



## DEVELOPMENT REVIEW COMMITTEE

Tuesday, August 13, 2024, at 10:00 AM  
Council Chambers at City Hall Building and Online  
110 S. Center Street, Santaquin, UT 84655

### MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

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

### ADA NOTICE

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

## AGENDA

### NEW BUSINESS

**1. Bello Corner Subdivision Final Plan**

A final plan review of the Bello Corner 3-lot subdivision located at approximately 215 S. Center Street.

### MEETING MINUTES APPROVAL

**2. July 23, 2024**

### ADJOURNMENT

## CERTIFICATE OF MAILING/POSTING

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

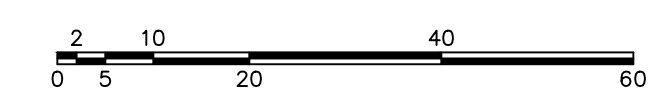
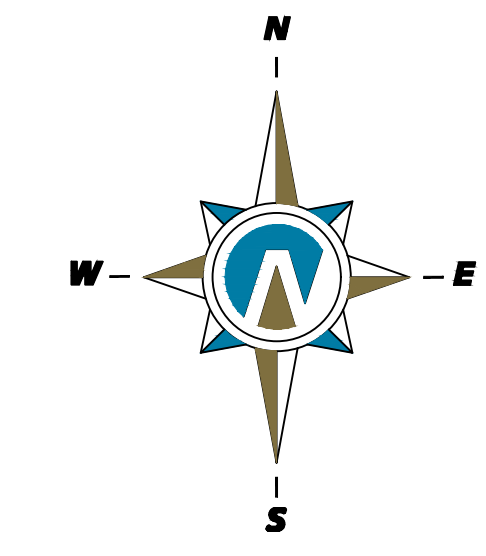
BY:

