PLANNING COMMISSION

Tuesday, June 10, 2025, at 7:00 PM
Council Chambers at City Hall Building and Online
110 S. Center Street, Santaquin, UT 84655

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person –** The meeting will be held in the Council Chambers on the Main Floor in the City Hall Building
- **YouTube Live –** Some public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at https://www.youtube.com/@santaquincity or by searching for Santaquin City Channel on YouTube.

ADA NOTICE

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

AGENDA

WELCOME

INVOCATION/INSPIRATION THOUGHT

PLEDGE OF ALLEGIANCE

ORDER OF AGENDA ITEMS

PUBLIC FORUM

DISCUSSION & POSSIBLE ACTION

1. **PUBLIC HEARING: Agritourism in Santaquin City**

   The Planning Commission will conduct a Public Hearing to consider amending Santaquin City Code(s) 10.08.020, 10.20.070, 10.20.080, 10.20.090, 10.20.100, 10.20.110, 10.20.120, 10.20.130, 10.20.150, 10.20.210, 10.20.220, and 10.24 to consider agritourism and related activities in most zones of Santaquin City.

2. **Amended Tanner Flats Preliminary Plan**

   The Planning Commission will conduct a preliminary plan review, which includes a major change, of the 91-lot subdivision located approximately east of Summit Ridge Parkway between S. Stone Brook Lane and S. Cedar Pass Drive.

OTHER BUSINESS

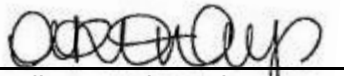
3. **Meeting Minutes Approval**

   May 13, 2025

ADJOURNMENT

CERTIFICATE OF MAILING/POSTING

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda may be found at www.santaquin.gov, 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

ORDINANCE NO. DRAFT

AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO ALLOW CERTAIN AGRITOURISM RELATED ACTIVITIES IN MOST ZONES AND TO CREATE CONDITIONS FOR THIS LAND USE, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.

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

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

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

WHEREAS, the City Council desires to amend Santaquin City Code Title 10, Chapter 08, Section 020 to create a definition for "Agritourism", Santaquin City Code Title 10, Chapter 20, Section 070, Title 10, Chapter 20, Section 080, Title 10, Chapter 20, Section 090, Title 10, Chapter 20, Section 100, Title 10, Chapter 20, Section 110, Title 10, Chapter 20, Section 120, Title 10, Chapter 20, Section 130, Title 10, Chapter 20, Section 210, Title 10, and Chapter 20, Section 220 to modify land use tables to allow agriculture related uses, and Santaquin City Code Title 10, Chapter 24 to establish conditions for agritourism; and

WHEREAS, the Santaquin City Planning Commission held a public hearing on June 10, 2025, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City; and

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

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

Section I. Amendments

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

10.08.020 TERMS DEFINED - LAND USE AND DEVELOPMENT MANAGEMENT CODE

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

AGRIBUSINESS: Agriculturally related businesses that supply farm inputs (such as fertilizer or equipment) or are involved in the marketing of farm products (such as warehouses, processors, wholesalers, transporters, and retailers). Agribusiness does not include a farm.

AGRICULTURE: The growing of soil crops in a customary manner in the open or within greenhouses. It shall also include livestock raising activities with the exception of feedlots. Agriculture shall not include retailing of products on the premises.

AGRICULTURE BUILDING: All buildings, other than dwellings, which are incidental to a farming operation including, but not limited to, buildings for the storage of materials, equipment, machinery with associated parts, or the keeping of livestock, other farm animals and necessary feed. This does not include buildings for the processing of crops for consumption as may be associated with an agribusiness.

AGRICULTURE PROTECTION AREA: A geographic area created and granted the specific legal protections under the authority of Utah Code 17-41, agriculture protection area, and this title.

AGRITOURISM: The practice of touring agricultural areas to view and participate in agricultural related activities for recreational, entertainment, or educational purposes. Activities, for visitors to enjoy in a commercial or non-commercial way, shall be secondary to and supportive of the agricultural use of the property without taking away from the distinct farming purpose and character of the area. Such activities may include receptions, photography, markets, u-pick, festivals, temporary hospitality, and farming demonstrations.

Title 10 Chapter 20 Section 070 is amended as follows: **(underlined text is added, stricken text is deleted)**

10.20.070 R-8 RESIDENTIAL ZONE

A. Objectives And Characteristics: The objective of establishing the R-8 Residential Zone is to provide a residential environment within the City which is characterized by smaller lots and somewhat more dense residential development than is characteristic of the R-10 Zone. Nevertheless, this zone is characterized by spacious yards and other residential amenities adequate to maintain desirable residential conditions. The uses permitted in this zone shall be single- and multiple-family dwellings, apartments, and certain other public facilities needed to promote and maintain stable residential neighborhoods. (Ord. 04-01-2003, 4-2-2003, eff. 4-3-2003)

In order to accomplish the objective and purpose of this title and to promote the characteristics of this zone, the following regulations shall apply in the R-8 Residential Zone. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

B. Permitted Uses: Land uses in the R-8 Residential Zone are permitted as follows. Alphabetic use designations in the table below have the following meanings:

P	The listed use is a permitted use within the represented area, based on City development standards and ordinances.

C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
N	The listed use is a prohibited use within the represented area.

Use	R-8
Adult daycare	C
Agriculture	P
Agriculture building	P
Agritourism	C
Assisted living facility - large	C
Assisted living facility - small in accordance with SCC 10.24.060	P/C
Caretaker facilities associated with a permitted or conditional use	C
Cemeteries	P
Child daycare centers	C
Crisis respite	C
Dwelling, accessory unit attached	P
Dwelling, accessory unit detached	P
Dwelling, multiple-unit	N
Dwelling, single-family detached	P
Golf courses and golf clubhouses (private and public)	P
Gravel, sand, earth extraction, and mass grading when necessary to accomplish the intent of a development project permitted within and in association with the R-8 Zone and with City Council approval and Planning Commission recommendation for approval of a plan detailing the scope and time schedule for the work to be done	C
Home occupations, in accordance with SCC 10.40	P/C
Large scale developments	C
Parks	P
Recreational vehicle (RV) parks	N
Religious center	P
Residential facilities for persons with a disability pursuant to SCC 10.60	P
Residential facilities for the elderly pursuant to SCC 10.56	P
Residential support facility	P

Schools	P
Sheltered workshop	C
Social or reception centers	C
Telecommunications sites. See SCC 10.16.340 paragraph D	
Temporary uses, subject to the provisions of SCC 10.16.300	P
Treatment facility	N

(Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011; amd. Ord. 03-02-2014, 4-16-2014, eff. 4-17-2014; Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018; Ord. 09-03-2019, 9-17-2019, eff. 9-18-2019)

Title 10 Chapter 20 Section 080 is amended as follows: **(underlined text is added, stricken text is deleted)**

10.20.080 R-10 RESIDENTIAL ZONE

A. Objectives And Characteristics: The objective in establishing the R-10 Residential Zone is to encourage the creation and maintenance of residential areas within the City which are characterized by smaller to medium sized lots on which single-family dwellings are situated, surrounded by well kept lawns, trees, and other plantings. A minimum of vehicular and pedestrian traffic and quiet residential conditions favorable to family living are also characteristic of this zone. The uses permitted in this zone shall be single- and multiple-family dwellings, apartments, and certain other public facilities needed to promote and maintain stable residential neighborhoods. (Ord. 04-01-2003, 4-2-2003, eff. 4-3-2003)

In order to accomplish the objectives and purposes of this title and to promote the characteristics of this zone, the following regulations shall apply in the R-10 Zone. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

B. Permitted Uses: Land uses in the R-10 Residential Zone are permitted as follows. Alphabetic use designations in the table below have the following meanings:

P	The listed use is a permitted use within the represented area, based on City development standards and ordinances.
C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
N	The listed use is a prohibited use within the represented area.

Use	R-10
Adult daycare	C
Agriculture	P
Agriculture building	P
Agritourism	C
Assisted living facility - large	C

Assisted living facility - small	P/C
Caretaker facilities associated with a permitted or conditional use	C
Cemeteries	P
Child daycare centers	C
Golf courses and golf clubhouses (private and public)	P
Gravel, sand, earth extraction, and mass grading when necessary to accomplish the intent of a development project permitted within and in association with the R-10 Zone and with City Council approval and Planning Commission recommendation for approval of a plan detailing the scope and time schedule for the work to be done	C
Home occupations, in accordance with SCC 10.40	P/C
Large scale developments	C
Parks	P
Public and quasi-public buildings	P
Recreational vehicle (RV) parks	N
Religious center	P
Residential facilities for persons with a disability pursuant to SCC 10.60	P
Residential facilities for the elderly pursuant to SCC 10.56	P
Residential support facility	P
Schools	P
Sheltered workshop	C
Single-family dwellings and related accessory uses	P
Telecommunications sites. See SCC 10.16.340 paragraph D	
Temporary uses, subject to the provisions of SCC 10.16.300	P
Treatment facility	N

(Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011; amd. Ord. 03-02-2014, 4-16-2014, eff. 4-17-2014; Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018)

Title 10 Chapter 20 Section 090 is amended as follows: **(underlined text is added, stricken text is deleted)**

10.20.090 R-12 RESIDENTIAL ZONE

A. Objectives And Characteristics: The objectives of establishing the R-12 Residential Zone are to encourage the creation and maintenance of residential areas within the City which are characterized by medium sized lots on which single-family dwellings are situated, surrounded by well kept lawns, trees, and other plantings. A minimum of vehicular and pedestrian traffic and quiet residential conditions favorable to family living are also characteristic of this zone.

In order to accomplish the objectives and purposes of this title and to promote the characteristics of this zone, the following regulations shall apply in the R-12 Zone. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

B. Permitted Uses: Land uses in the R-12 Residential Zone are permitted as follows. Alphabetic use designations in the table below have the following meanings:

P	The listed use is a permitted use within the represented area, based on City development standards and ordinances.
C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
N	The listed use is a prohibited use within the represented area.

Use	R-12
Adult daycare	C
Agriculture	P
Agriculture building	P
Agritourism	P
Assisted living facility - large	C
Assisted living facility - small	P/C
Caretaker facilities associated with a permitted or conditional use	C
Cemeteries	P
Child daycare centers	C
Golf courses and golf clubhouses (private and public)	P
Gravel, sand, earth extraction, and mass grading when necessary to accomplish the intent of a development project permitted within and in association with the R-12 Zone and with City Council approval and Planning Commission recommendation for approval of a plan detailing the scope and time schedule for the work to be done	C
Home occupations, in accordance with SCC 10.40	P/C
Large scale developments	C
Parks	P
Public and quasi-public buildings	P
Recreational vehicle (RV) parks	N
Religious center	P
Residential facilities for persons with a disability pursuant to SCC 10.60	P

Residential facilities for the elderly pursuant to SCC 10.56	P
Residential support facility	P
Schools	P
Sheltered workshop	C
Single-family dwellings and related accessory uses	P
Telecommunications sites. See SCC 10.16.340 paragraph D	
Temporary uses, subject to the provisions of SCC 10.16.300	P
Treatment facility	N

(Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011; amd. Ord. 03-02-2014, 4-16-2014, eff. 4-17-2014; Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018)

Title 10 Chapter 20 Section 100 is amended as follows: (underlined text is added, stricken text is deleted)

10.20.100 R-15 RESIDENTIAL ZONE

A. Objectives And Characteristics: The objectives of establishing the R-15 Residential Zone are to encourage the creation and maintenance of residential areas within the City which are characterized by medium sized lots on which single-family dwellings are situated, surrounded by well kept lawns, trees, and other plantings. A minimum of vehicular and pedestrian traffic and quiet residential conditions favorable to family living are also characteristic of this zone.

In order to accomplish the objectives and purposes of this title and to promote the characteristics of this zone, the following regulations shall apply in the R-15 Zone. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

B. Permitted Uses: Land uses in the R-15 Residential Zone are permitted as follows. Alphabetic use designations in the table below have the following meanings:

P	The listed use is a permitted use within the represented area, based on City development standards and ordinances.
C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
N	The listed use is a prohibited use within the represented area.

Use	R-15
Adult daycare	C
Agriculture	P
Agriculture building	P
Agritourism	C

Assisted living facility - large	C
Assisted living facility - small	P/C
Caretaker facilities associated with a permitted or conditional use	C
Cemeteries	P
Child daycare centers	C
Golf courses and golf clubhouses (private and public)	P
Gravel, sand, earth extraction, and mass grading when necessary to accomplish the intent of a development project permitted within and in association with the R-15 Zone and with City Council approval and Planning Commission recommendation for approval of a plan detailing the scope and time schedule for the work to be done	C
Home occupations, in accordance with SCC 10.40	P/C
Large scale developments	C
Parks	P
Public and quasi-public buildings	P
Recreational vehicle (RV) parks	N
Religious center	P
Residential facilities for persons with a disability pursuant to SCC 10.60	P
Residential facilities for the elderly pursuant to SCC 10.56	P
Residential support facility	P
Schools	P
Sheltered workshop	C
Single-family dwellings and related accessory uses	P
Telecommunications sites. See SCC 10.16.340 paragraph D	
Temporary uses, subject to the provisions of SCC 10.16.300	P
Treatment facility	N

(Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011; amd. Ord. 03-02-2014, 4-16-2014, eff. 4-17-2014; Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018)

Title 10 Chapter 20 Section 110 is amended as follows: **(underlined text is added, stricken text is deleted)**

10.20.110 R-20 RESIDENTIAL ZONE

A. Objectives And Characteristics: The objective of establishing the R-20 Residential Zone is to encourage the creation and maintenance of residential areas within the City which are characterized by larger lots on which single-family dwellings are situated, surrounded by well kept lawns, trees, and other plantings. A minimum of vehicular and pedestrian traffic and quiet residential conditions

favorable to family living are also characteristic of this zone. (Ord. 04-01-2003, 4-2-2003, eff. 4-3-2003)

In order to accomplish the objectives and purposes of this title and to promote the characteristics of this zone, the following regulations shall apply in the R-20 Zone. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

B. Permitted Uses: Land uses in the R-20 Residential Zone are permitted as follows. Alphabetic use designations in the table below have the following meanings:

P	The listed use is a permitted use within the represented area, based on City development standards and ordinances.
C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
N	The listed use is a prohibited use within the zone.

Use	R-20
Adult daycare	C
Agriculture	P
Agriculture building	P
Agritourism	C
Assisted living facility - large	C
Assisted living facility - small	P/C
Caretaker facilities associated with a permitted or conditional use	C
Cemeteries	P
Child daycare centers	C
Golf courses and golf clubhouses (private and public)	P
Gravel, sand, earth extraction, and mass grading when necessary to accomplish the intent of a development project permitted within and in association with the R-20 Zone and with City Council approval and Planning Commission recommendation for approval of a plan detailing the scope and time schedule for the work to be done	C
Home occupations, in accordance with SCC 10.40	P/C
Large scale developments	C
Parks	P
Public and quasi-public buildings	P
Recreational vehicle (RV) parks	N
Religious center	P

Residential facilities for persons with a disability pursuant to SCC 10.60	P
Residential facilities for the elderly pursuant to SCC 10.56	P
Residential support facility	P
Schools	P
Sheltered workshop	C
Single-family dwellings and related accessory uses	P
Telecommunications sites. See SCC 10.16.340 paragraph D	
Temporary uses, subject to the provisions of SCC 10.16.300	P
Treatment facility	N

(Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011; amd. Ord. 03-02-2014, 4-16-2014, eff. 4-17-2014; Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018)

Title 10 Chapter 20 Section 120 is amended as follows: (underlined text is added, stricken text is deleted)

10.20.120 COMMERCIAL ZONES

A. Objectives And Characteristics: Santaquin desires to promote and strengthen the community's quality of life, city's tax base necessary for sustaining essential government services, tourism and general commerce. Residential development does not generally provide enough tax revenue to cover the costs associated with these efforts. City revenue generators usually include job centers, retail and office development, product manufacturing and warehousing, agribusiness and high technology industries. These economic opportunities are necessary for the city's long term financial sustainability and viability. Commercial zones are therefore appropriate to guide business activities to locations which will be advantageous to local residents, general consumers and businesses themselves while accomplishing the goals and policies of the city's general plan.

Commercial zones within Santaquin City should accomplish the following:

1. These zones should be characterized by a harmonious grouping of a variety of stores, specialty shops, office buildings, or other permitted uses to meet the shopping needs of the community and surrounding areas.
2. These zones should facilitate business retention and expansion while attracting businesses compatible with the city identity and which will further the goals and policies of the city's general plan.
3. These zones shall promote new development which is characterized by well landscaped frontages, safe access and egress, proper parking design, coordinated site planning, and building architecture.
4. Emphasis within commercial zones shall be to protect the appearance of the entrances to the city and the overall image and identity of Santaquin as a community prospering in country living.
5. Commercial zones should be located adjacent to major thoroughfares or collector streets which provide ease of access for automobile traffic without passing through residential areas and any impacts to existing neighborhoods should be mitigated by new development.

6. Commercial uses should be widely accessible, clustered near the center of their service areas and developed compatibly with the uses and character of surrounding districts.
7. Commercial areas shall have safe and convenient pedestrian access to and from shopping and service areas. (Ord. 03-04-2014, 3-19-2014, eff. 3-20-2014)

B. Commercial Zones Established: The following commercial zones are established within the city. Parenthetical notations shown for each zone shall mean to represent such zone and all applicable parts where utilized within this code.
1. Interchange Commercial (C-1): This zone is created for application around and near those major transportation routes and nodes which offer visitors, tourists, and residents their first impressions of Santaquin. Additionally, the area would serve to promote and facilitate travel oriented businesses. Businesses within this zone will generally stand alone but some medium size box stores with satellite commercial buildings will be allowed where such is shown to complement the identity of the city and surrounding residential neighborhoods will not be unreasonably disrupted. Special emphasis is to be placed on the properties near the Main Street freeway interchange and along Highway 198.
2. Professional Office (PO): This zone is created for application around and near major and minor transportation nodes, which may function as gateways to the city's residential areas, but be conducive to professional office uses. Buildings and uses within this zone should have limited impacts on adjacent residential uses through appropriate hours of operation, noise buffering, aesthetic considerations, and little intrusion of traffic into residential neighborhoods. (Ord. 03-04-2014, 3-19-2014, eff. 3-20-2014)

C. Permitted Uses: General land uses within commercial zones shall complement the city's general plan for their respective areas. Those uses allowed in the city's commercial zones are listed in the following matrix. Abbreviations and alphabetic use designations in the matrix have the following meanings:

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

Use	C-1	PO
Accessory building	A	A
Agribusiness	P	N
Agriculture	P	P
Agriculture building	P	P
Agritourism	C	C
Adult daycare	C	P
Alcoholic beverage class A license (store; beer only)	P	N

Alcoholic beverage class B license (bars)	N	N
Alcoholic beverage class C license (restaurants/clubs)	P	N
Alcoholic beverage class D license (hotel/conventions)	P	P
Alcoholic beverage class E license (liquor store, etc.)	P	N
Arcade	C	N
Art gallery	P	P
Auto, truck, RV, and equipment sales or rental	P	N
Auto, truck, RV, and equipment storage	N	N
Automotive service and repair, major	C	N
Automotive service and repair, minor	P	N
Automotive service station	P	N
Bakery, commercial	P	N
Brewpub	C	N
Car wash service	C	N
Caretaker facilities associated with a permitted or conditional use	P	P
Commercial, ancillary	P	N
Commercial, convenience store	P	N
Commercial parking lot or garage	N	N
Commercial, repair services	P	N
Commercial, retail sales and services	P	N
Day treatment	N	C
Daycare center	A	P
Drive-in, retail	P	N
Dwelling, multiple-family	N	N
Engraving, publishing, and printing	P	C
Financial, insurance, and real estate offices	P	P
Furniture and appliance stores	P	N
Healthcare facility (large)	P	C
Healthcare facility (small)	P	P
Hotels	P	N
Institutions	N	P
Kennels	N	N
Mortuaries, funeral home	N	P

Motels	P	N
Multiple-unit dwellings as part of a mixed use development	N	N
New and used car sales	P	N
Pawnshops	C	N
Permanent makeup establishment	P	N
Professional offices or financial services	P	P
Public and quasi-public buildings	P	P
Public park, private park or playground	P	P
Public safety buildings including, but not limited to, police, fire, and ambulance stations, and their associated structures	P	P
Recreational activity businesses	P	C
Recreational vehicle (RV) parks	N	N
Religious center	P	P
Research and development and related offices space	N	C
Resident healthcare facility	N	P
Restaurant	P	N
Restaurant with drive-through facilities	P	N
School, commercial (art, music, hair, massage)	P	P
Schools, public or quasi-public	C	P
Seasonal businesses, subject to SCC 10.16.300	P	P
Sexually oriented business	N	N
Social or reception center	C	P
Stone and monument sales	P	P
Storage unit facilities	N	N
Tattoo parlor	N	N
Taxidermy shops	N	N
Telecommunications sites. See SCC 10.16.340 paragraph D		
Temporary businesses, subject to the provisions of SCC 10.16.300	P	P
Theaters	C	N
Tire recapping	N	N
Treatment facility (large)	N	C
Treatment facility (small)	N	P
Veterinarian hospital, small animal	P	P

Wedding chapels	N	P
Wholesale stores	P	N

(Ord. 03-04-2014, 3-19-2014, eff. 3-20-2014; amd. Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018)

Title 10 Chapter 20 Section 120 is amended as follows: **(underlined text is added, stricken text is deleted)**

10.20.130 I-1 INDUSTRIAL ZONE

A. Objectives And Characteristics: The I-1 Industrial Zone has been established for the primary purpose of providing a location where manufacturing, processing, warehousing, and fabrication of goods and materials can be carried on most appropriately and with minimum conflict or deleterious effects upon surrounding properties.

Other objectives in establishing the zone are to promote the economic well-being of the people and to broaden the City's tax base. This zone is characterized by a mixture of industrial, manufacturing, warehousing, and processing establishments with intermittent open land served by streets, power, water, and other utilities and facilities or where such facilities can be readily provided. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

B. Permitted Uses: Land uses in the I-1 Industrial Zone are permitted as follows. Alphabetic use designations in the table below have the following meanings:

P	The listed use is a permitted use within the represented area, based on City development standards and ordinances.
C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
N	The listed use is a prohibited use within the represented area.

Use	I-1
Accessory buildings and parking lots	P
Agribusiness	P
Agriculture~~, fruit packing, and processing plants~~	P
Agriculture building	P
Agritourism	C
Caretaker dwellings	P
Commercial, recreation	P
Crisis respite	P
Gravel, sand, earth extraction, and mass grading when necessary to accomplish the intent of a development project permitted within and in association with the I-1 Zone and in accordance with SCC 10.16.280	P

Manufacturing, compounding, processing, packing, fabrication, and warehousing of goods and materials, except the processing of animal byproducts, livestock feed yards, oil refineries, wallboard manufacturing, and similar establishments which emit offensive fumes, smoke, noise, odor, etc.	P
Public and quasi-public buildings	P
Public safety buildings	P
Recreational vehicle (RV) parks	N
Research and development and related offices space	P
Retail commercial uses when related to the product being manufactured	P
Sheltered workshop	P
Storage unit facilities	P
Telecommunications sites. See SCC 10.16.340 paragraph D	
Temporary businesses, subject to the provisions of SCC 10.16.300	P
Treatment facility	C

(Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011; amd. Ord. 03-02-2014, 4-16-2014, eff. 4-17-2014; Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018)

Title 10 Chapter 20 Section 150 is amended as follows: **(underlined text is added, stricken text is deleted)**

10.20.150 RC RESIDENTIAL COMMERCIAL ZONE

A. Objectives And Characteristics: The RC zone allows for a mixture of residential and commercial uses as permitted uses. The purpose of the RC zone is to provide for and encourage a mix of compatible land uses which offer opportunities to live, work, and shop. It also is to provide the opportunity for compatible commercial development while preserving residential uses. Goals of this zone include the efficient use of land, reduced reliance on the automobile, and creative opportunities for the economical preservation and adaptive reuse of existing structures. A mixture of residential, office, personal service, and retail shopping opportunities are encouraged within this zone. (Ord. 04-01-2003, 4-2-2003, eff. 4-3-2003)

The RC zone is intended to provide a transition between residential and commercial areas. Uses should not conflict with the objectives and characteristics of either the R-8 or C-2 zone, or with the general plan. Bulk standards are intended to maintain a residential scale of development. Development within the RC zone should have good access to collector streets. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

B. Permitted Uses: General land uses within the residential commercial zone shall complement the city's general plan for their respective areas. Those uses allowed in the RC zone are listed in the following matrix. Abbreviations and alphabetic use designations in the matrix have the following meanings:

P	The listed use is a permitted use within the represented area, based on city development standards and ordinances.

C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
A	The listed use is only permitted as an accessory use within the represented area.
N	The listed use is a prohibited use within the represented area.

