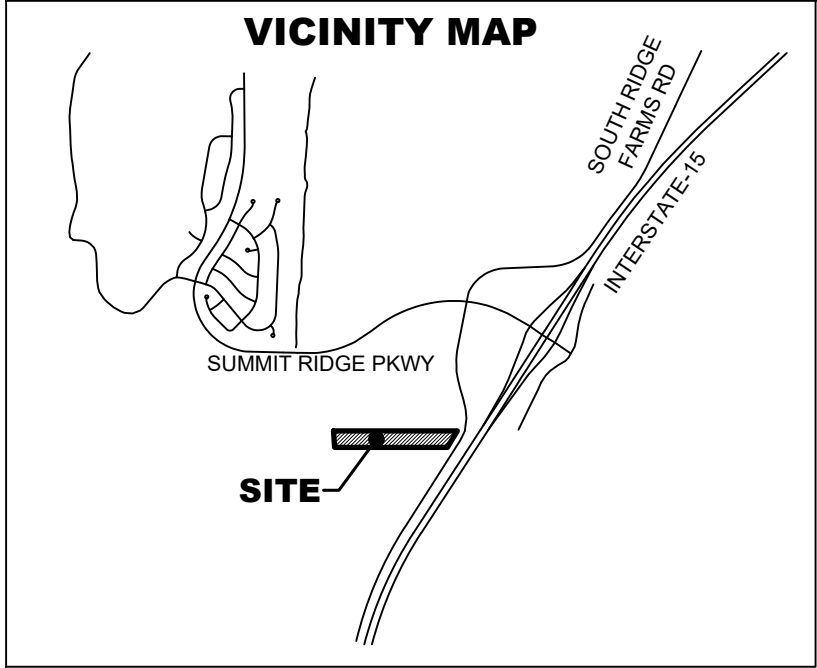
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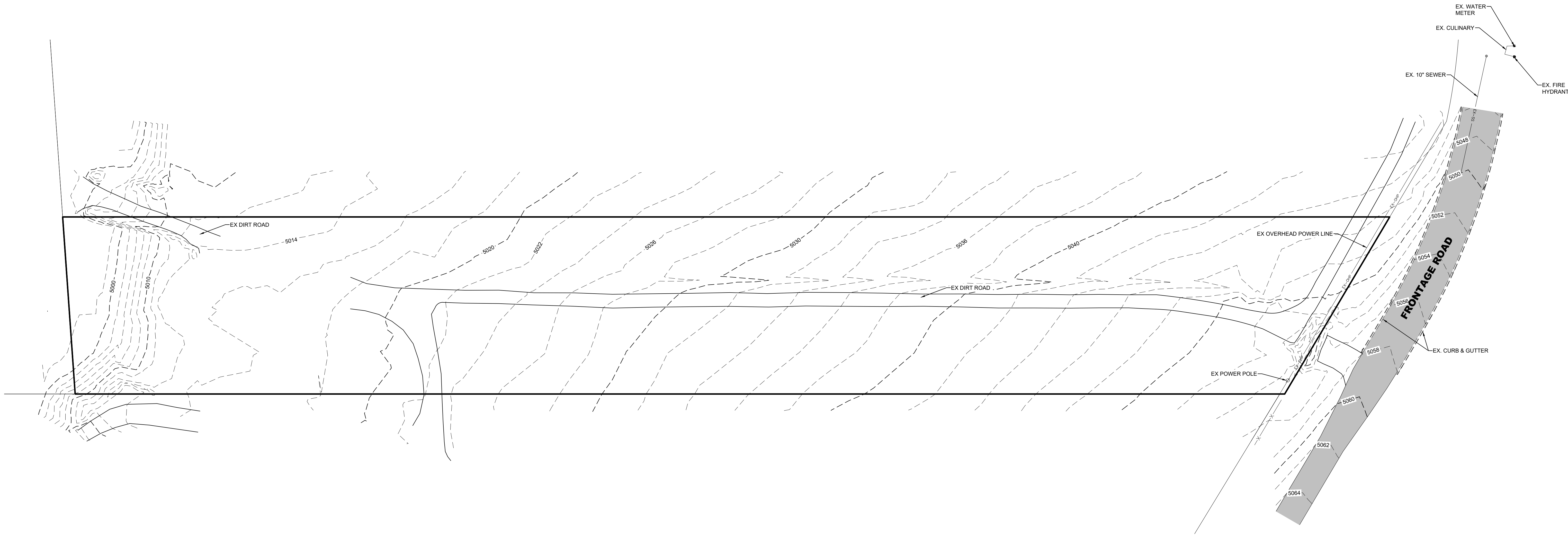
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RUTE R.E. SUBDIVISION
SANTAQUIN, UTAH
EXISTING CONDITIONS

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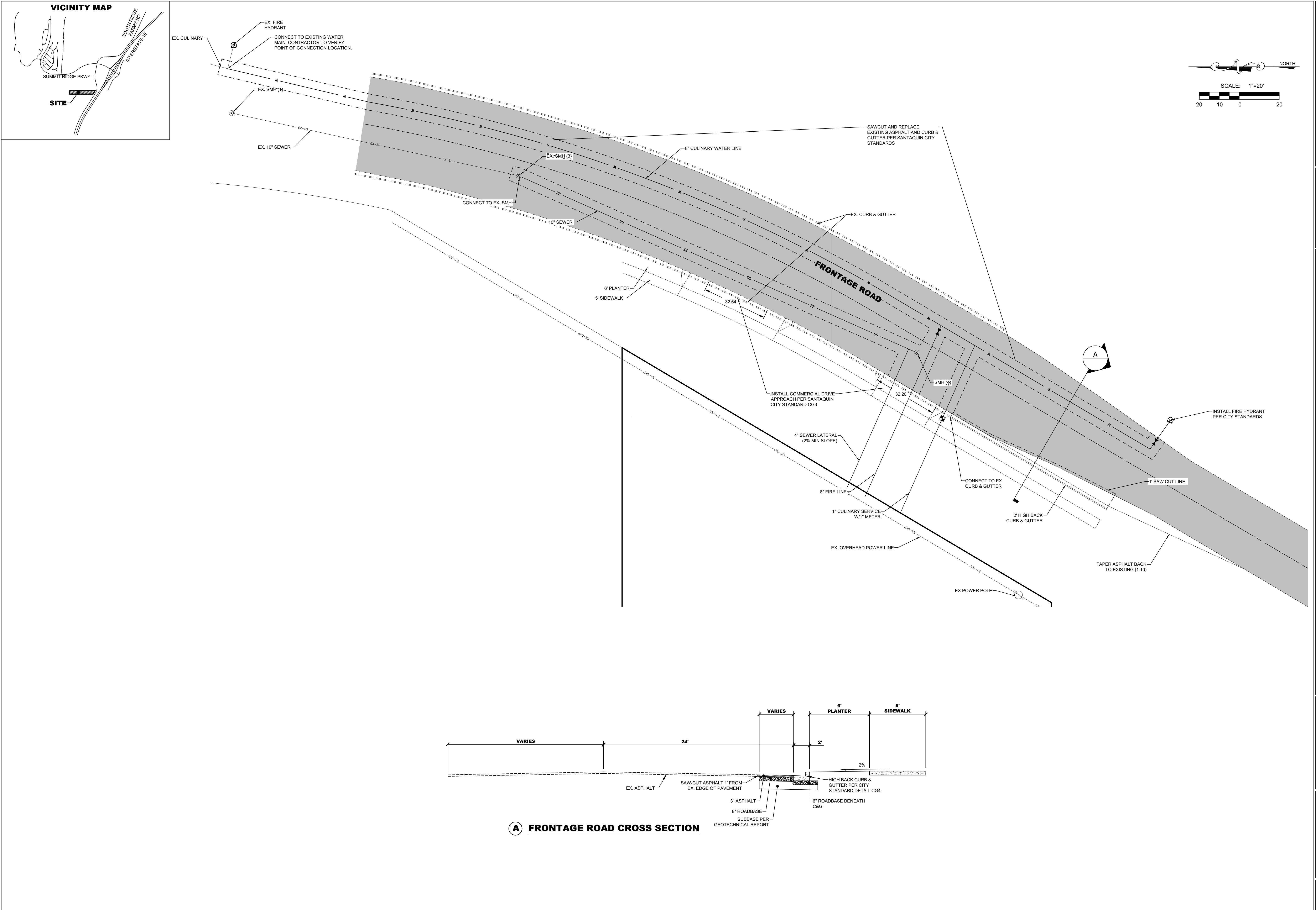
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**ROUTE R.E. SUBDIVISION
SANTAQUIN, UTAH**

UTILITY PLAN

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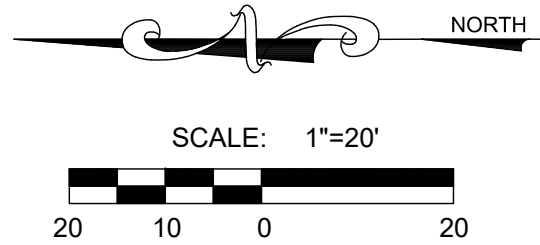
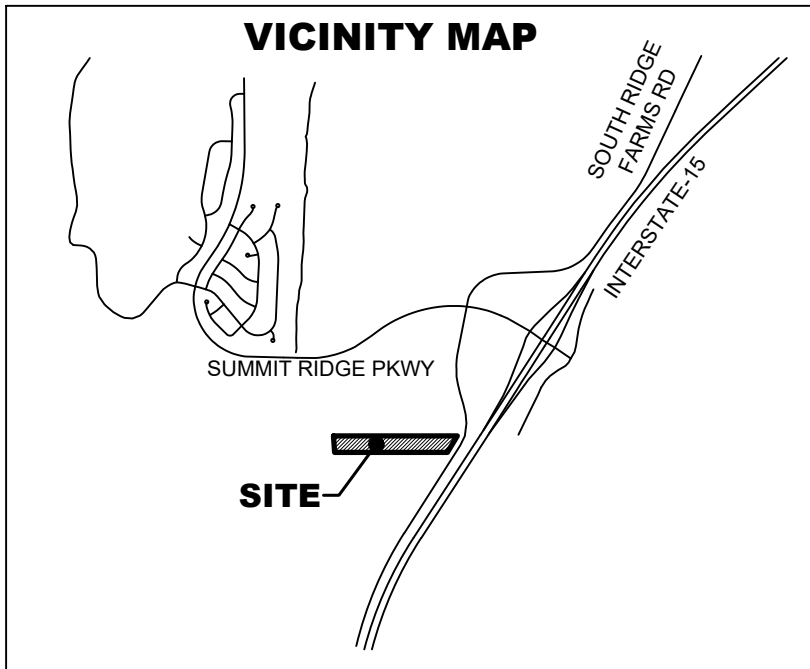
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RUTE R.E. SUBDIVISION
SANTAQUIN, UTAH
GRADING PLAN

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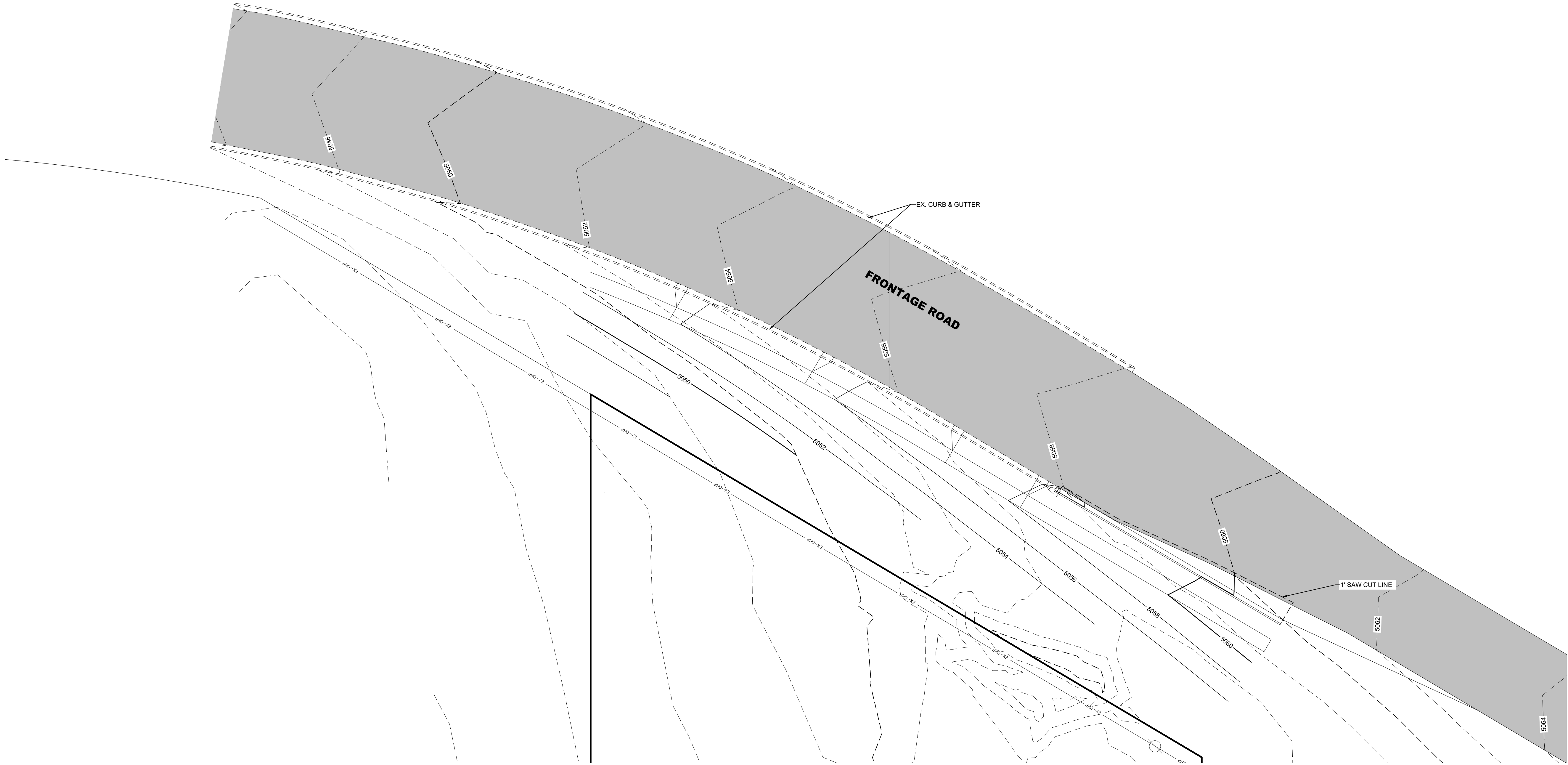
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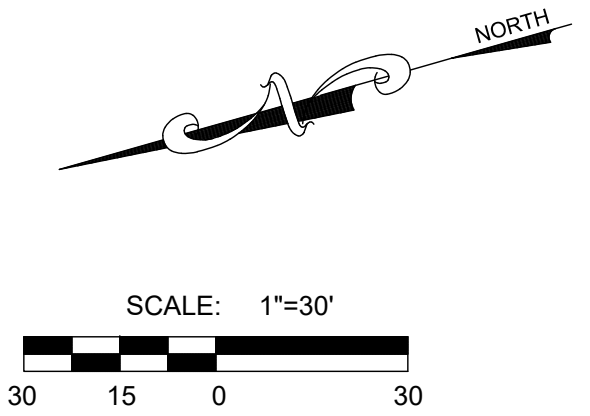
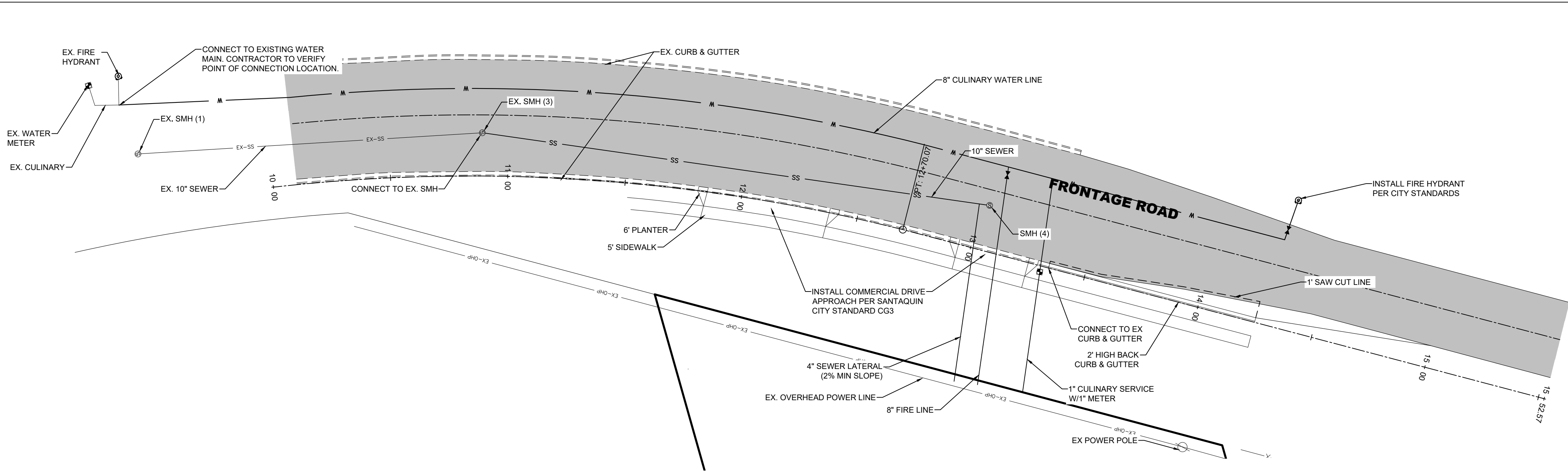
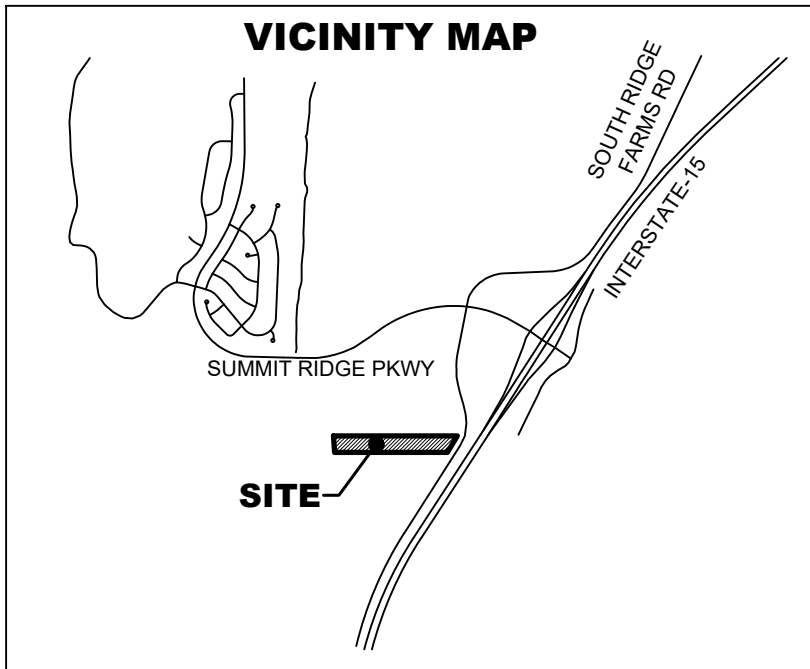
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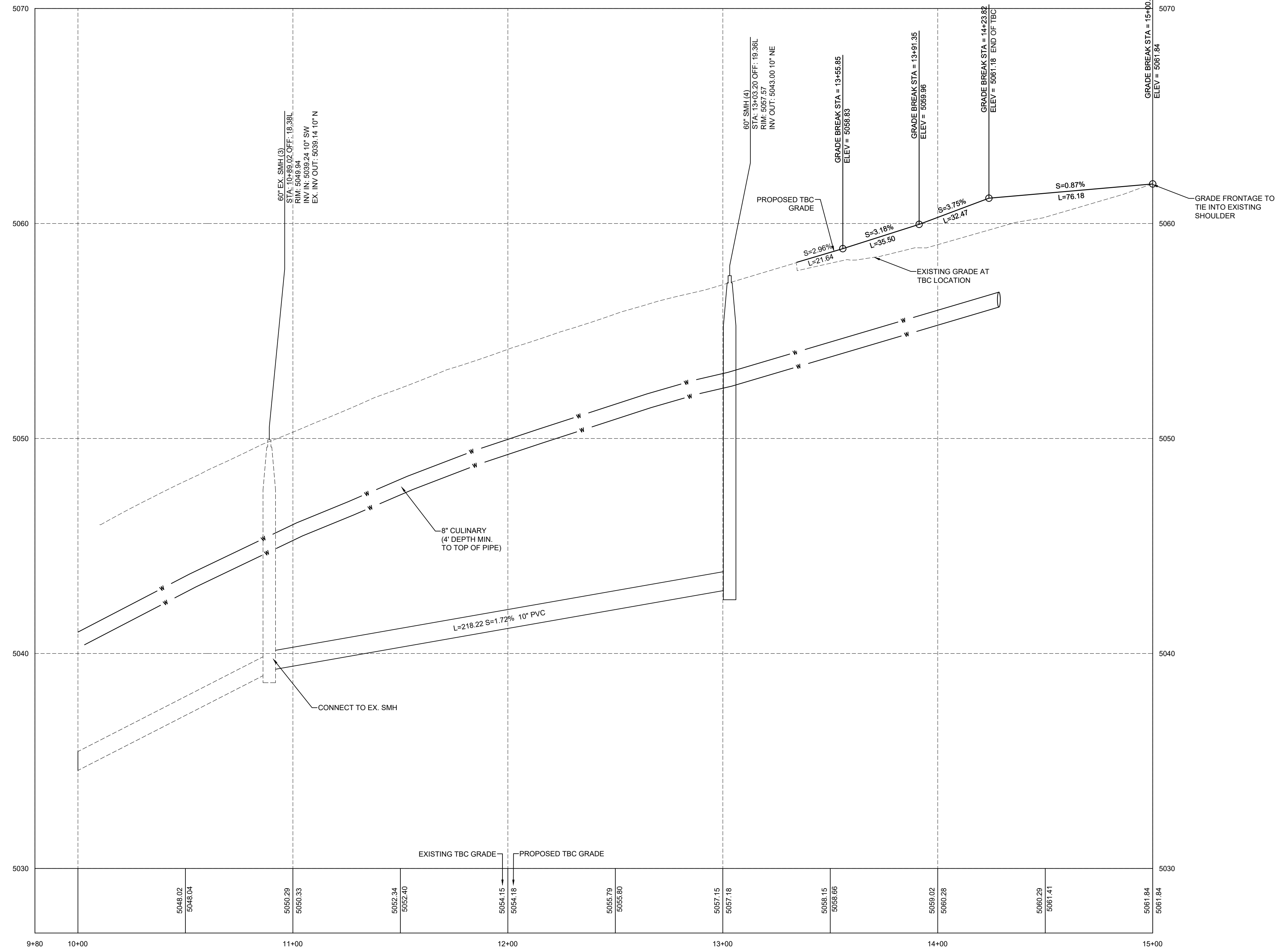
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FRONTAGE ROAD PLAN VIEW