Amalie R. Ottley, City Recorder

# BELLO CORNER

## SANTAQUIN, UTAH

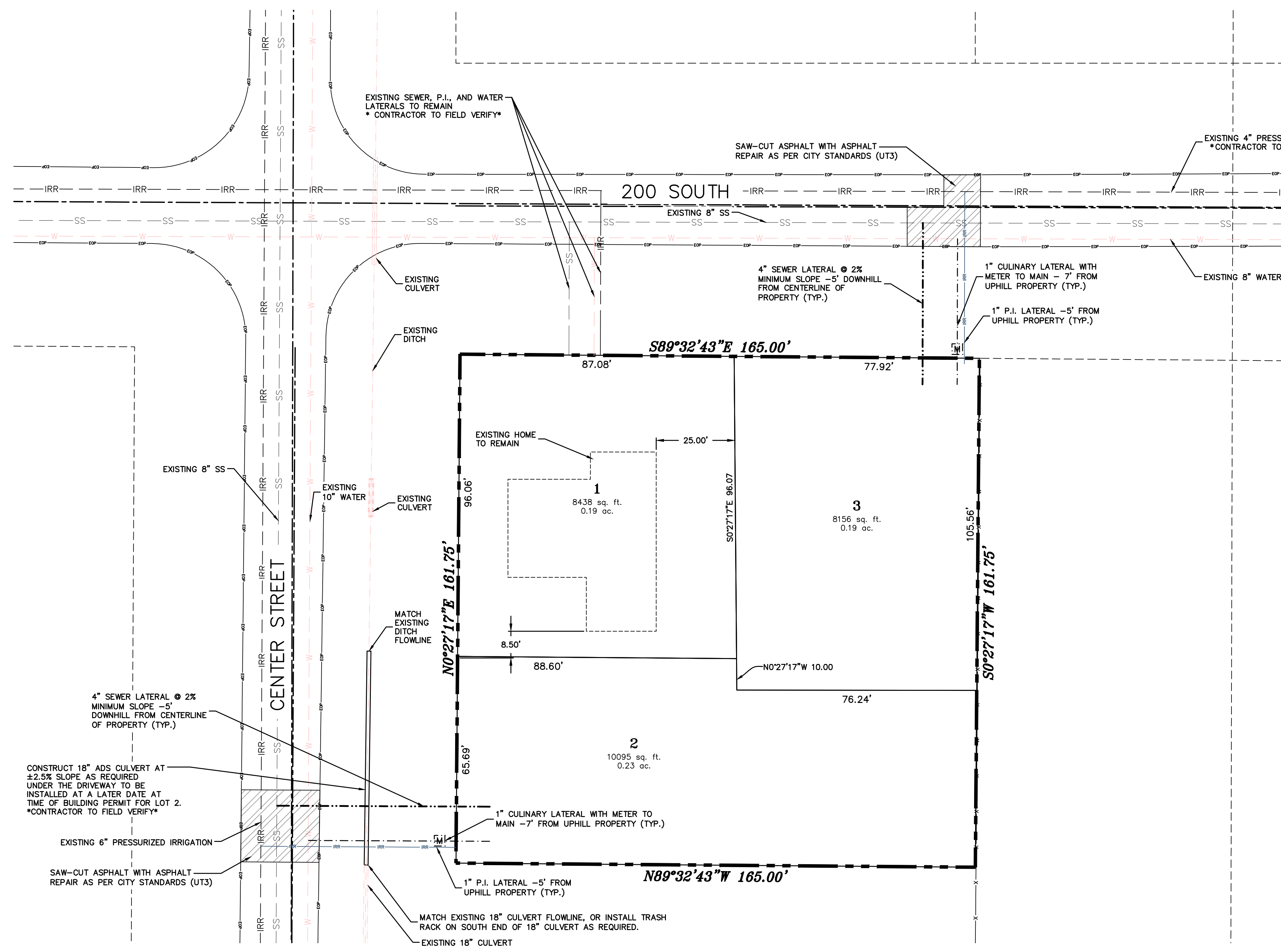
MAY, 2024



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

**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 THE FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES, AND STANDARDS.

**NOTES:**  
CONTRACTORS REQUIRED TO VERIFY LOCATION OF EXISTING UTILITIES IN CENTER STREET AND 200 SOUTH STREET. TEE PATCH STREET REPAIR AS REQUIRED.



TABULATIONS BELLO CORNER	
ZONE: R-8	
# OF LOTS:	3 LOTS
TOTAL ACREAGE IN DEVELOPMENT =	0.61 ACRE
TOTAL ACREAGE IN LOTS =	0.61 ACRES
TOTAL ACREAGE IN DEDICATED ROW =	0.0 ACRES
OVERALL DENSITY =	4.92 UNITS PER ACRE
<b>INFILL REDUCTION REQUEST:</b>	
LOT 2 - FRONTAGE REDUCTION FROM 80' TO 65.69' (17.9%)	
LOT 3 - FRONTAGE REDUCTION FROM 80' TO 77.92' (2.6%)	
THIS IS PROJECT IS REQUESTING AN IMPROVEMENT DEFERRAL AGREEMENT WITH SANTAQUIN CITY COUNCIL FOR STREET IMPROVEMENTS ALONG CENTER STREET AND 200 SOUTH STREET FRONTAGE	

RECORDED SURVEY NO. #24-159

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE	REV. COGO FILE	DATE
5					
4					
3					
2					
1					