Use	RC
Accessory apartments	P
Agribusiness	C
Agriculture	P
Agriculture building	P
Agritourism	C
Alcohol dispensing establishment	C
Automotive service and repair	C
Automotive service station	C
Cemeteries	P
Child daycare center	C
Commercial, recreation	P
Commercial, retail sales and service	P
Drive-in retail	P
Dwelling, caretaker	P
Dwelling, single-family	P
Dwellings, multi-family, subject to SCC 10.16.060	P
Engraving, publishing, and printing	P
Furniture and appliance stores	P
Golf courses and golf clubhouses (private and public)	P
Gravel, sand, earth extraction, and mass grading when necessary to accomplish the intent of a development project permitted within and in association with the RC Zone and with City Council approval and Planning Commission recommendation for approval of a plan detailing the scope and time schedule for the work to be done	C
Healthcare facility	C
Home occupations, subject to SCC 10.40	P/C
Hotels and motels	C
Institutions	P

Kennel, as a home occupation under SCC 10.40 and subject to animal licensing requirements in SCC 5	P/C
Kennel, as a stand alone commercial business, subject to animal licensing requirements in title 5 of this Code	P
Large scale developments	C
Mobile home parks	C
Mortuary, funeral home	P
Parking lot	P
Parks	P
Pawnshops	C
Planned unit developments	C
Professional office or financial services	P
Public and quasi-public buildings	P
Recreational vehicle (RV) parks	N
Religious center	P
Residential facilities for persons with a disability pursuant to SCC 10.60 and the Utah Code § 10-9-605	P
Residential facilities for the elderly pursuant to SCC 10.56 and the Utah Code § 10-9-502	P
Schools	P
Seasonal businesses on properties of a commercial use and subject to the provisions of SCC 10.16.300	P
Seasonal businesses on properties of a residential use and subject to the provisions of SCC 10.16.300	C
Stone and monument sales	P
Storage unit facilities	P
Taxidermy shops	P
Telecommunications sites subject to SCC 10.16.340	P/C
Theaters	C
Tire recapping	C
Veterinarian services	P
Wedding chapel	P
Wholesale stores	P

(Ord. 5-03-2015, 6-3-2015, eff. 6-4-2015; amd. Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018)

Title 10 Chapter 20 Section 210 is amended as follows: (underlined text is added, stricken text is deleted)

10.20.210 AGRICULTURE ZONES

A. Objectives And Characteristics: Santaquin recognizes agriculture lands and uses as viable and of paramount importance in maintaining the culture and identity of Santaquin. The city objectives in establishing agriculture zones include, but are not limited to, the following:
   1. Buffering and protecting agricultural operations and lands from encroachment of urban development.
   2. Permitting uses that enable agricultural operations to function and remain viable in the area but which are incidental thereto and do not change the basic character of the district. These uses may include farm based businesses to supplement farm income, e.g., experiential farming businesses (i.e., bed and breakfast inns, farm themed commercial uses similar to the Red Barn, farmers' markets, pick your own fruit markets, etc.).
   3. Limiting those land uses and activities that could conflict with agricultural uses or adversely affect the long term investment in the land and improvements in areas designated for farmland preservation.
   4. New development adjacent to agriculture areas will be more aware of impacts associated with common agricultural practices and be required to mitigate those impacts to and from the adjacent agriculture operations.
   5. Assuring that farm related housing can be adequately serviced by necessary utilities.
   6. Maintaining as much as possible the agricultural heritage of Santaquin City as further indicated by recognition of Santaquin as the Utah farming heritage district for the state of Utah. (Ord. 11-03-2008, 11-12-2008, eff. 11-13-2008)

B. Agriculture Zones Established: The following agriculture zones are established within the city:
   1. Agriculture Zone (Ag): The agriculture zone is established to highlight those agriculture operations and lands most suitable for agriculture operations within the city while allowing housing and other accessory uses necessary for such operations to remain viable. Development within this zone will be limited and only allowed where the above objectives and characteristics are furthered.
   2. Residential Agriculture Zone (R-Ag): The residential agriculture zone is established to allow limited development within and near agricultural operations which would allow property owners to develop a portion of their property while maintaining a rural and agrarian character in the city through clustering development, preserving open spaces and view corridors, and limiting infrastructure costs. (Ord. 11-03-2008, 11-12-2008, eff. 11-13-2008)

C. Permitted Uses: General land uses within the agriculture zone shall complement agrarian uses on properties within this zone. All land uses and future development decisions should be based on the goals and policies of the city's general plan land use element.

Abbreviations and alphabetic use designations in the matrix have the following meanings:

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

N	The listed use is not a permitted use within the represented area

Use	Ag	R-Ag
Accessory building	P	P
Accessory building without dwelling structure	P	N
Agribusiness	P	~~C~~P
Agriculture	P	P
Agriculture building	P	P
~~Agriculture building without a dwelling structure~~	~~P~~	~~P~~
Agritourism	C	C
Assisted living facility - large	N	C
Assisted living facility - small	N	P
Bed and breakfast homes	C	C
Boarding facility	P	C
Commercial, ancillary	P	C
Dwelling, caretaker	P	P
Dwelling, guest cottage	P	P
Dwelling, single-family detached	P	P
Feedlot	C	N
Gravel, sand, earth extraction, and mass grading	C	N
Home occupations, in accordance with SCC 10.40	P/C	P/C
Institutions	C	C
Outdoor youth program	C	C
Public or quasi-public buildings	C	C
Public park, private park or playground	P	P
Public safety buildings	P	P
Recreational vehicle (RV) parks	N	N
Religious center	P	P
Resident healthcare facility	N	C
Residential facility for persons with a disability	N	P
Residential facility for the elderly	N	P
Residential support facility	P	P
School, public or quasi-public	P	C

Seasonal businesses	P	P
Sexually oriented business	N	N
Sheltered workshop	N	C
Slaughterhouse	N	N
Social or reception center	C	C
Telecommunications sites. See SCC 10.16.340 paragraph D		
Treatment facility - large	N	N
Treatment facility - small	N	C
Veterinary hospital, large animal	P	P
Veterinary hospital, small animal	P	P

(Ord. 11-03-2008, 11-12-2008, eff. 11-13-2008; amd. Ord. 02-01-2010, 2-17-2010, eff. 2-18-2010; Ord. 03-02-2010, 3-17-2010, eff. 3-18-2010; Ord. 07-02-2010, 7-21-2010; Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011; Ord. 03-02-2014, 4-16-2004, eff. 4-17-2014; Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018)

Title 10 Chapter 20 Section 220 is amended as follows: (underlined text is added, stricken text is deleted)

10.20.220 R-43 RESIDENTIAL ZONE

A. Objectives And Characteristics: The objective of establishing the R-43 Residential Zone is to encourage the creation and maintenance of residential areas within the City which are characterized by large lots on which detached single-family dwellings are situated, surrounded by well kept lawns, trees, and other plantings. This zone is established to help transition between agricultural areas of the City and those areas of higher intensity uses. It is also intended to be used to regulate development densities in areas that are determined to have geologic hazards or constraints or where the City has determined needs for increased open spaces or land preservation. (Ord. 06-01-2011, 6-1-2011, eff. 6-2-2011)

B. Permitted Uses: Land uses in the R-43 Residential Zone are permitted as follows. Alphabetic use designations in the table below have the following meanings:

P	The listed use is a permitted use within the represented area, based on City development standards and ordinances.
C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
N	The listed use is a prohibited use within the represented area.

Use	R-43
Accessory building	P
Accessory building without dwelling structure	N

Agribusiness	N
Agriculture	P
Agriculture building	P
Agritourism	C
Assisted living facility - large	N
Assisted living facility - small	P/C
Bed and breakfast homes	N
Boarding facility	N
Dwelling, caretaker	N
Dwelling, guest cottage	N
Dwelling, single-family detached	P
Gravel, sand, earth extraction, and mass grading	N
Home occupations, in accordance with SCC 10.40	P/C
Institutions	N
Public park, private park or playground	P
Public safety buildings	P
Recreational vehicle (RV) parks	N
Religious center	P
Residential facility for persons with a disability	P
Residential facility for the elderly	P
Residential support facility	P
School, public or quasi-public	C
Sheltered workshop	C
Social or reception center	N
Telecommunications sites. See SCC 10.16.340 paragraph D	
Temporary uses, subject to the provisions of SCC 10.16.300	P
Treatment facilities	N

(Ord. 06-01-2011, 6-1-2011, eff. 6-2-2011; amd. Ord. 03-02-2014, 4-16-2014, eff. 4-17-2014; Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018)

Title 10 Chapter 20 Section 220 is amended as follows: **(underlined text is added, stricken text is deleted)**

10.24 CONDITIONAL USES

10.24.010 PURPOSE

Uses designated as conditional uses require special consideration from the planning commission. These uses may or may not be appropriate for a specific piece of property. The purpose of this chapter is to allow the planning commission to evaluate the appropriateness of designated conditional uses on a case by case basis. The conditional use permit procedure allows the planning commission to approve, deny, or conditionally approve any request for a conditional use permit. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10.24.020 PERMIT REQUIRED

No person or entity shall operate or conduct a use designated as a conditional use within the applicable zone without first obtaining a conditional use permit from the city. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10.24.030 PROCEDURE FOR APPROVAL

The applicant for a conditional use permit shall submit a completed application form and a site plan with sufficient information to allow the planning commission to make a well informed decision. The applicant shall also pay a fee in an amount established by resolution of the city council with the application. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10.24.040 NOTICE

The applicant for a conditional use permit shall provide written notification to all adjacent property owners as outlined in SCC 10.68.110 paragraph D. (Ord. 11-03-2003, 11-19-2003, eff. 11-20-2003)

10.24.050 PLANNING COMMISSION APPROVAL

The planning commission shall be the final approving authority, subject to SCC 10.24.100, for all applications for conditional use permits. The planning commission shall review the proposed project plan while considering the criteria and factors set forth in this chapter. The application for a conditional use permit shall be approved, approved with conditions, or denied. Because every application is unique and different, planning commission review, and approval or denial, of every conditional use application shall take into consideration only those facts and information pertaining to the application specifically and may not take into consideration information or base decisions upon other similar projects or uses, or denial thereof, within the city. The validity of the permit shall be conditioned upon strict compliance with applicable city ordinances, the approved site plan, and any additional conditions of the planning commission. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10.24.060 CRITERIA AND FACTORS TO BE CONSIDERED

A. The following general factors shall be weighed and considered when determining whether a conditional use permit application should be approved, approved with conditions, or denied:
    1. Harmony of the request with the general objectives of the general plan, development code, subdivision ordinance, any other city ordinances, and the particular zone in which the request is located.
    2. Harmony of the request with existing uses in the neighborhood.
    3. Development, or lack thereof, adjacent to the site.
    4. Whether or not the request may be injurious to present or potential development in the vicinity.
    5. Present and future requirements for transportation, traffic, water, sewer, and other utilities.
    6. Suitability of the specific property for the proposed use.
    7. Economic impact on the neighborhood.
    8. Aesthetic impact on the neighborhood.
    9. Safeguards to prevent noxious or offensive omissions such as noise, glare, dust, pollutants, and odor.
    10. Attempts by the applicant to minimize other adverse effects on people and property in the area.
    11. Impact of the proposed use on the health, safety, and welfare of the city, the area, and persons owning or leasing property in the area.

B. The following are standards applicable to the specified uses:
    1. Adult Daycare Facilities In Residential Zones:
        a. Number of individuals being cared for within the facility shall not exceed four (4) at one time.
        b. Proof of compliance with state regulations for such facilities shall be provided with each renewal of the facility's business license.
    2. Assisted Living Facilities In Agriculture And Residential Zones: The following regulations pertain to large assisted living facilities and small type I assisted living facilities. Small type I or type II facilities are permitted in those zones where listed.
        a. Only if the additional standards below are met and the general review criteria for conditional uses are complied with, may a facility be approved with more than sixteen (16) beds. Additional beds may only be permitted to the extent of compliance with the city's development standards, building codes, fire codes, and public utilities can handle the additional demands placed upon them by a proposed facility.
        b. Location criteria:
            1. Proposed facilities must be situated along or have direct access to a collector or arterial street, or
            2. The proposed facility site must abut a nonresidential or mixed use zone so that it may act as a buffer between single-family neighborhoods and the impacts associated with greater intensity of uses.
        c. Facilities proposed under this section must be located at least three-fourths (3/4) of a mile away from any similar facilities.
        d. Proof of compliance with state regulations for such facilities shall be provided with each renewal of the facility's business license.
    3. Major Home Occupation: Specific standards shall be as provided in the home occupation regulations of this title.
    4. Outdoor Youth Programs:
        a. Stationary camps shall have at least twenty (20) acres.
        b. Facilities must annually demonstrate compliance with state licensing laws, rules, and regulations.
        c. A security plan must be provided and approved by the city's public safety department.
        d. A list of all clients and employees must be provided to the city public safety department within seven (7) days of their arriving at the site.
    5. Sheltered Workshops:
        a. The maximum number of patrons or clients allowed at one time at a sheltered workshop within a residential zone is four (4).
        b. A traffic and circulation plan must be reviewed and approved by the planning commission as part of any conditional use review.
        c. Parking must be available on site for any patrons or clients of the workshop.
        d. Any building or accessory building in which the workshop is operating must be inspected by the chief building official for compliance with the applicable building, life, accessibility and safety codes. (Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011)
    6. Agritourism:
        a. To help enable agricultural operations to function and remain viable in the area, experiential farm-based businesses to supplement farm income are allowed on the site of the farm (i.e. farmers market, U-pick sales, receptions, etc.).
        b. The farm site must be on property that is at least 5 acres.

c. Large warehouses, processors, transporters, etc. for the purpose of preparing the farm produce for wholesale are not allowed as part of an agritourism conditional use permit.
d. Off-street parking must be available on site for any patrons of the agritourism. Parking must be designated and improved and may be gravel. The property owner should strive to provide adequate parking so that parking is not detrimental to adjacent properties.
e. Any building, accessory building, or structure that accompanies agritourism which is meant to be accessible to the general public must be inspected by the chief building official for compliance with the applicable building, life, accessibility and safety codes.
f. For the purposes of temporary hospitality that accompany agritourism business activities, the following conditions must be met and approved by the Planning Commission:
    1. The applicant shall submit a plot plan showing the location of hospitality units, parking, required yards, and property lines at a scale of not less than one inch to twenty feet (1" : 20') to the planning commission, health, and fire departments.
    2. Any agritourism hospitality site plans must be reviewed by the city's development review committee to assure compliance with all building, zoning, fire, health, and other applicable ordinances prior to review by the Planning Commission.
    3. Temporary hospitality as part of agritourism shall not have more than eight (8) rooms or units.
    4. Employees shall not be allowed to reside at any of the hospitality units that support agritourism activities. A notarized letter attesting that the employees will not occupy said hospitality units shall be submitted to the Planning Commission and kept on record with the city.
    5. Signs shall be limited to one nonlighted sign not larger in area than sixteen (16) square feet.
    6. Each hospitality unit that supports agritourism activities must collect and pay all applicable transient room taxes, sales tax, property tax, and all other applicable taxes and obtain a Santaquin City business license.
    7. No more than two (2) unrelated adult persons may occupy any guestroom.
    8. If meals are served, they shall be prepared, served, and placed upon the table family style, without service or ordering of individual portions from a menu.
    9. All applicable licenses and inspections are to be done by the appropriate governing agencies and officials, including, but not limited to, any remodeling or construction requiring a Santaquin City building permit, prior to approval of the business license.
    10. A Santaquin City business license has been obtained prior to opening.

10.24.070 DURATION

Unless otherwise specified by the planning commission, and subject to the provisions of this chapter relating to the amendment or revocation of a conditional use permit, a conditional use permit shall run with the land and be valid until such use expressed in the conditional use permit changes. The planning commission may grant a conditional use permit for a limited period of time if it finds that a limited permit is reasonable to protect the health, safety, or welfare of the community. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10.24.080 FEES

Fees shall be established by the city council by resolution, and shall be assessed as a condition of the submission of any conditional use permit application. Conditional use permit and application fees are nonrefundable. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10.24.090 OTHER REQUIREMENTS

An applicant or user of a conditional use permit shall be held to all of the requirements relating to site plan approval, improvement, bonding, maintenance, and completion. The conditional use permit shall not be valid until a bond guaranteeing all required and proposed improvements has been posted. Nothing in this chapter shall be interpreted to waive the bonding, licensing, or permit requirements set forth in other city ordinances. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10.24.100 APPEALS

Any person aggrieved or affected by any decision of the planning commission may petition the city council for review of the planning commission decision. Any person aggrieved or affected by said decision of the city council may appeal the decision to the appeal authority, subject to the provisions of the Utah Code § 10-9-704. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002; amd. Ord. 02-02-2008, 2-6-2008, eff. 2-7-2008)

10.24.110 IMPLEMENTATION

A conditional use permit shall expire and become null and void if the permit has not been implemented by the recipient within one year of the date of approval. The permit shall be considered implemented if the recipient either engages or participates in the conditional use or completes substantial construction on the project for which the permit was granted. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10.24.120 AMENDMENT OR REVOCATION

Any interested party may apply to the city for the amendment or revocation of a conditional use permit. Any person or entity, other than the city, seeking to amend or revoke a conditional use permit, shall pay a fee in an amount established by resolution of the city council. For purposes of this section, "interested party" shall include the following persons or entities:

A. The owner or lessee of the property for which the conditional use was granted.
B. The city. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)
C. Any owner or lessee of property that lies within five hundred feet (500') of the property for which the conditional use permit was granted. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002; amd. Ord. 11-03-2003, 11-19-2003, eff. 11-20-2003)
D. Any person that can show that the conditional use has a direct impact upon his or her health, safety, or welfare. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10.24.130 PROCEDURE

The procedure for amending or revoking a conditional use permit shall be the same as the original application procedure set forth in this chapter. A conditional use permit may be amended at the request of the holder of the permit upon showing of good cause. A conditional use permit may be amended or revoked at the request of any other interested party if the planning commission finds one or more of the following:

A. The conditional use permit was obtained by misrepresentation or fraud.
B. The use for which the permit was granted has ceased or has been suspended for six (6) months.
C. The holder or user of the permit has failed to comply with any of the conditions placed on the issuance of the permit.
D. The holder or user of the permit has failed to comply with any city regulation governing the conduct of the use.
E. The holder or user of the permit has failed to construct or maintain the approved site as shown on the approved site plan.

F. The operation of the use or the character of the site has been found to be a nuisance of any kind by a court of competent jurisdiction in any civil or criminal proceeding. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10.24.140 REVOCATION

No conditional use permit shall be amended or revoked against the wishes of the applicant for the permit without first giving the applicant an opportunity to appear before the planning commission and show cause as to why the permit should not be amended or revoked. Amendment or revocation of the permit shall not limit the city's ability to initiate or complete other legal proceedings against the holder or user of the permit. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10.24.150 VIOLATION

A violation of any terms of this chapter or any conditions imposed as part of a conditional use permit shall be unlawful, and may be remedied or punished as allowed by law. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

Section II. Severability

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

Section III. Contrary Provisions Repealed

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

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

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

Section V. Posting and Effective Date

This ordinance shall become effective at 5:00 p.m. on Wednesday, July ?, 2025. Prior to that time, the City Recorder shall deposit a copy of this ordinance in the official records of the City and place a copy of this ordinance in three places within the City.

PASSED AND ADOPTED this ?th day of July 2025.

_____
Daniel M. Olson, Mayor

Councilmember Art Adcock	Voted ___
Councilmember Brian Del Rosario	Voted ___
Councilmember Lynn Mecham	Voted ___
Councilmember Jeff Siddoway	Voted ___
Councilmember Travis Keel	Voted ___

ATTEST:

_____
Amalie R. Ottley, City Recorder

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, AMALIE R. OTTLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the City Council of Santaquin City, Utah, on the 6th day of April 2025, entitled

"AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO MODIFY HOW PROPERTY LINES CAN BE MOVED PER SENATE BILL 104, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Santaquin City Utah this 6th day of April 2025.

_____
Amalie R. Ottley
Santaquin City Recorder
(SEAL)

AFFIDAVIT OF POSTING

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, AMALIE R. OTTLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that prior to the ordinance taking effect, I posted a short summary of the ordinance on the Utah Public Notice Website as required by Utah State Code 10-3-711(1)(b) as a Class A Notice and Santaquin City Code 1-2-050(D)

I further certify that copies of the ordinance were posted online at www.santaquin.org, at the City Hall Building at 110 S. Center Street 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.

_____
AMALIE R. OTTLEY
Santaquin City Recorder

The foregoing instrument was acknowledged before me on this ___ day of ___ 2025, by AMALIE R. OTTLEY.
My Commission Expires:

_____

MEMORANDUM

To: Planning Commission

From: Aspen Stevenson, Staff Planner

Date: June 10, 2025

RE: **Tanner Flats Phase 3-6 Preliminary Review**

Zone: R-10

Size: 34.51 Acres

The Morgan Subdivision is located off Summit Ridge. The proposed subdivision is in the R-10 zone and consists of 91 lots on 34.51 acres. Lots within the R-10 zone are required to have a minimum size of 9,600 square feet and a minimum lot width of 80 feet. Lots range from 9,679 square feet to 22,110 square feet.

On May 27, 2025, the Development Review Committee (DRC) reviewed the preliminary plans for the Tanner Flats Subdivision Phase 3-6 and forwarded a favorable recommendation to the Planning Commission, with the condition that redlines be addressed.

This review is for the Planning Commission to determine whether the proposed subdivision complies with the Santaquin City Code. The Planning Commission is the land use authority for preliminary subdivision applications.

Findings

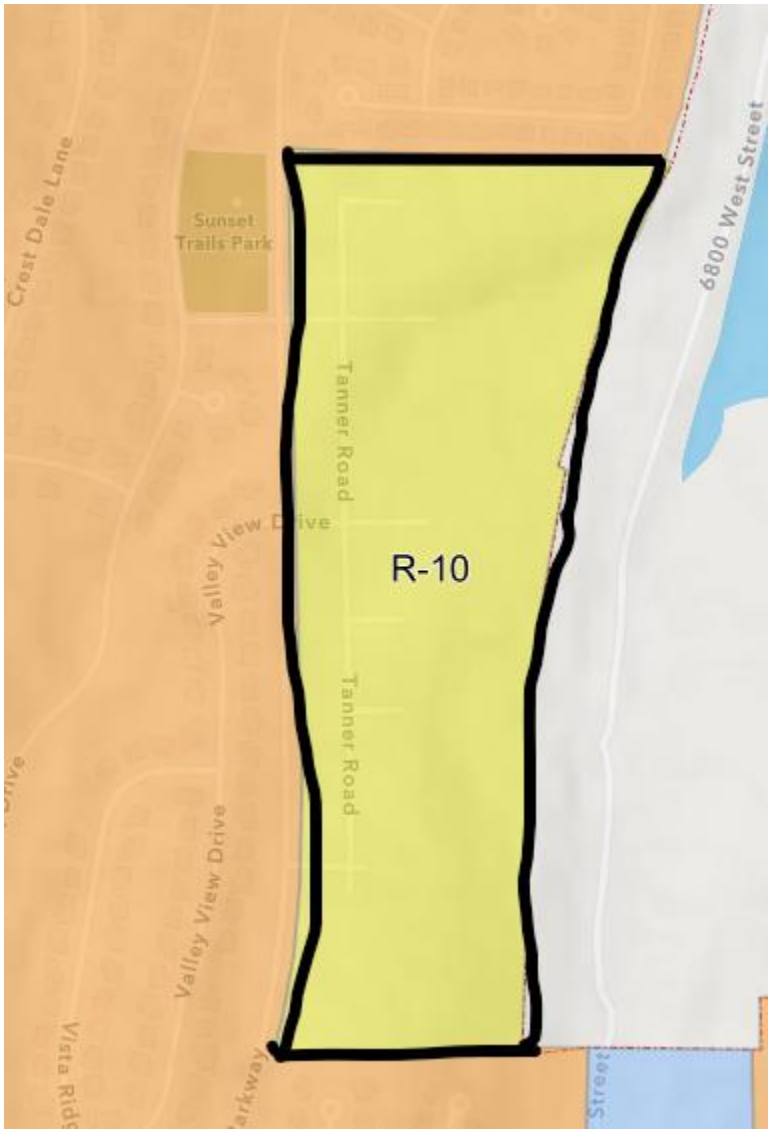
1. The subdivision plans meet the requirements of the R-10 Zone (SCC 10.20.080).
2. The subdivision plans meet all Engineering and Public Works requirements found in the Santaquin City Standard Specifications and Drawings.
3. The City Council has approved a deferral agreement to deferral street improvements to a later date.
4. All applicable requirements in Santaquin City Title 11 (Subdivision Regulations) have been met.
5. The subdivision has followed the subdivision review process in SCC 11.20.020 and preliminary plans have received a favorable recommendation from the DRC.
6. The subdivision plans (attachment 2) have met all conditions in the DRC motion.

Recommended Motion: "Motion to conditionally approve the preliminary plans for the Tanner Flats Subdivision Phase 3-6.