FRONTAGE ROAD PROFILE VIEW

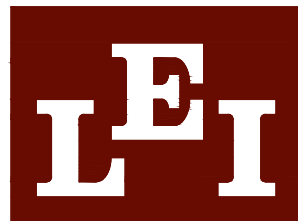
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RUTE R.E. SUBDIVISION
SANTAQUIN, UTAH
FRONTAGE ROAD PLAN & PROFILE

REVISIONS	
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DRAWN BY:	BJP
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ROUTE R.E. SUBDIVISION
SANTAQUIN, UTAH
DETAILS

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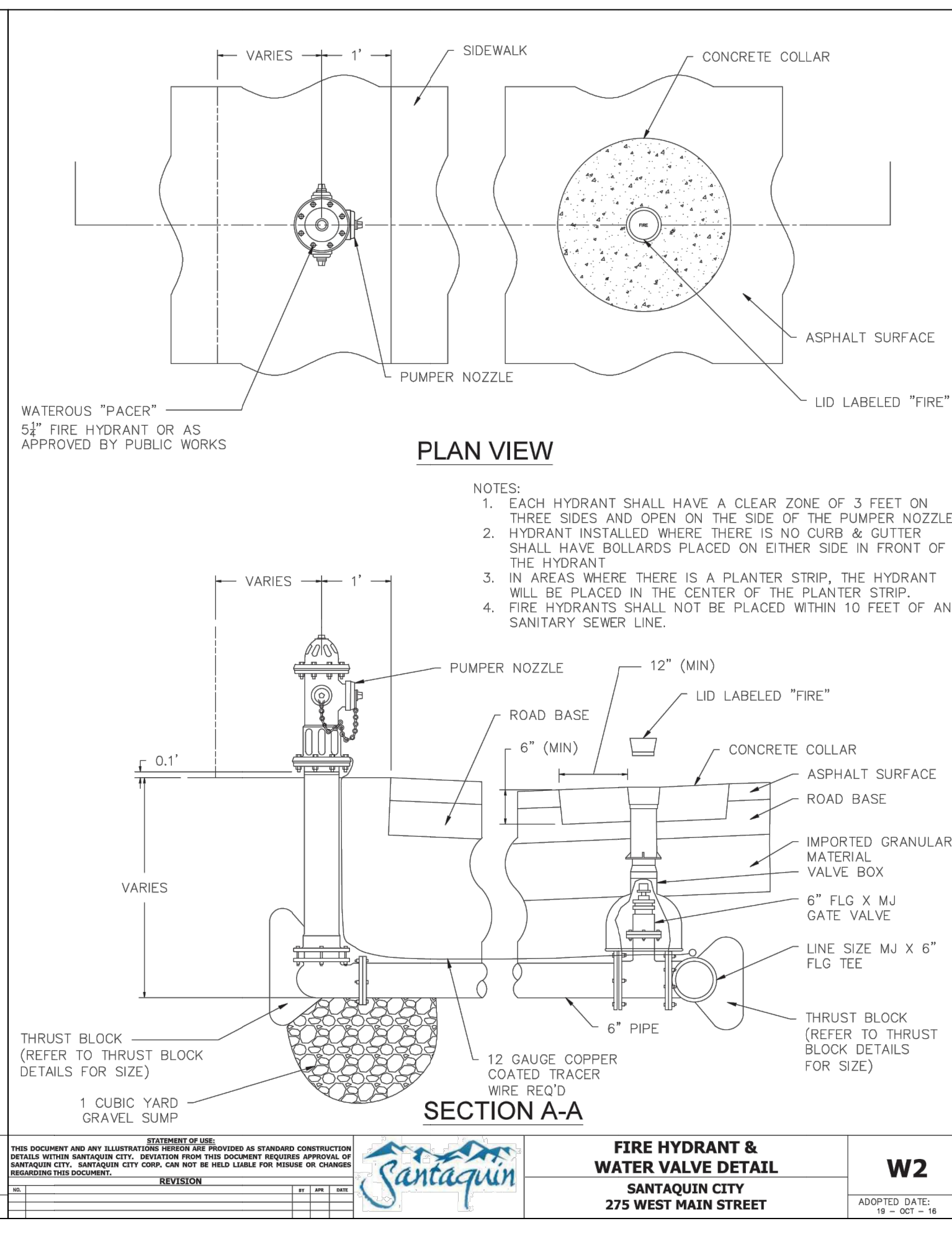
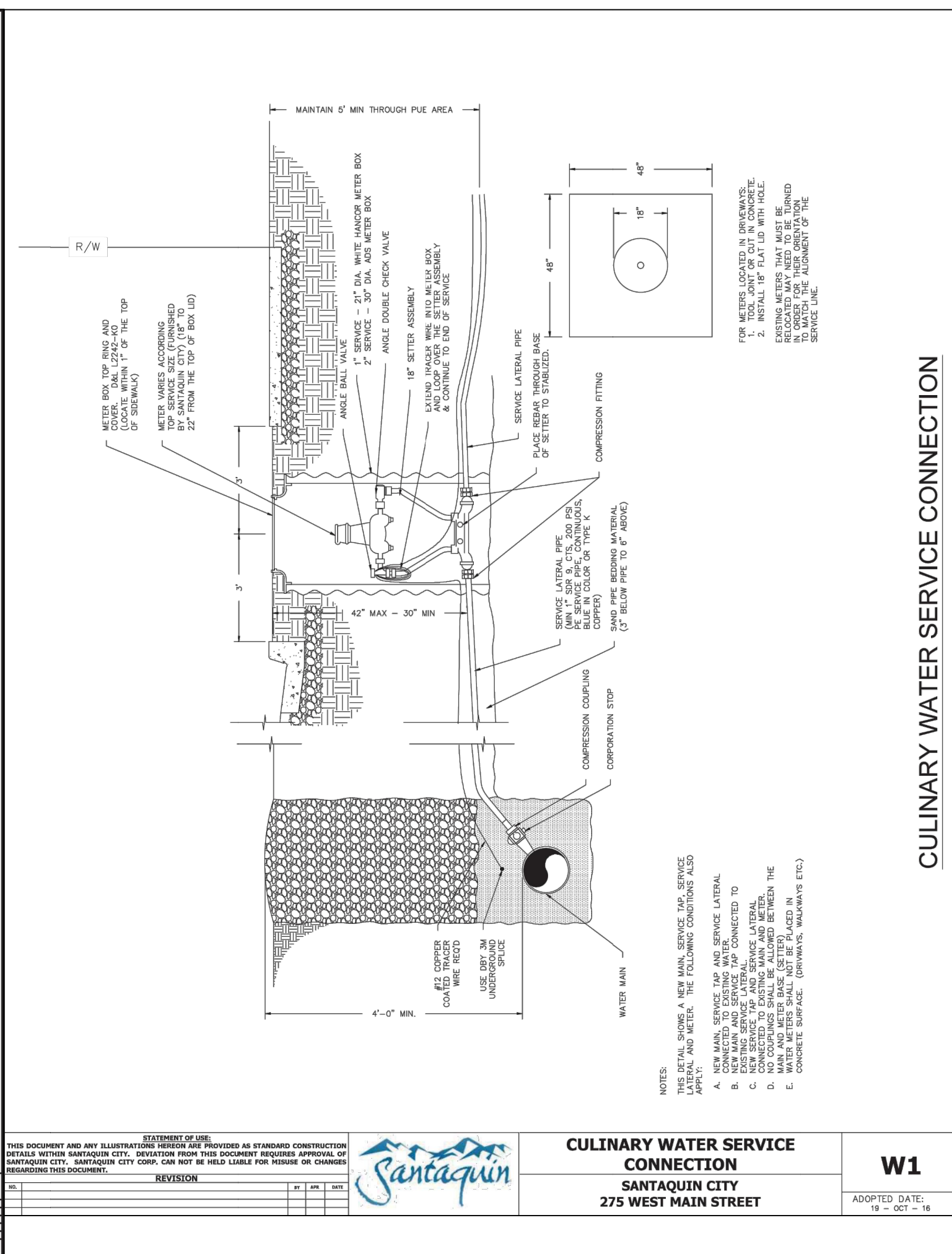
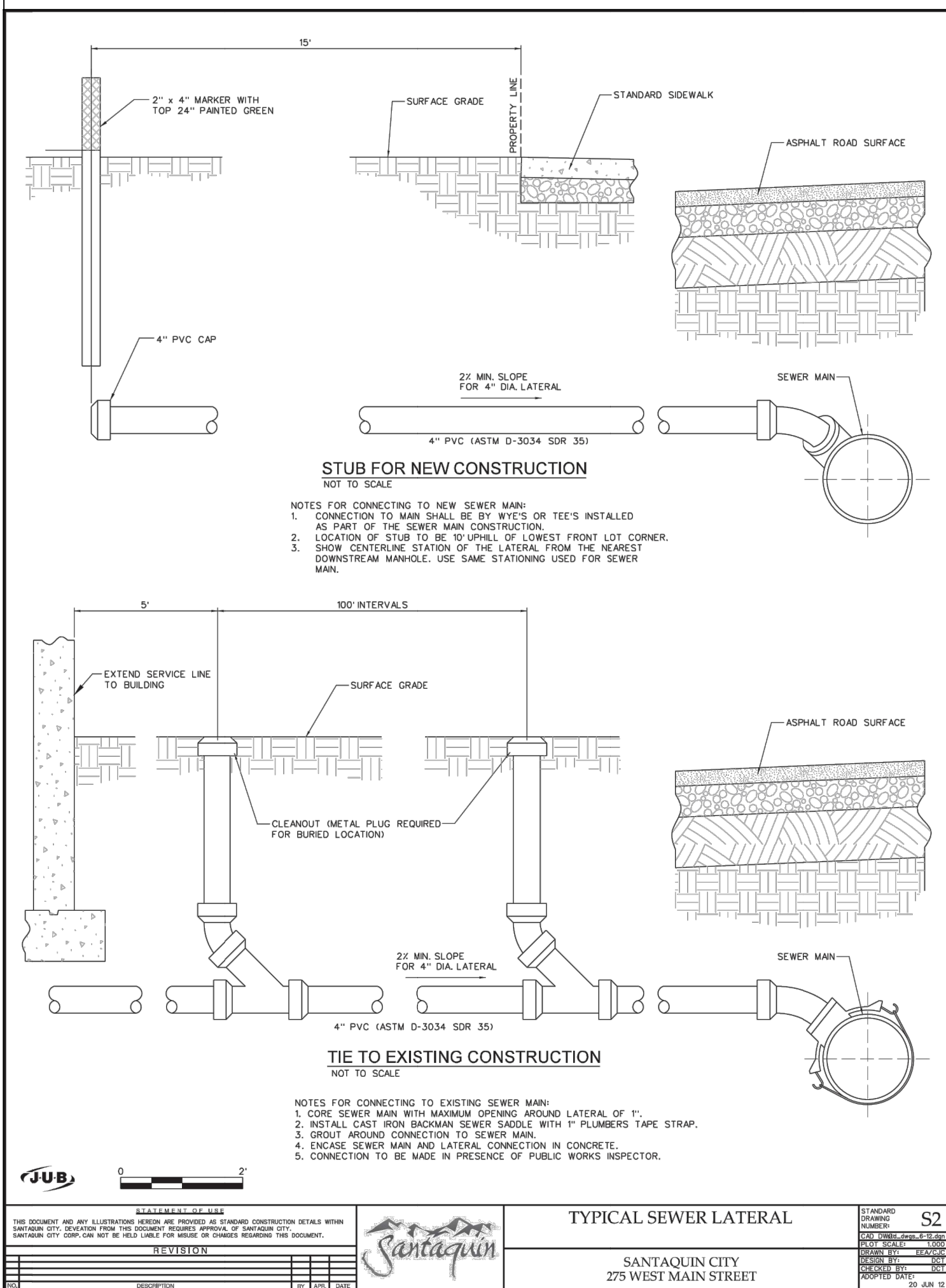
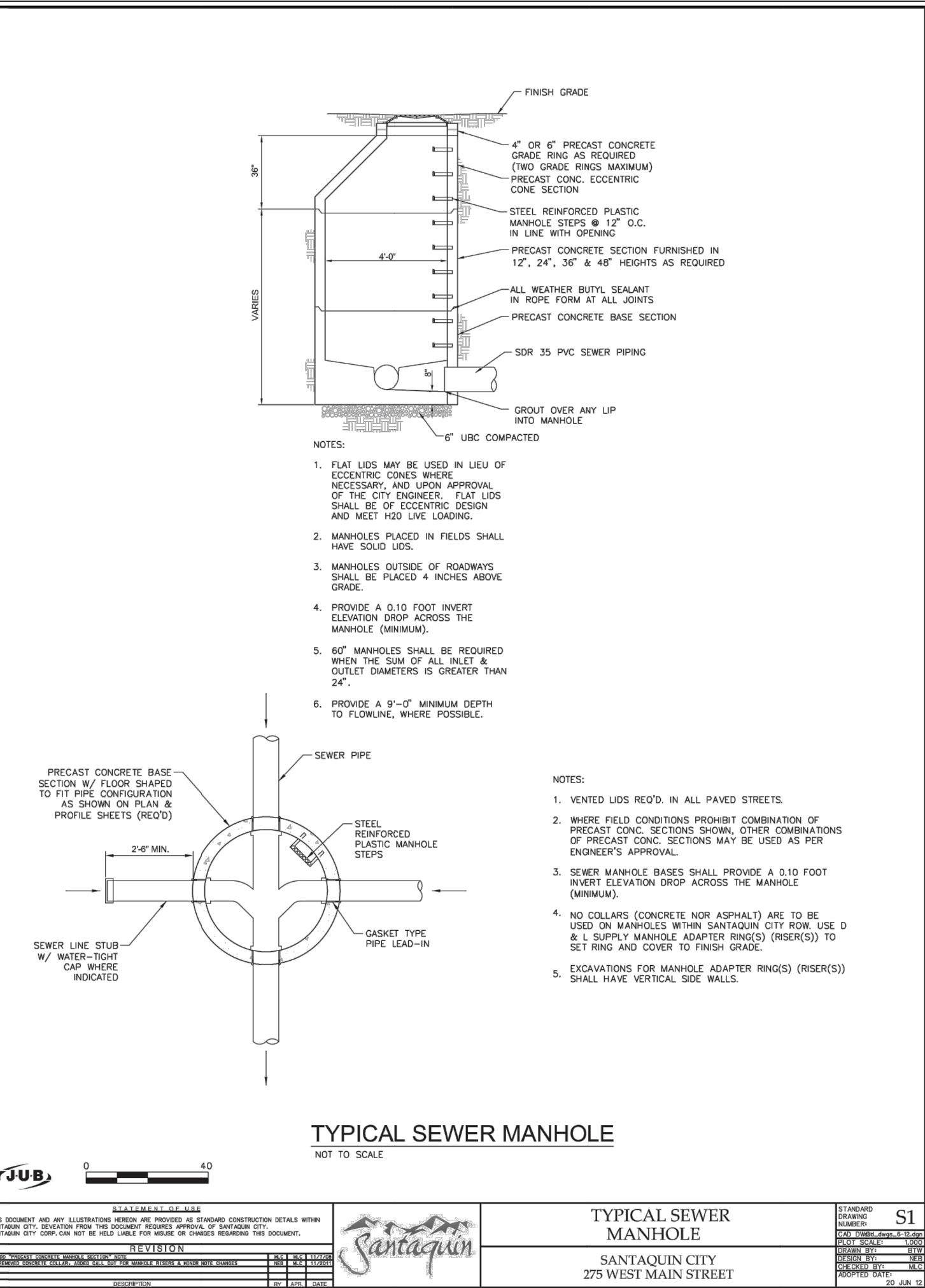
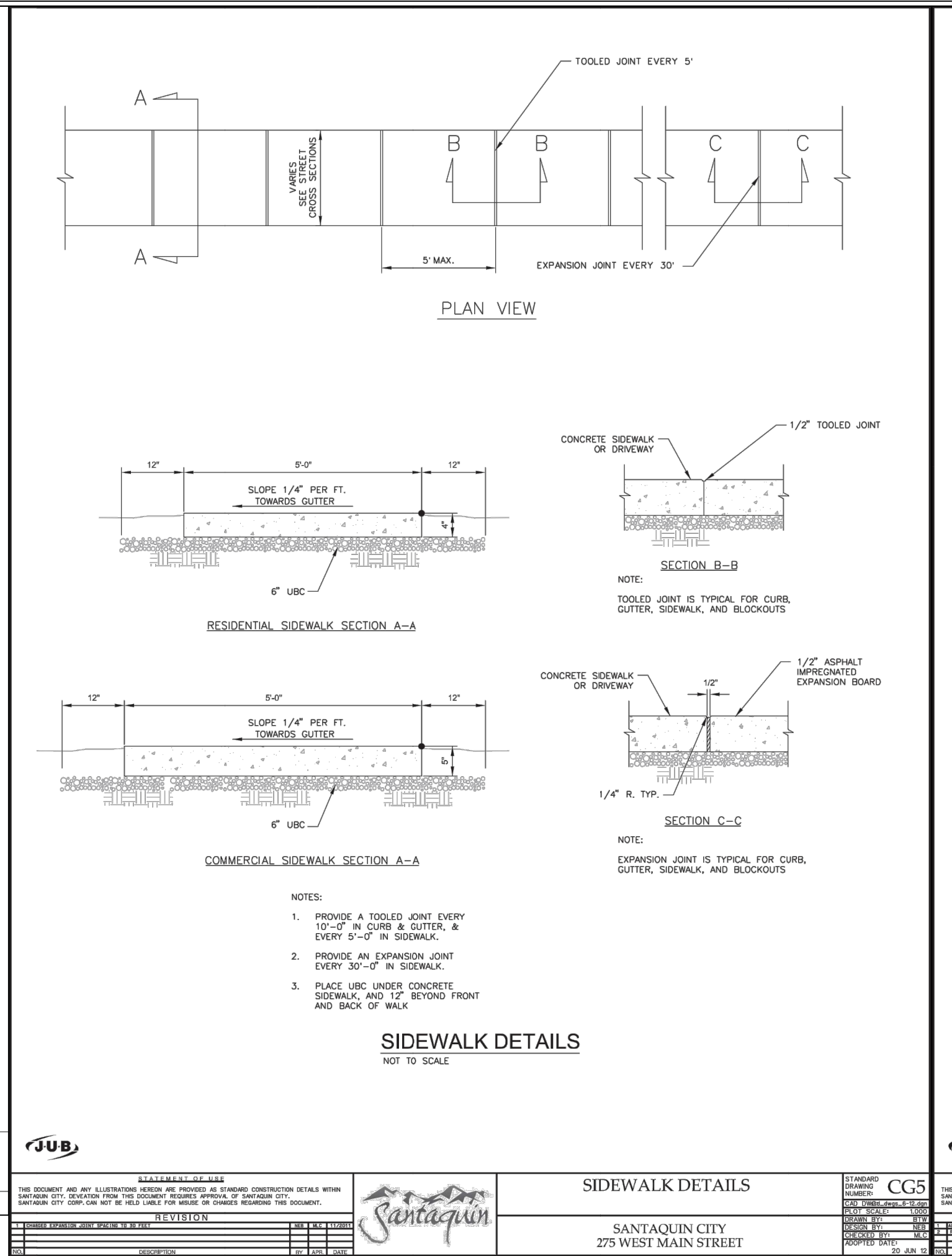
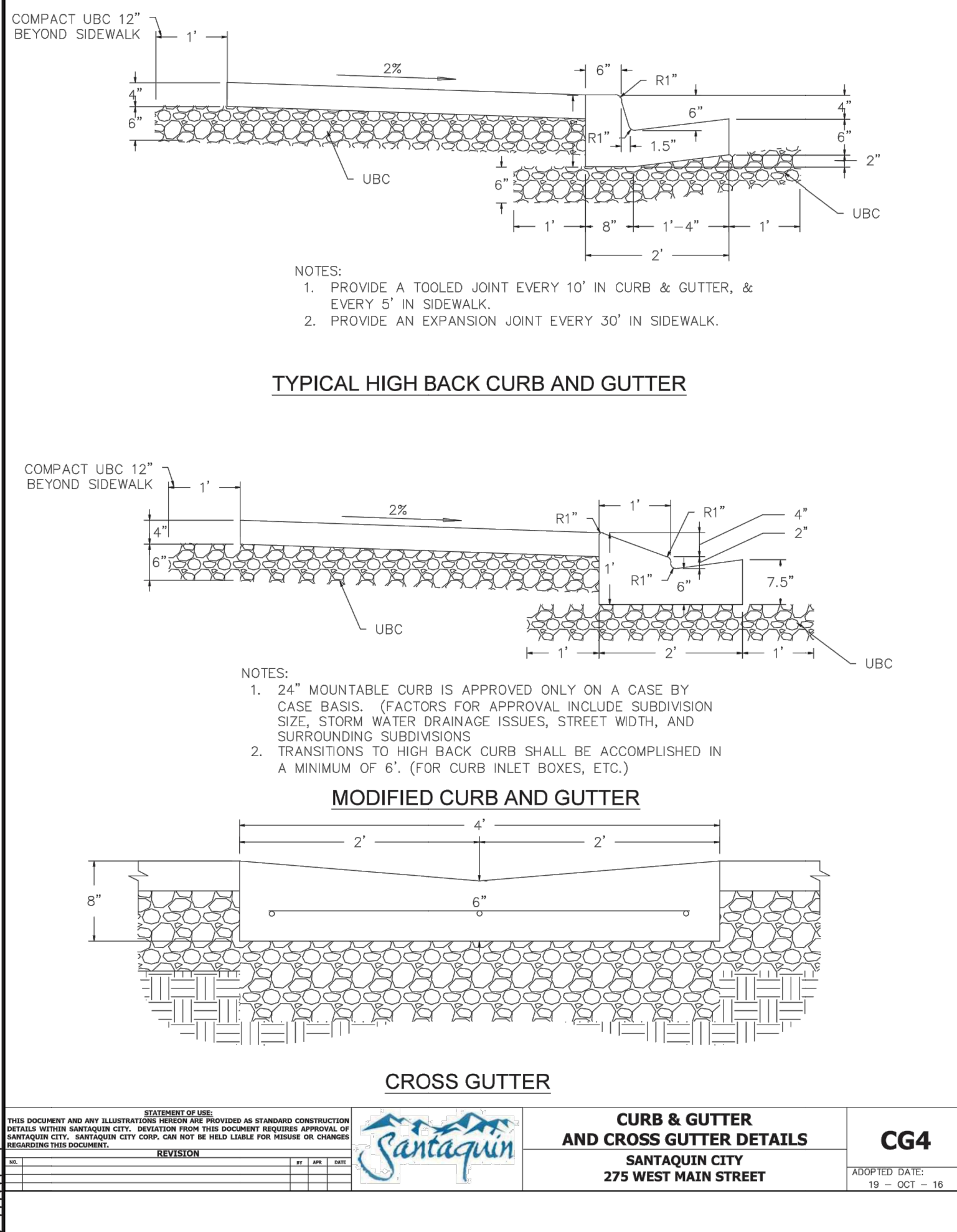
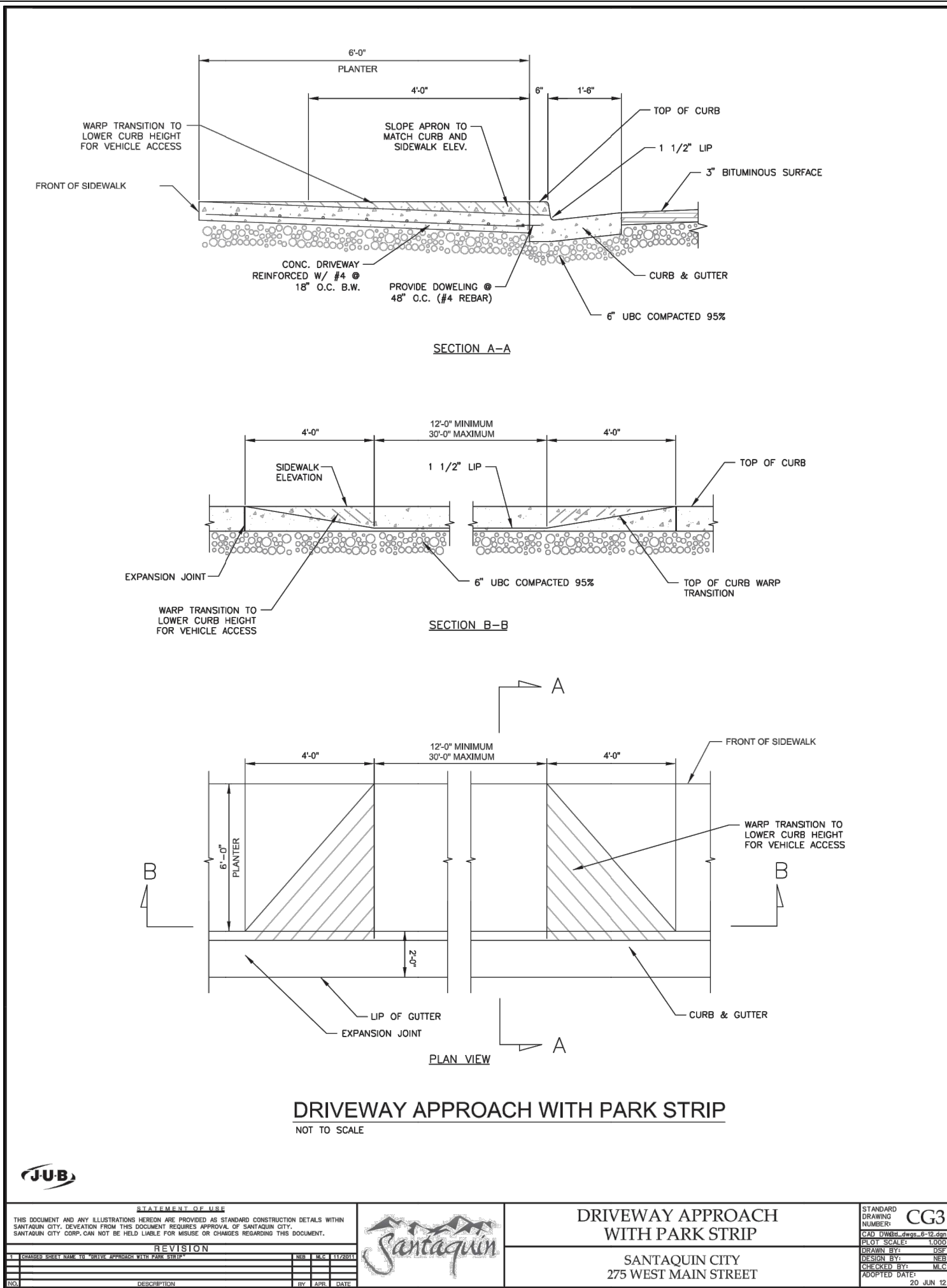
DESIGNED BY:
BCT

SCALE:
1"=##'

DATE:
4/15/2021

SHEET

5



MEMORANDUM



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: April 23, 2021

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