**Northern ENGINEERING INC**  
ENGINEERING—LAND PLANNING  
CONSTRUCTION MANAGEMENT

1040 E. 800 N.  
OREM, UTAH 84097  
(801) 802-8992

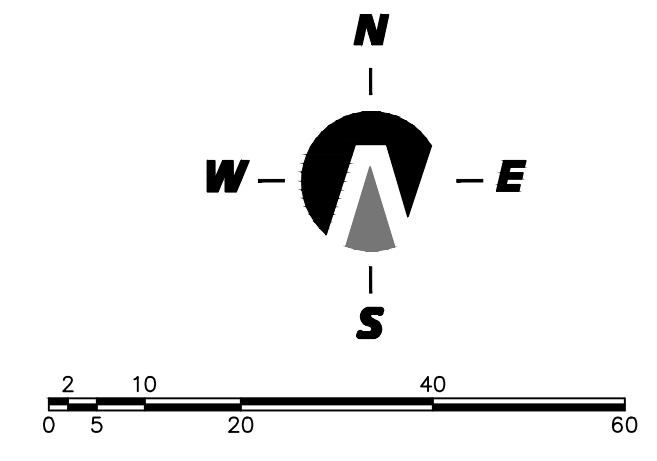
**BELLO CORNER**

SITE PLAN	JOB NO. 3-24-019
SANTAQUIN, UTAH	SHEET NO. <b>SP-01</b>

WEST QUARTER CORNER SECTION 1, T.10S., R. 1E., SLB&M (FOUND 1992 BRASS CAP)

### BELLO CORNER - PLAT "A"

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN



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

GRID FACTOR: 0.99961	
NAD 27	
STATE PLANE	
COORDINATED	
NORTHING	EASTING
A 598163.05	1919996.65
B 597068.16	1920309.42*
C 597050.26	1920474.41*
D 596888.51	1920473.13*
E 596906.41	1920308.14*

RECORDED SURVEY NO. #24-159

#### LEGEND

- FOUND BRASS CAP
- 
- 
- 
- 
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SOUTHWEST CORNER SECTION 1, T.10S., R. 1E., SLB&M (FOUND 1975 BRASS CAP)