Attachments:

1. Zoning and Location Map
2. Preliminary Plan

Attachment 1: Location and Zoning Map



Tanner Flats @ Summit Ridge

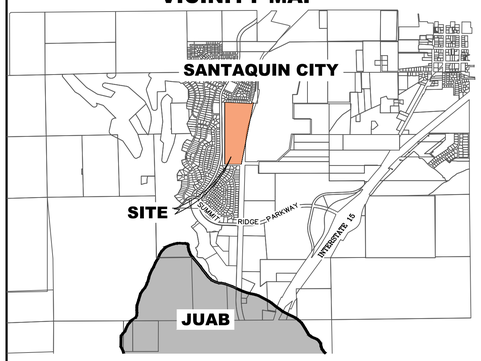
REVISED / AMENDED

- Preliminary Plat / Plans -

May 25

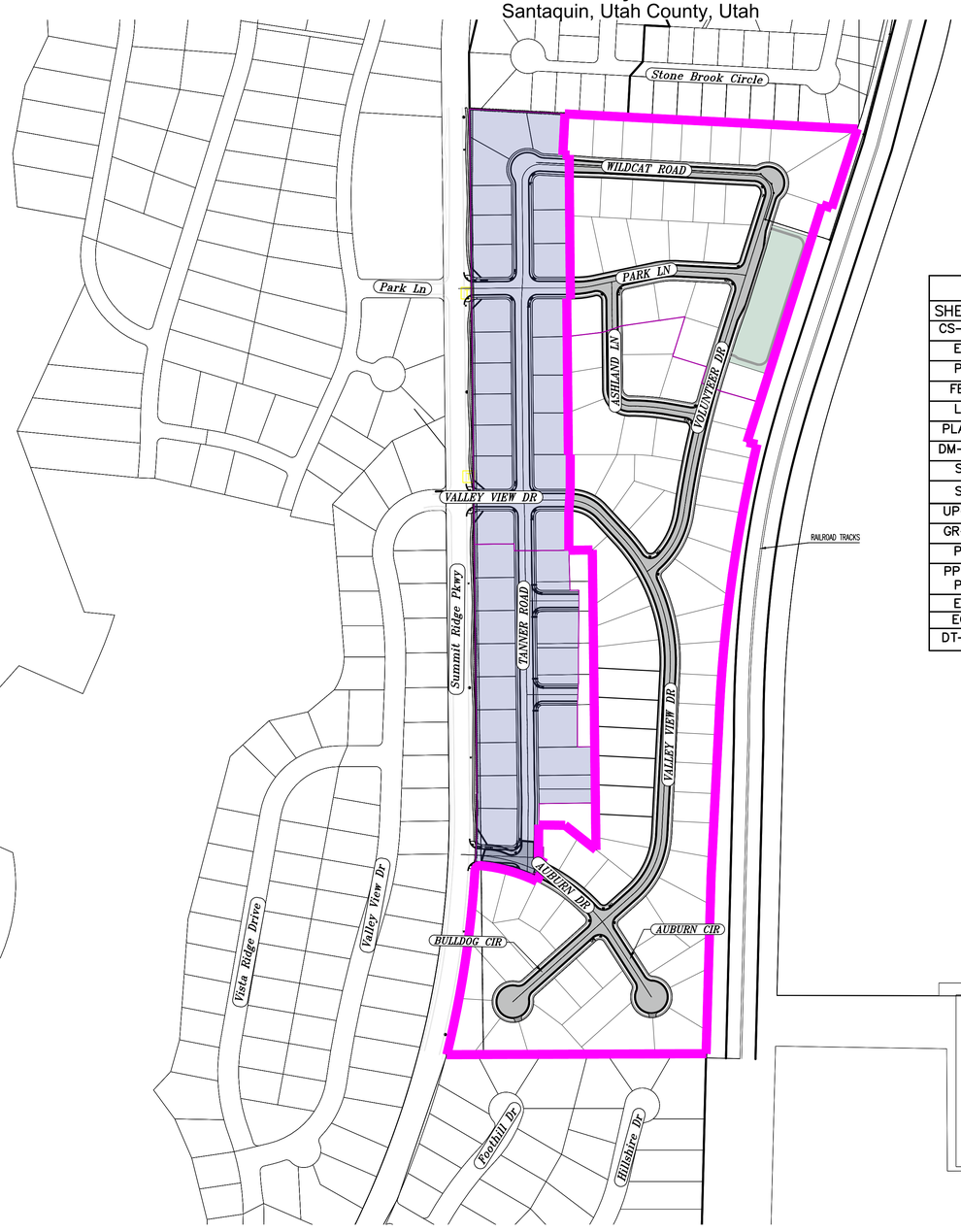
Santaquin, Utah County, Utah

VICINITY MAP



ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

A 4 BOX NCBU TO BE LOCATED ON THE NORTH SIDE OF THE PARK LANE ENTRANCE & A 5 BOX NCBU WILL BE LOCATED ON THE SOUTH THE AUBURN DRIVE ENTRANCE



AREA BREAKDOWN	
TOTAL PLAT ACREAGE	34.51 ACRES
TOTAL LOT ACREAGE	26.47 ACRES
TOTAL ROW ACREAGE	6.93 ACRES
TOTAL OPEN SPACE	1.11 ACRES
ZONE	R-10
DENSITY	2.63 / dua
NUMBER OF LOTS	91 LOTS

PROJECT DEVELOPER

Skylar Tolbert
Ivory Development
801-520-9127

skylart@ivorydevelopment.com

PROJECT ENGINEER & SURVEYOR

REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

INDEX OF PLAN SHEETS	
SHEET	DESCRIPTION
CS-01	COVER SHEET & NOTES
EX-01	EXISTING CONDITIONS MAP
PH-01	PHASE PLANS
FEN-01	FENCING PLAN
LS-01	PRELIMINARY PARK PLAN
PLAT	PLAT SHEETS
DM-01-04	DEMO PLANS
SS-01	SEWER PLAN
SD-01	STORM DRAIN PLAN
UP-01-5	SITE & UTILITY PLANS
GR-01-5	GRADING PLANS
PP-IN	PLAN & PROFILE INDEX
PP-01 - PP-11	PLAN & PROFILE SHEETS
EC-01	EROSION CONTROL PLAN
EC-02	EROSION CONTROL DETAILS
DT-01-02	TYPICAL DETAILS

NOTES:

1. 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.
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND SHEET DT-02 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI. STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS
7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX

NOTES TO CONTRACTOR:

CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NORTH

region Engineering & Surveying
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Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

TANNER FLATS
at SUMMIT RIDGE
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:5.27.2025
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME: COVER SHEET & NOTES

SHEET: CS-01

D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2021\2021_017_TANNER FLATS\2_SHEET FILES_PRELIMINARY\CS-01

Existing UPRR Right-of-Way Fence
40.00'
Ex. Railroad Tracks
Ex. Sewer
85'
Stone Brook Circle
PHASE 1 & 2 (CONSTRUCTED)
Existing Curb & Gutter
Existing Street Light
Existing Fire Hydrant
Existing Street Light w/ Power Box
Ex. Electrical Box
Ex. Transformer
Existing 5' Trail
Summit Ridge Pkwy
Existing Inlet Box w/ Sumps
Existing 10" Culinary (Zone 10)
Existing Sewer (NOT USED)
Existing 10" PI (Zone 10)
Park Ln
Valley View Dr

NORTH

0 50 100 200 300

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

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PROFESSIONAL LAND SURVEYOR
187023
Donald L. Lyster
UTAH
6/27/2025

TANNER FLATS at SUMMIT RIDGE

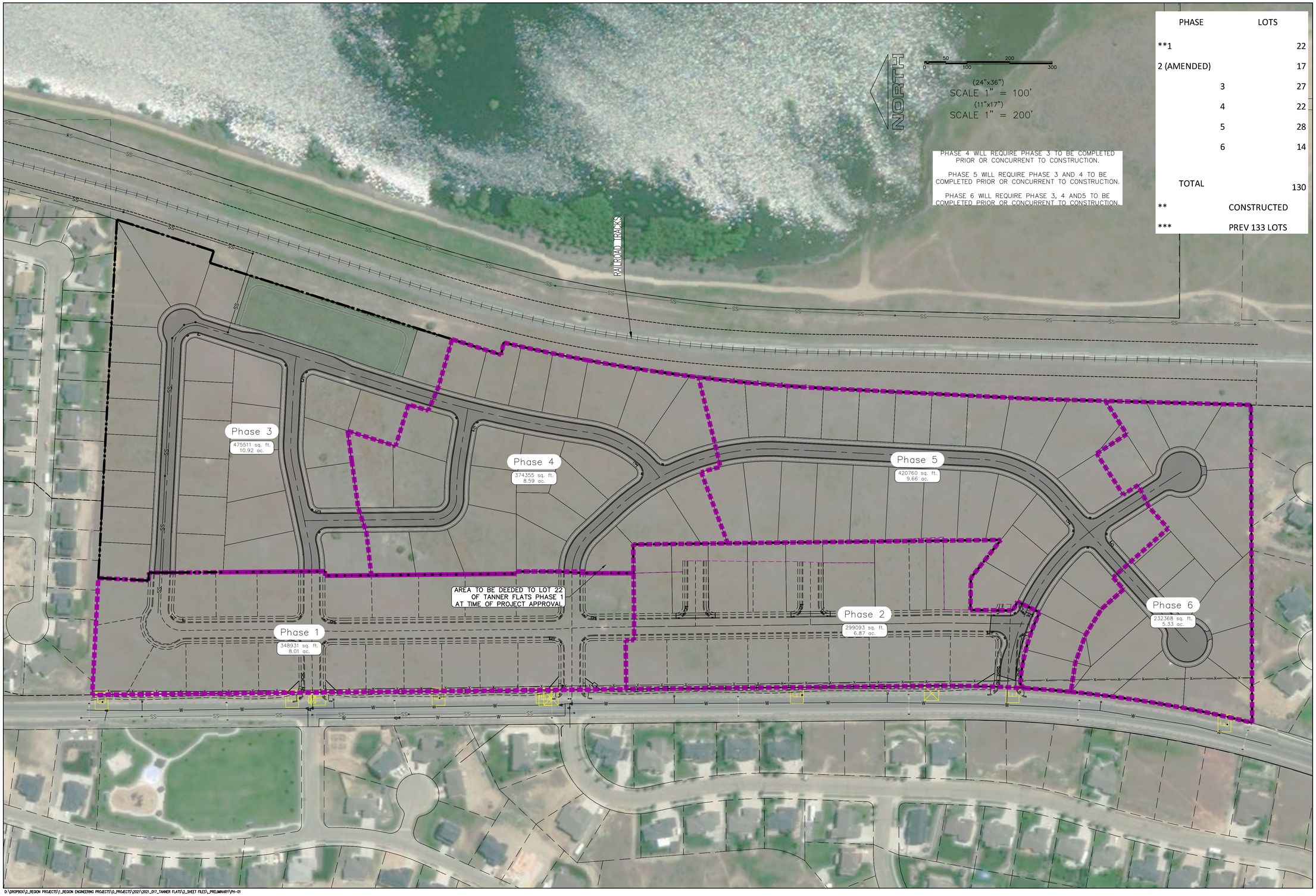
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:5.27.2025
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME: EXISTING CONDITIONS
SHEET: EX-01



PHASE	LOTS
**1	22
2 (AMENDED)	17
3	27
4	22
5	28
6	14
TOTAL	130
**	CONSTRUCTED
***	PREV 133 LOTS

PHASE 4 WILL REQUIRE PHASE 3 TO BE COMPLETED PRIOR OR CONCURRENT TO CONSTRUCTION.

PHASE 5 WILL REQUIRE PHASE 3 AND 4 TO BE COMPLETED PRIOR OR CONCURRENT TO CONSTRUCTION.

PHASE 6 WILL REQUIRE PHASE 3, 4 AND5 TO BE COMPLETED PRIOR OR CONCURRENT TO CONSTRUCTION.

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PROFESSIONAL LAND SURVEYOR
167023
Donald L. Lyster
UTAH
6/27/2025

TANNER FLATS at SUMMIT RIDGE

LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:5.27.2025
PROJECT #

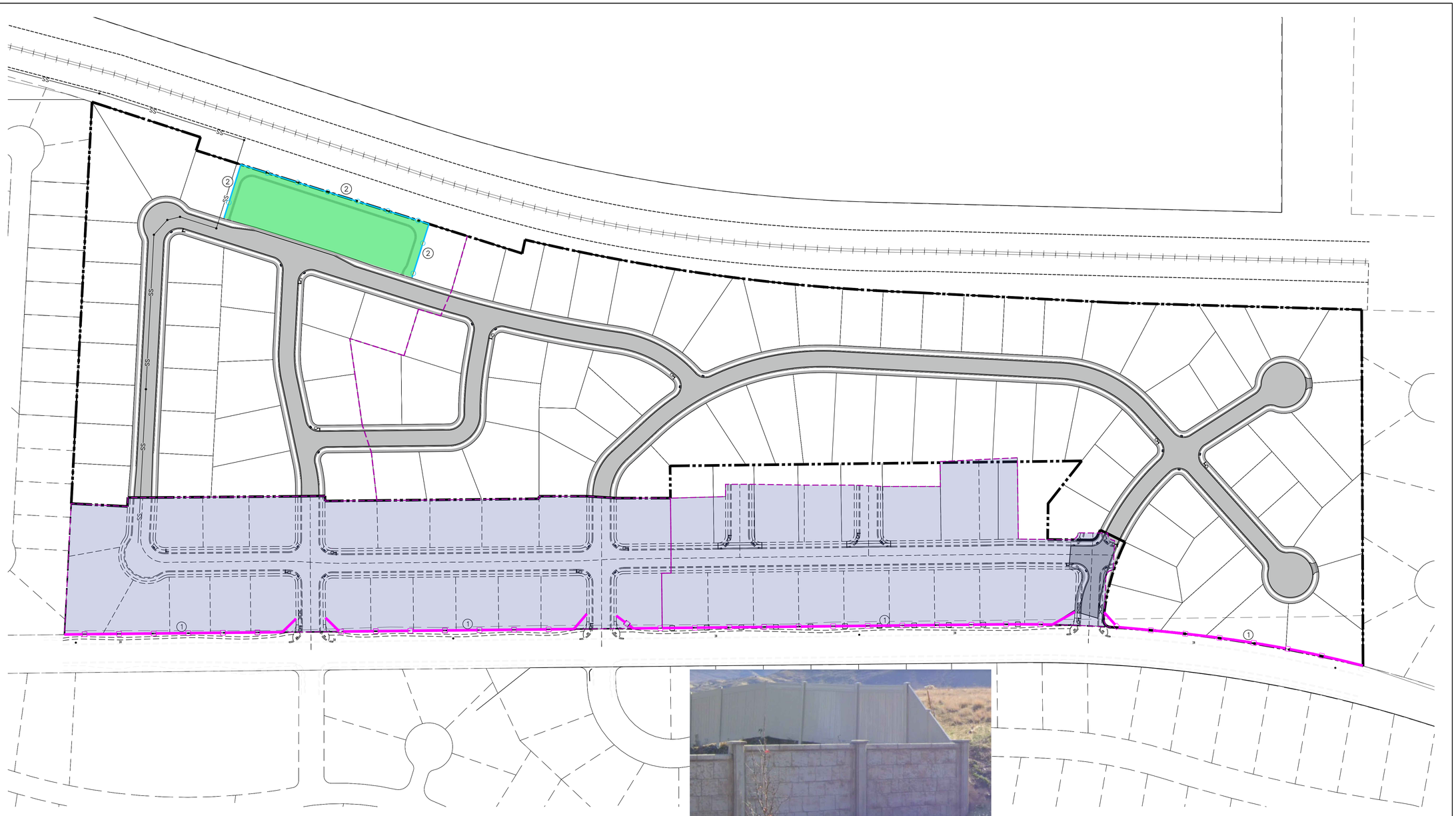
REVISIONS:

1	
2	
3	

SHEET NAME:
PHASE PLAN

SHEET:
PH-01

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NORTH

0 50 100 200 300

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

LEGEND:

PROPOSED 6' MASON or PRECAST WALL (36" w/in SIGHT VIEW TRIANGLE) (1)

PROPOSED 6' VINYL FENCE (WHITE) (2)



PROPOSED 6' MASON or PRECAST WALL
(FOR EXAMPLE PURPOSES ONLY)

LANDSCAPE TO MATCH EXISTING DEVELOPMENT
NORTH OF HOLLOW FLATS

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Donald L. Lyster
STATE OF UTAH
6/27/2025

TANNER FLATS
at SUMMIT RIDGE

LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

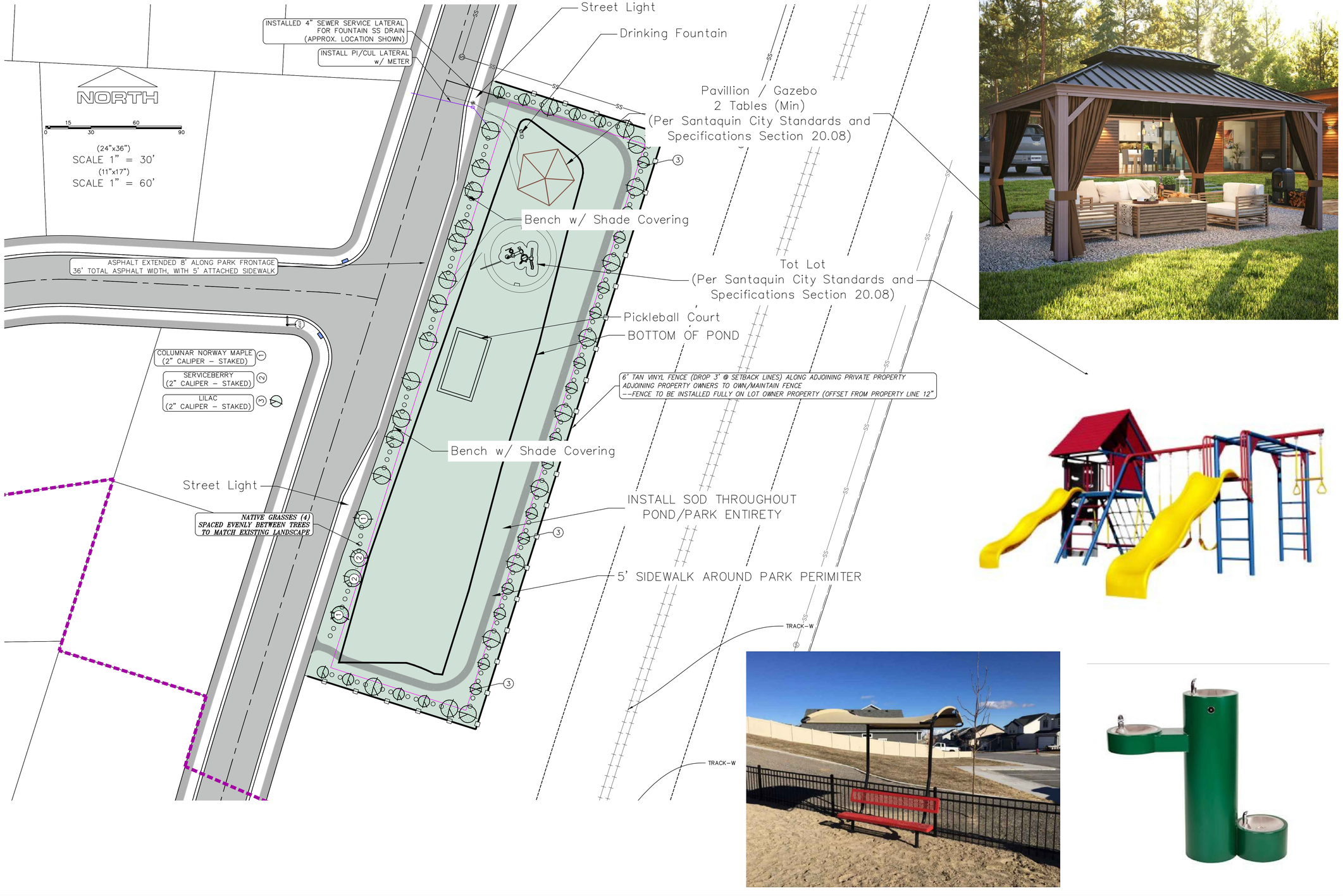
DATE:5.27.2025
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
FENCING PLAN

SHEET:
FEN-01

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TANNER FLATS at SUMMIT RIDGE

LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:5.27.2025
PROJECT #

REVISIONS:

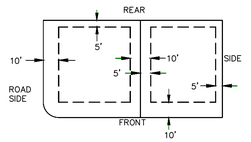
1	
2	
3	

SHEET NAME: LANDSCAPE PLAN
SHEET: LS-01

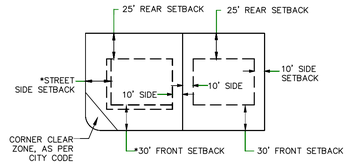
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TANNER FLATS @ SUMMIT RIDGE
- PRELIMINARY PLAT -
REVISED / AMENDED 2025

PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



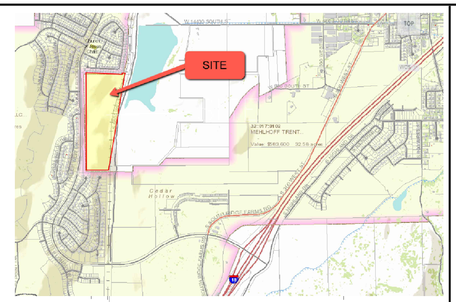
*FRONT SETBACK ON CORNER LOT: THIRTY FEET (30') FROM PROPERTY LINE ALONG PRIMARY FRONTAGE, TWENTY FIVE FEET (25') FROM PROPERTY LINE ALONG SECONDARY FRONTAGE.

LEGEND

- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
- FOUND CLASS I STREET MONUMENT
- SET STREET MONUMENT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- CALCULATED POINT (NOT SET)
- NDCBU (4'x8' POSTAL EASEMENT)
- AREA DEDICATED TO SANTAQUIN CITY AS PUBLIC RIGHT OF WAY
- AREA DEDICATED TO SANTAQUIN CITY AS PUBLIC OPEN SPACE (TO BE IMPROVED BY THE DEVELOPER AND OWNED/MAINTAINED BY THE CITY)

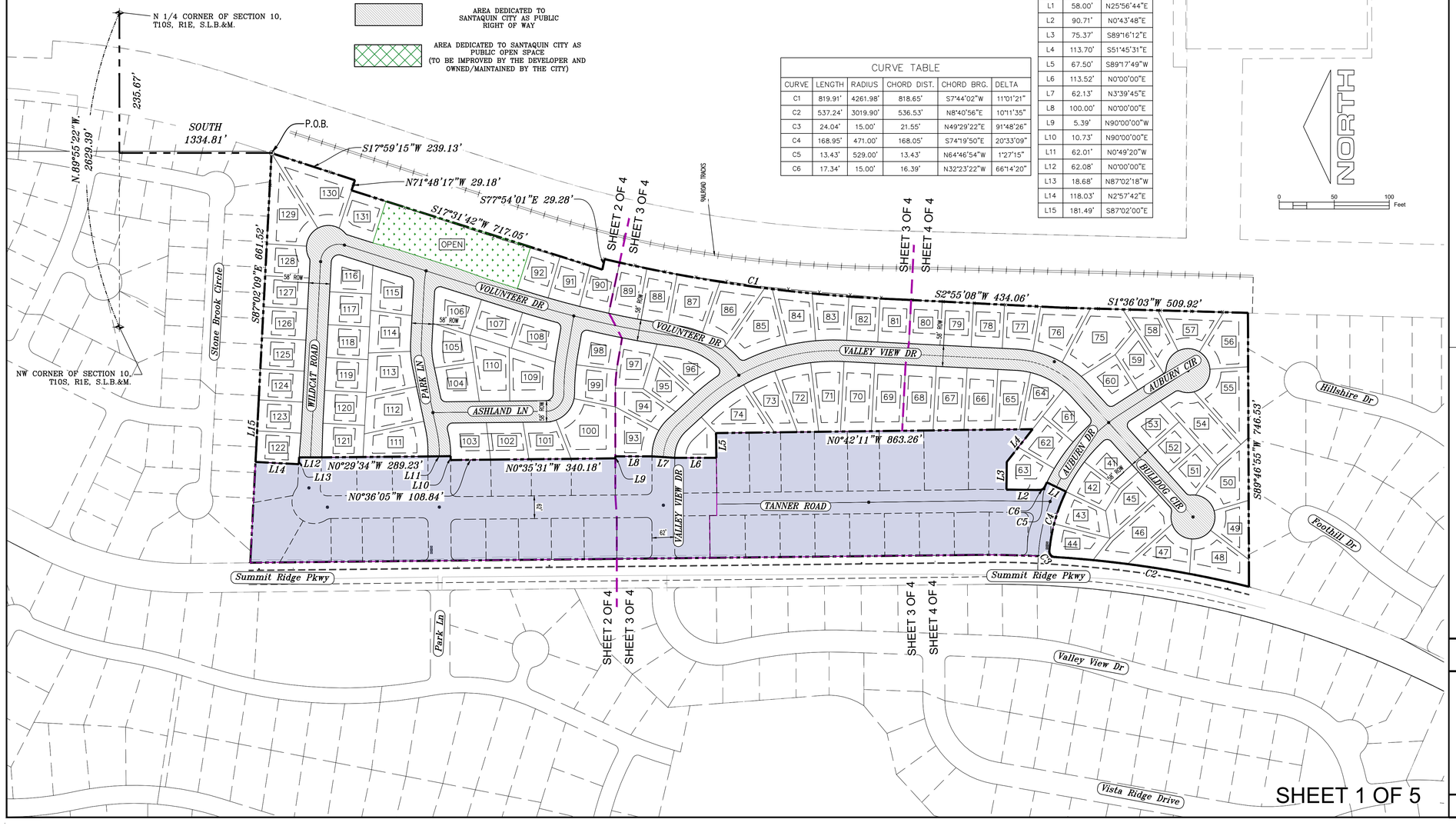
This property is located in an agricultural community in which normal agricultural uses and activities are common and part of the identity of Santaquin City. It can be anticipated that such agricultural uses and activities may now or in the future be conducted near this property. Property owners need to understand and acknowledge that they may experience annoyance or inconvenience with 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.