Zone: PC Size: 93 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 and a remainder parcel on approximately 93 acres. There are no minimum or maximum frontage or lot size requirements in the PC Zone or the C-1 land use regulations.

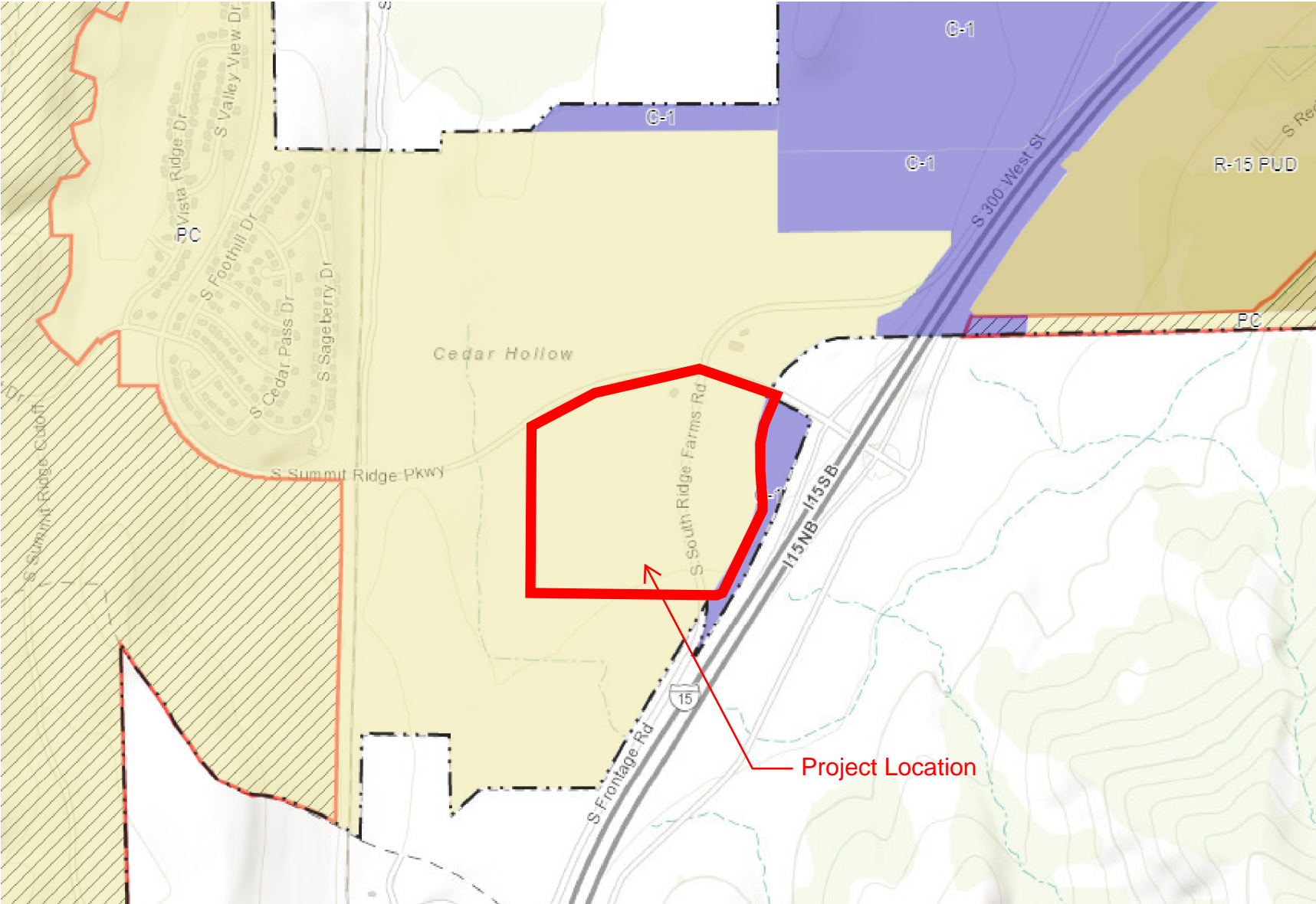
This is a commercial subdivision concept review. This review is for the Planning Commission to provide feedback to the developer. This review of the concept plan shall not constitute an approval or recommendation of any kind. After the concept review, the developer may choose to submit preliminary plans for the subdivision. After any future submittal of preliminary plans, those preliminary plans would then be reviewed by the Development Review Committee (DRC). Following a DRC review, a recommendation from DRC would then be forwarded to the Planning Commission. Upon their review, the Planning Commission would then forward a recommendation to the City Council. The City Council will be the final land use authority for preliminary subdivision plans. The subdivision would only have vested rights once it receives preliminary approval from the City Council.