#### VICINITY MAP

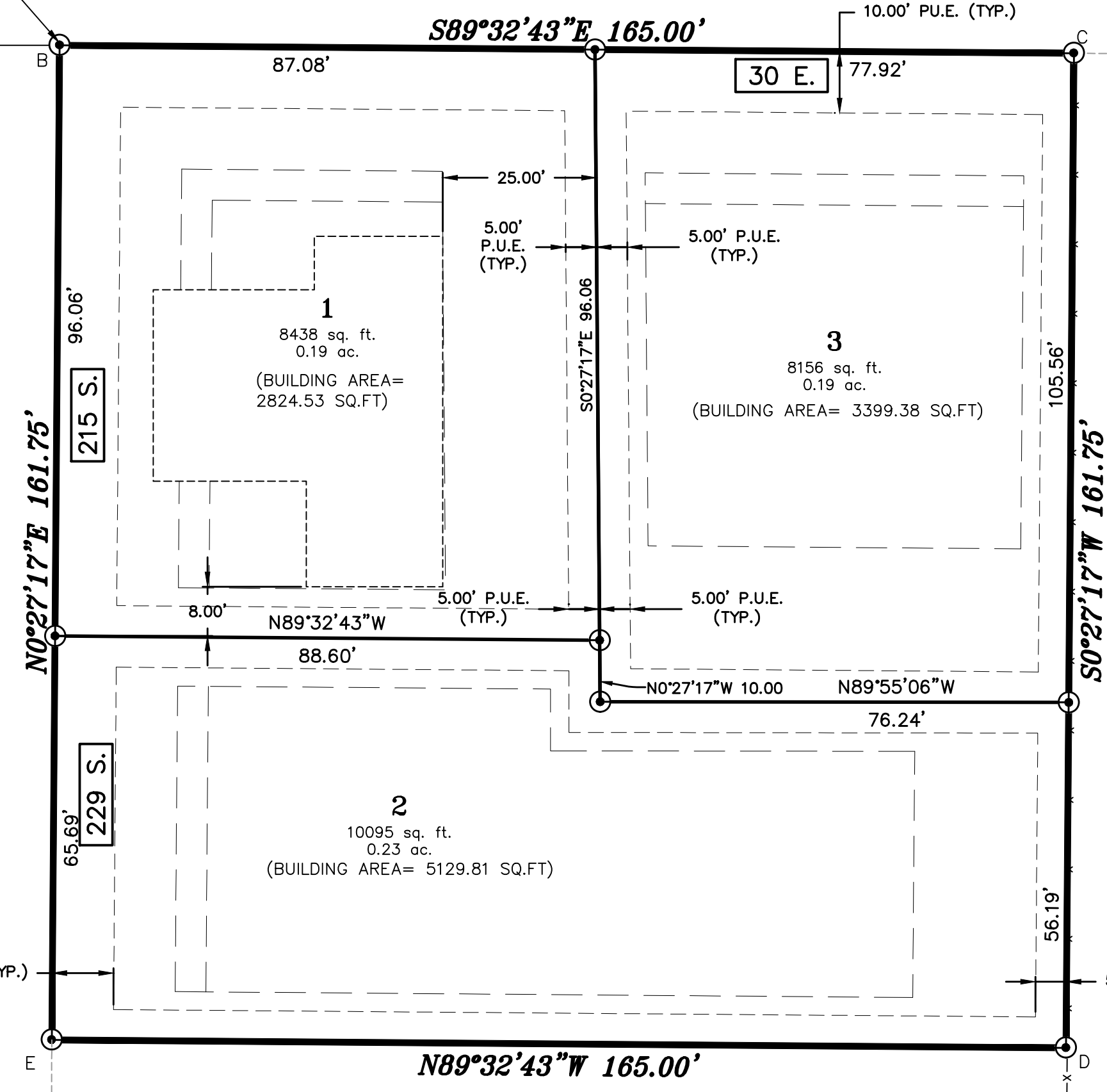
-NTS-

1,094.89'  
300°20'44\"/>

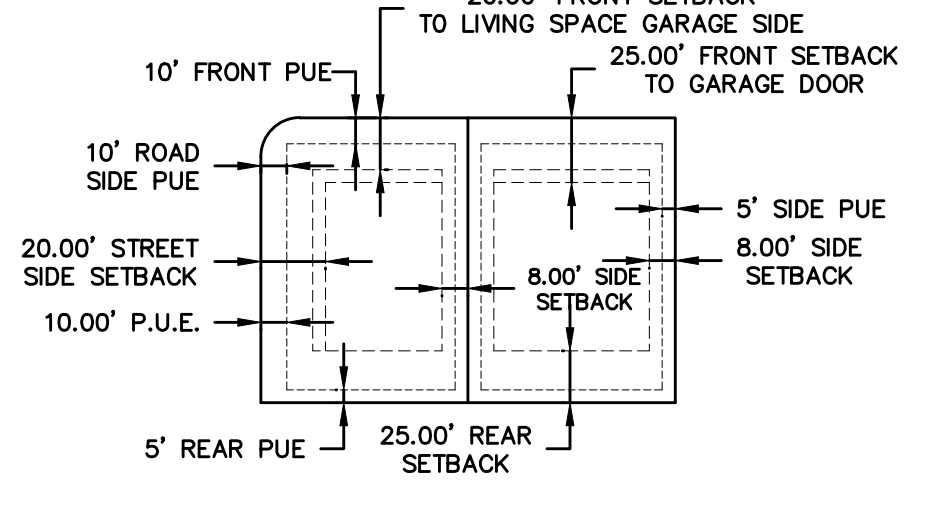
215 S.  
229 S.