NOTE:
1.1. ALL LOTS THAT BORDER SUMMIT RIDGE PARKWAY SHALL HAVE NO ACCESS ONTO SUMMIT RIDGE PARKWAY



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	819.91'	4261.98'	818.65'	S7°44'02"W	11°01'21"
C2	537.24'	3019.90'	536.53'	N8°40'56"E	10°11'35"
C3	24.04'	15.00'	21.55'	N49°29'22"E	91°48'26"
C4	168.95'	471.00'	168.05'	S74°19'50"E	20°33'09"
C5	13.43'	529.00'	13.43'	N64°46'54"W	1°27'15"
C6	17.34'	15.00'	16.39'	N32°23'22"W	66°14'20"

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	58.00'	N25°56'44"E
L2	90.71'	N0°43'48"E
L3	75.37'	S89°16'12"E
L4	113.70'	S51°45'31"E
L5	67.50'	S89°17'49"W
L6	113.52'	N0°00'00"E
L7	62.13'	N3°39'45"E
L8	100.00'	N0°00'00"E
L9	5.39'	N90°00'00"W
L10	10.73'	N90°00'00"E
L11	62.01'	N0°49'20"W
L12	62.08'	N0°00'00"E
L13	18.68'	N87°02'18"W
L14	118.03'	N2°57'42"E
L15	181.49'	S87°02'00"E



Surveyor's Certificate

I, Robbin J. Mullen, a Professional Land Surveyor holding certificate #368356 in accordance with Title 58, of the Professional Engineers and Land Surveyors Licensing act, certify that this is a true and accurate map of the tract of land to be annexed to Santiquin, Utah County, Utah.

Boundary Description

A PARCEL OF LAND LOCATED IN THE BEGINNING AT A POINT THAT IS N.89°55'22"W. ALONG THE SECTION LINE 235.67' AND SOUTH 1334.81' FROM THE NORTH ¼ CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST'; SALT LAKE BASE & MERIDIAN';

Thence, S 17° 59' 15" W for a distance of 239.13 feet to a point on a line.
Thence, N 71° 48' 17" W for a distance of 29.18 feet to a point on a line.
Thence, S 17° 31' 42" W for a distance of 717.05 feet to a point on a line.
Thence, S 77° 54' 01" E for a distance of 29.28 feet to the beginning of a non-tangential curve,
Said curve turning to the left through an angle of 11° 01' 21", having a radius of 4261.98 feet, and whose long chord bears S 07° 44' 02" W for a distance of 818.65 feet to a point of intersection with a non-tangential line. Thence, S 02° 55' 08" W for a distance of 434.06 feet to a point on a line.
Thence, S 01° 36' 03" W for a distance of 509.92 feet to a point on a line.
Thence, S 89° 46' 55" W for a distance of 746.53 feet to the beginning of a non-tangential curve,
Said curve turning to the left through 10° 11' 35", having a radius of 3019.90 feet, and whose long chord bears N 08° 40' 56" E for a distance of 536.53 feet to the beginning of a non-tangential curve.
Said curve turning to the right through 91° 48' 26", having a radius of 15.00 feet, and whose long chord bears N 49° 29' 22" E for a distance of 21.55 feet to the beginning of a non-tangential curve.
Said curve turning to the right through an angle of 20° 33' 09", having a radius of 471.00 feet, and whose long chord bears S 74° 19' 50" E for a distance of 168.05 feet to a point of intersection with a non-tangential line. Thence, N 25° 56' 44" E for a distance of 58.00 feet to the beginning of a non-tangential curve, Said curve turning to the left through 01° 27' 15", having a radius of 529.00 feet, and whose long chord bears N 64° 46' 54" W for a distance of 13.43 feet to the beginning of a non-tangential curve. Said curve turning to the right through an angle of 66° 14' 20", having a radius of 15.00 feet, and whose long chord bears N 32° 23' 22" W for a distance of 16.39 feet. Thence, N 00° 43' 48" E for a distance of 90.71 feet to a point on a line. Thence, S 89° 16' 12" E for a distance of 75.37 feet to a point on a line. Thence, S 51° 45' 31" E for a distance of 113.70 feet to a point on a line. Thence, N 00° 42' 11" W for a distance of 863.26 feet to a point on a line. Thence, S 89° 17' 49" W for a distance of 67.50 feet to a point on a line. Thence, N 00° 00' 00" E for a distance of 113.52 feet to a point on a line. Thence, N 03° 39' 45" E for a distance of 62.13 feet to a point on a line. Thence, N 00° 00' 00" E for a distance of 100.00 feet to a point on a line. Thence, N 90° 00' 00" W for a distance of 5.39 feet to a point on a line. Thence, N 00° 35' 31" W for a distance of 340.18 feet to a point on a line. Thence, N 00° 36' 05" W for a distance of 108.84 feet to a point on a line. Thence, N 90° 00' 00" E for a distance of 10.73 feet to a point on a line. Thence, N 00° 49' 20" W for a distance of 62.01 feet to a point on a line. Thence, N 00° 29' 34" W for a distance of 289.23 feet to a point on a line. Thence, N 00° 00' 00" E for a distance of 62.08 feet to a point on a line. Thence, N 87° 02' 18" W for a distance of 18.68 feet to a point on a line. Thence, N 02° 57' 42" E for a distance of 118.03 feet to a point on a line. Thence, S 87° 02' 00" E for a distance of 181.49 feet to a point on a line. thence S 87° 02' 09" E a distance of 661.52 feet to the POINT OF BEGINNING

SAID DESCRIBED PARCEL CONTAINS 34.51 ACRES, MORE OR LESS AND CONTAINS 91 LOTS

BASIS OF BEARING N 1/4 TO THE NW CORNER OF SAID SECTION, BEARING S.89°55'22"W. 2629.39'

No. 368356 REGISTERED LAND SURVEYOR ROBBIN J. MULLEN 8/21

5/27/2025
Date

Surveyor

AREA BREAKDOWN	
TOTAL PLAT ACREAGE	34.51 ACRES
TOTAL LOT ACREAGE	26.47 ACRES
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PH - 801.376.2245

PRELIMINARY PLAT

TANNER FLATS

SANTIQUIN, UTAH County, Utah
Scale: 1" = 100 Feet

SHEET 1 OF 5

66:198:0015
BAIRD, SAM H & SHEENA

66:204:0044
HAYMORE, ROBERT A & SHAUNA L
685 SUNSET DR.
SANTAQUIN, UT 84655

66:204:0097
SANTAQUIN CITY

66:204:0046
ANDREW, BENJAMIN

66:204:0047
BOREN, KENT E & KAREN S

54:214:0101
PICKARD, DAVID LEON & MARILYN HEATON

66:198:0016
PARKINSON, RANDELL CRAIG & TINA

66:198:0017
TAYLOR, BRENTON M & LACY D

66:198:0018
CHECKETTS, JASON

66:198:0019
SIDDOWAY, JEFFREY MICHAEL & KATHERINE FAITH

66:198:0020
MONAHAN, DEREK & KRISTA

66:198:0070
MILLER, AARON & TONI

66:198:0069
BECK, DAVID W & KIMBERLEY

66:198:0068
STODDARD FAMILY TRUST 06-30-2019 THE (ET AL)

66:198:0067
STOKES, AMBERLYN S & BRADLEY B

66:198:0066
BURLESON, MYRON & SUSAN

66:198:0065
KELLING, MATTHEW (ET AL)

66:198:0064
HERRERA, KEVIN & SAMANTHA

66:198:0063
DEROUCHIE, ANTHONY W & STEPHANIE K

66:198:0062
HACKING, MICHAEL RAY & TRACEY ANNETTE (ET AL)

32:016:0080
SUMMIT CREEK IRRIGATION AND CANAL COMPANY
SANTAQUIN DIST, UT

Stone Brook Circle
Summit Ridge Pkwy
Park Ln
WILDCAT ROAD
PARK LN
ASHLAND LN
VOLUNTEER DR
TANNER FLATS PHASE 1

S87°02'09"E 661.52'
N85°18'14"W 66.07'
N87°02'18"W 534.30'
S88°16'10"E 93.09'
N0°29'34"W 289.23'
N0°36'05"W 108.84'
N0°35'31"W 340.18'
S17°59'15"W 239.13'
N71°48'17"W 29.18'
S17°31'42"W 717.05'
S77°54'01"E 29.28'
N71°31'42"E 272.34'
S80°06'56"E 8.32'
N80°06'56"W 102.22'
S87°02'00"E 157.57'
N78°02'34"E 128.80'
N0°36'23"W 307.88'

NO ACCESS

122	10066 sq. ft.	0.23 ac.	4131 sf
123	10169 sq. ft.	0.23 ac.	4213 sf
124	10169 sq. ft.	0.23 ac.	4215 sf
125	10169 sq. ft.	0.23 ac.	4218 sf
126	10169 sq. ft.	0.23 ac.	4220 sf
127	10169 sq. ft.	0.23 ac.	4222 sf
128	10105 sq. ft.	0.23 ac.	4108 sf
129	19395 sq. ft.	0.45 ac.	9338 sf
130	22110 sq. ft.	0.51 ac.	11324 sf
131	11640 sq. ft.	0.27 ac.	4949 sf
121	10138 sq. ft.	0.23 ac.	4035 sf
120	10224 sq. ft.	0.23 ac.	4111 sf
119	10224 sq. ft.	0.23 ac.	4111 sf
118	10224 sq. ft.	0.23 ac.	4111 sf
117	10224 sq. ft.	0.23 ac.	4111 sf
116	10461 sq. ft.	0.24 ac.	3044 sf
111	13772 sq. ft.	0.32 ac.	6984 sf
112	14888 sq. ft.	0.34 ac.	7517 sf
113	13612 sq. ft.	0.31 ac.	6216 sf
114	12157 sq. ft.	0.28 ac.	5117 sf
115	12779 sq. ft.	0.29 ac.	4228 sf
103	10724 sq. ft.	0.25 ac.	3937 sf
102	10336 sq. ft.	0.24 ac.	3786 sf
101	10528 sq. ft.	0.24 ac.	3883 sf
104	10561 sq. ft.	0.24 ac.	3076 sf
105	10483 sq. ft.	0.24 ac.	3986 sf
106	12144 sq. ft.	0.28 ac.	3801 sf
110	15359 sq. ft.	0.35 ac.	7890 sf
107	12009 sq. ft.	0.28 ac.	4617 sf
109	15155 sq. ft.	0.35 ac.	5908 sf
108	12100 sq. ft.	0.28 ac.	3715 sf
100	21029 sq. ft.	0.48 ac.	10929 sf
99	10768 sq. ft.	0.25 ac.	4310 sf
98	10319 sq. ft.	0.24 ac.	2972 sf
93	11302 sq. ft.	0.26 ac.	4466 sf
94	10862 sq. ft.	0.25 ac.	5269 sf
97	11572 sq. ft.	0.27 ac.	5197 sf
95	10041 sq. ft.	0.23 ac.	4179 sf
92	10214 sq. ft.	0.23 ac.	4208 sf
91	10179 sq. ft.	0.23 ac.	4142 sf
90	10162 sq. ft.	0.23 ac.	3356 sf
89	10981 sq. ft.	0.25 ac.	4972 sf
88	11713 sq. ft.	0.27 ac.	5405 sf

OPEN
48466 sq. ft.

SEE NOTE 1 & 2

SHEET 2 OF 4
SHEET 3 OF 4

SHEET 2 OF 4
SHEET 3 OF 4

NORTH
0 50 120 Feet

LEGEND

- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
- FOUND CLASS I STREET MONUMENT
- SET STREET MONUMENT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- CALCULATED POINT (NOT SET)
- NDCBU (4'x8' POSTAL EASEMENT)
- AREA DEDICATED TO SANTAQUIN CITY AS PUBLIC RIGHT OF WAY
- AREA DEDICATED TO SANTAQUIN CITY AS PUBLIC OPEN SPACE (TO BE IMPROVED BY THE DEVELOPER AND OWNED/MAINTAINED BY THE CITY)

NOTE:
1. ALL LOTS THAT BORDER SUMMIT RIDGE PARKWAY SHALL HAVE NO ACCESS ONTO SUMMIT RIDGE PARKWAY

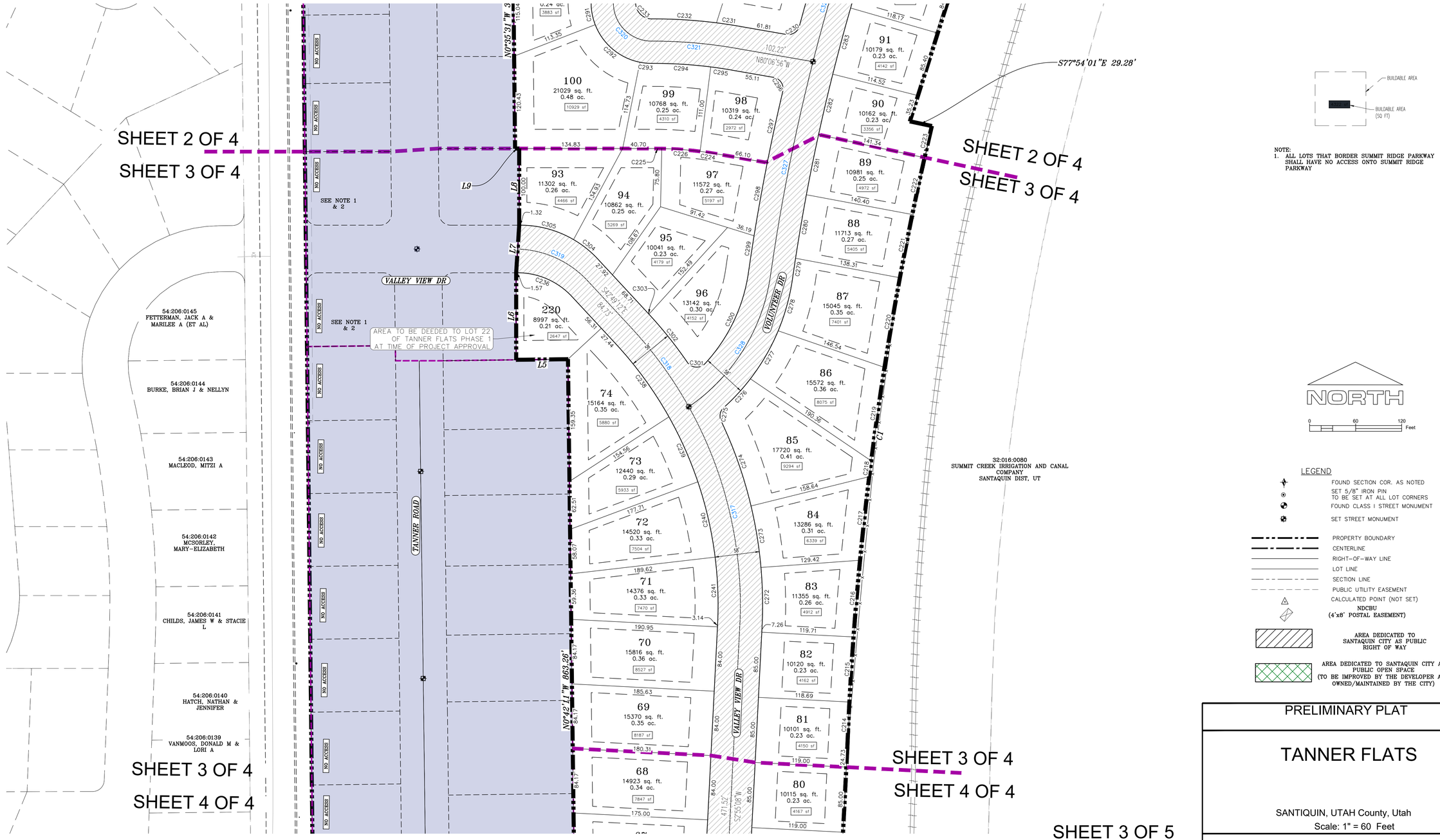
BUILDABLE AREA
BUILDABLE AREA (SQ FT)

PRELIMINARY PLAT

TANNER FLATS

SANTIQUIN, UTAH County, Utah
Scale: 1" = 60 Feet

SHEET 2 OF 5

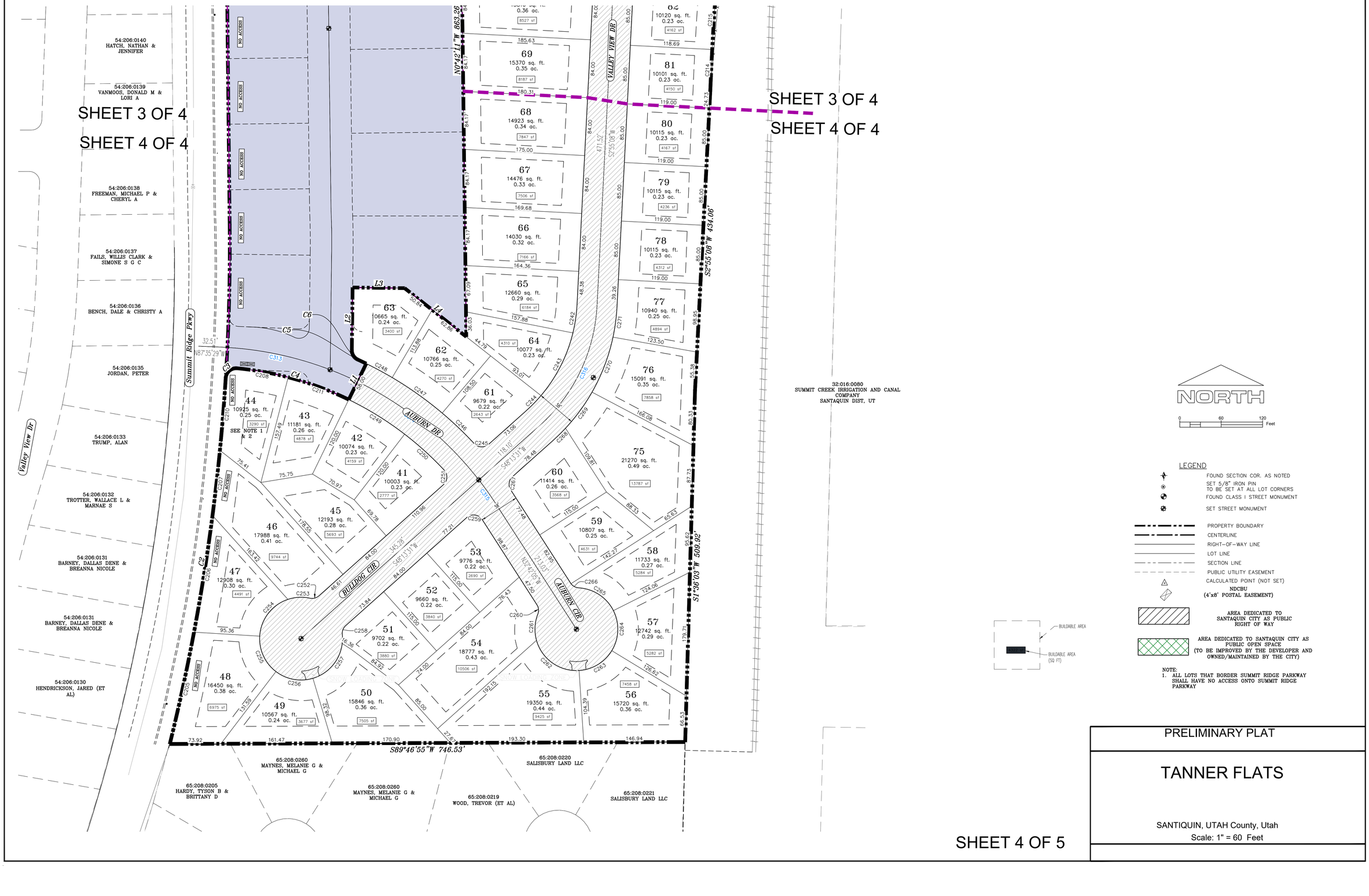


PRELIMINARY PLAT

TANNER FLATS

SANTIQUIN, UTAH County, Utah
Scale: 1" = 60 Feet

SHEET 3 OF 5



SHEET 4 OF 5

PRELIMINARY PLAT

TANNER FLATS

SANTIQUIN, UTAH County, Utah
Scale: 1" = 60 Feet

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	819.91'	4261.98'	818.65'	S7°44'02"W	11°01'21"
C2	537.24'	3019.90'	536.53'	N8°40'56"E	10°11'35"
C3	24.04'	15.00'	21.55'	N49°29'22"E	91°48'26"
C4	168.95'	471.00'	168.05'	S74°19'50"E	20°33'09"
C5	13.43'	529.00'	13.43'	N64°46'54"W	1°27'15"
C6	17.34'	15.00'	16.39'	N32°23'22"W	66°14'20"
C194	86.62'	90.00'	83.31'	S2°11'18"E	55°08'32"
C195	89.26'	90.00'	85.64'	S58°10'15"E	56°49'22"
C205	165.76'	3019.90'	165.74'	N12°12'23"E	3°08'42"
C206	171.21'	3019.90'	171.19'	N9°00'35"E	3°14'54"
C207	94.99'	3019.90'	94.99'	N6°29'03"E	1°48'08"
C208	75.34'	471.00'	75.26'	S80°01'27"E	9°09'56"
C210	105.28'	3019.90'	105.27'	N4°35'04"E	1°59'51"
C211	93.61'	471.00'	93.45'	S69°44'53"E	11°23'13"
C214	60.27'	4261.98'	60.27'	S2°37'40"W	0°48'37"
C215	85.01'	4261.98'	85.01'	S3°36'15"W	1°08'34"
C216	100.38'	4261.98'	100.38'	S4°51'01"W	1°20'58"
C217	109.59'	4261.98'	109.58'	S6°15'42"W	1°28'24"
C218	20.79'	4261.98'	20.79'	S7°08'17"W	0°16'46"
C219	123.10'	4261.98'	123.10'	S8°06'19"W	1°39'18"
C220	118.61'	4261.98'	118.61'	S9°43'48"W	1°35'41"
C221	84.00'	4261.98'	84.00'	S11°05'31"W	1°07'46"
C222	75.76'	4261.98'	75.76'	S12°09'57"W	1°01'07"
C223	42.39'	4261.98'	42.39'	S12°57'37"W	0°34'12"
C224	22.65'	481.00'	22.64'	N81°27'52"W	2°41'52"
C225	10.26'	481.00'	10.26'	N89°23'21"W	1°13'18"
C226	50.08'	481.00'	50.06'	N85°47'45"W	5°57'55"
C227	27.37'	15.00'	23.73'	N34°45'09"W	104°33'43"
C228	12.87'	2679.00'	12.87'	N17°23'27"E	0°16'31"
C229	97.17'	2679.00'	97.17'	N16°12'50"E	2°04'42"
C230	22.18'	15.00'	20.21'	N57°31'47"E	84°42'34"
C231	30.39'	650.00'	30.38'	S81°27'17"E	2°40'43"
C232	84.50'	650.00'	84.44'	S86°31'05"E	7°26'54"
C233	32.85'	21.00'	29.60'	S45°25'28"E	89°38'09"
C234	20.59'	15.00'	19.01'	S38°43'05"W	78°38'57"
C235	57.56'	221.00'	57.40'	S85°30'17"W	14°55'26"
C236	79.87'	97.00'	77.64'	N66°24'36"W	47°10'48"
C238	118.26'	501.00'	117.99'	N36°03'28"W	13°31'29"
C239	92.86'	501.00'	92.73'	N23°59'07"W	10°37'11"
C240	100.89'	501.00'	100.72'	N12°54'24"W	11°32'16"
C241	87.94'	501.00'	87.83'	N2°06'34"W	10°03'25"
C242	41.38'	221.00'	41.32'	N8°16'57"E	10°43'38"
C243	102.85'	221.00'	101.92'	N26°58'43"E	26°39'53"
C244	30.53'	221.00'	30.50'	N44°16'05"E	7°54'51"
C245	23.28'	15.00'	21.01'	S87°18'52"E	88°55'15"
C246	64.09'	529.00'	64.05'	S46°19'30"E	6°56'31"
C247	88.94'	529.00'	88.84'	S54°36'45"E	9°38'00"
C248	42.71'	529.00'	42.69'	S61°44'30"E	4°37'32"
C249	95.39'	471.00'	95.23'	N58°15'09"W	11°36'15"
C250	77.17'	471.00'	77.09'	N47°45'23"W	9°23'17"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C251	23.90'	15.00'	21.45'	N2°34'53"E	91°17'15"
C252	14.16'	15.00'	13.64'	N75°15'53"E	54°04'45"
C253	32.29'	60.00'	31.90'	N86°53'11"E	30°50'10"
C254	71.21'	60.00'	67.11'	N37°27'57"E	68°00'19"
C255	58.77'	60.00'	56.45'	N24°35'57"W	56°07'27"
C256	56.50'	60.00'	54.44'	N79°38'17"W	53°57'14"
C257	69.84'	60.00'	65.96'	S40°02'18"W	66°41'35"
C258	14.16'	15.00'	13.64'	S21°11'08"W	54°04'45"
C259	25.94'	15.00'	22.82'	N82°14'17"W	99°04'24"
C260	14.16'	15.00'	13.64'	N5°39'43"W	54°04'45"
C261	38.73'	60.00'	38.06'	N2°53'08"E	36°59'04"
C262	81.79'	60.00'	75.60'	N54°39'34"W	78°06'19"
C263	57.57'	60.00'	55.39'	S58°48'00"W	54°58'33"
C264	60.73'	60.00'	58.17'	S2°18'53"W	57°59'41"
C265	62.93'	60.00'	60.09'	S56°43'54"E	60°05'53"
C266	13.11'	15.00'	12.70'	S61°44'40"E	50°04'21"
C267	21.19'	15.00'	19.47'	S7°45'43"W	80°55'36"
C268	25.40'	279.00'	25.39'	S45°37'02"W	5°12'58"
C269	65.10'	279.00'	64.95'	S36°19'31"W	13°22'05"
C270	85.61'	279.00'	85.27'	S20°51'03"W	17°34'50"
C271	44.51'	279.00'	44.47'	S7°29'23"W	9°08'30"
C272	77.32'	559.00'	77.26'	S1°02'37"E	7°55'30"
C273	81.26'	559.00'	81.19'	S9°10'14"E	8°19'44"
C274	117.73'	559.00'	117.51'	S19°22'06"E	12°04'01"
C275	19.22'	15.00'	17.93'	S11°17'47"W	73°23'47"
C276	50.99'	279.00'	50.92'	S42°45'32"W	10°28'16"
C277	72.51'	279.00'	72.31'	S30°04'40"W	14°53'28"
C278	70.50'	279.00'	70.31'	S15°23'36"W	14°28'40"
C279	27.12'	2621.00'	27.12'	S8°27'03"W	0°35'34"
C280	84.01'	2621.00'	84.01'	S9°39'56"W	1°50'12"
C281	80.06'	2621.00'	80.06'	S11°27'32"W	1°45'01"
C282	80.91'	2621.00'	80.90'	S13°13'06"W	1°46'07"
C283	89.29'	2621.00'	89.28'	S15°04'43"W	1°57'07"
C284	67.42'	2621.00'	67.42'	S16°47'29"W	1°28'26"
C285	19.75'	15.00'	18.35'	N55°14'51"E	75°26'17"
C286	25.40'	279.00'	25.39'	S89°38'28"E	5°12'56"
C287	47.27'	279.00'	47.22'	N82°53'49"E	9°42'30"
C288	49.46'	237.00'	49.37'	N84°01'17"E	11°57'26"
C289	67.66'	262.00'	67.47'	S82°36'07"W	14°47'46"
C290	27.28'	15.00'	23.67'	N52°42'05"W	104°11'22"
C291	28.40'	79.00'	28.25'	N10°54'18"W	20°35'50"
C292	79.32'	79.00'	76.03'	N49°57'59"W	57°31'31"
C293	15.87'	79.00'	15.85'	N84°29'08"W	11°30'48"
C294	76.76'	592.00'	76.71'	N86°31'40"W	7°25'45"
C295	27.87'	592.00'	27.87'	N81°27'52"W	2°41'52"
C296	24.46'	15.00'	21.84'	N33°24'32"W	93°24'48"
C297	95.20'	2679.00'	95.19'	N12°16'48"E	2°02'09"
C298	96.80'	2679.00'	96.79'	N10°13'36"E	2°04'13"
C299	48.50'	2679.00'	48.50'	N8°40'23"E	1°02'14"
C300	133.26'	221.00'	131.25'	N25°25'46"E	34°32'59"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C301	26.92'	15.00'	23.45'	S85°53'22"E	102°48'45"
C302	80.07'	559.00'	80.00'	S38°35'12"E	8°12'24"
C303	1.27'	559.00'	1.27'	S42°45'18"E	0°0'7"48
C304	40.87'	138.00'	40.72'	S51°18'16"E	16°58'08"
C305	72.77'	138.00'	71.92'	S74°53'40"E	30°12'40"
C306	38.33'	21.00'	33.22'	S34°45'18"E	104°34'01"
C307	21.77'	60.00'	21.65'	N39°24'29"E	20°47'27"
C308	8.45'	15.00'	8.34'	N33°39'57"E	32°16'30"
C309	60.53'	60.00'	57.99'	N0°06'50"E	57°47'50"
C310	60.53'	60.00'	57.99'	N57°41'01"W	57°47'50"
C311	8.45'	15.00'	8.34'	S76°49'27"W	32°16'30"
C312	34.28'	60.00'	33.81'	S77°03'08"W	32°43'52"
C313	162.15'	500.00'	161.44'	N78°18'04"W	18°34'50"
C314	271.46'	500.00'	268.14'	N53°27'27"W	31°06'25"
C315	45.40'	500.00'	45.38'	N35°18'10"W	5°12'09"
C316	197.69'	250.00'	192.58'	S25°34'19"W	45°18'22"
C317	296.78'	530.00'	292.92'	S13°07'22"E	32°05'01"
C318	126.32'	530.00'	126.02'	S35°59'32"E	13°39'20"
C319	103.04'	130.00'	100.37'	S65°31'38"E	45°24'51"
C320	78.22'	50.00'	70.49'	N45°25'28"W	89°38'09"
C321	109.76'	621.00'	109.62'	N85°10'44"W	10°07'36"
C322	30.18'	250.00'	30.17'	S83°34'28"E	6°55'04"
C323	65.12'	250.00'	64.93'	N85°30'17"E	14°55'26"
C324	52.17'	250.00'	52.08'	N84°01'17"E	11°57'26"
C325	91.25'	50.00'	79.10'	N34°45'18"W	104°34'01"
C326	148.94'	2650.00'	148.92'	N15°55'06"E	3°13'13"
C327	284.62'	2650.00'	284.48'	N11°13'53"E	6°09'13"
C328	207.26'	250.00'	201.37'	N31°54'15"E	47°29'59"