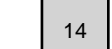
After any preliminary approval by the City Council, the DRC would need to approve any final plat before any lots could be recorded. The DRC may only approve a final plat submittal after finding that the development standards of the City's subdivision and zoning codes, the laws of the State of Utah, and 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)).

It should be noted that this same subdivision concept plan will also be reviewed by DRC during their April 27, 2021 10:00 am meeting. This DRC review of the concept plan shall not constitute an approval or recommendation of any kind. Please keep in mind that the formal public hearing will take place during the Planning Commission meeting on April 27, 2021 at 7:00 PM, not at DRC.

Attachments:

1. Zoning and Location Map
2. Concept Plan







MEMORANDUM

To: Mayor & Council
 From: K. Aaron Shirley, City Recorder & Finance Director
 Date: April 6, 2021
 Subject: Changes to City Code in Regards to Public Notices

Mayor & Council,

Background

On March 3rd, 2021 the most recent state legislature session ended and among all of the bills passed was Senate Bill 201 which removes the requirement for the use of newspapers in the public noticing process. In place of the use of newspapers is a requirement for the use of the Utah Public Notice Website. This change will be effective May 4th, 2021.

Research & Findings

As the readership of print newspapers and publication of daily newspapers has declined, the requirement of public noticing 'once a week for x number of weeks', found in numerous spots throughout state public noticing requirements, no longer works in promoting transparency. As newspapers and their readership move increasingly online, it makes sense from a transparency perspective to use the Utah Public Notice Website, Santaquin City website, and social media pages for public noticing. Additionally, from a financial perspective, these resources are free for both city and citizen use instead of paying newspaper publication fees which has been about \$3,000 year to date with the city only roughly 75% through the fiscal year. With all of the city growth, this number of newspaper publication fees has only been trending upwards.

To make Santaquin City code match this update to State Code, the following sections of code require a revision as they specifically require the use of a newspaper in the public noticing process:

- 1.20.050 (D) Notice of Ordinances to be considered by City Council
- 1.40.030 (B) Bids (Notification of Intent to Purchase in an amount over \$15,000)
- 2.04.040(B) Notice of Vacancy in Planning Commission
- 5.08.120(B) Notice of Sale of Stray Animals by Animal Control Officer
- 10.16.030(C) Notice of Public Hearing for Land Use Ordinance
- 10.68.110(E)(8)(b) Notice of Public Hearing for Land Use Applications

Recommendation

I recommend that the City amend the listed portions of city code to match state code to repeal all requirements for the use of a newspaper for public noticing and to refer to state code for public noticing requirements on the Utah Public Notice Website as well as both the city website and social media sites if desired. If the Council agrees with this recommendation, then these changes would be reflected in a proposed Ordinance at an upcoming City Council Meeting.

ORDINANCE 04-01-2021

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

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

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

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

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

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

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

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

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

AMENDMENT

1.20.050 ORDINANCES AND RESOLUTIONS; PROCEDURES

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

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

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

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

C. Requirements As To Form; Effective Date:

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

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

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

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

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

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

A M E N D M E N T

1.40.030 BIDDING REQUIREMENTS

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

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

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

AMENDMENT

2.04.040 SELECTION OF MEMBERS

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

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

AMENDMENT

5.08.120 ESTRAYS

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

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

F. Regulations For Trespassing Estrays Causing Damage:

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

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

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

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

AMENDMENT

10.16.030 AMENDMENTS TO ORDINANCE AND MAP

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

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

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

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

	AYE	NAY	ABSENT	ABSTAIN
Council Member Miller	_____	_____	_____	_____
Council Member Montoya	_____	_____	_____	_____
Council Member Mecham	_____	_____	_____	_____
Council Member Hathaway	_____	_____	_____	_____
Council Member Bowman	_____	_____	_____	_____

Presiding Officer

Attest

Kirk F. Hunsaker, Mayor

K. Aaron Shirley, City Recorder

MEMORANDUM



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: April 23, 2021

RE: **Falcon Ridge Preliminary Review**

Zone: R-10 Size: 6.46 Acres Lots: 19
--

The Falcon Ridge Subdivision is located at 495 South 300 East. The proposed subdivision is in the R-10 zone and consists of 19 lots on 6.46 acres. Detached single-family lots are a permitted use in the R-10 zone. Each lot is required to be a minimum of 10,000 sq. ft. and have a minimum lot frontage of 80 feet. All lots in this subdivision meet these requirements. With this being a standard subdivision, open space and amenities are not required.

Lots 7-11 are bordering an active agricultural use and are required to have a fence. Santaquin City Code 11.24.340.B states, "Fencing And Screening: All development which abuts an active agricultural operation must install perimeter fencing along property lines adjacent to such operations. Materials shall be durable and require little to no maintenance. Such fencing must also be sturdy enough and/or incorporate elements to prevent damage by livestock." The developer is proposing a 6-foot wire field fence.

The Development Review Committee reviewed the preliminary plans for the Falcon Ridge Subdivision on March 9, 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 or not. The Planning Commission will need to make a recommendation to the City Council.

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

- All planning and engineering redlines be addressed.

Attachments:

1. Zoning and Location Map
2. Preliminary Plan

RC

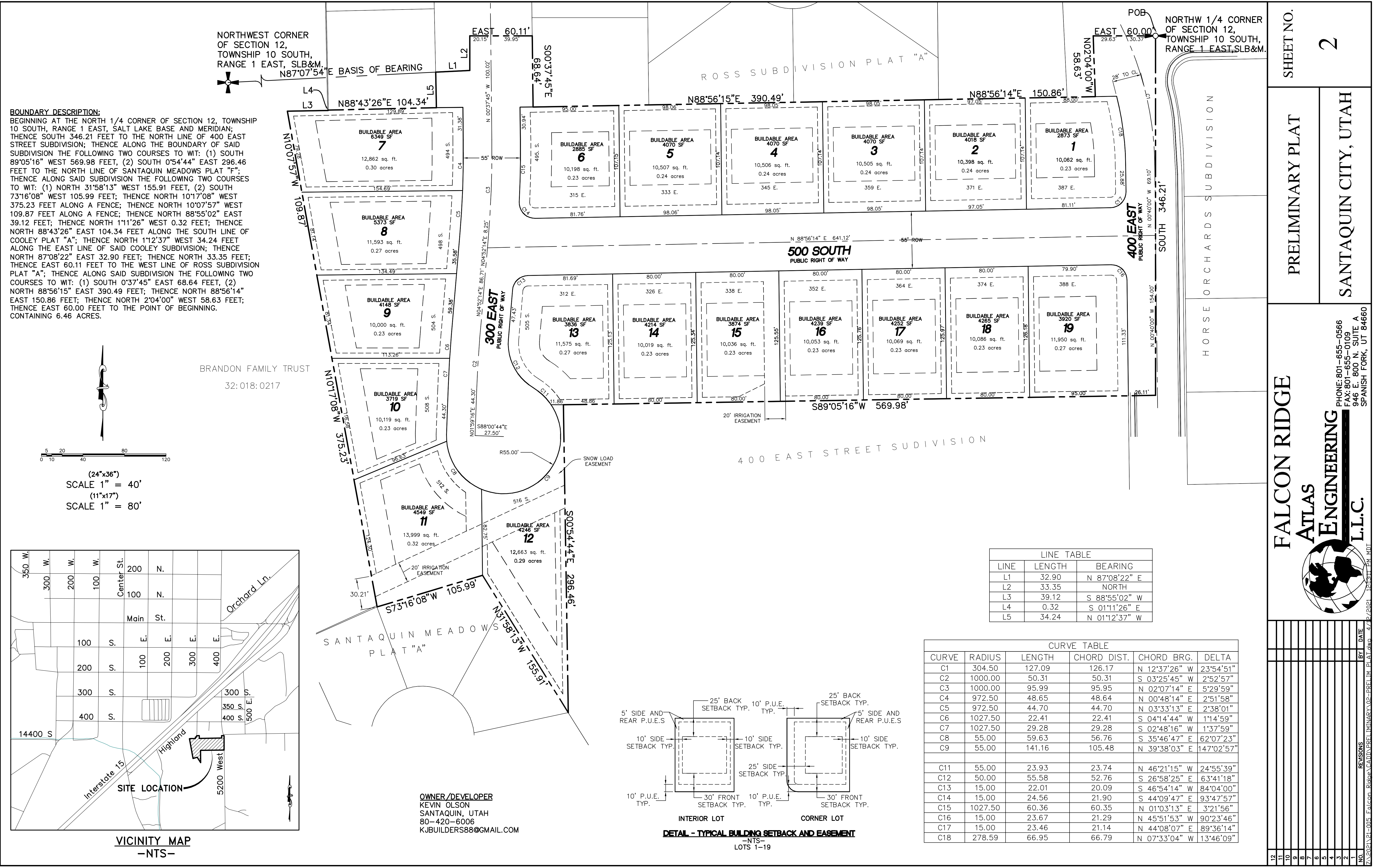
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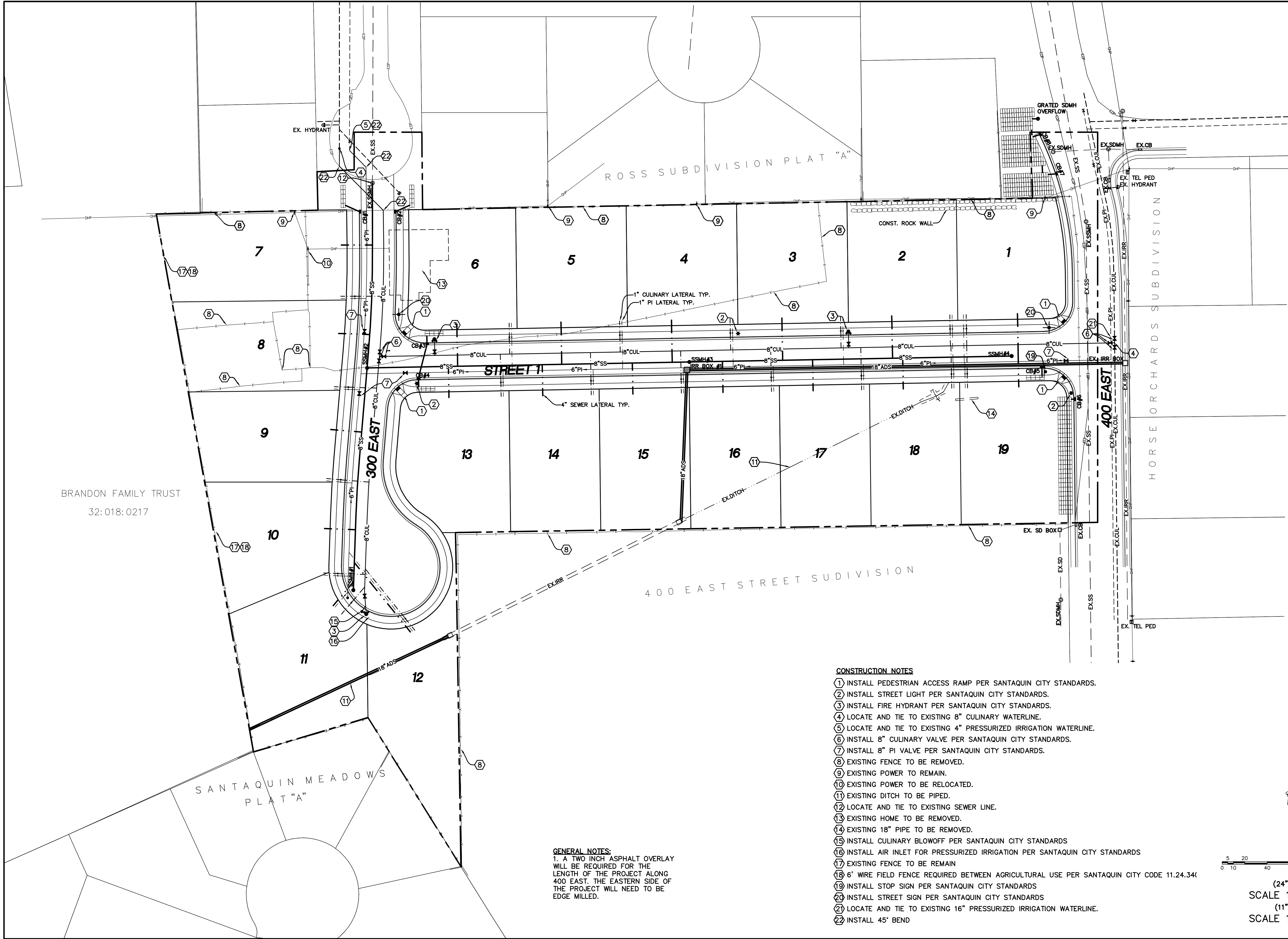
R-10 PUD