POINT OF BEGINNING

EAST 312.77'



#### TYPICAL BUILDING SETBACKS & PUBLIC UTILITY EASEMENTS



LEBARON 09-063-0014 (E-88441-2015)

REMKES 09-063-0003 (E-9629-2024)

#### DOMINION ENERGY UTAH - NOTE:

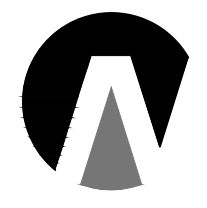
Questar Gas Company dba Dominion Energy Utah, hereby approves this plat for the purposes of approximating the location, boundaries, course and dimensions of the rights-of-way and easement grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s). Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department 801-366-8532

QUESTAR GAS COMPANY  
dba DOMINION ENERGY UTAH  
Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By- \_\_\_\_\_  
Title - \_\_\_\_\_

#### NOTES:

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

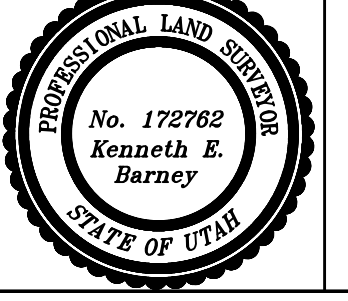
DEVELOPER  
RACE OSTLER  
race87@gmail.com  
801-735-7196



**Northern ENGINEERING INC**  
ENGINEERING-LAND PLANNING  
CONSTRUCTION MANAGEMENT  
1040 E. 800 N.  
OREM, UTAH 84097  
(801) 802-8992

NOTARY PUBLIC SEAL

SURVEYOR'S SEAL



CLERK-RECORDER SEAL

UTAH COUNTY RECORDER STAMP

SCALE: 1" = 20 FEET

#### SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 172762. 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 BELOW (PARCEL'S 30-030-0069 & 30-030-0085), HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8g-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE \_\_\_\_\_ KENNETH E. BARNEY, P.L.S.  
**BOUNDARY DESCRIPTION**

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 6, PLAT "A", SANTAQUIN CITY SURVEY, SAID CORNER LIES 1,094.89 FEET S.0°20'44"E. ALONG THE SECTION LINE AND 312.77' EAST OF THE WEST 1/4 CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE BLOCK LINE S.89°32'43"E. 165.00 FEET, THENCE S.00°27'17"W. 161.75 FEET, THENCE N.89°32'43"W. 165.00 FEET, TO THE BLOCK LINE, THENCE ALONG THE BLOCK LINE N.00°27'17"E. 161.75 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS 26,689 SQUARE FEET IN AREA OR 0.61 OF AN ACRE, MORE OR LESS (AS DESCRIBED).

#### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS 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 TO SANTAQUIN CITY FOR PERPETUAL USE OF THE PUBLIC.

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

BY: \_\_\_\_\_ RACE OSTLER BY: \_\_\_\_\_

#### ACKNOWLEDGMENT

STATE OF UTAH }  
COUNTY OF UTAH } S.S.  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 20\_\_\_\_  
BEFORE ME, \_\_\_\_\_, PERSONALLY APPEARED \_\_\_\_\_, PROVED  
ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME IS  
SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT HE OR SHE  
EXECUTED THE SAME.

NOTARY PUBLIC \_\_\_\_\_  
NOTARY FULL NAME \_\_\_\_\_ A NOTARY COMMISSIONED IN UTAH  
COMMISSION NUMBER \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

#### ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED BY MAYOR \_\_\_\_\_  
\_\_\_\_\_

APPROVED \_\_\_\_\_ ATTEST \_\_\_\_\_  
CITY ENGINEER (SEE SEAL) CITY RECORDER (SEE SEAL)

#### PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2024 BY THE  
SANTAQUIN CITY PLANNING COMMISSION.

CHAIRPERSON, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR, SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

#### ROCKY MOUNTAIN POWER ACCEPTANCE

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_, BY THE ROCKY MOUNTAIN  
POWER COMPANY.  
BY \_\_\_\_\_ TITLE- \_\_\_\_\_

#### CENTRACOM ACCEPTANCE

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_, BY THE CENTRACOM  
COMPANY.  
BY \_\_\_\_\_ TITLE- \_\_\_\_\_

### BELLO CORNER - PLAT "A"

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

SANTAQUIN \_\_\_\_\_ UTAH COUNTY, UTAH



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

Senior Planner Ryan Harris was excused from the meeting.