PRELIMINARY PLAT

TANNER FLATS

SANTIQUIN, UTAH County, Utah
Scale: 1" = 60 Feet

SHEET 5 OF 5

0 25 50 100 150

(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'

NORTH

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

ALL RELOCATED & EXISTING UTILITY LATERALS TO MEET SANTAQUIN CITY SPACIFICATIONS

12 EXISTING SEWER LATERAL TO BE REMOVED AND CAPPED AT MAIN

13 EXISTING SEWER LATERAL TO REMAIN

14 INSTALL NEW 4" SANITARY SEWER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)

15 EXISTING WATER AND PI LATERALS/METERS TO REMAIN

16 INSTALL NEW WATER & PI LATERALS/METER AT NEW LOT LINE LOCATION

17 EXISTING WATER AND PI LATERALS/METERS TO BE REMOVED AND CAPPED AT THE MAIN

18 REPAIR ALL CONCRETE (SIDEWALK, CURB & GUTTER), ASPHALT & LANDSCAPE DUE TO RELOCATED UTILITY WORK ALL REPAIRS DONE PER SANTAQUIN CITY SPECIFICATIONS

SEE SHEET DM-02
FOR DETAILED INFORMATION

SEE SHEET DM-03
FOR DETAILED INFORMATION

SEE SHEET DM-04
FOR DETAILED INFORMATION

EXISTING UTILITY LATERALS
TO REMAIN

CAP & THRUST CULINARY MAIN & INSTALL ECLIPSE HYDRANT

CAP & THRUST PI MAIN AND PLACE AIRF VALVE @ PI END

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STATE OF UTAH
187023
Donald L. Lyster
P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
6/27/2025

TANNER FLATS at SUMMIT RIDGE
PHASE 2 – AMENDED

LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

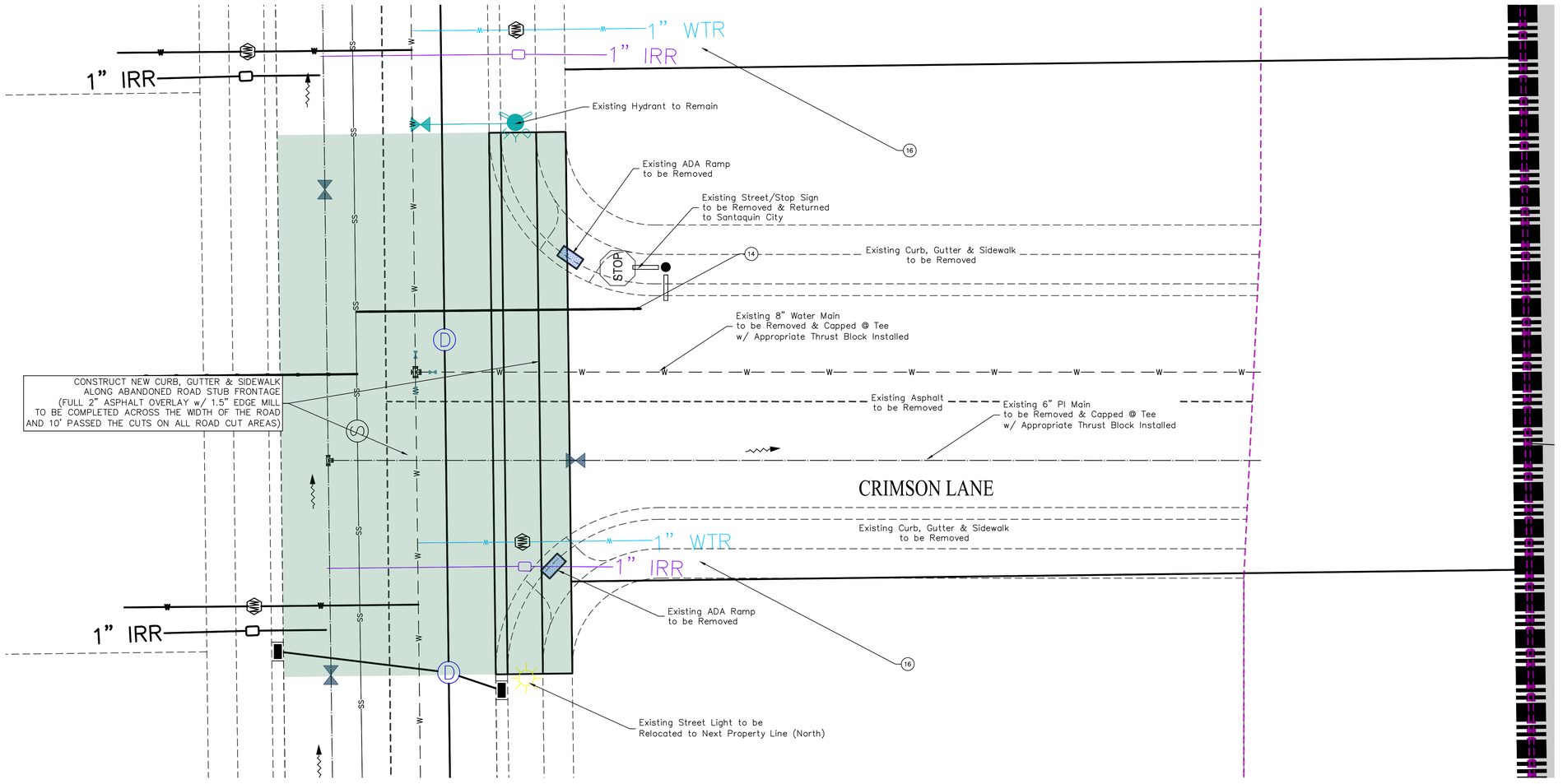
DATE:5.27.2025
PROJECT #

REVISIONS:
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SHEET NAME:
DEMO PLAN

SHEET:
DM-01

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TANNER FLATS at SUMMIT RIDGE
PHASE 2 – AMENDED

LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:5.27.2025
PROJECT #

REVISIONS:

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2	
3	

NORTH
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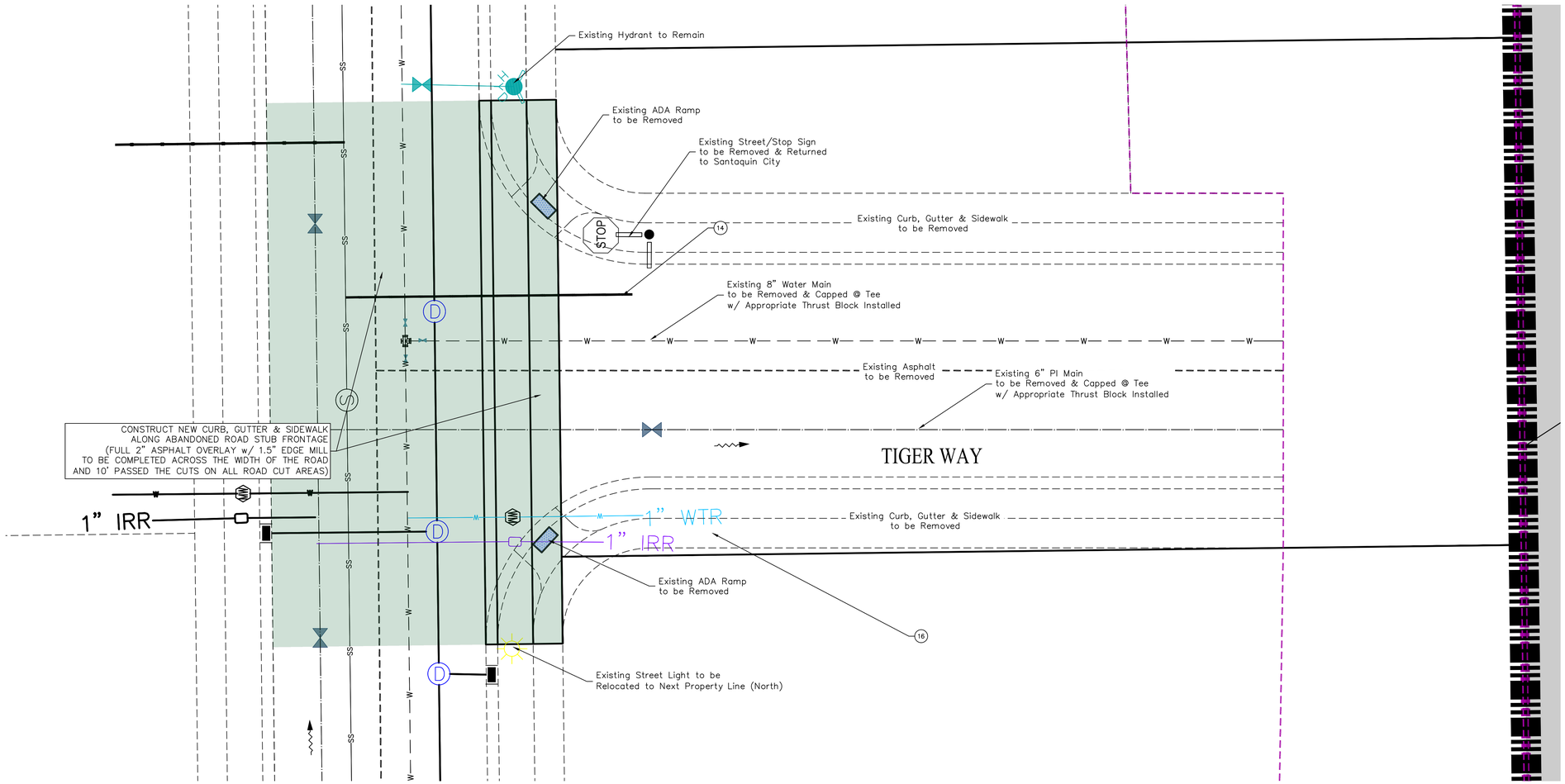
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SCALE 1" = 10'
(11"x17")
SCALE 1" = 20'

ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS

SHEET NAME:
DEMO PLAN

SHEET:
DM-03

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NORTH

0 5 10 20 30

(24"x36")
SCALE 1" = 10'
(11"x17")
SCALE 1" = 20'

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

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PROFESSIONAL LAND SURVEYOR
187023
Donald L. Lyster
UTAH
6/27/2025

TANNER FLATS at SUMMIT RIDGE
PHASE 2 – AMENDED
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:5.27.2025
PROJECT #

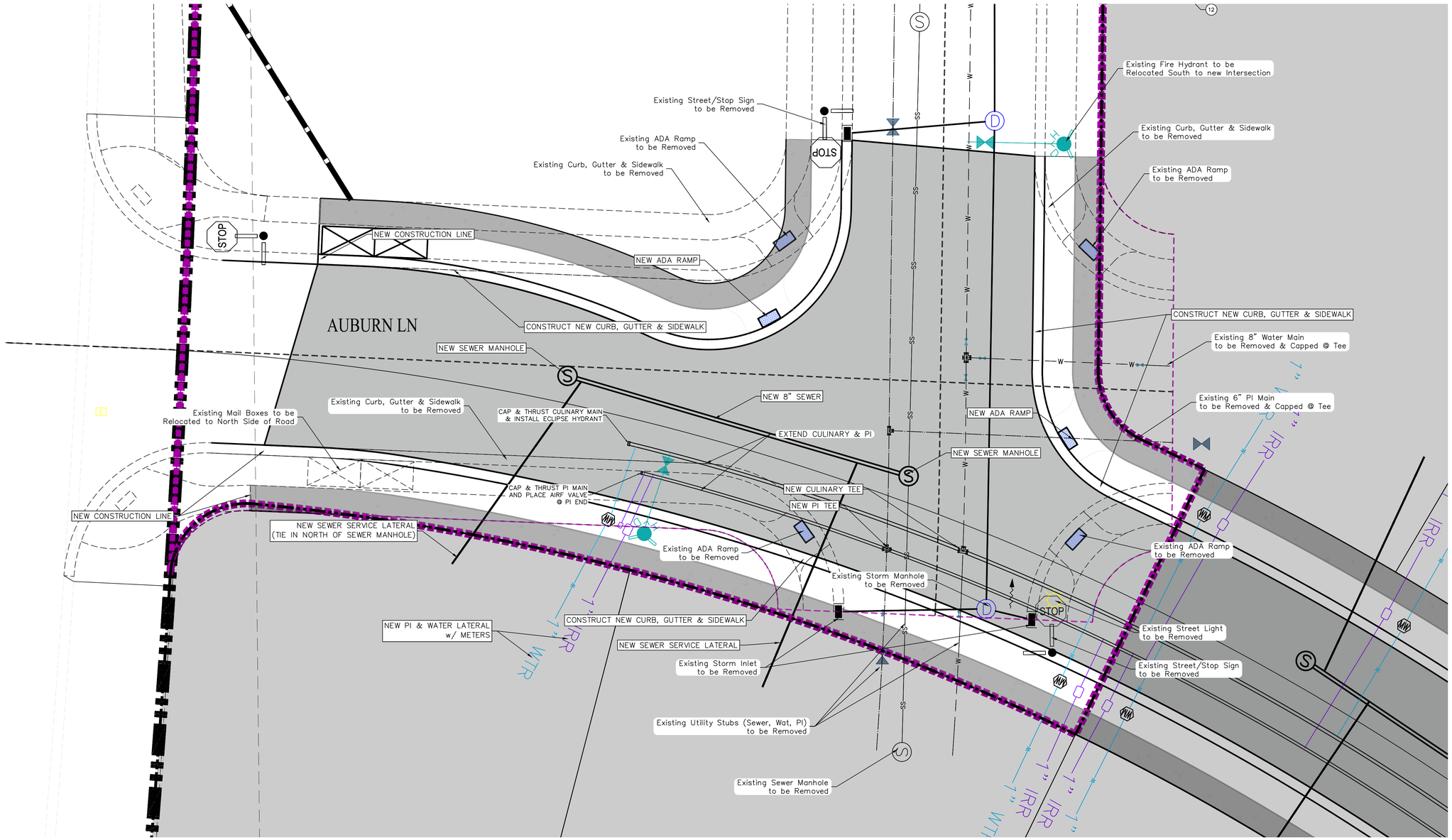
REVISIONS:

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SHEET NAME:
DEMO PLAN

SHEET:
DM-02

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NORTH

0 5 10 20 30

(24"x36")
SCALE 1" = 10'
(11"x17")
SCALE 1" = 20'

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

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TANNER FLATS at SUMMIT RIDGE
PHASE 2 – AMENDED

LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:5.27.2025
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
DEMO PLAN

SHEET:
DM-04

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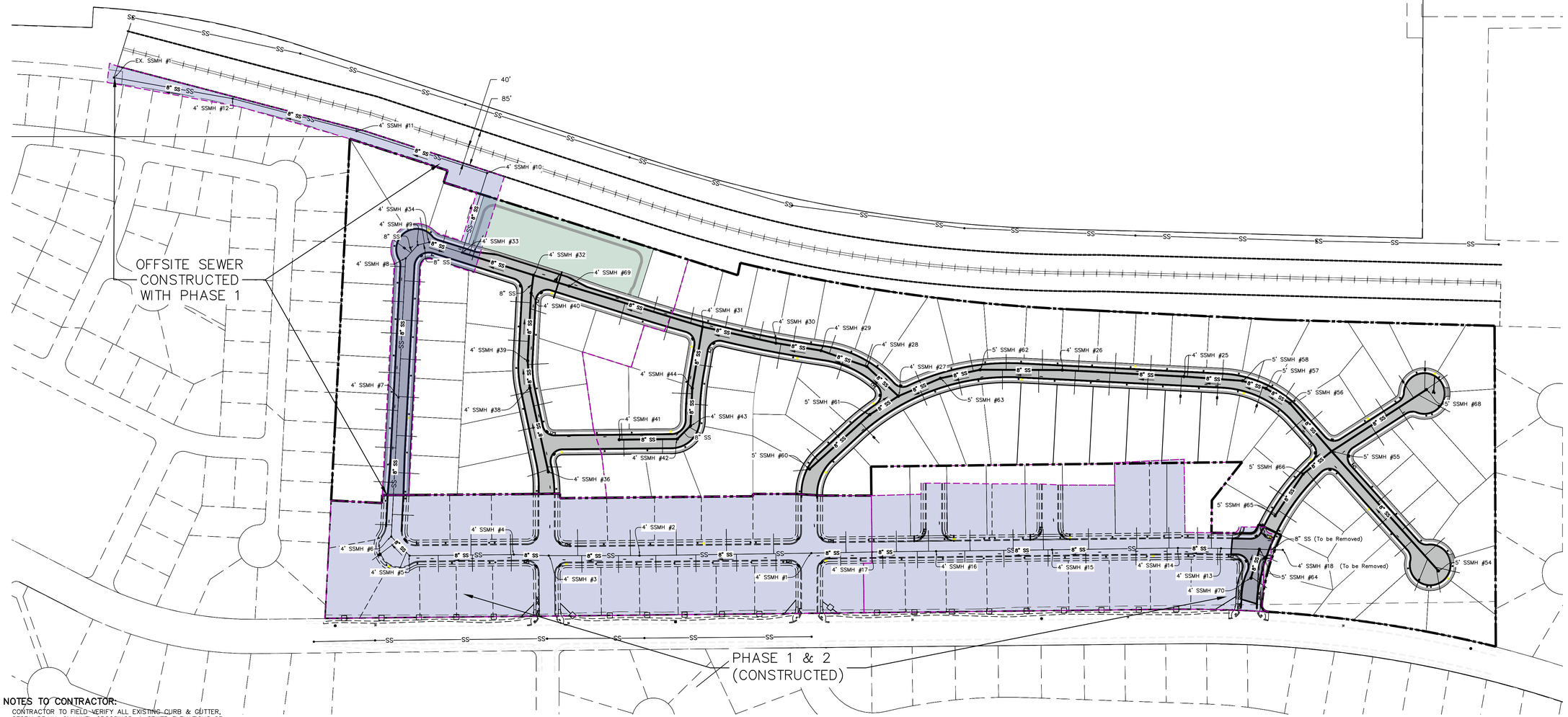
1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM 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.
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS
7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX

NORTH

0 60 120 240 360

(24"x36")
SCALE 1" = 120'
(11"x17")
SCALE 1" = 240'

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS



NOTES TO CONTRACTOR:

CONTRACTOR TO FIELD-VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

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D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2021\2021_017_TANNER FLATS\2_SHEET FILES_PRELIMINARY\SEWER PLANS

region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com



TANNER FLATS
at SUMMIT RIDGE
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:5.27.2025
PROJECT #
REVISIONS:
1
2
3

SHEET NAME:
SEWER PLANS
SHEET:
SS-01

1. 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.
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7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX

NORTH

0 50 100 200 300

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

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

STORM RETENTION POND
VOLr = 119,898 cu ft
VOLp = 121,250 cu ft

POND VOL = 71,250
LID VOL = 50,000

PHASE 1 & 2
(CONSTRUCTED)

NOTES TO CONTRACTOR:

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D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2021\2021_017_TANNER FLATS\2_SHEET FILES_PRELIMINARY\STORM PLANS

region Engineering & Surveying
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Orem, UT 84057
P: 801.376.2245
regiondesignllc.com



TANNER FLATS
at SUMMIT RIDGE

LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:5.27.2025
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
STORM PLANS

SHEET:
SD-01

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NORTH

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

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

OFFSITE SEWER CONSTRUCTED WITH PHASE 1

UP-02

UP-03

UP-04

PHASE 1 & 2 (CONSTRUCTED)

Stone Brook Circle

Summit Ridge Pkwy

TANNER ROAD

Park Ln

NOTES TO CONTRACTOR:

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PROFESSIONAL ENGINEER AND LAND SURVEYOR
187023
Donald L. Lyster
P.E./L.S.
6/27/2025