Orchard Hills
Elementary

E 610 South St

E 560 South St

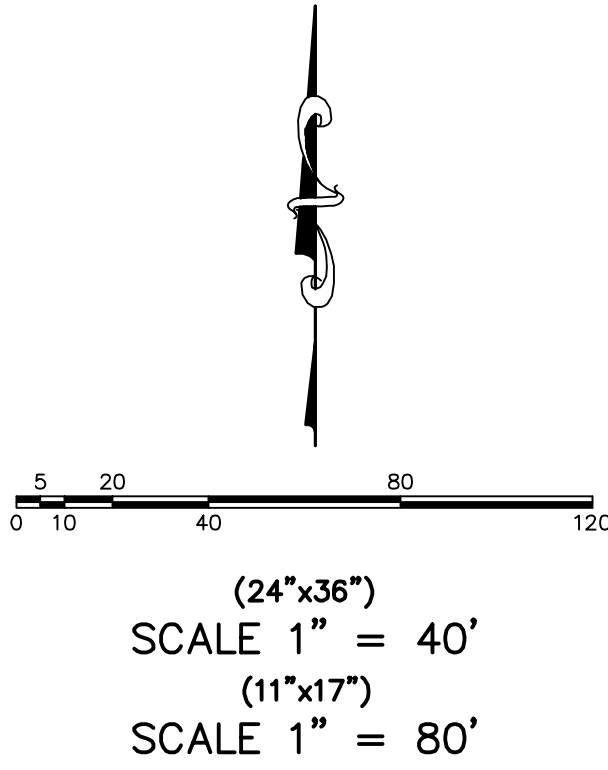




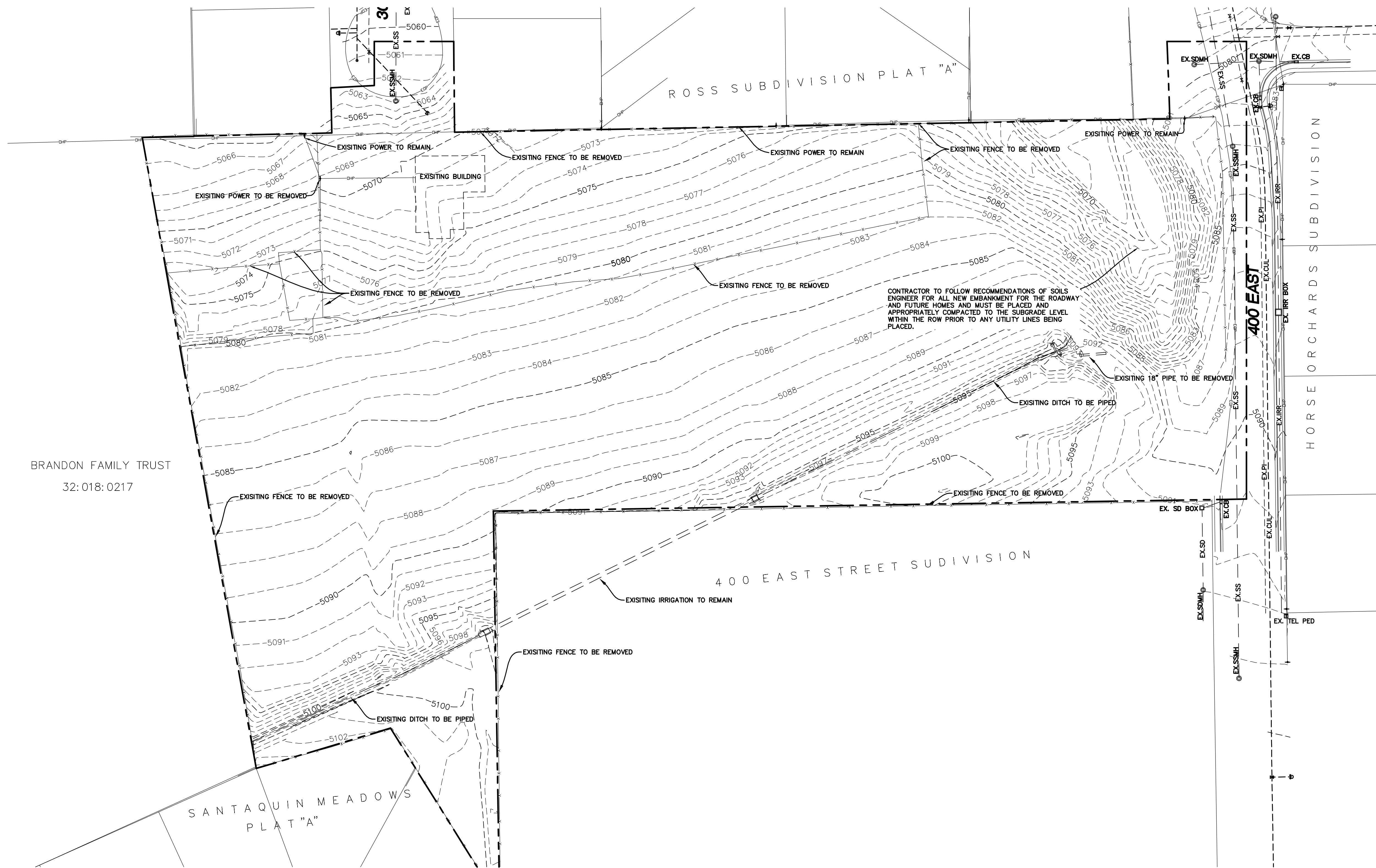
BRANDON FAMILY TRUST
32:018:0217

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

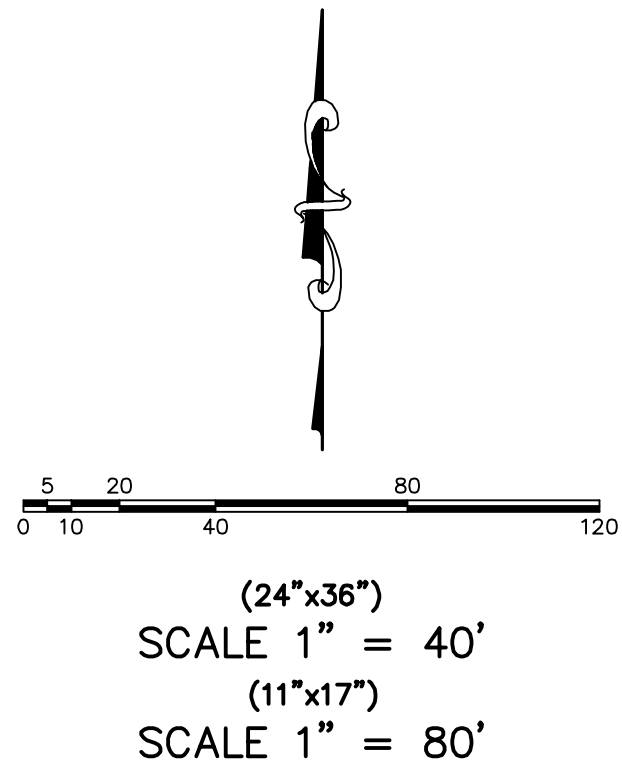
- CONSTRUCTION NOTES**
- ① INSTALL PEDESTRIAN ACCESS RAMP PER SANTAQUIN CITY STANDARDS.
 - ② INSTALL STREET LIGHT PER SANTAQUIN CITY STANDARDS.
 - ③ INSTALL FIRE HYDRANT PER SANTAQUIN CITY STANDARDS.
 - ④ LOCATE AND TIE TO EXISTING 8" CULINARY WATERLINE.
 - ⑤ LOCATE AND TIE TO EXISTING 4" PRESSURIZED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



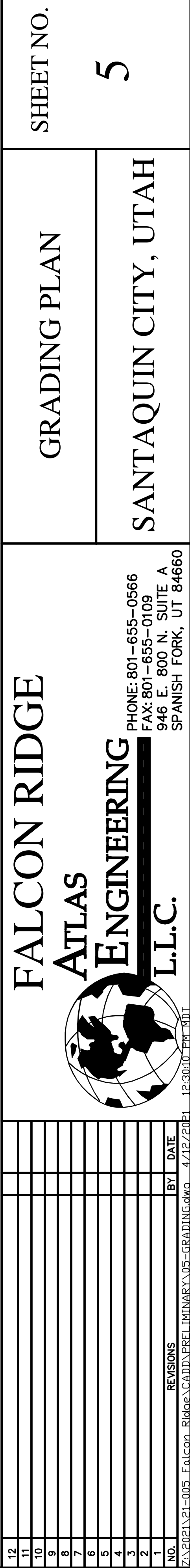
SHEET NO.		UTILITY PLAN		SANTAQUIN CITY, UTAH	
3					
FALCON RIDGE		ATLAS		ENGINEERING	
L.L.C.		L.L.C.		L.L.C.	
PHONE: 801-655-0566		FAX: 801-655-0109		846 E. 800 N. SUITE A	
				SPANISH FORK, UT 84660	
4/12/2021		4/12/2021		4/12/2021	
NO.		BY		DATE	
1		J. L. L.		4/12/2021	
2		J. L. L.		4/12/2021	
3		J. L. L.		4/12/2021	
4		J. L. L.		4/12/2021	
5		J. L. L.		4/12/2021	
6		J. L. L.		4/12/2021	
7		J. L. L.		4/12/2021	
8		J. L. L.		4/12/2021	
9		J. L. L.		4/12/2021	
10		J. L. L.		4/12/2021	
11		J. L. L.		4/12/2021	
12		J. L. L.		4/12/2021	

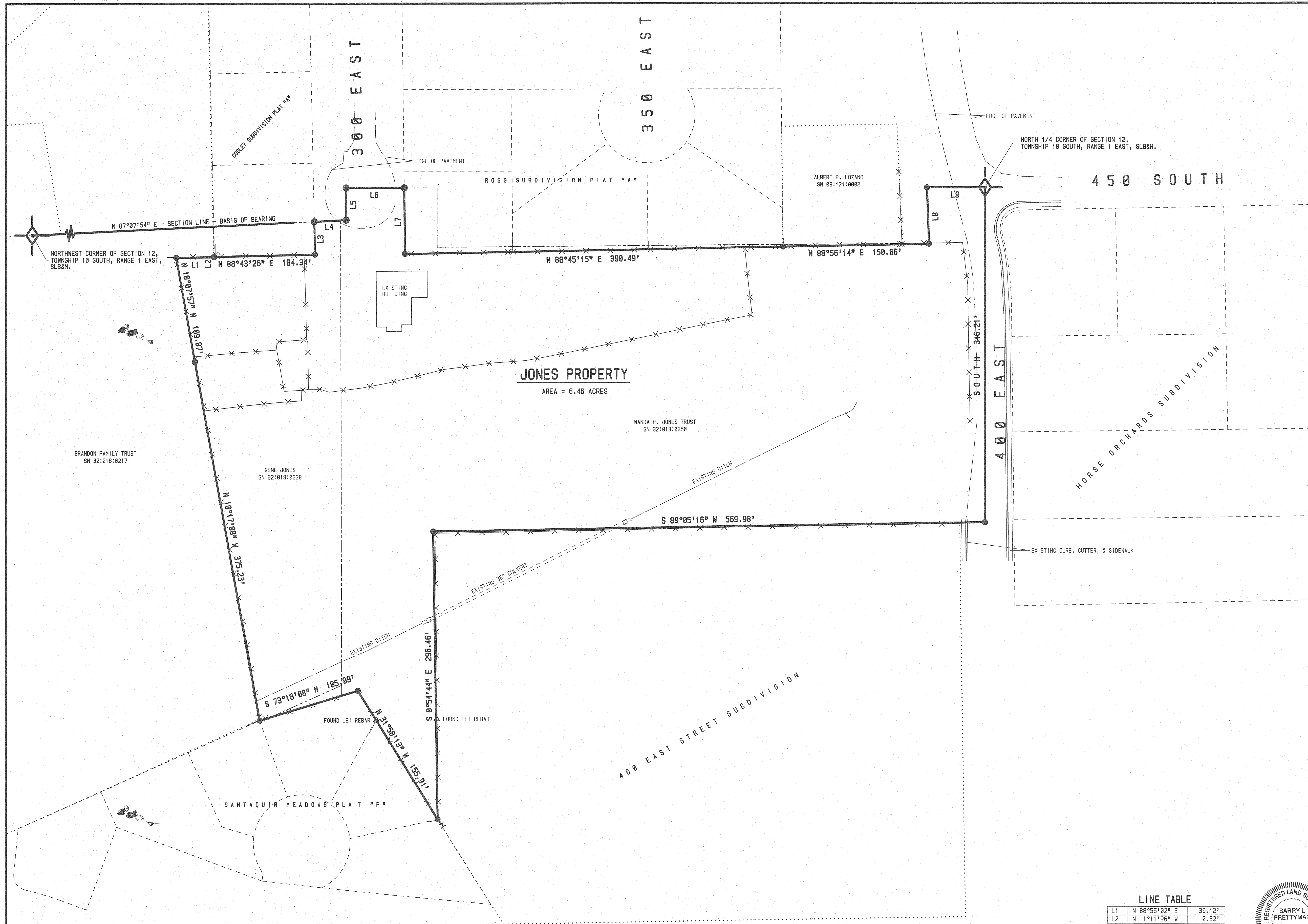


BRANDON FAMILY TRUST
32:018:0217

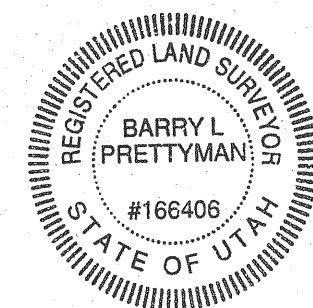


SHEET NO.		4	
EXISTING TOPOGRAPHY		SANTAQUIN CITY, UTAH	
FALCON RIDGE ATLAS ENGINEERING L.L.C.		PHONE: 801-655-0566 FAX: 801-655-0109 946 E. 800 N. SUITE A SPANISH FORK, UT 84660	
12		NO.	
11		BY	
10		DATE	
9		REVISIONS	
8		4/12/2021	
7		FALCON RIDGE CAD/PL-003	
6		FALCON RIDGE CAD/PL-003	
5		FALCON RIDGE CAD/PL-003	
4		FALCON RIDGE CAD/PL-003	
3		FALCON RIDGE CAD/PL-003	
2		FALCON RIDGE CAD/PL-003	
1		FALCON RIDGE CAD/PL-003	





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

**SURVEYED BOUNDARY DESCRIPTION:**

BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 346.21 FEET TO THE NORTH LINE OF 400 EAST STREET SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING TWO COURSES TO WIT: (1) SOUTH 88°05'16\"

NARRATIVE:

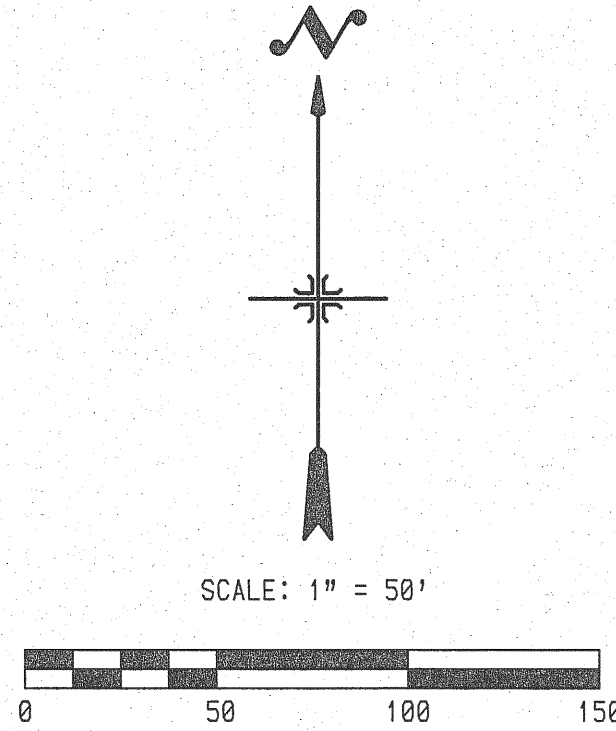
BASIS OF BEARING IS UTAH COORDINATE BEARINGS, CENTRAL ZONE. (N 87°07'54\"

SURVEYORS CERTIFICATE:

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

LEGEND:

- = 5/8\"
- JONES DEED LINES
- - - - - ADJACENT LAND OWNER DEED LINES
- × × × EXISTING FENCES



ATLAS ENGINEERING
JONES PROPERTY
RECORD OF SURVEY PLAT
SANTAQUIN, UTAH

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

SHEET No.

DATE: JAN. 14, 2021

DRAWN BY: B.L.P.

DATE REVISED:

APPROVED BY: B.L.P.

SCALE: 1\"

1 OF 1



Planning Commission Meeting Minutes

Tuesday, March 23, 2021

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

Others in Attendance: Community Development Director Jason Bond. John Money and Apex Engineering representing 341 Townhomes development.

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

INVOCATION/INSPIRATION THOUGHT: Commissioner Lance shared an inspirational thought.

PLEDGE OF ALLEGIANCE: Mr. Bond led the Pledge of Allegiance.

PUBLIC FORUM: Commission Chair Wood opened the Public Forum at 7:03 p.m. there were no Public Comments submitted. Commission Chair Wood closed the Public Forum at 7:03 p.m.

DISCUSSION & POSSIBLE ACTION

341 Townhomes Final Subdivision Review

A final review of a 3-unit townhome development located at approximately 341 E. 100 S.

Mr. Bond explained that this subdivision includes a 3-unit townhome (See Attachment 'A'). He noted that the garages will count for two parking spaces per unit. He stated that the developer and Staff have been working together on this subdivision for a while, regarding the number of units and a discrepancy with the property line. Mr. Bond clarified that the property line has been verified with JUB engineering and the applicant was able to reconfigure their plans to make 3 unit's work. He noted that this application has been in process prior to the code amendment making multifamily uses not allowed within the Main Street Commercial (MSC) zone. Mr. Bond added that the City Council is reviewing a deferral agreement for this project. He recommended that any motion made, be contingent upon a deferral agreement being determined and finished.

Mr. Bond shared the plans for the building including the architectural renderings, landscaping plans and layout.

Commissioner Lance noted that she likes the architectural renderings. Commissioner Curtis indicated that he likes the door facing the front which makes it appear to be a single-family home. Mr. Bond preliminary and final combined. Commissioner Curtis noted the storage space provided for the trash receptacles. He asked if there are any requirement that the trash must be hidden from view? Mr. Bond explained that there are no City requirements regarding this, just the applicants design and desire to shield the trash.

Commission Chair Wood asked that the remaining approval process be explained. Mr. Bond explained that the Planning Commission is the land use authority for this subdivision because it is 3 units or less. He noted that the last thing that will need to be reviewed will be a potential deferral agreement by the City Council.

PLANNING COMMISSION MEETING
TUESDAY March 23, 2021
PAGE 2 OF 3

Motion: Commissioner Curtis motioned to approve the 341 townhomes subdivision with the following condition: that a deferral agreement be approved by the City Council or the applicant work closely with engineering to install all required street improvements. Commissioner Nixon seconded.

Roll Call:

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

The motion passed unanimously 7 to 0.

OTHER BUSINESS

Approval of Meeting Minutes from
 February 23, 2021

Motion: Commissioner Lance motioned to approve the minutes from February 23rd, 2021. Commissioner Hoffman Seconded.

Roll Call

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

The motion passed unanimously 7 to 0.

Mr. Bond provided an update regarding the 'Imagine Santaquin' General Plan Committee which is working on how to convey information to the Public, etc. for the general plan update. He explained that the City will be working with Parametrics to create an active transportation plan. He noted that this is an active grant, and he expects the project to start within the next month or two. He added that this project will be done at the Planning Commission meetings.

**PLANNING COMMISSION MEETING
TUESDAY March 23, 2021
PAGE 3 OF 3**

Mr. Bond explained that the City Council has moved to a hybrid meeting format where the Council and Staff are now meeting together. The public will only be coming to the meetings in limited attendance and the meetings will still be broadcast over Youtube live. He asked the Commission for direction on how they would like to proceed for the next meeting. Commissioner Wood suggested that the meetings be in person for the Commissioners and Staff starting in May when more adults have had the opportunity to be vaccinated. Commissioners Lance, Curtis, Adcock, and Nixon all agreed with this plan.

ADJOURNMENT

Commissioner Lance motioned to adjourn at 7:25 p.m.

Trevor Wood, Commission Chair

Kira Petersen, Deputy Recorder



MSC
E MAIN ST

6

E MAIN ST

E MAIN ST

S 200 EAST ST

S 300 EAST ST

400 E.

C-1

MSR

100 S.

PROPOSED PROJECT

R-8



LOCATION OF PROJECT



VICINITY MAP
SCALE: N.T.S.