**Others in Attendance:** City Recorder Amalie Ottley, EIT Megan Wilson, and Steven Lord.

**1. Quick Quack Car Wash Site Plan**

*A review of a commercial site plan for a proposed car wash located at approximately 78 N. 500 E.*

The applicant's representative, Steven Lord, attended the meeting.

Chief Lind addressed the "tommy balls" at the end of the parking stalls. He indicated that the "tommy balls" need to stay behind the posts to avoid taking up the required parking space in the stalls. Chief Lind approved of the newly designed entrance and exit for the site.

Public Works Director Callaway pointed out that a Pressurized Irrigation (P.I.) meter is not delineated on the plans.

Officer Shepherd had no comments.

Manager Beagley also expressed his approval of the new access to and from the site.

City Engineer Lundell pointed out that the northwest access needs to be a minimum of 26 feet if it is going to be both ingress and egress. Assistant Manager Bond added that access needs to be consistently labeled on all of the plans. Engineer Lundell also pointed out that the proposed access impacts the entry to private properties on the north of the site. The applicant indicated that the access was placed to align with Macey's access across the street. Members of the DRC discussed with the applicant moving that access south to avoid overlapping with private property. The DRC and the applicant also discussed how queuing will operate at the site with the given plan. Engineer Lundell discussed the size of the sidewalk showing that in order to reduce the parking stalls to 19 feet the sidewalk would need to be adjusted to 6 feet. The applicant confirmed that with slight adjustments to landscaping and to the sidewalk, the adjustment to meet the parking stall and sidewalk requirements can be accomplished. Engineer Lundell stated that the volume for the existing storm drain basin located on the property needs to be accounted for and included in the storm drain calculations. Engineer Lundell inquired why the sewer lateral is going south rather than north. The applicant stated that due to the private property on the north end of the site it was easier to route the sewer lateral to the south. Assistant Manager Bond pointed out where trees need to be removed out of the line-of-site and placed elsewhere on the property. Lastly, the applicant needs to submit an updated photometric plan to the City.

Assistant Manager Bond thanked the applicant for being willing to work with the City on the architectural design of the building.

Assistant Manager Bond made a motion to table the Quick Quack Car Wash Site Plan with the direction that the 34-foot-wide access be considered for approval at the next DRC meeting. Manager Beagley seconded the motion.

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

The motion passed.

## 2. Traffic Control Request

*Review of a traffic control request for a 3-way stop sign or speed bumps at Red Barn View Drive and Foothill Village Blvd.*

The DRC reviewed a request from a resident to put stop signs and speed bumps along Foothill Blvd. From an engineering perspective, Engineer Lundell pointed out that Foothill Blvd. was built to funnel traffic from neighboring roads to Highland Drive. He added that the design of Foothill Blvd. was based on recommendations from the Manual on Uniform Traffic Control Devices (MUTCD).

Assistant Manager Bond agreed with Engineer Lundell that adding stop signs and speed bumps on Foothill Blvd. does not make sense and that patrols on the road can be considered by the Police Department if speeding is an issue.

Building Official Spadafora inquired if there was data on the traffic on that road. Engineer Lundell indicated that the number of homes in that area does not add to high traffic on that road.

Chief Lind, Public Works Director Callaway, and Officer Shepherd all agreed with Engineer Lundell not to add any additional traffic control devices on Foothill Blvd.

Manager Beagley had no comments.

Engineer Lundell suggested that if there are not speed limit signs on that road that two signs be placed at either end of the road.

Public Works Director made a motion to install two speed limit signs on Foothill Blvd. in key locations. Fire Chief Lind seconded the motion.

Police Officer Kayson Shepherd	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
Assistant City Manager Jason Bond	Yes
Senior Planner Ryan Harris	Absent