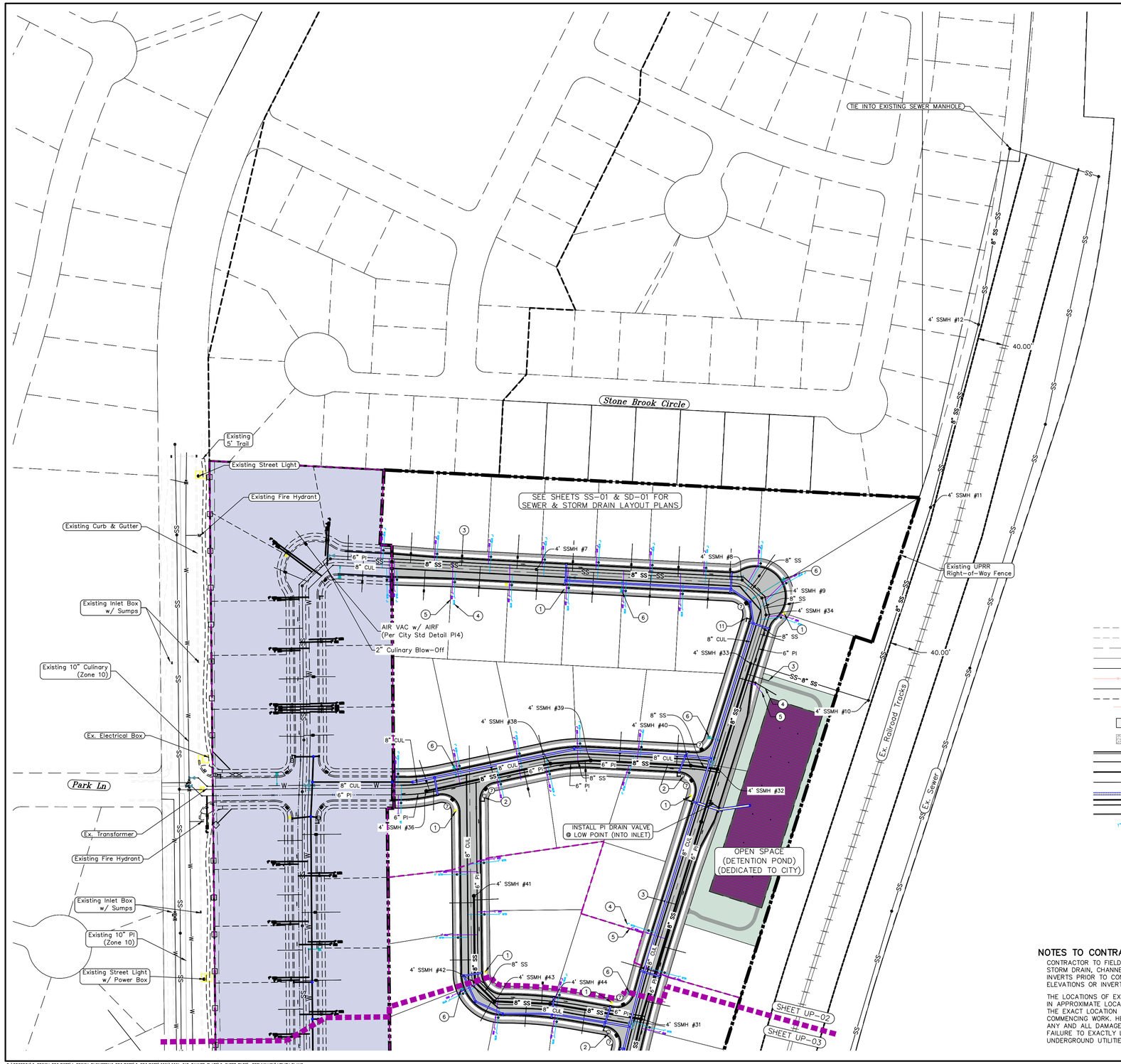
TANNER FLATS
at SUMMIT RIDGE
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:5.27.2025
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
UTILITY PLANS

SHEET:
UP-01



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4. CULINARY WATER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
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6. FIRE HYDRANT
7. ADA RAMP (PER SANTAQUIN CITY STANDARDS)
8. STUB & PLUG FOR FUTURE CONNECTION (PER SANTAQUIN CITY STANDARDS)
9. NDCBU (3 BOXES)
10. 5' TRAIL
11. STREET SIGN ONLY

LEGEND

- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING DEED LINE
- EXISTING STORM MAIN
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING PI MAIN
- EXISTING CONCRETE
- PI/WAT/SEWER LATERAL
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED CURB & GUTTER
- PROPOSED LOT LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- PROPOSED STORM MAIN
- PROPOSED CUL MAIN
- PROPOSED PI MAIN
- PROPOSED SEWER MAIN
- PROPOSED WAT/PI/SEWER SERVICE LATERALS
- RESIDENTIAL STREET LIGHT
- PROPOSED VALVE (WAT/PI)
- PROPOSED SEWER MANHOLE
- PROPOSED STORM INLET/MANHOLE
- PROPOSED ADA RAMP
- PROPOSED STOP/STREET SIGN
- PROPOSED FIRE HYDRANT
- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
- FOUND CLASS I STREET MONUMENT
- SET STREET MONUMENT
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- PUBLIC UTILITY EASEMENT
- SECTION LINE
- R-TANK LID CHAMBERS

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NORTH

0 40 80 160 240

(24"x36")
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(11"x17")
SCALE 1" = 160'

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

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TANNER FLATS at SUMMIT RIDGE

LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

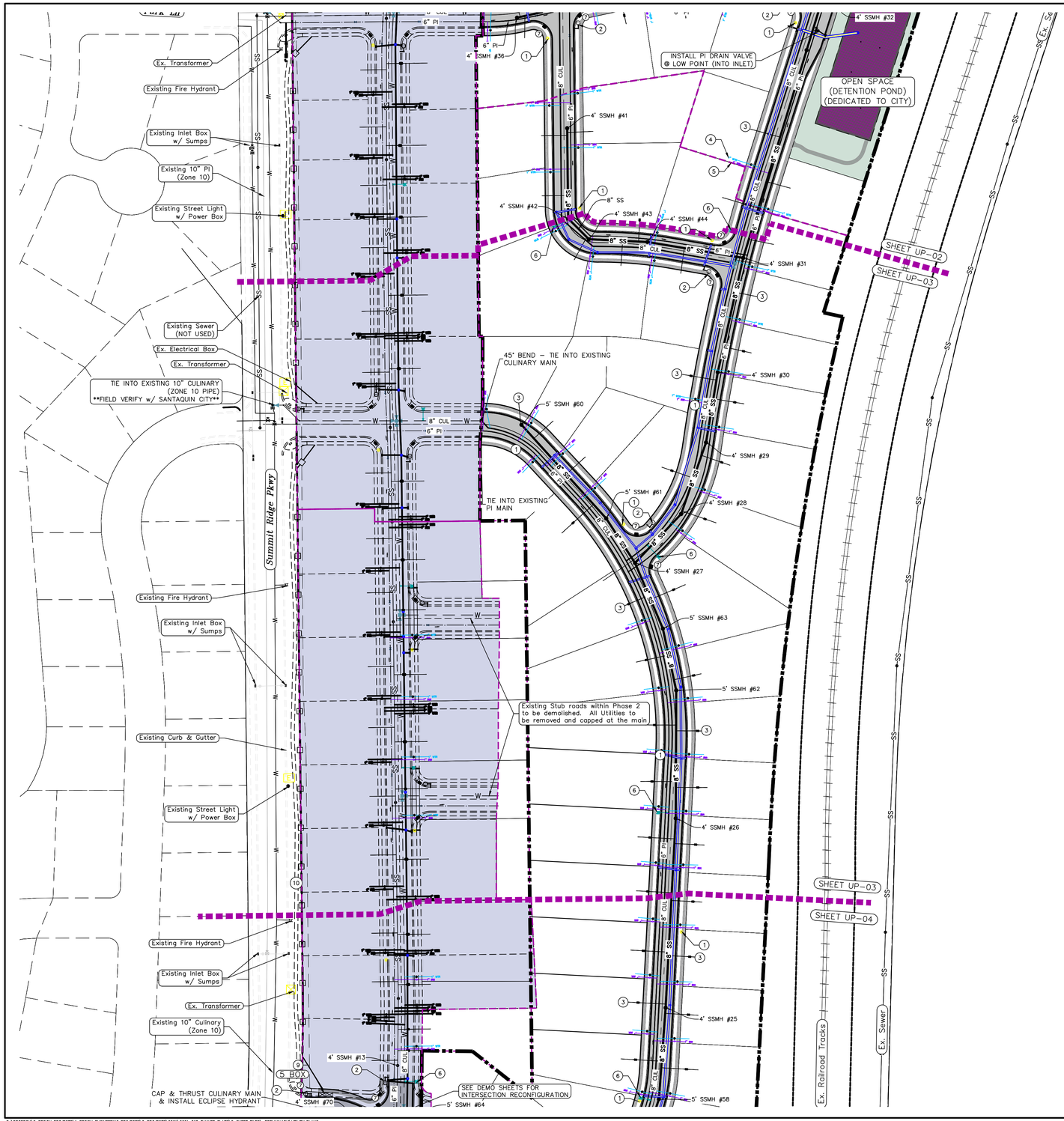
DATE:5.27.2025
PROJECT #

REVISIONS:

1	
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3	

SHEET NAME: UTILITY PLANS
SHEET: UP-02

D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2021\2021_017_TANNER FLATS\2_SHEET FILES_PRELIMINARY\UTILITY PLANS



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9. NDCBU (3 BOXES)
10. 5' TRAIL
11. STREET SIGN ONLY

LEGEND

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- PROPOSED ASPHALT
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- PROPOSED CURB & GUTTER
- PROPOSED LOT LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- PROPOSED STORM MAIN
- PROPOSED CUL MAIN
- PROPOSED PI MAIN
- PROPOSED SEWER MAIN
- PROPOSED WAT/PI/SEWER SERVICE LATERALS
- RESIDENTIAL STREET LIGHT

- PROPOSED VALVE (WAT/PI)
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NORTH

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LICENSED LAND SURVEYOR
187023
Donald L. Lyster
PLS
6/27/2025

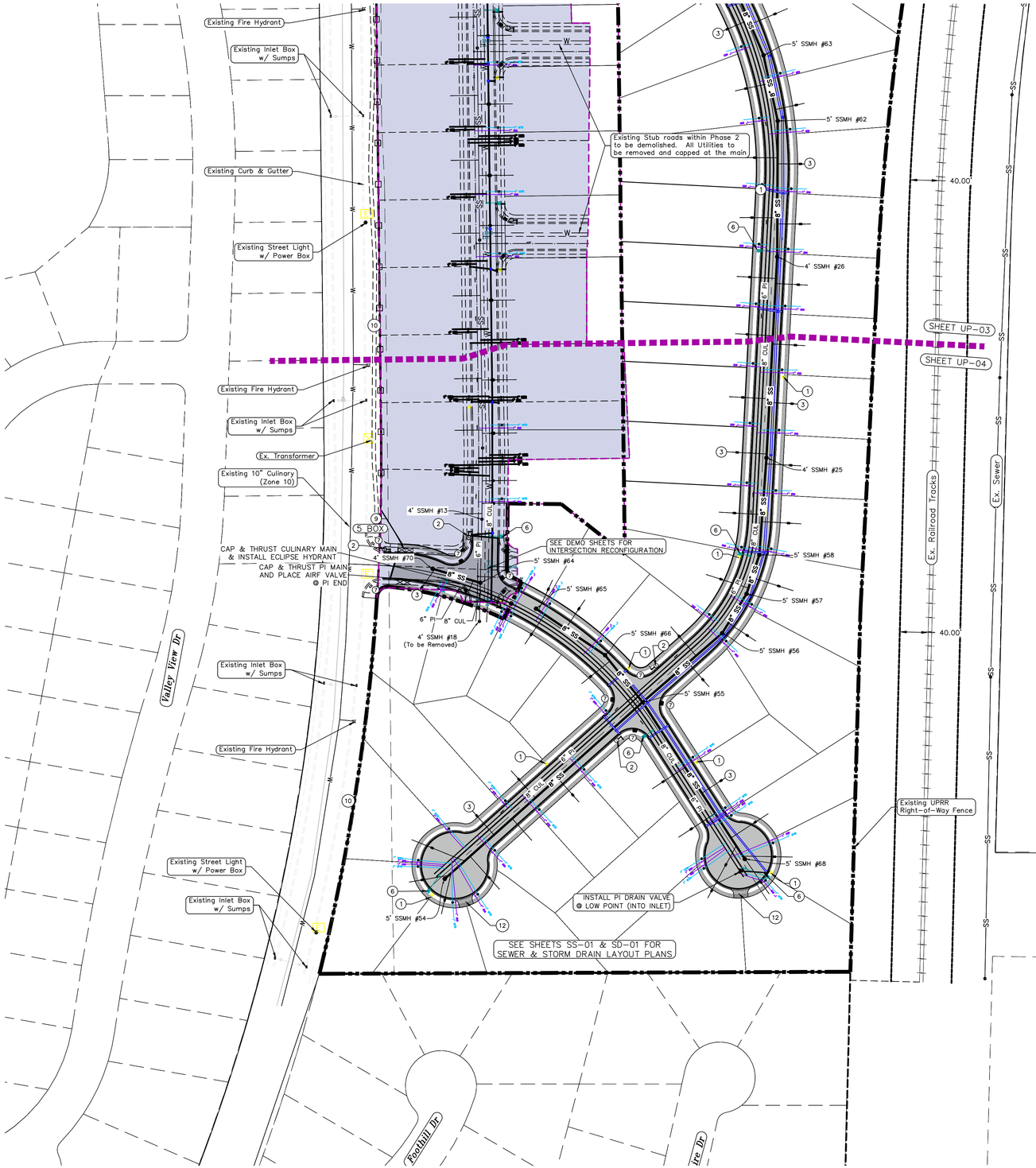
TANNER FLATS at SUMMIT RIDGE

LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:5.27.2025
PROJECT #
REVISIONS:
1
2
3

SHEET NAME: UTILITY PLANS
SHEET: UP-03

D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2021\2021_017_TANNER FLATS\2_SHEET FILES_PRELIMINARY\UTILITY PLANS



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7. ADA RAMP (PER SANTAQUIN CITY STANDARDS)
8. STUB & PLUG FOR FUTURE CONNECTION (PER SANTAQUIN CITY STANDARDS)
9. NDCBU
10. 5' TRAIL
11. STREET SIGN ONLY
12. SNOW LOADING ZONE

LEGEND

- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING DEED LINE
- EXISTING STORM MAIN
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING PI MAIN
- EXISTING CONCRETE
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PROFESSIONAL LAND SURVEYOR # 187023 Donald L. Lyster P.E.L.S. STATE OF UTAH 6/27/2025

TANNER FLATS at SUMMIT RIDGE

LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:5.27.2025
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME: UTILITY PLANS
SHEET: UP-04

D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2021\2021_07_TANNER FLATS\2_SHEET FILES_PRELIMINARY\UTILITY PLANS

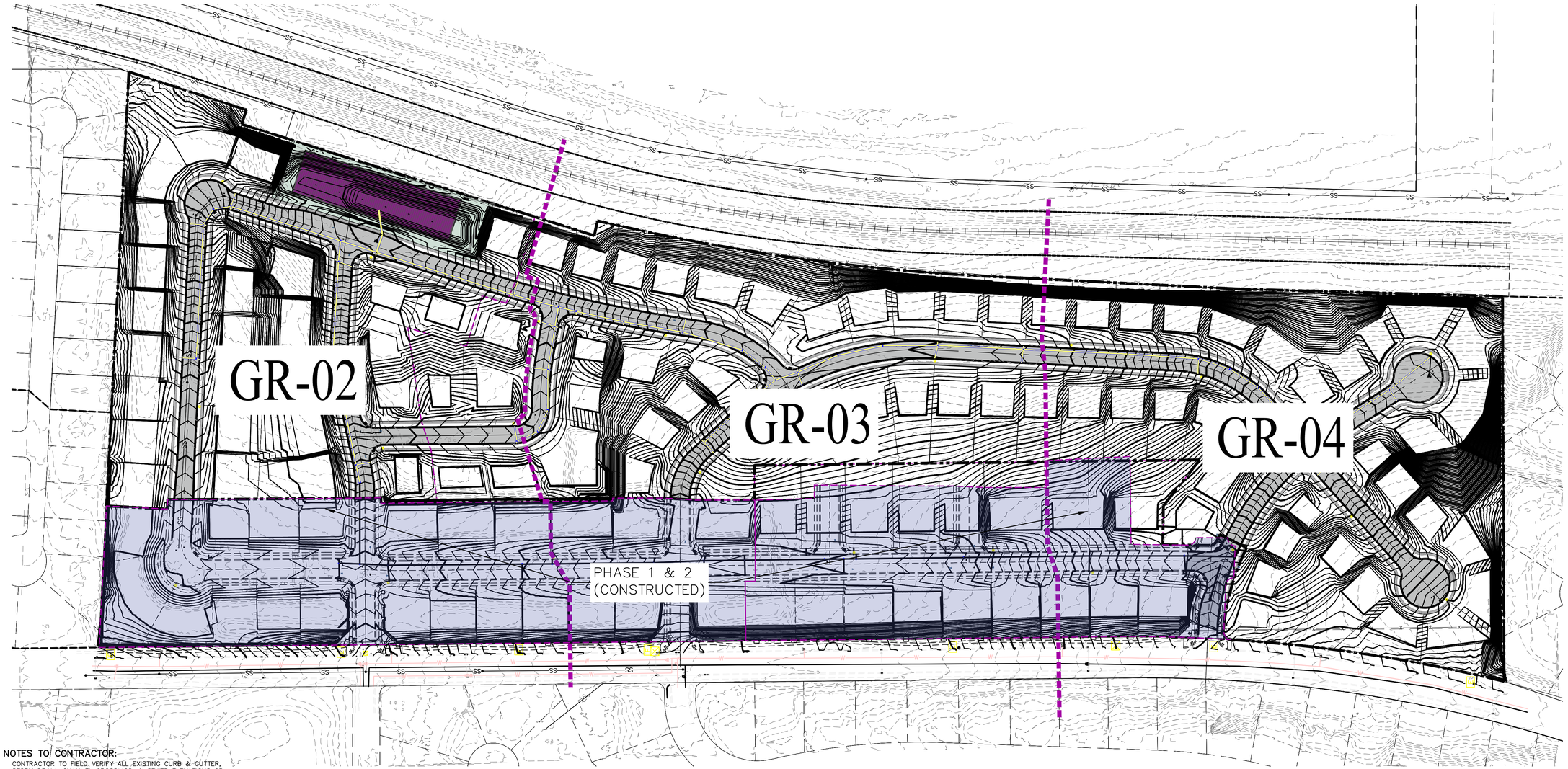
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6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS
7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX

NORTH

0 50 100 200 300

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

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS



NOTES TO CONTRACTOR:

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D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2021\2021_017_TANNER FLATS\2_SHEET FILES_PRELIMINARY\GRADING PLANS

region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

PROFESSIONAL ENGINEER AND LAND SURVEYOR
187023
Donald L. Ipsen
P.E. L.S.
6/27/2025

TANNER FLATS
at SUMMIT RIDGE
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:5.27.2025
PROJECT #

REVISIONS:

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3	

SHEET NAME:
GRADING PLANS

SHEET:
GR-01



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- EXISTING WATER MAIN
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- EXISTING CONCRETE
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TANNER FLATS
at SUMMIT RIDGE

LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 5.27.2025
PROJECT #

REVISIONS:
1
2
3

SHEET NAME: GRADING PLANS
SHEET: GR-02

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Donald L. Ignter — 187023 — PROFESSIONAL ENGINEER — STATE OF UTAH — 6/27/2025

TANNER FLATS at SUMMIT RIDGE

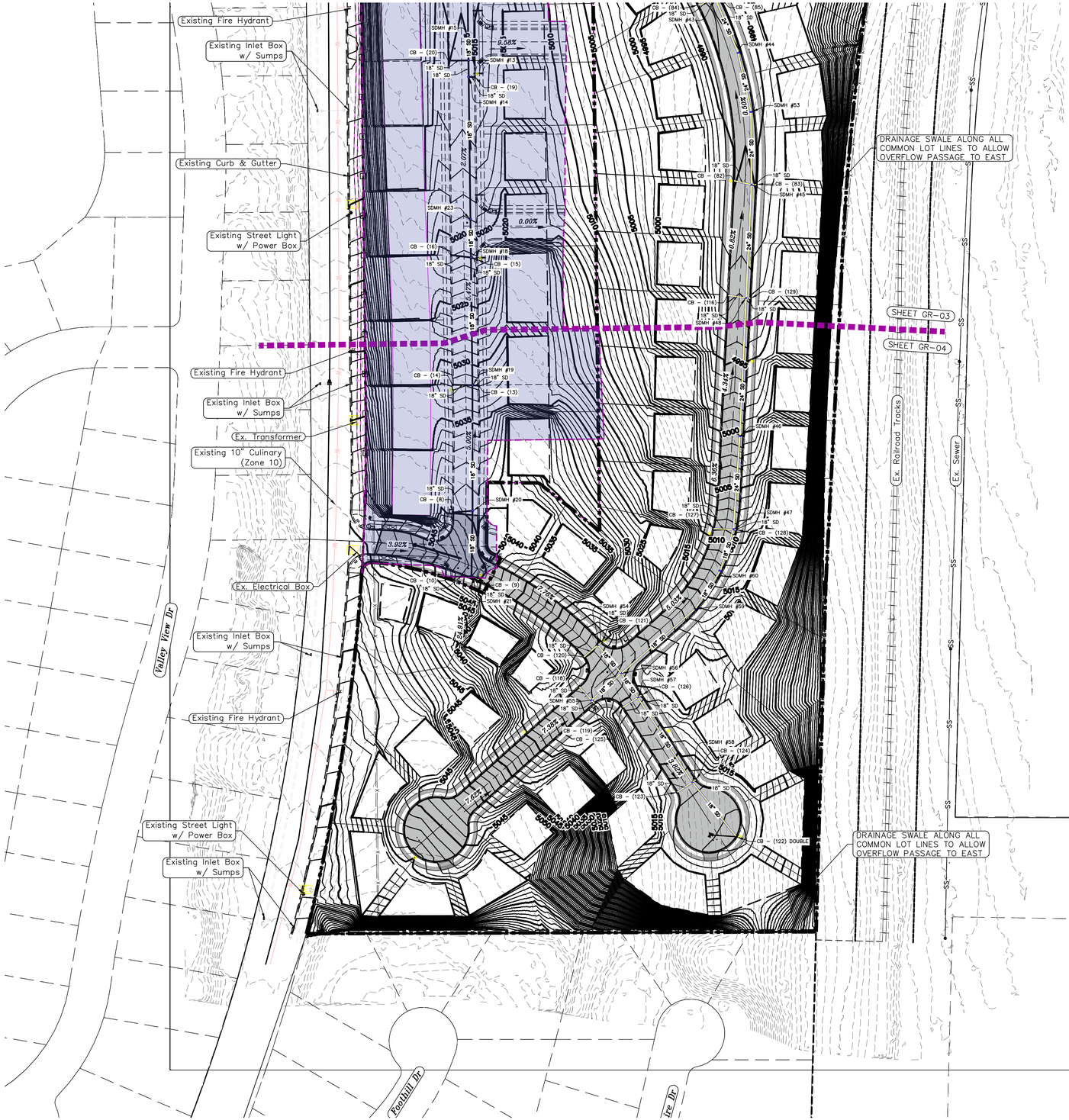
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 5.27.2025
PROJECT #

REVISIONS:
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SHEET NAME: GRADING PLANS
SHEET: GR-03

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P.L.S.
STATE OF UTAH
6/27/2025

TANNER FLATS at SUMMIT RIDGE

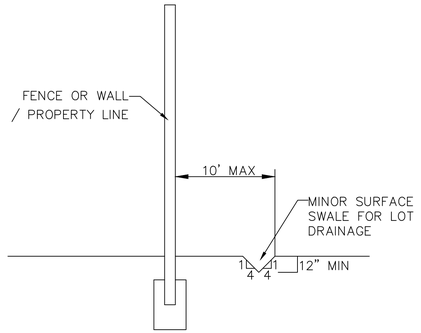
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:5.27.2025
PROJECT #

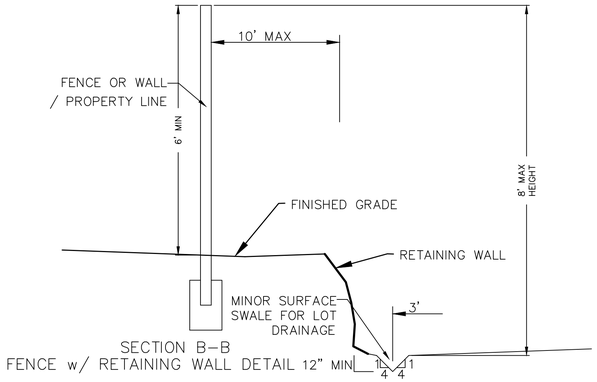
REVISIONS:
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SHEET NAME: GRADING PLANS
SHEET: GR-04

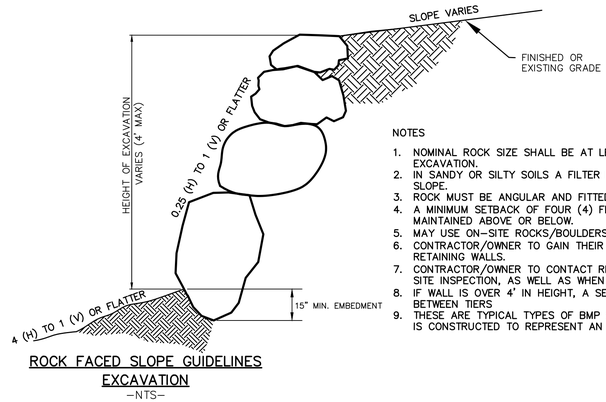
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SECTION C–C
FENCE DETAIL



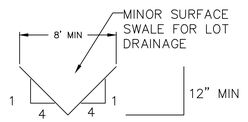
SECTION B–B
FENCE w/ RETAINING WALL DETAIL 12" MIN



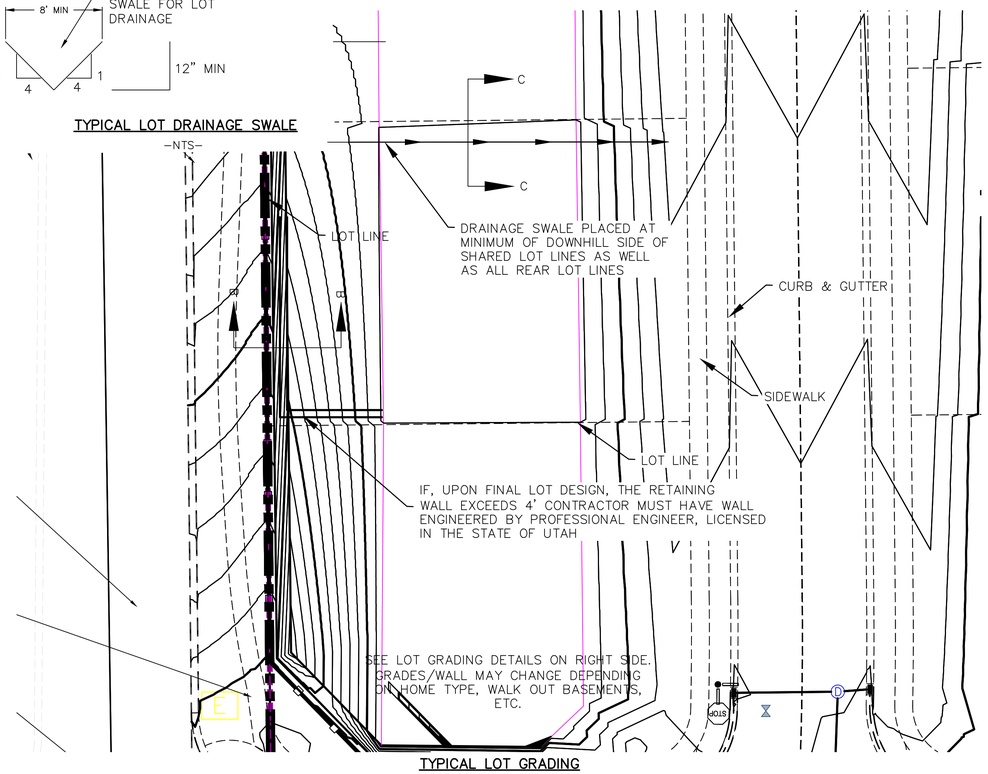
ROCK FACED SLOPE GUIDELINES
EXCAVATION
–NTS–

NOTES

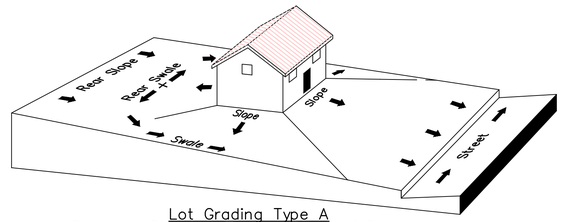
1. NOMINAL ROCK SIZE SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE EXCAVATION.
2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH THE ADJACENT ROCK.
4. A MINIMUM SETBACK OF FOUR (4) FEET FROM BUILDINGS OR STRUCTURES SHALL BE MAINTAINED ABOVE OR BELOW.
5. MAY USE ON-SITE ROCKS/BOULDERS IF CONDITION APPLYS
6. CONTRACTOR/OWNER TO GAIN THEIR OWN STRUCTURAL ENGINEER AND DESIGN FOR ALL RETAINING WALLS.
7. CONTRACTOR/OWNER TO CONTACT REGION ENGINEERING AFTER FIRST WALL IS PLACED FOR SITE INSPECTION, AS WELL AS WHEN FINAL PRODUCT IS COMPLETED
8. IF WALL IS OVER 4' IN HEIGHT, A SECOND TIER MUST BE PLACED WITH A 5' LANDING IN BETWEEN TIERS
9. THESE ARE TYPICAL TYPES OF BMP STORM DRAINAGE MEASURES. NOTHING ON THIS SHEET IS CONSTRUCTED TO REPRESENT AN APPROVED INDIVIDUAL LOT GRADING PLAN.