SHEET INDEX

- C-1
- C-2
- C-3
- C-4
- C-5
- D-1
- COVER SHEET
- PLAT SHEET
- UTILITY PLAN SHEET
- GRADING PLAN
- LANDSCAPE PLAN
- DETAIL SHEET

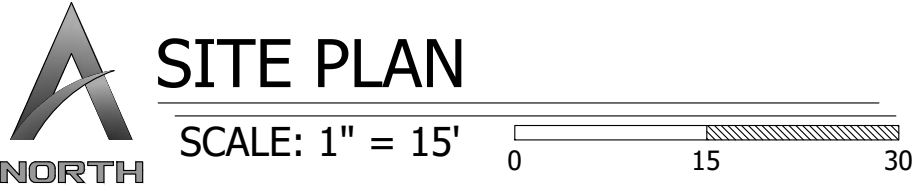
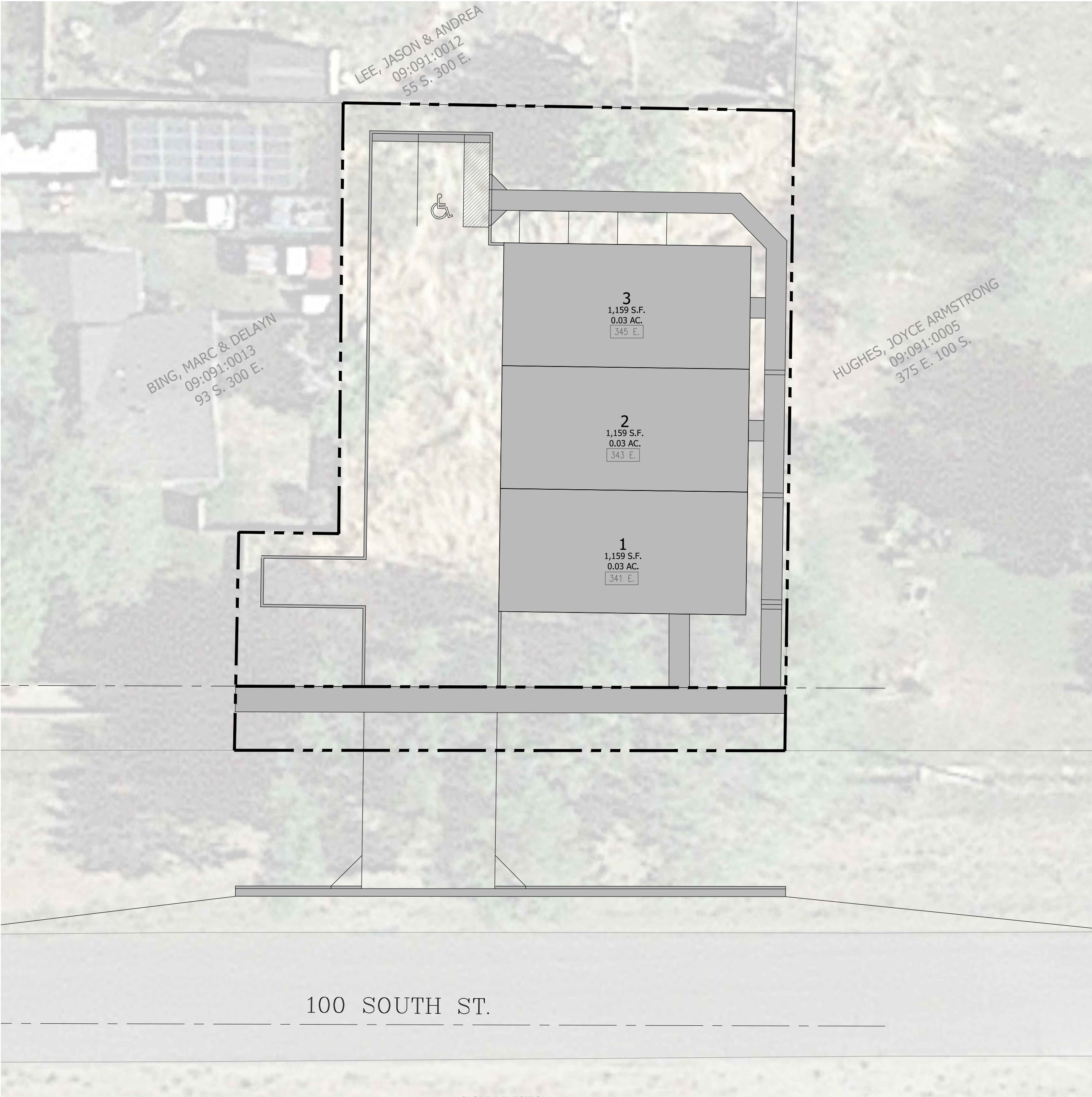
TABULATIONS		
TOTAL LOTS	3	
DENSITY	11.11 UNIT/ACRE	
TOTAL ACREAGE	0.27 AC.	100%
TOTAL ACREAGE IN LOTS	0.08 AC.	26%
PARKING SPACE ACREAGE	0.01 AC.	4%
RIGHT-OF-WAY	0.03 AC.	11%
OPEN SPACE ACREAGE	0.09 AC.	33%

NOTES:
SUBDIVISION LIES WITHIN THE MSR ZONE

THREE FOUR ONE TOWNHOMES

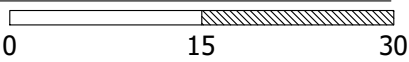
SANTAQUIN, UTAH COUNTY, UTAH

PROPERTY OWNER/DEVELOPER: WEST WON INC.
3651 N. 100 E. SUITE 300 PROVO, UT
ENGINEER: RICHARD HATFIELD (801-796-2277)
661 N. MAIN STREET SPANISH FORK, UT



SITE PLAN

SCALE: 1" = 15'



- NOTES:
1.
2.
3.
- THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM THE FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
- ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.
- GARAGES MUST BE 24' X 24' WITH 20' OPENING.



REVISIONS		REMARKS
DATE	BY	



THREE FOUR ONE TOWNHOMES
COVER SHEET

FOR: WEST WON INC.
LOCATION: SANTAQUIN, UT
DATE: 3-3-2021

DRAWING: C-1

THREE FOUR ONE TOWNHOMES

SANTAQUIN, UTAH COUNTY, UTAH

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 10, SOUTH, RANGE 1 EAST, SALT LAKE
BASE AND MERIDIAN AND LOT 3, BLOCK 22, PLAT "B" SANTAQUIN SURVEY OF BUILDING LOTS

PROPERTY OWNER/DEVELOPER: WEST WON INC.

3651 N. 100 E. SUITE 300 PROVO, UT

ENGINEER: RICHARD HATFIELD (801-796-2277)

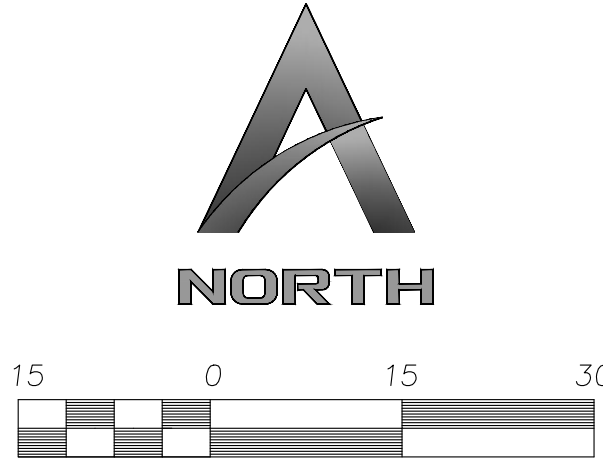
661 N. MAIN STREET SPANISH FORK, UT

LOCATION OF PROJECT



VICINITY MAP

SCALE: N.T.S.



Scale: 1" = 15'

LEGEND

- SET 5/8" REBAR & PLASTIC CAP MARKED LS 10719099
- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- BUILDING SETBACK
- COMMON AREA
- LIMITED COMMON AREA
- PRIVATE AREA
- SANTAQUIN CITY RIGHT-OF-WAY

- NOTE:
- ALL COMMON AREAS (NOT INCLUDING LIMITED COMMON AREA) AND STREET TO SERVE AS PUBLIC UTILITY EASEMENTS.
 - LANDSCAPING NEEDS TO BE INSTALLED OR A LANDSCAPING BOND PAID BEFORE CERTIFICATE OF OCCUPANCY CAN BE ISSUED.



BING, MARC & DELAYN
09:091:0013
93 S. 300 E.

LEE, JASON & ANDREA
09:091:0012
55 S. 300 E.

HUGHES, JOYCE ARMSTRONG
09:091:0005
375 E. 100 S.

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.

ROCKY MOUNTAIN POWER _____ DATE _____
CENTRACOM _____ 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.

CENTURYLINK _____ 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, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 10719099. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOW AS THREE FOUR ONE TOWNHOMES SUBDIVISION PLAT "A" AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

A PARCEL OF LAND THAT LIES FULLY WITHIN THE SOUTHWEST QUARTER OF SECTION 1 TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. BASIS OF BEARING LIES BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST QUARTER CORNER OF SAID SECTION 1 (BASIS OF BEARING 2667.20 FEET S. 87°07'54" W.) MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT THAT LIES S. 89°57'17" W. 57.50 FEET FROM THE SOUTHWEST CORNER OF LOT 3, BLOCK 22, PLAT "B" SANTAQUIN SURVEY OF BUILDING LOTS, SAID POINT ALSO LIES 544.28 FEET S. 87°07'54" W. ALONG THE SECTION LINE AND 2160.07 NORTH FROM THE SOUTH QUARTER CORNER OF SECTION 01 TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG A FENCE LINE THE FOLLOWING 5 COURSES, (1) N. 01°08'13" E. 42.59 (2) S. 89°10'00" E. 19.53 FEET, (3) N. 00°35'40" E. 84.14 FEET, (4) S. 89°00'46" E. 88.05 FEET, (5) S. 00°48'53" W. 125.01 FEET TO THE NORTH SIDE OF 100 SOUTH STREET, THENCE N. 89°57'17" W. 107.50 FEET ALONG SAID NORTH SIDE OF SAID STREET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 11,877 SQUARE FEET IN AREA OR 0.273 ACRES MORE OR LESS.

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 THREE FOUR ONE TOWNHOMES SUBDIVISION PLAT "A", 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.

SIGNED JOHN MONEY, PRESIDENT

DATE

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH §
COUNTY OF UTAH §

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 2021, BY JOHN ACE MONEY,

WHO REPRESENTED THAT HE IS THE PRESIDENT OF WEST WON INC., AND HAS AUTHORITY TO EXECUTE THIS INSTRUMENT.

MY COMMISSION NUMBER: _____ MY COMMISSION EXPIRES: _____

SIGNED (TO NOTARY PUBLIC COMMISSIONED IN UTAH)

PRINTED FULL NAME OF NOTARY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2021 BY THE SANTAQUIN CITY PLANNING COMMISSION.

CHAIRPERSON, PLANNING COMMISSION

DATE

DIRECTOR-SECRETARY

DATE

THREE FOUR ONE TOWNHOMES

PLAT "A"

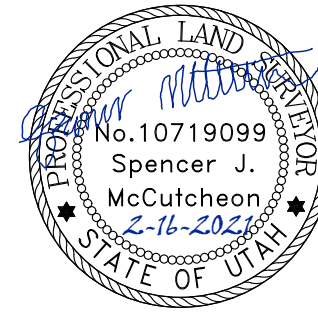
A RESIDENTIAL SUBDIVISION

LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 10, SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND LOT 3, BLOCK 22, PLAT "B" SANTAQUIN SURVEY OF BUILDING LOTS

RECORDER SEAL

ENGINEER SEAL

SURVEYOR SEAL



UTAH COUNTY RECORDING CERTIFICATE



LOCATION OF PROJECT

VICINITY MAP
SCALE: N.T.S.

UTILITY PLAN
SCALE: 1" = 10'

LEGEND

- EXISTING POWER POLE
- WATER METER
- P.I. METER
- CONCRETE/BLOCK WALL

- NOTES:
- THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
 - PROPERTY IN NO FLOODPLAIN ZONE.



REVISIONS		REMARKS
DATE	BY	



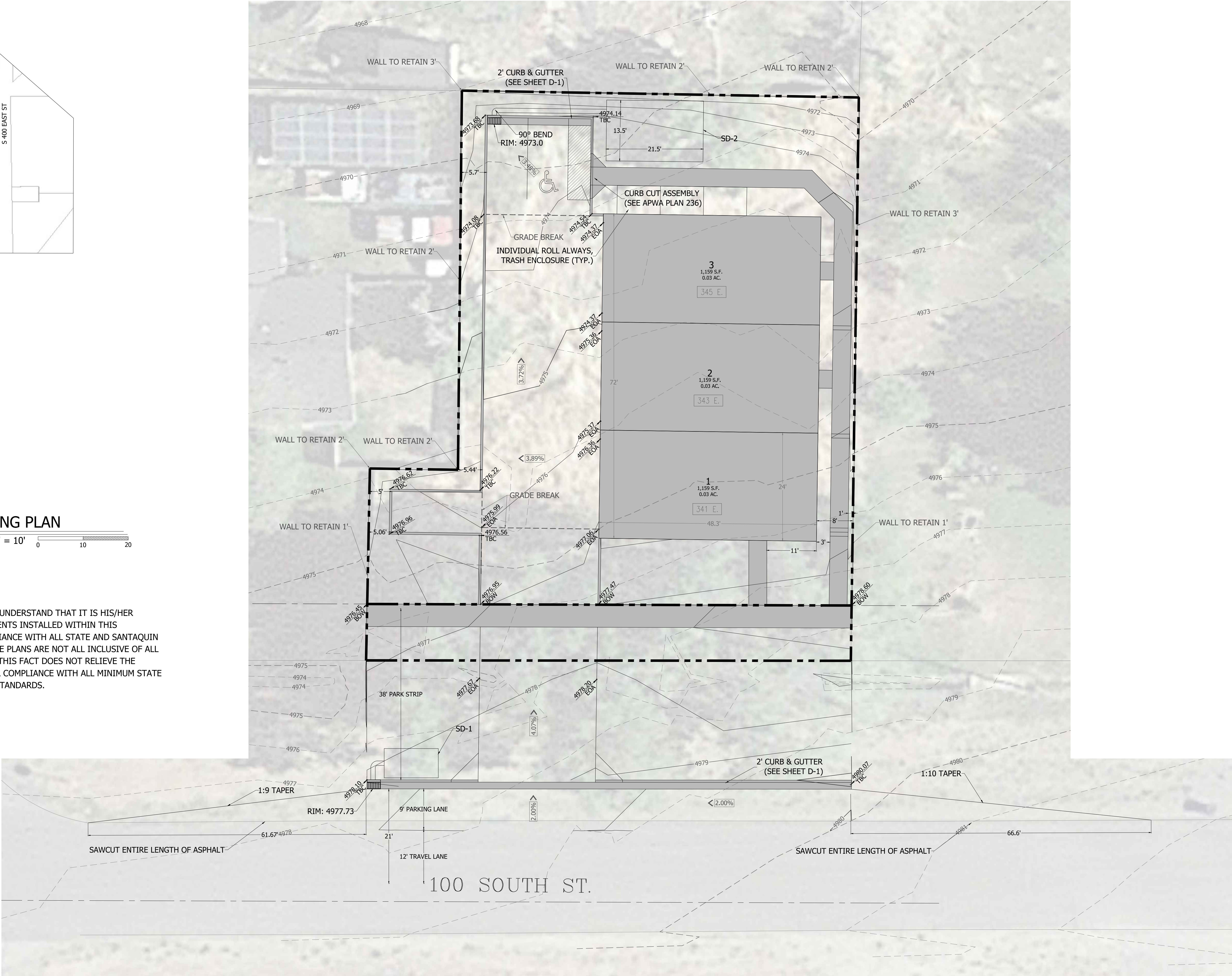


LOCATION OF PROJECT

VICINITY MAP
SCALE: N.T.S.

GRADING PLAN
SCALE: 1" = 10'

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



REVISIONS			REMARKS
DATE	BY		



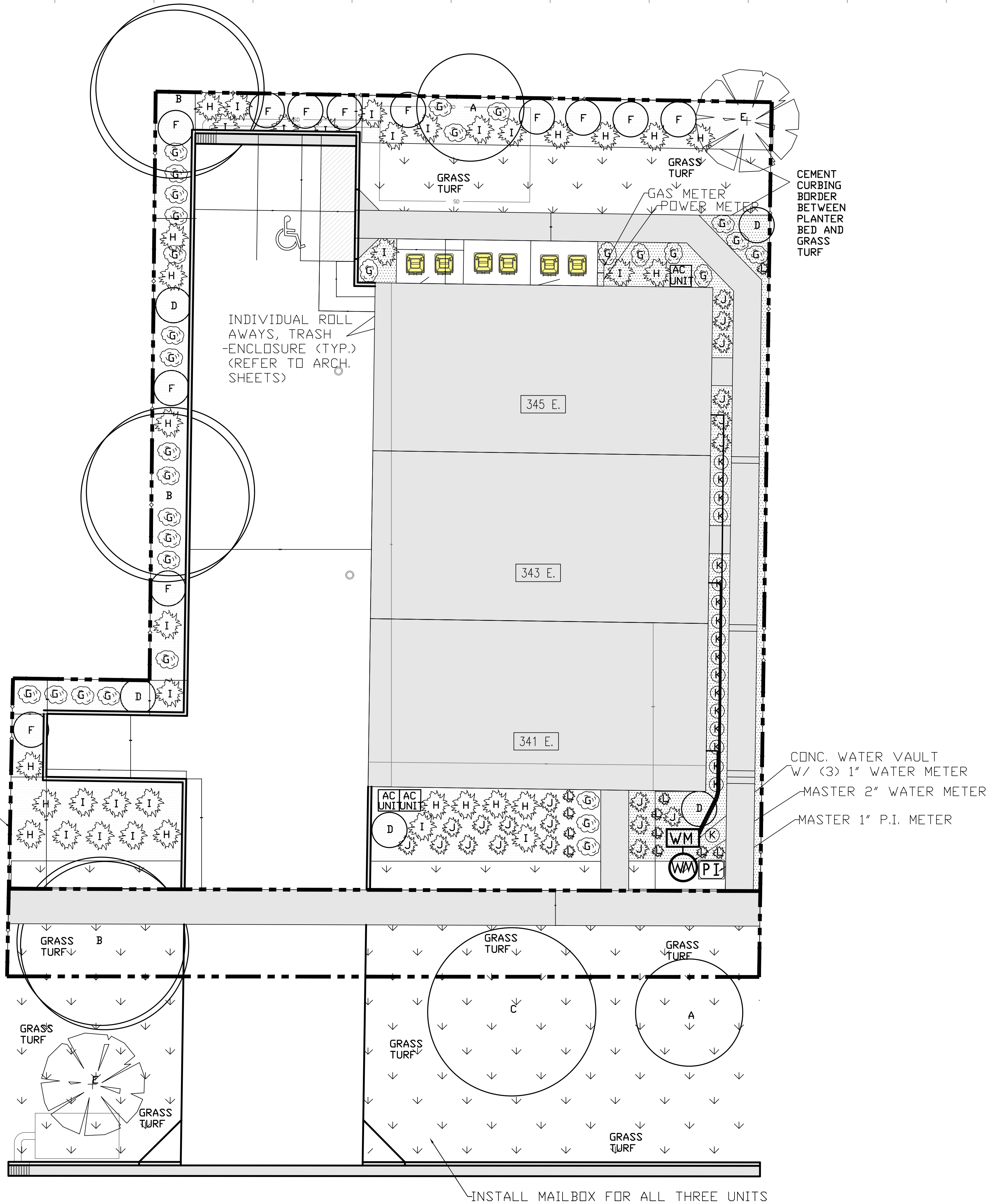
LANDSCAPE NOTES:

- ALL PLANTS TO BE PREMIUM QUALITY AND IN HEALTHY CONDITION.
- ALL PLANTS TO BE GUARANTEED FOR 180 DAYS AFTER ACCEPTANCE. ALL PLANTS THAT DIE DURING THE 2 YEAR WARRANTY PERIOD (CITY WARRANTY PERIOD) WILL NEED TO BE REPLACED BY OWNER.
- PLANTING HOLES TO BE 3X DIA. OF CONTAINER. SEE SANTAQUIN CITY TREE PLANTING DETAIL.
- SUBSTITUTIONS (PLANT) BY APPROVAL OF ARCHITECT ONLY.
- BACK FILL PLANTING HOLES WITH A MIX OF 1 PART SOIL PEP (OR EQUAL) AND 3 PARTS TOPSOIL.
- ALL LANDSCAPE AREAS WILL BE FULLY IRRIGATED WITH BACKFLOW PREVENTION DEVICES. SYSTEM TO BE DESIGN-BUILD BY LANDSCAPE CONTRACTOR.
- RAIN SENSOR WILL BE INSTALLED AS PART OF THE IRRIGATION SPRINKLER SYSTEM.
- FERTILIZE SOIL BASE WITH 0-45-0 AT 20#/100S.F., PRIOR TO SOD INSTALLATION.
- FOR LOCATION AND SIZE OF PRESSURIZED IRRIGATION SERVICE, SEE SITE UTILITY PLANS.
- ALL LANDSCAPE AREAS BESIDES GRASS TURF AREA ARE TO BE COVERED WITH 3" DEPTH, 2-3" DIAMETER ROCK MULCH, COLOR TO COORDINATE WITH EXTERIOR FINISHES.
- WEED BARRIER TO BE INSTALLED UNDER ROCK MULCH.
- AC UNITS FOR END UNITS ARE TO BE PLACED ON THE NORTH AND SOUTH SIDE OF THE BUILDING AS SEEN ON THE PLANS.

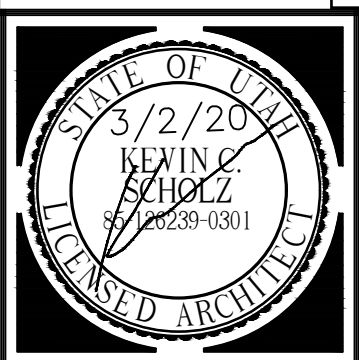
PLANTING LIST:

		BOTANICAL NAME	COMMON NAME	COLOR	SIZE	QTY
DECIDUOUS TREES	A	Acer x freemanii 'Jeffsred'	Autumn Blaze Maple	Green/red	2" caliper	1
	B	Cercis canadensis	Eastern Redbud	Green/Pink	2" caliper	3
	C	Magnolia kobus	Magnolia	White/Green	2" caliper	1
EVERGREEN TREES	D	Picea abies 'Cupressina'	Columnar Norway Spruce	Green	6' in height	5
	E	Picea orientalis 'Gowdy'	Gowdy Oriental Spruce	Green	6' in height	2
DECIDUOUS SHRUBS	F	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	Purple/green	5 gallon	12
	G	Lavandula	Lavender	Purple/green	5 gallon	31
PERRENIALS & GRASSES	H	Calamagrostis X acutiflora 'Overdam'	Overdam Feather Reed Grass	Green	5 gallon	17
	I	Miscanthus sinensis 'Gracillimus'	Maiden Grass	Green	5 gallon	21
	J	Hemerocallis	Day lily	Red/Yellow	5 gallon	20
	K	Sedum spectabile 'Autumn Joy'	Autumn Joy Stonecrop	Pink	5 gallon	18
	L	Festuca ovina glauca 'Elijah Blue'	Blue Fescue	Green/Blue	5 gallon	10

FENCING DETAIL:



A LANDSCAPE PLAN SCALE: 1"=1/8"

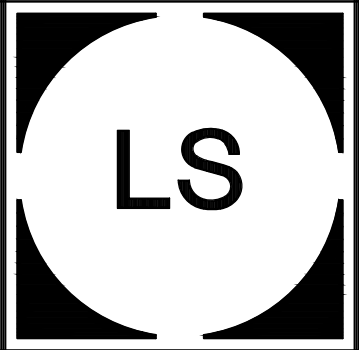


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THREE FOUR ONE TOWNHOMES
SANTAQUIN
UTAH
LANDSCAPE PLAN
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PLOT SCALE:	
DATE:	2/19/21
JOB:	AS
ISSUES/REV:	DATE:



PLANS ARE TO BE CONSIDERED NOT FOR CONSTRUCTION UNLESS SEAL AND SIGNATURE OF ARCHITECT ARE AFFIXED.