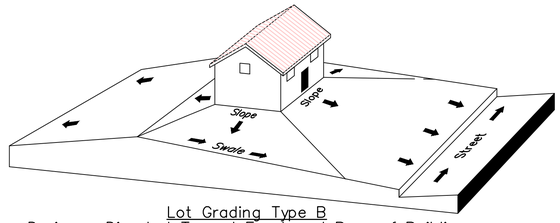
TYPICAL LOT DRAINAGE SWALE
–NTS–



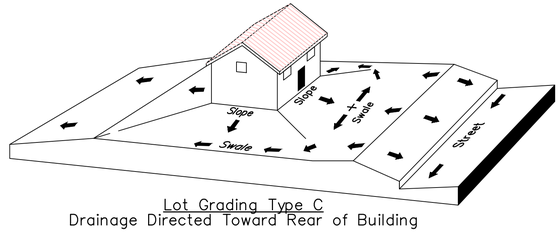
TYPICAL LOT GRADING
–NTS–



Lot Grading Type A
Drainage Directed Toward Front of Building



Lot Grading Type B
Drainage Directed Toward Front and Rear of Building



Lot Grading Type C
Drainage Directed Toward Rear of Building

Lot Drainage -

- At minimum, 50% of roof drains shall drain towards the street.
- All side downspouts are to be diverted toward the front or rear of the lot.
- Yards to be positively graded away from all window wells
- HOA's &/or homeowners are responsible for maintaining lot line drainage pathways through their properties per drainage plan.
- All lot lines are to be maintained as drainage pathways for accumulating runoff from adjoining lots.
- All lots shall meet the International Building Code standards and drain away from the structure.

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UTAH
6/27/2025

TANNER FLATS
at SUMMIT RIDGE
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:5.27.2025
PROJECT #
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SHEET NAME:
GRADING PLANS
SHEET:
GR-05

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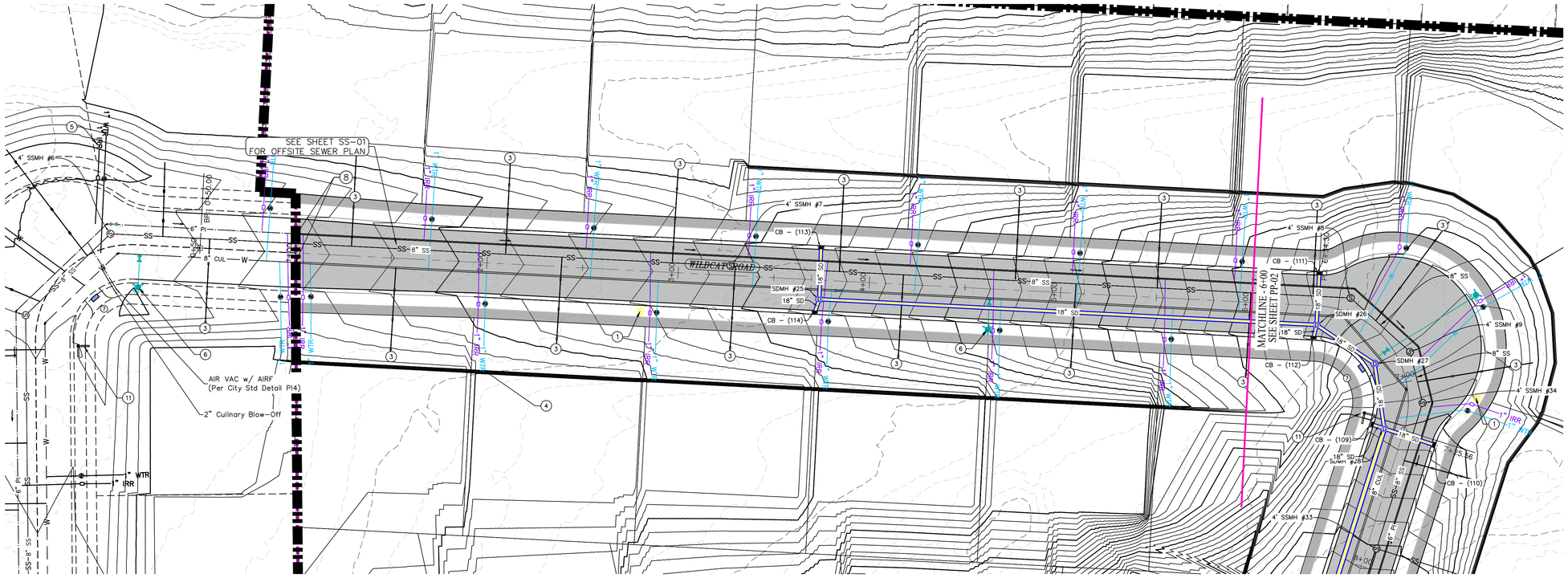
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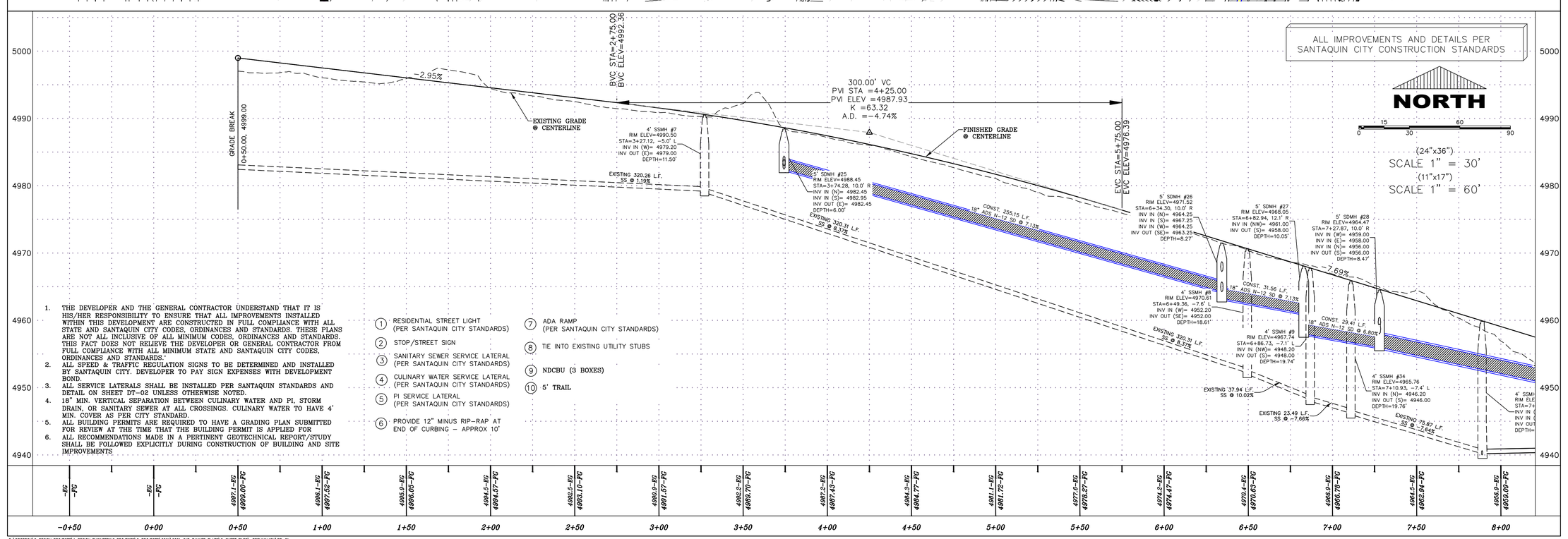
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SHEET NAME:
PLAN & PROFILE INDEX
SHEET:
PP-IN





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1. RESIDENTIAL STREET LIGHT (PER SANTAQUIN CITY STANDARDS)
2. STOP/STREET SIGN
3. SANITARY SEWER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
4. CULINARY WATER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
5. PI SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
6. PROVIDE 12" MINUS RIP-RAP AT END OF CURBING - APPROX 10'
7. ADA RAMP (PER SANTAQUIN CITY STANDARDS)
8. TIE INTO EXISTING UTILITY STUBS
9. NDCBU (3 BOXES)
10. 5' TRAIL

region Engineering & Surveying
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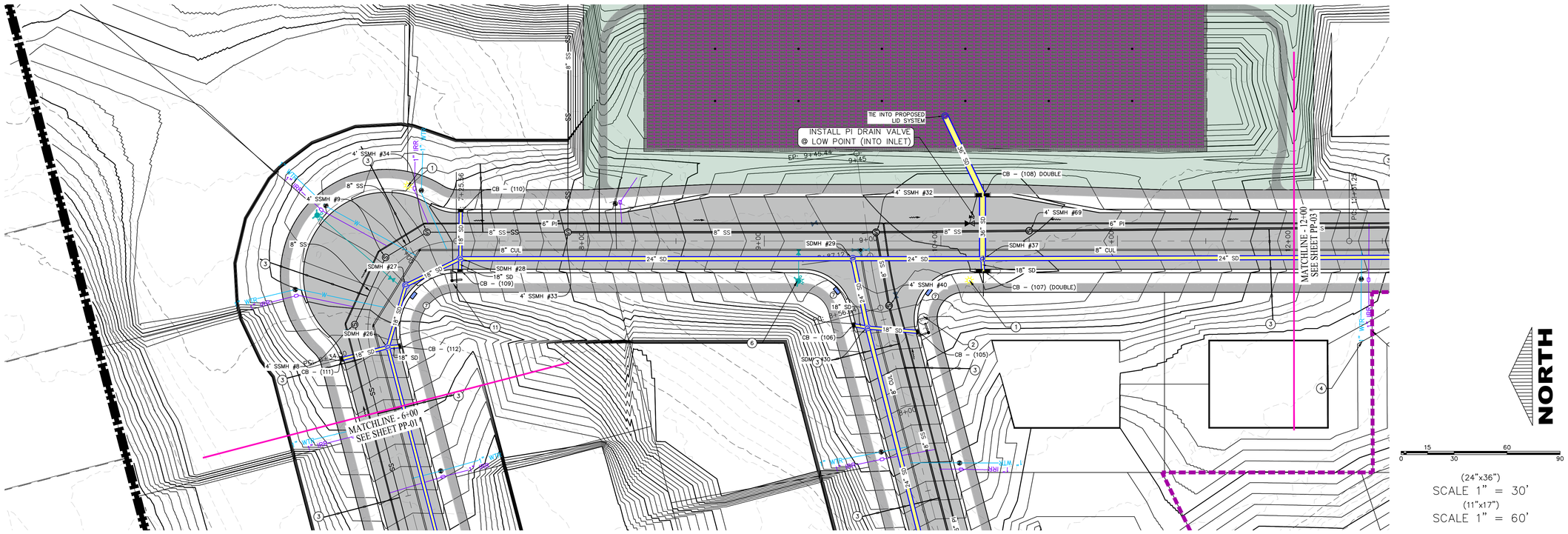
TANNER FLATS
at SUMMIT RIDGE

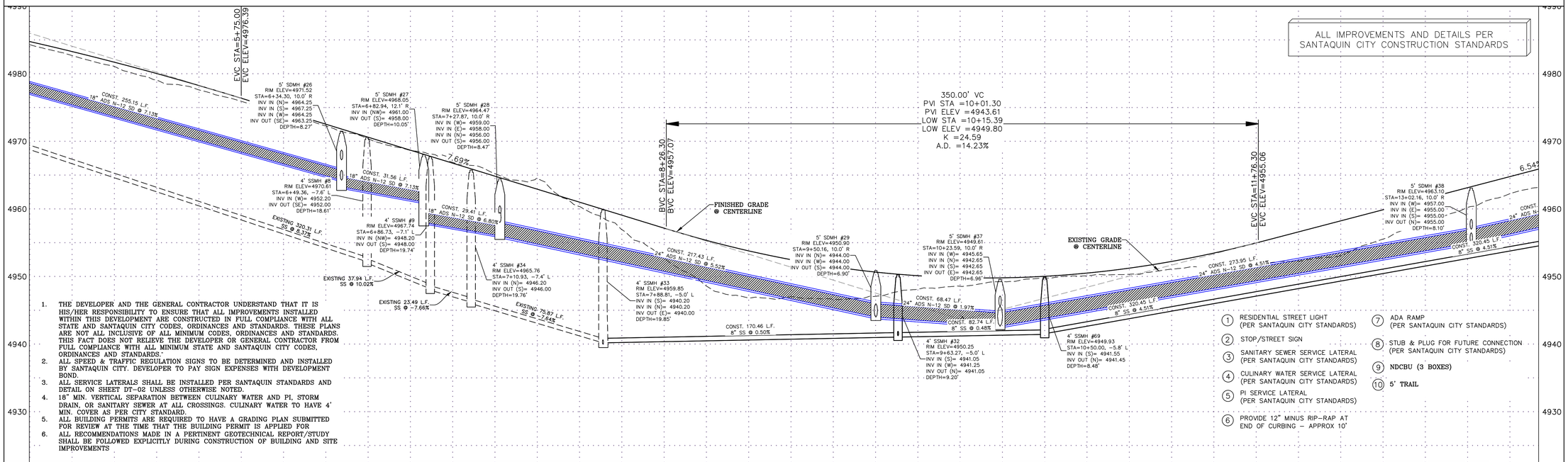
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:5.27.2025
PROJECT #
REVISIONS:
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SHEET NAME:
PLAN & PROFILE
SHEET:
PP-01

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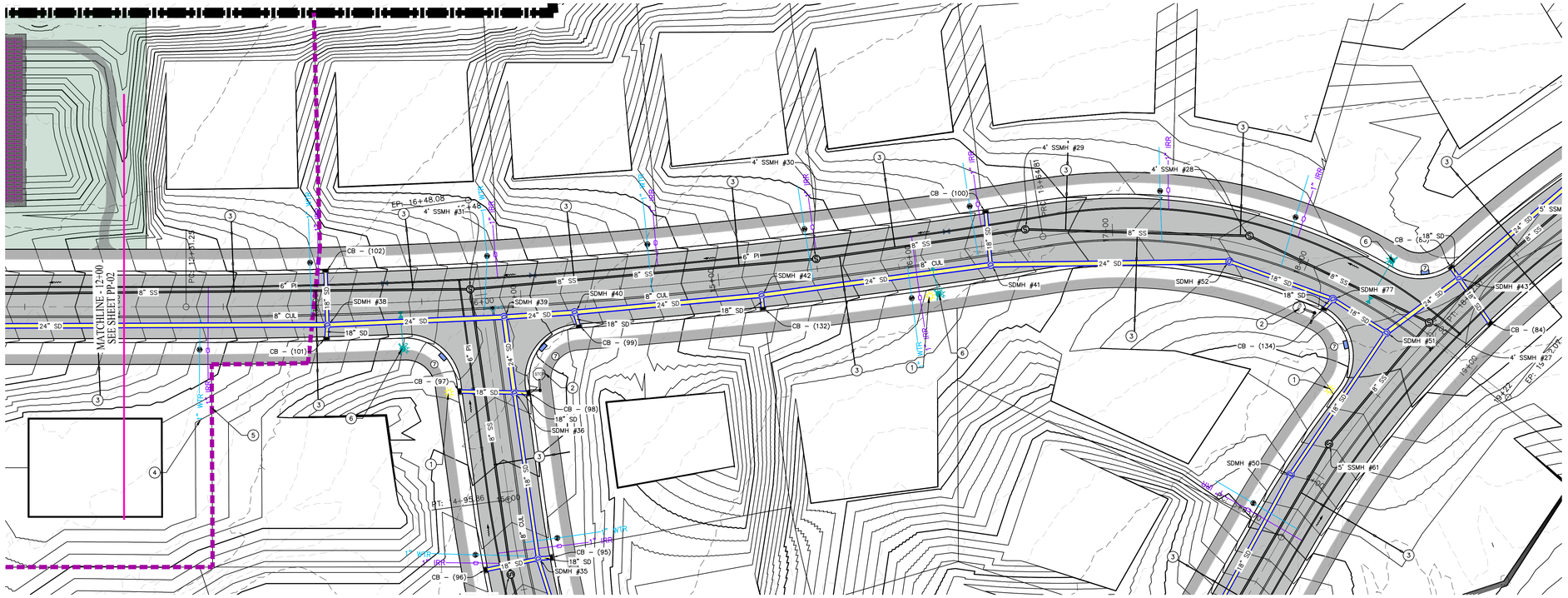
TANNER FLATS
at SUMMIT RIDGE

LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

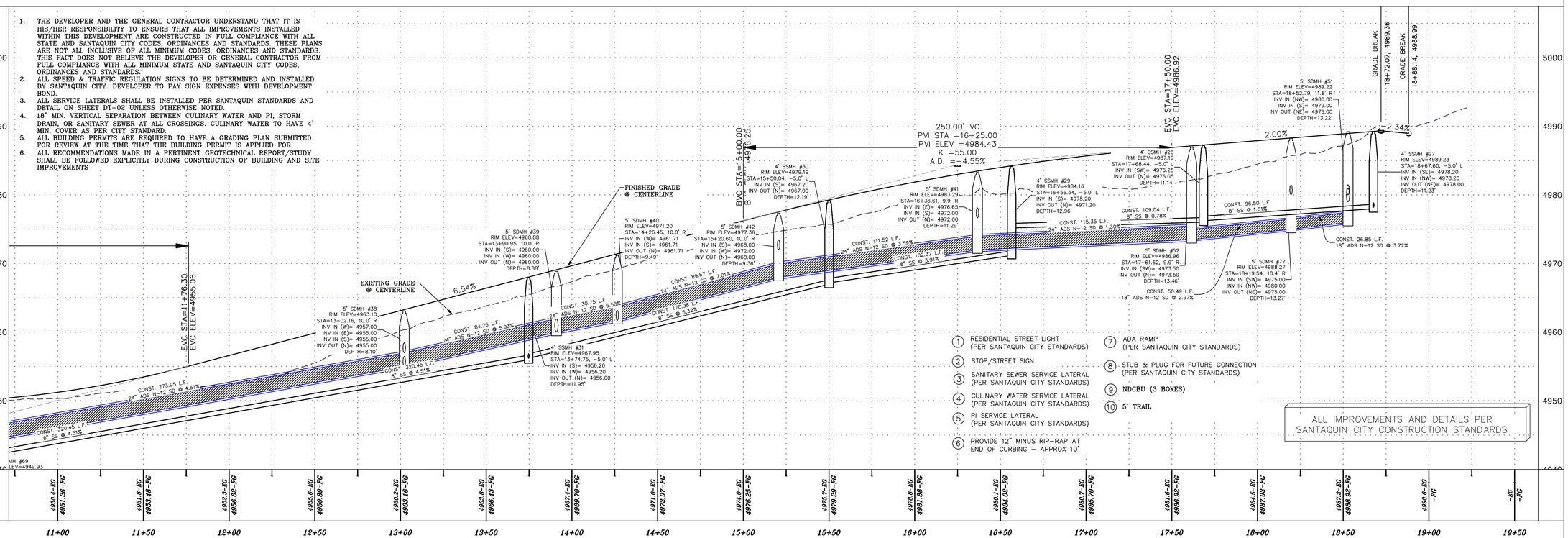
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PROJECT #
REVISIONS:
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SHEET NAME: PLAN & PROFILE
SHEET: PP-02

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10. 5' TRAIL

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

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187023
Donald L. Ipsen
PLS
6/27/2025

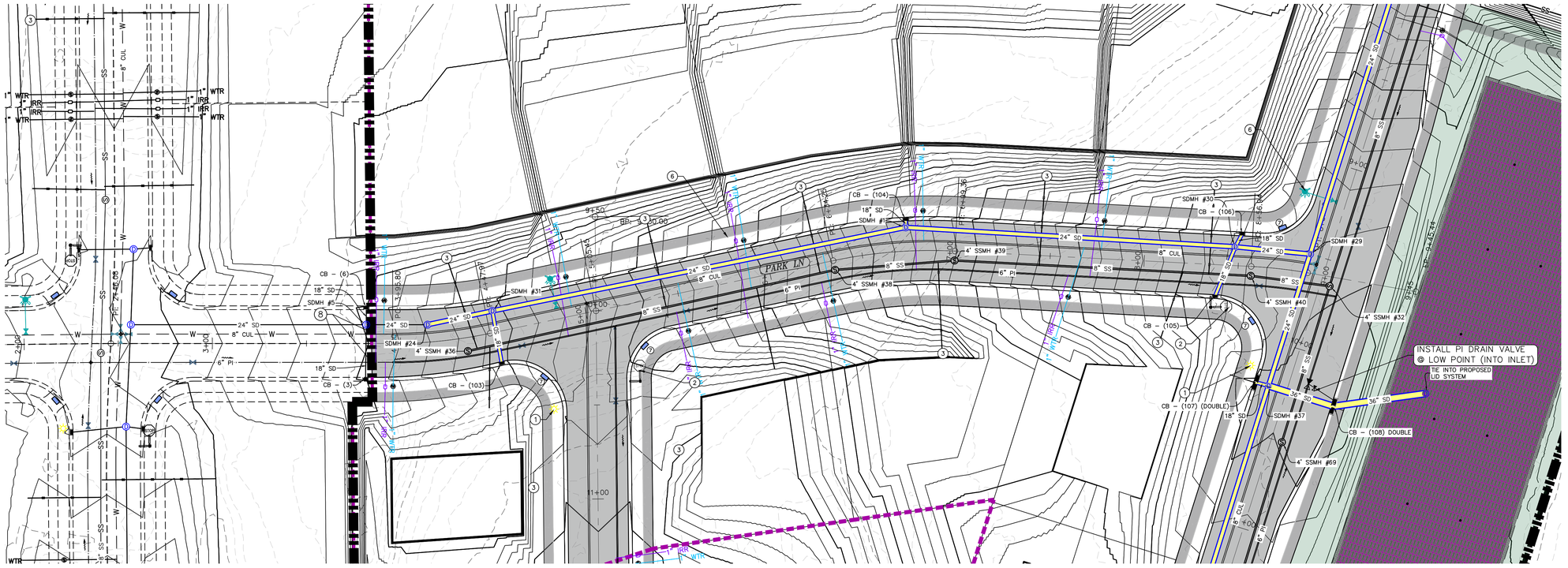
TANNER FLATS
at SUMMIT RIDGE
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