REVISIONS

REMARKS

DATE

BY



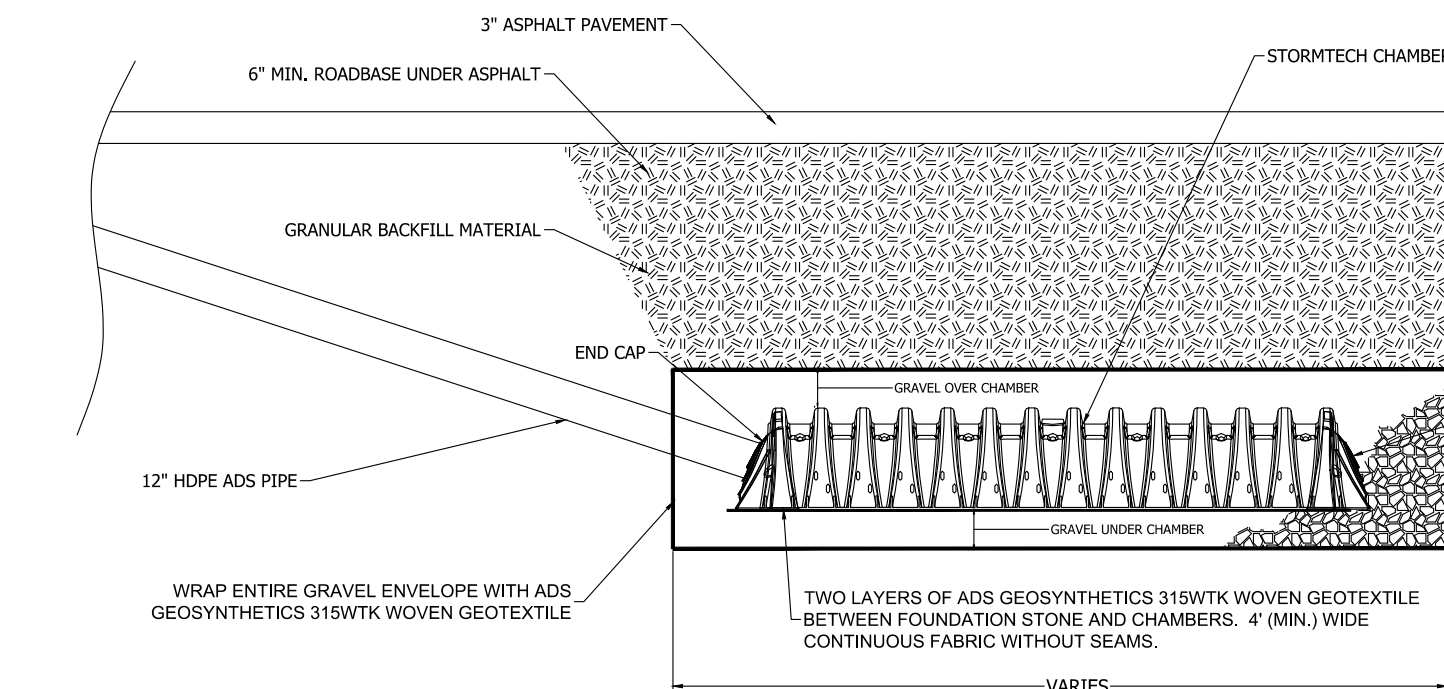
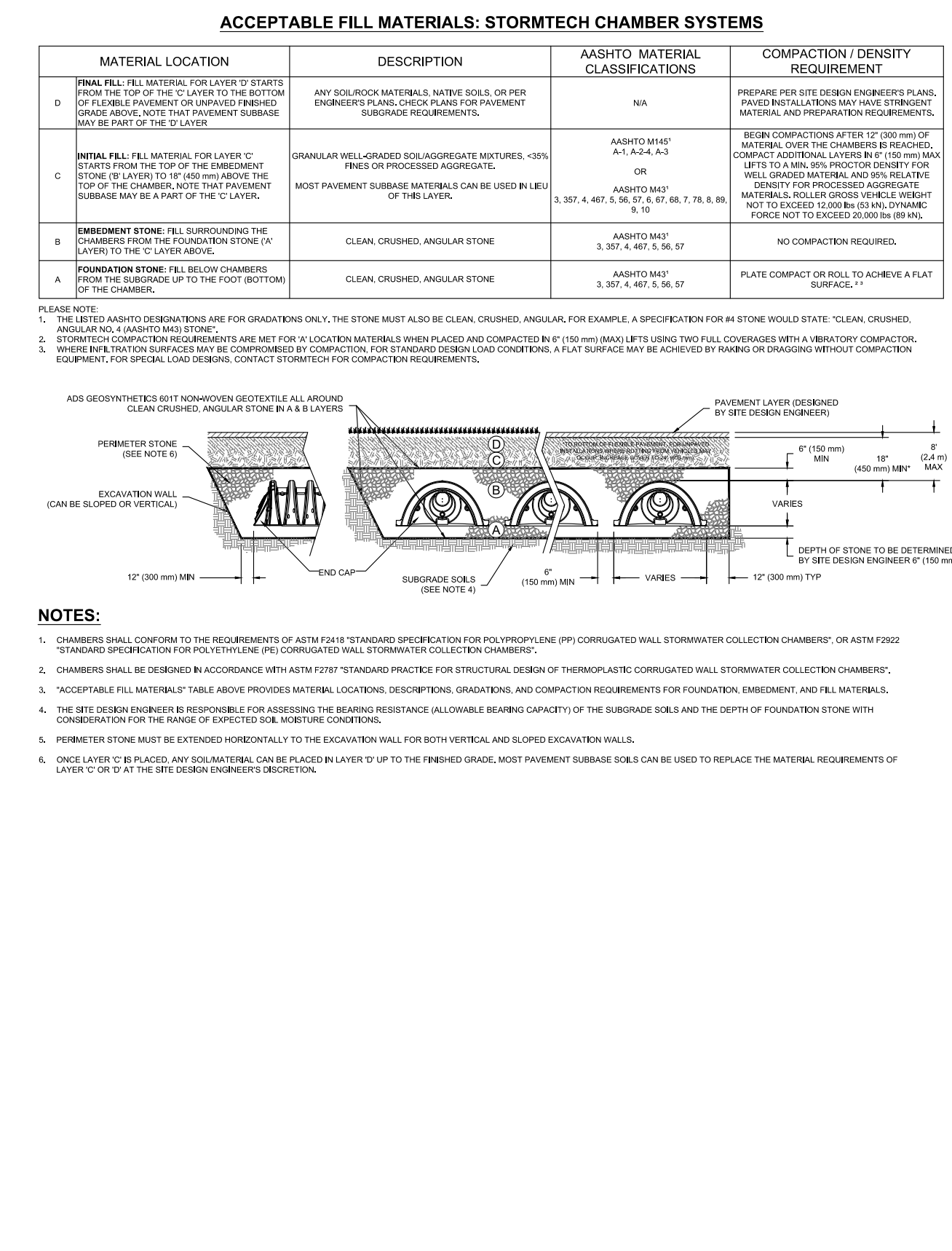
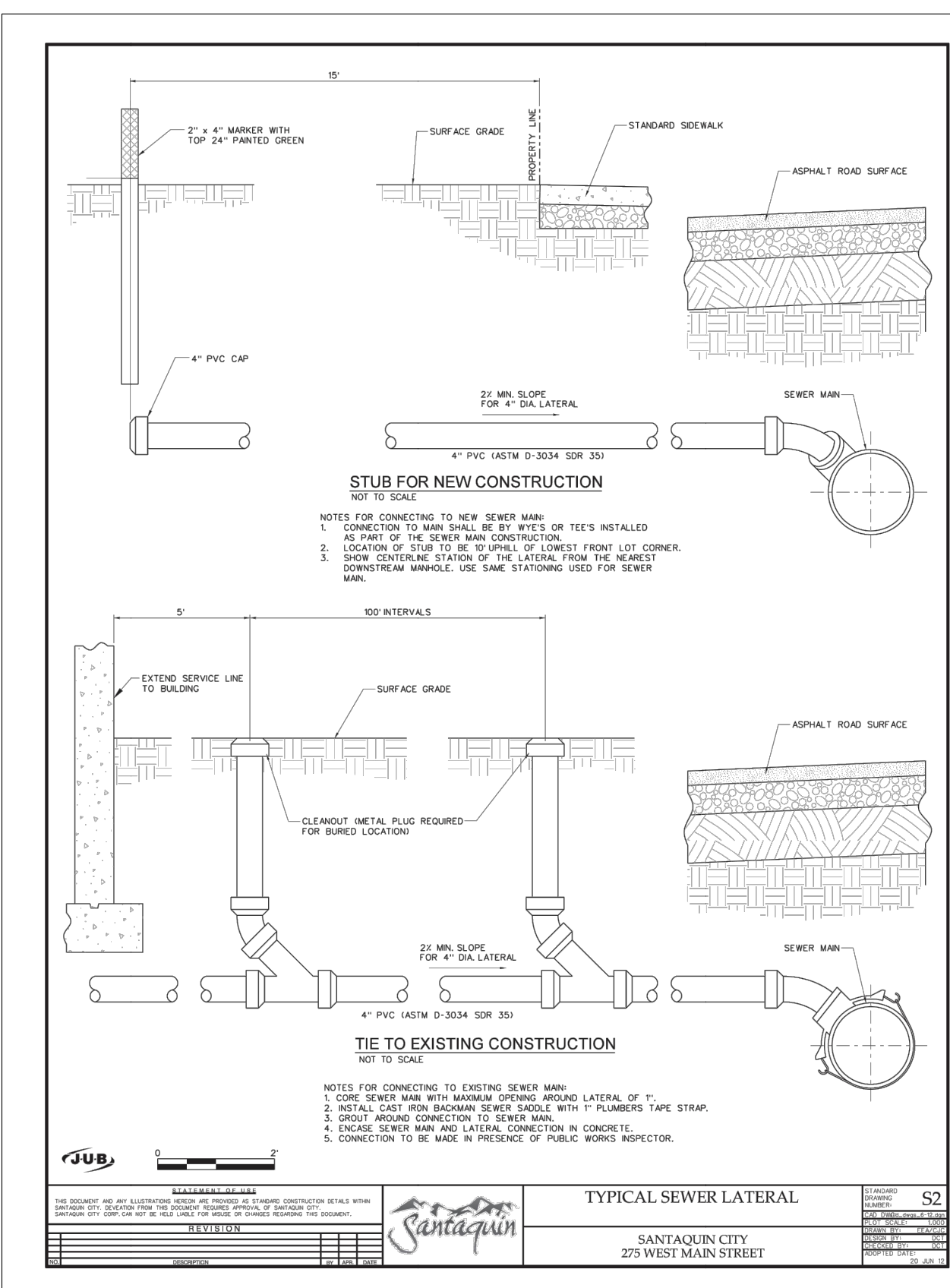
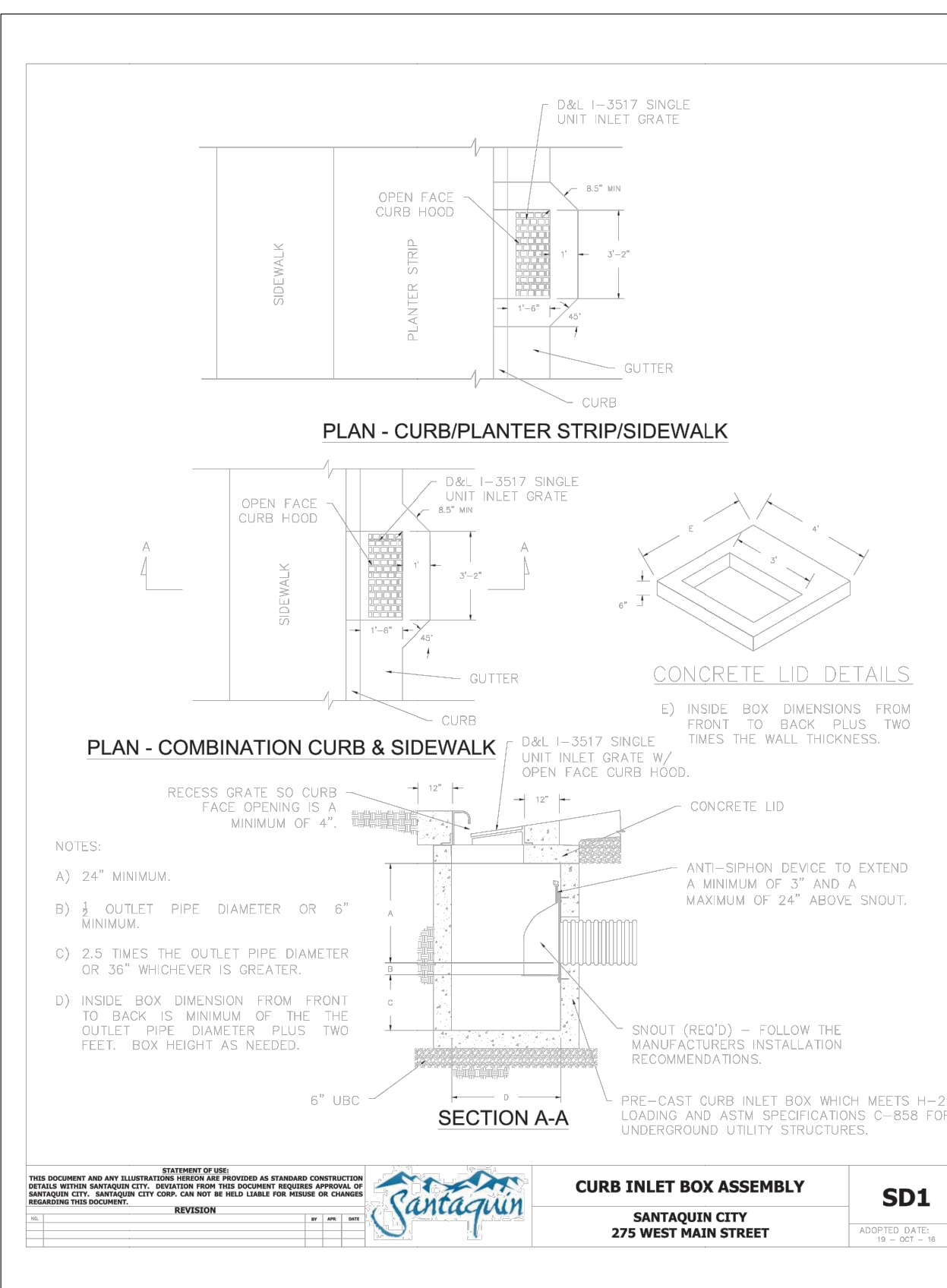
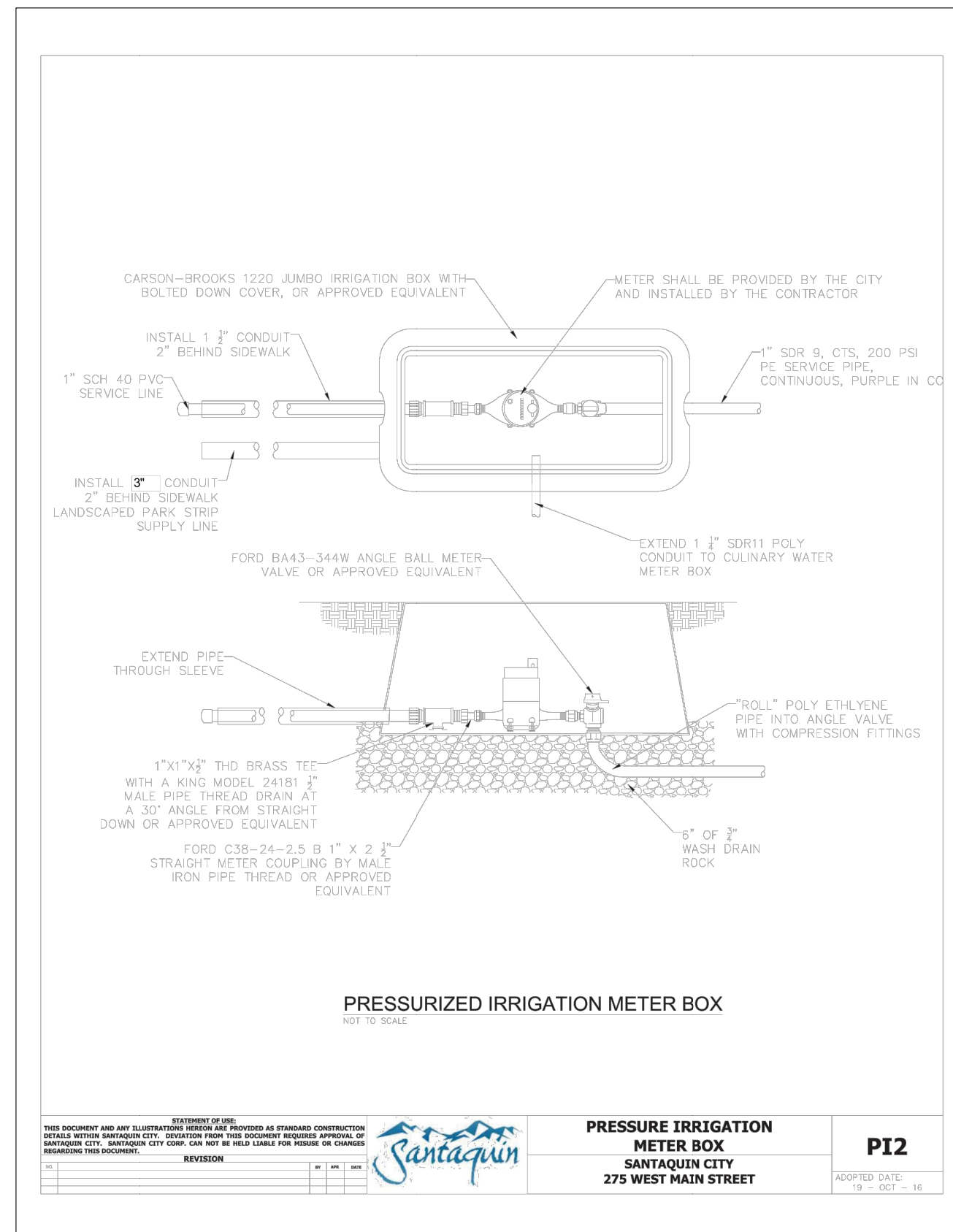
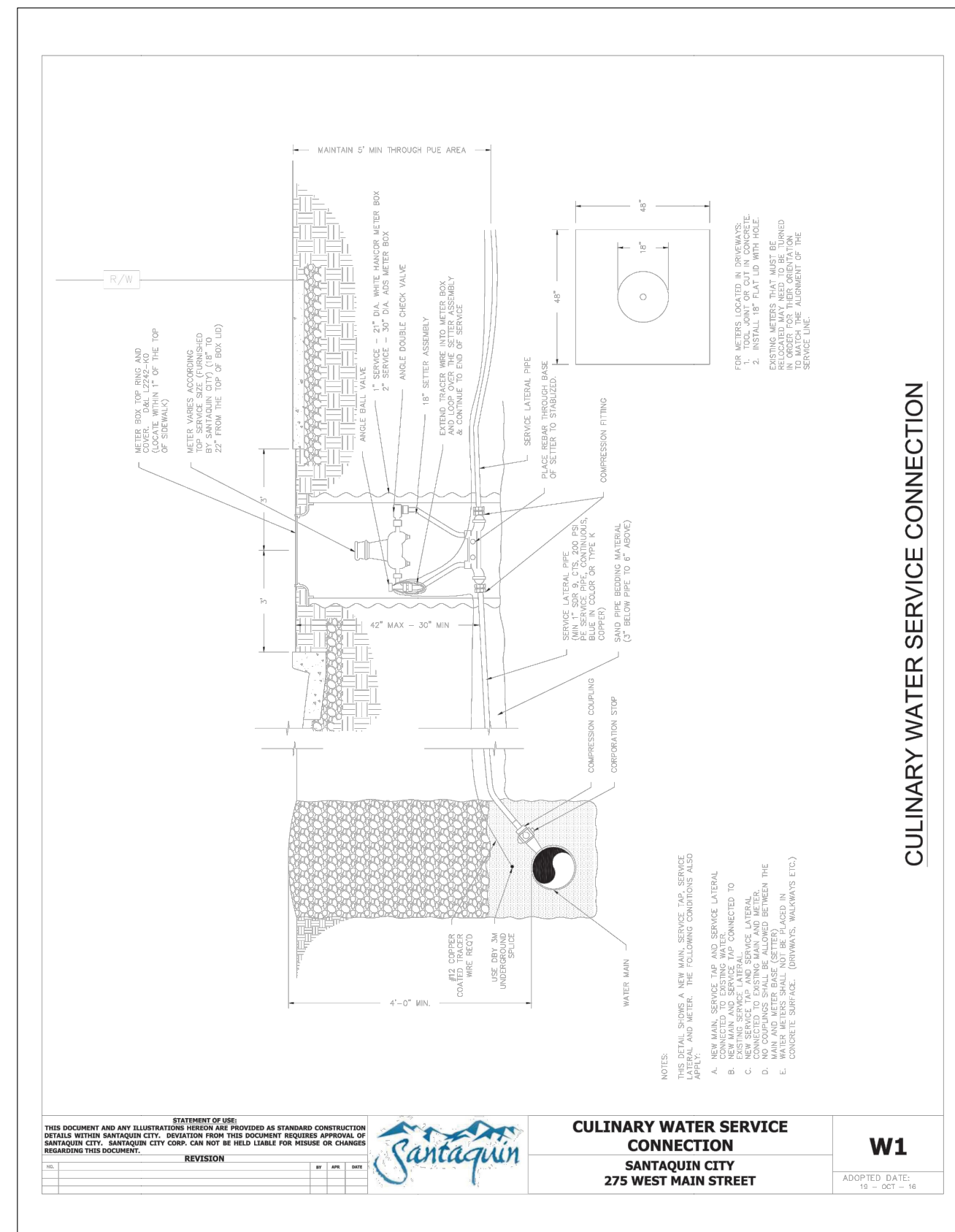
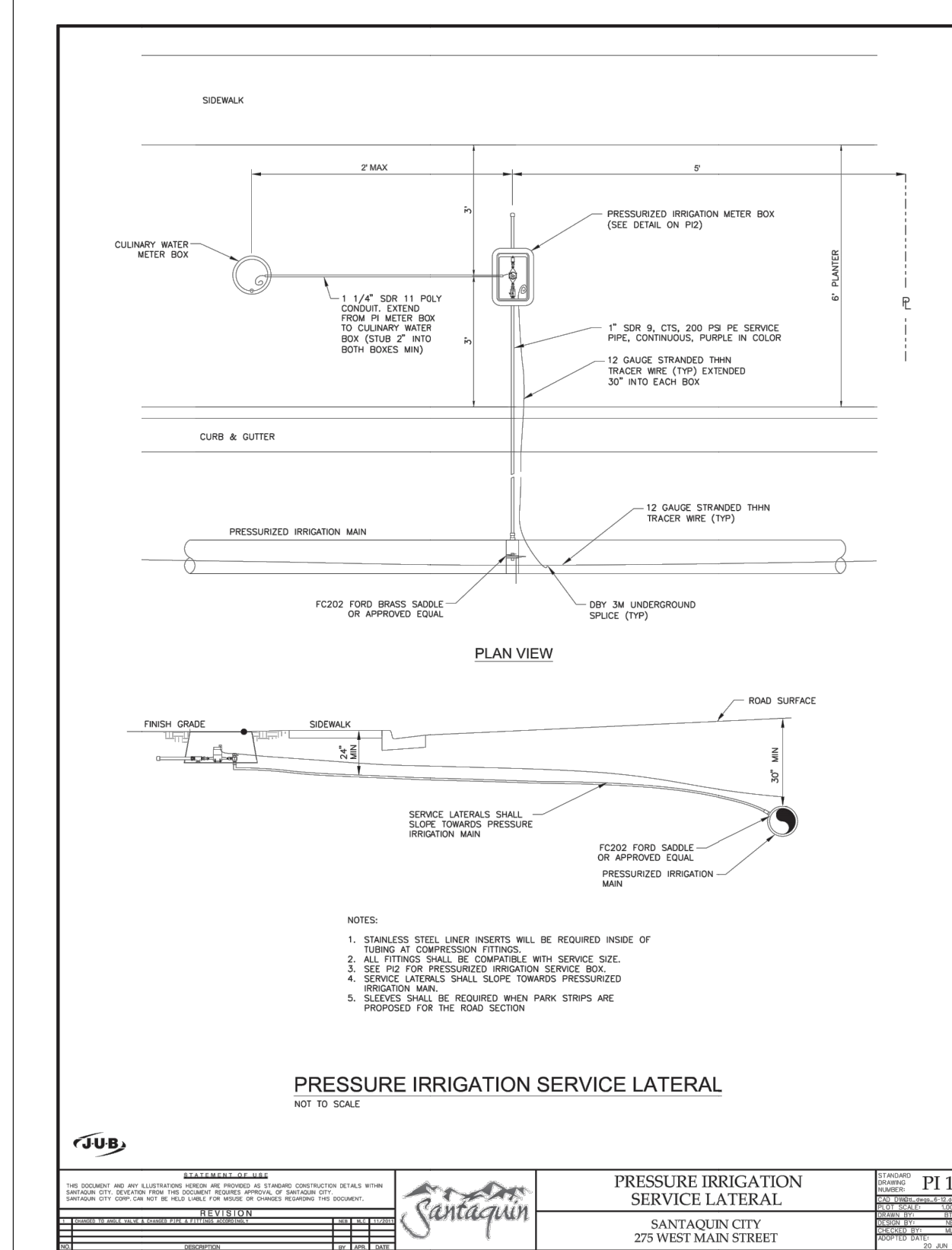
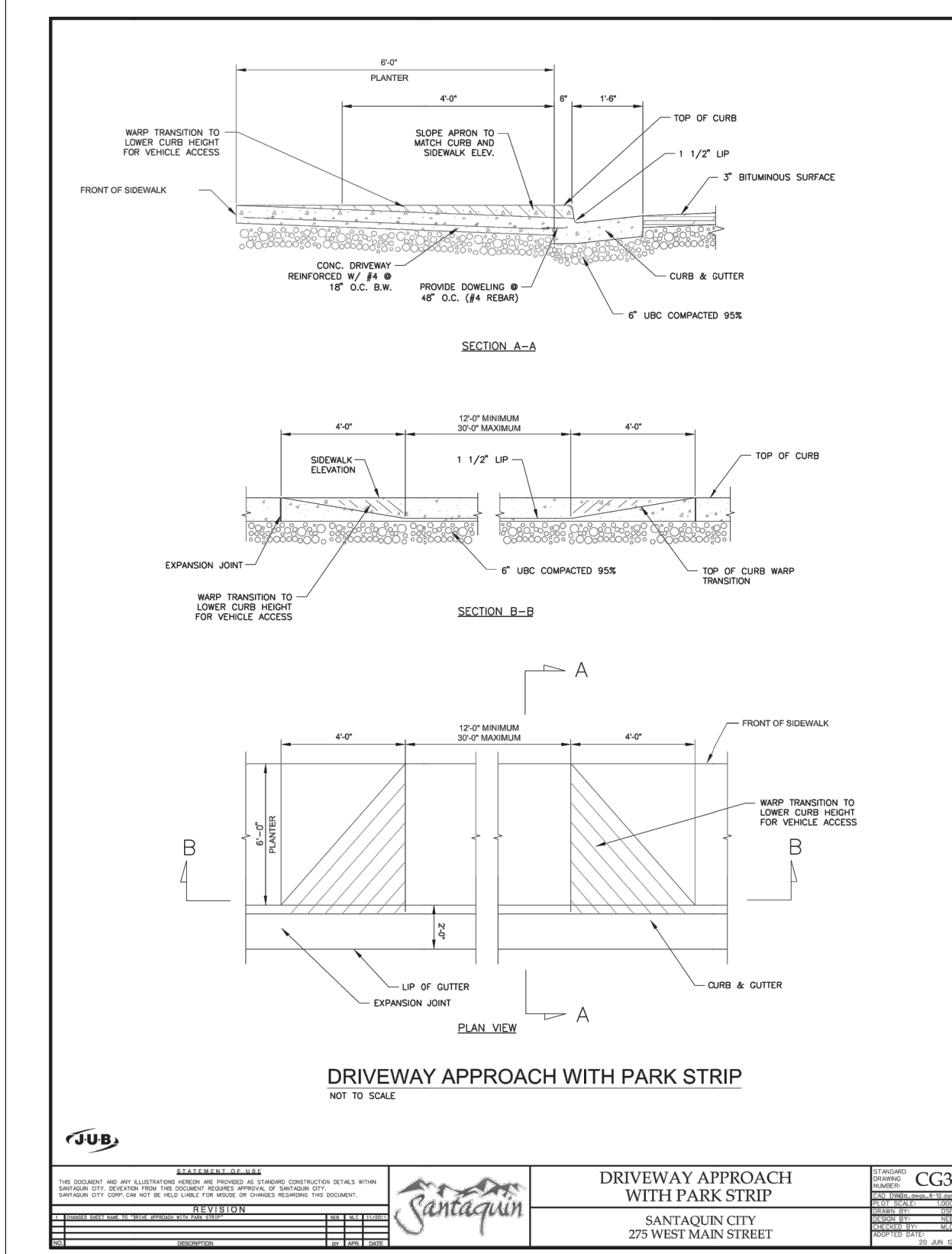
DATE: 3-3-2021

LOCATION: SANTAQUIN, UT

FOR: WEST WON INC.

DRAWING:

D-1



THREE FOUR ONE TOWNHOMES
DETAIL SHEET