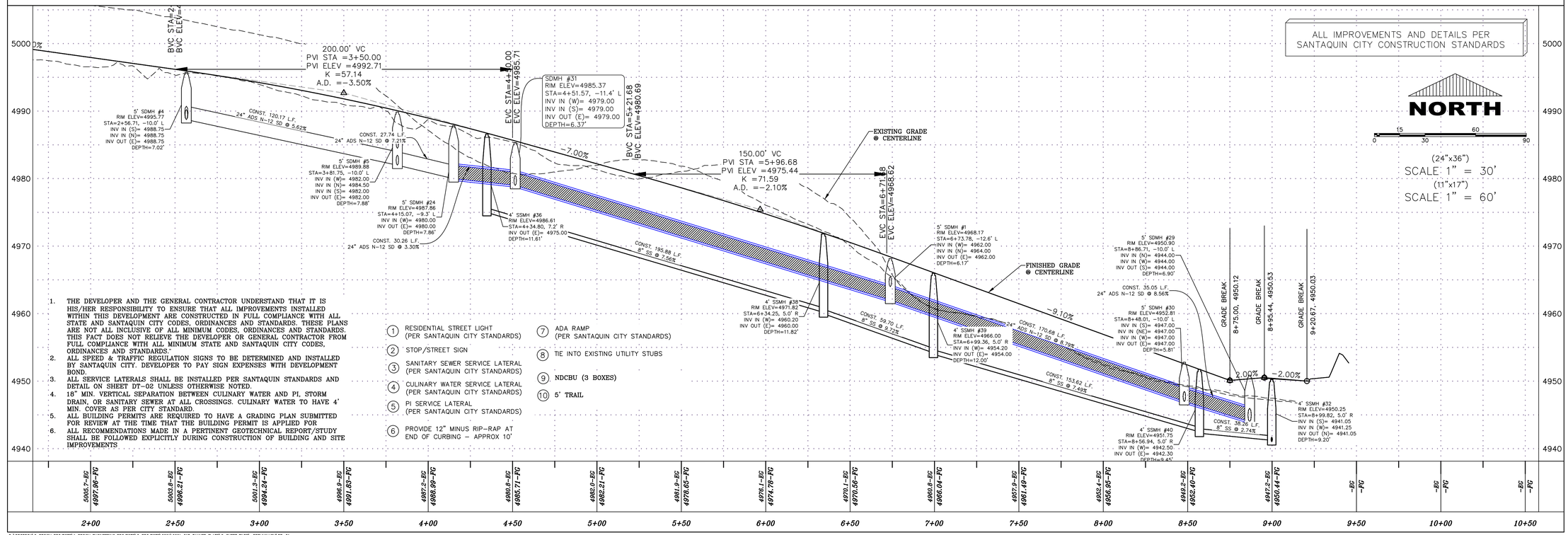
DATE:5.27.2025
PROJECT #

REVISIONS:
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SHEET NAME:
PLAN & PROFILE
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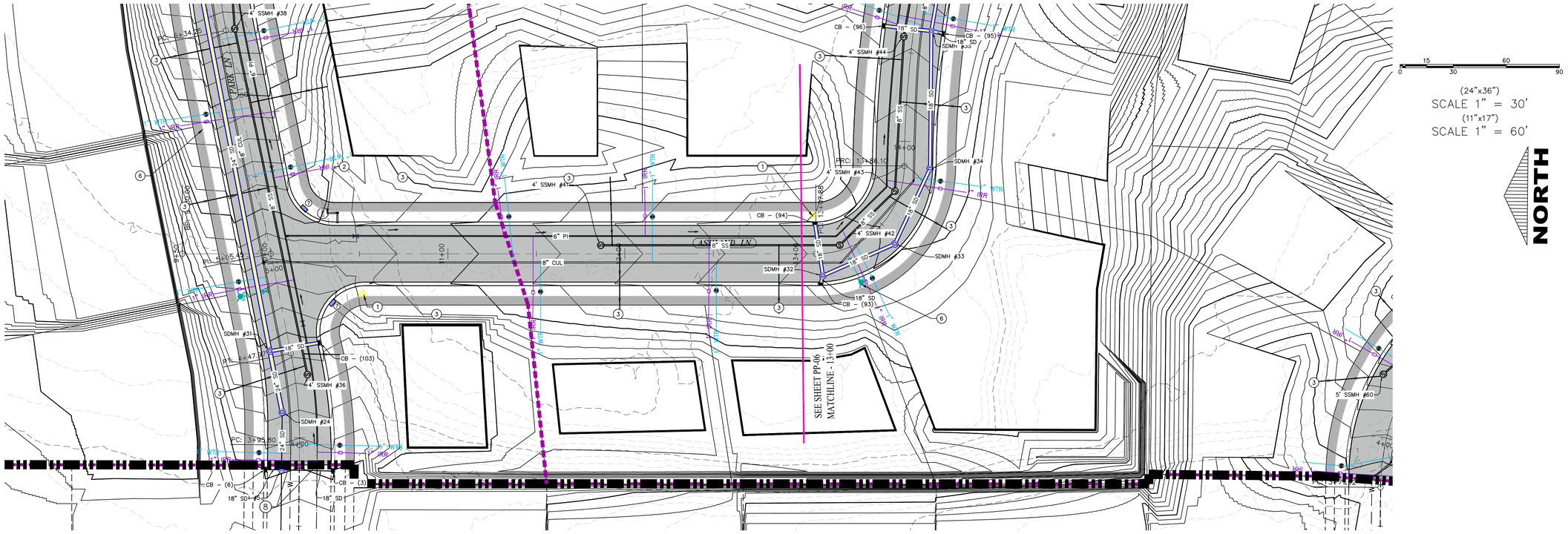
PROFESSIONAL LAND SURVEYOR
18703
Donald L. Ipsen
P.L.S.
6.27.2025

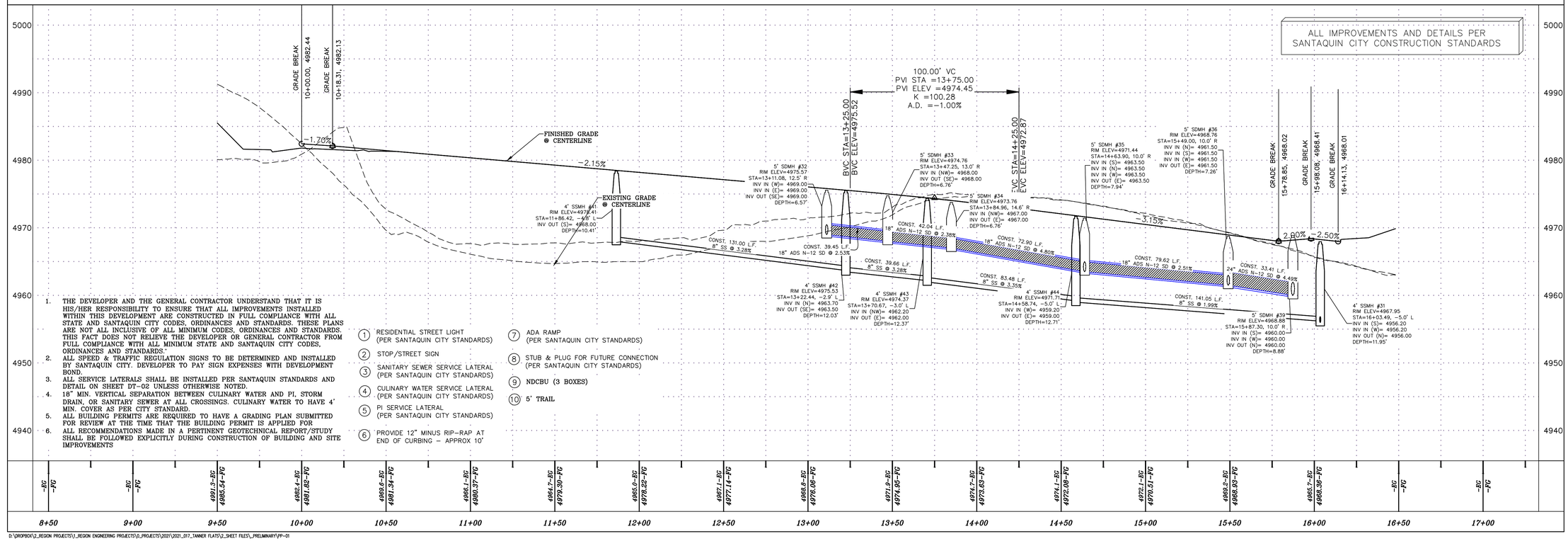
TANNER FLATS at SUMMIT RIDGE

LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:5.27.2025
PROJECT #
REVISIONS:
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SHEET NAME:
PLAN & PROFILE
SHEET:
PP-04





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UTAH
6/27/2025

TANNER FLATS
at SUMMIT RIDGE

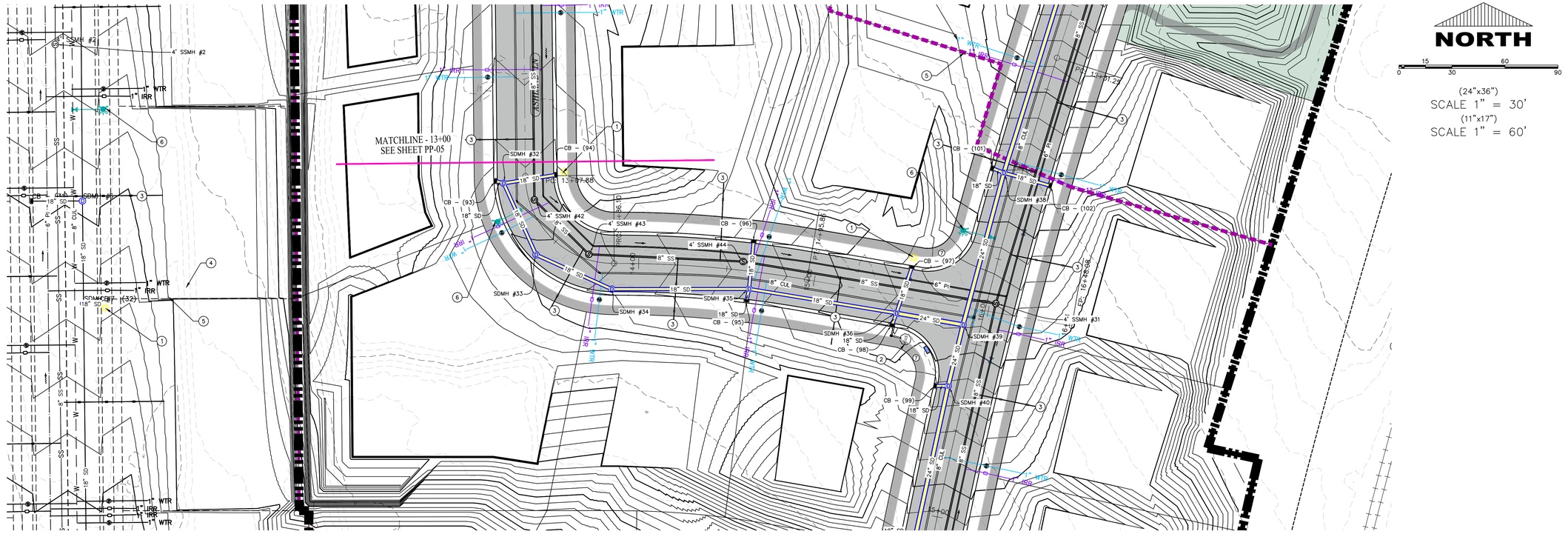
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

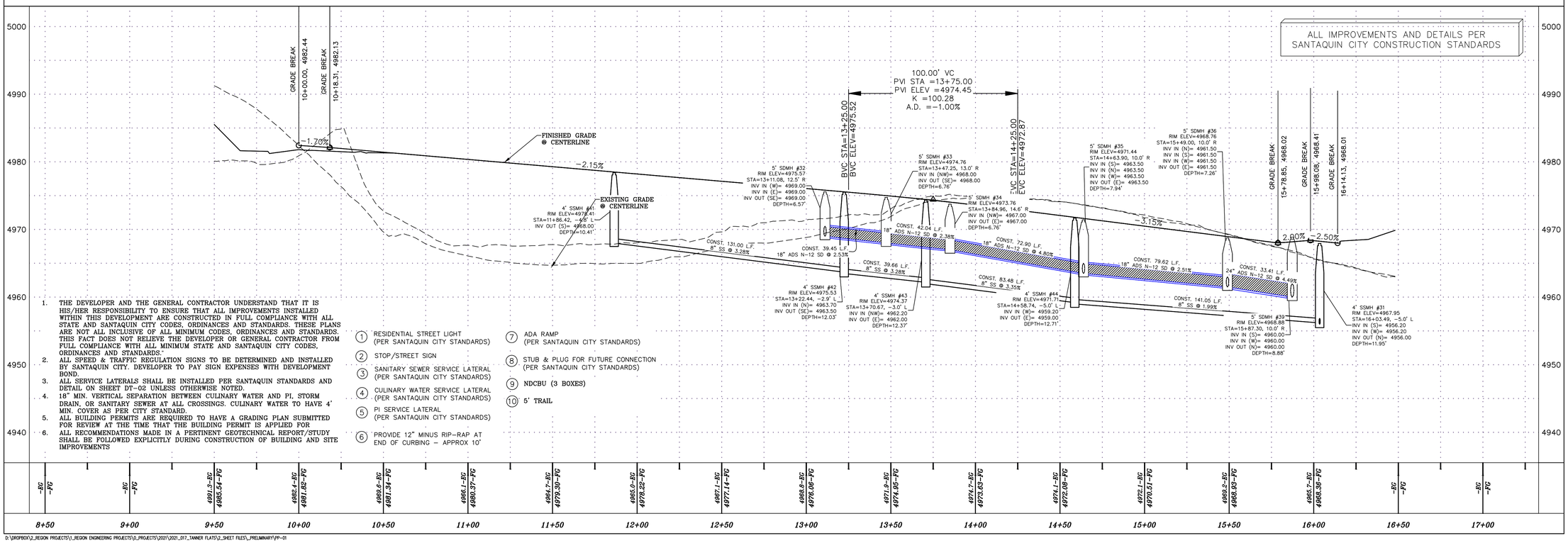
DATE:5.27.2025
PROJECT #

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PLAN & PROFILE
SHEET:
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8+50 9+00 9+50 10+00 10+50 11+00 11+50 12+00 12+50 13+00 13+50 14+00 14+50 15+00 15+50 16+00 16+50 17+00

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6/27/2025

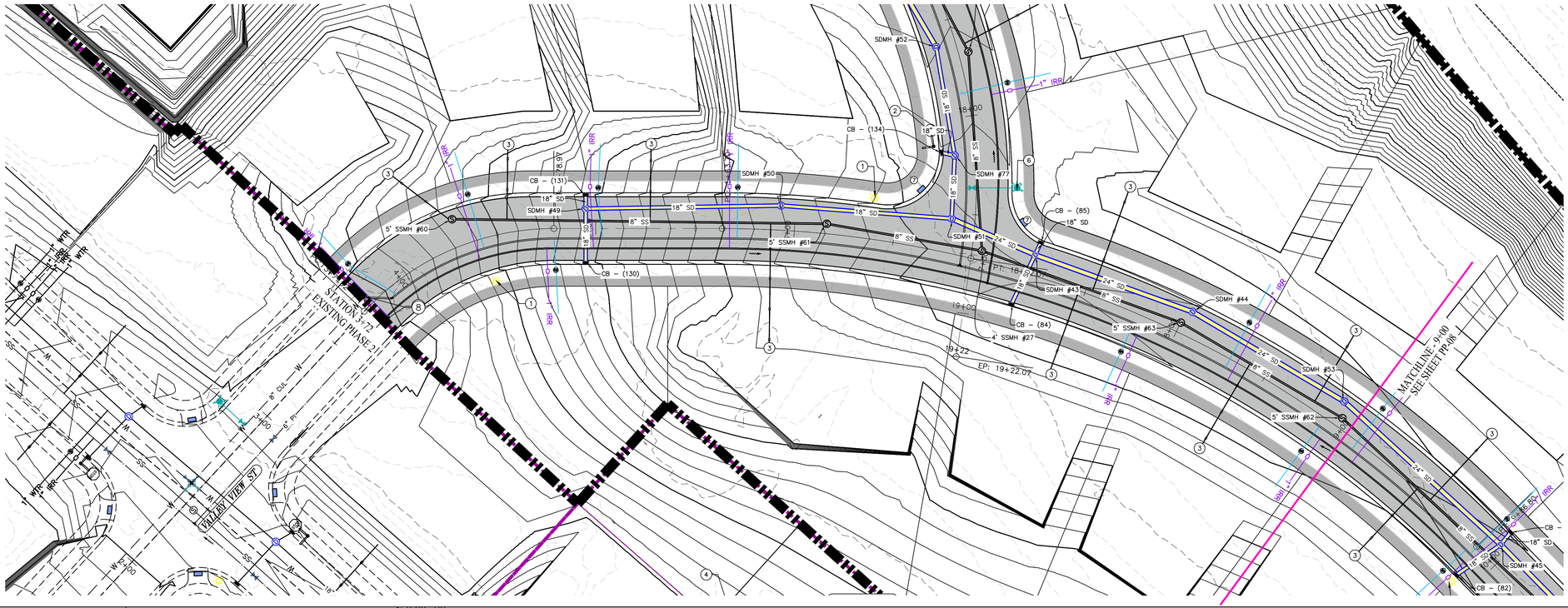
TANNER FLATS
at SUMMIT RIDGE

LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:5.27.2025
PROJECT #

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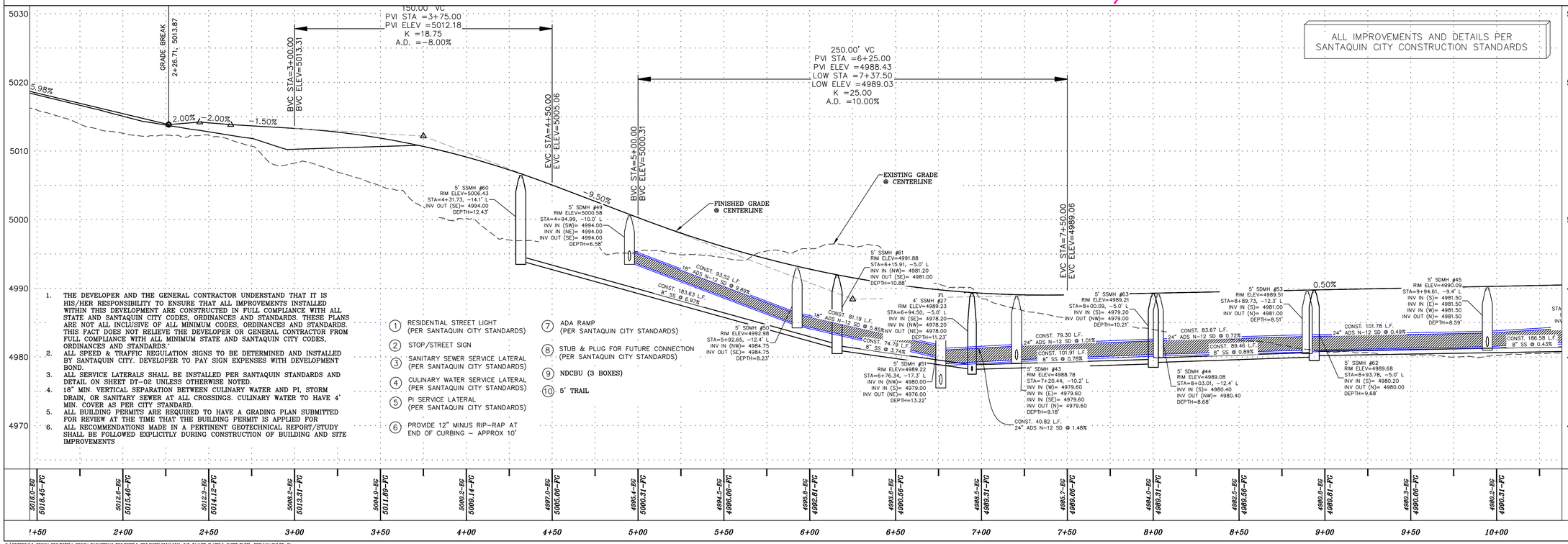
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PLAN & PROFILE
SHEET:
PP-06



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TANNER FLATS
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LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN



DATE:5.27.2025

PROJECT #

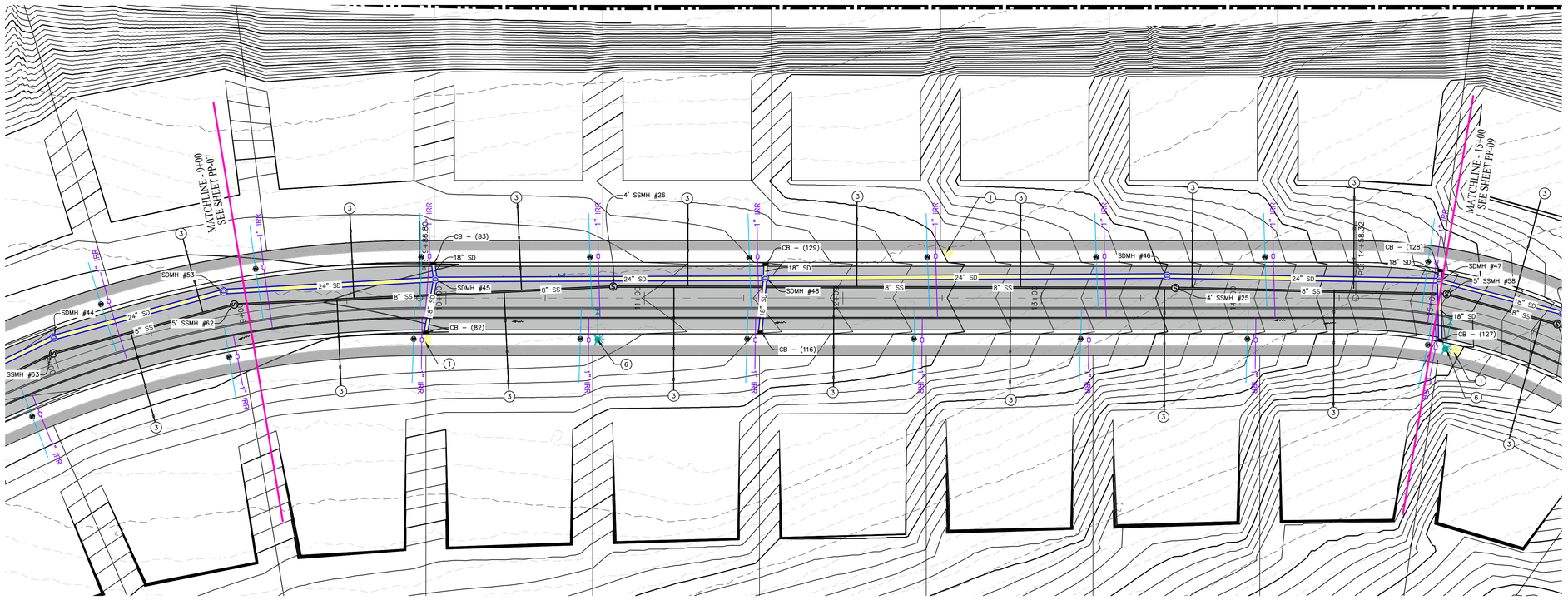
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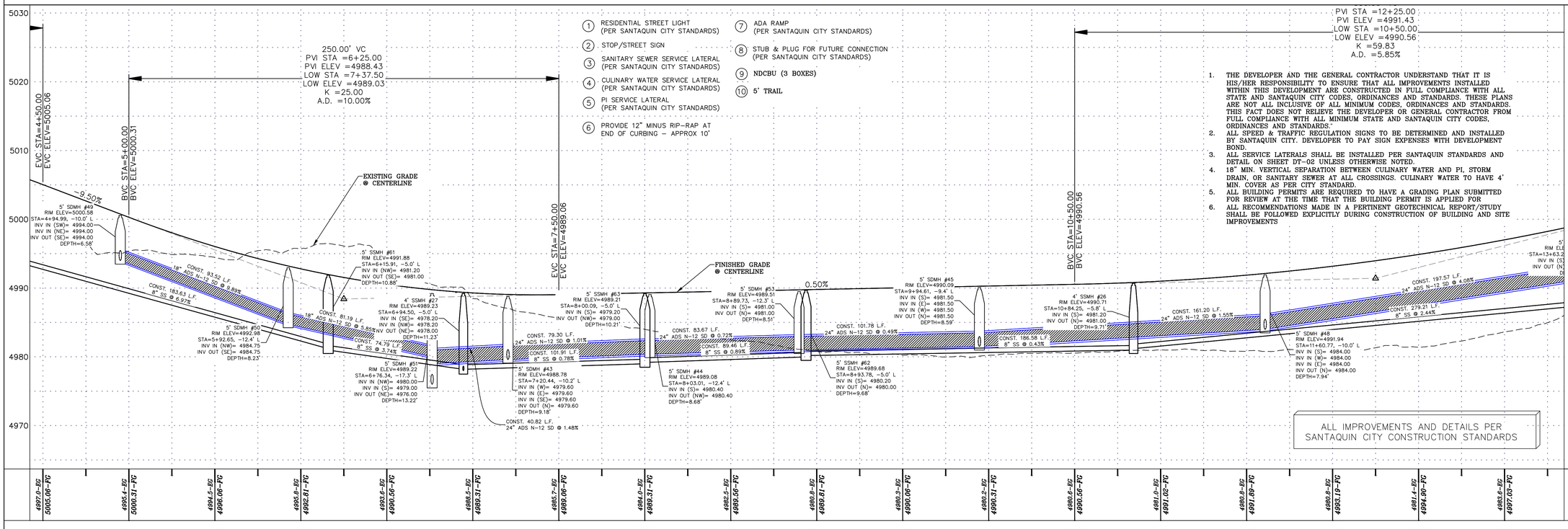
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PLAN & PROFILE

SHEET:
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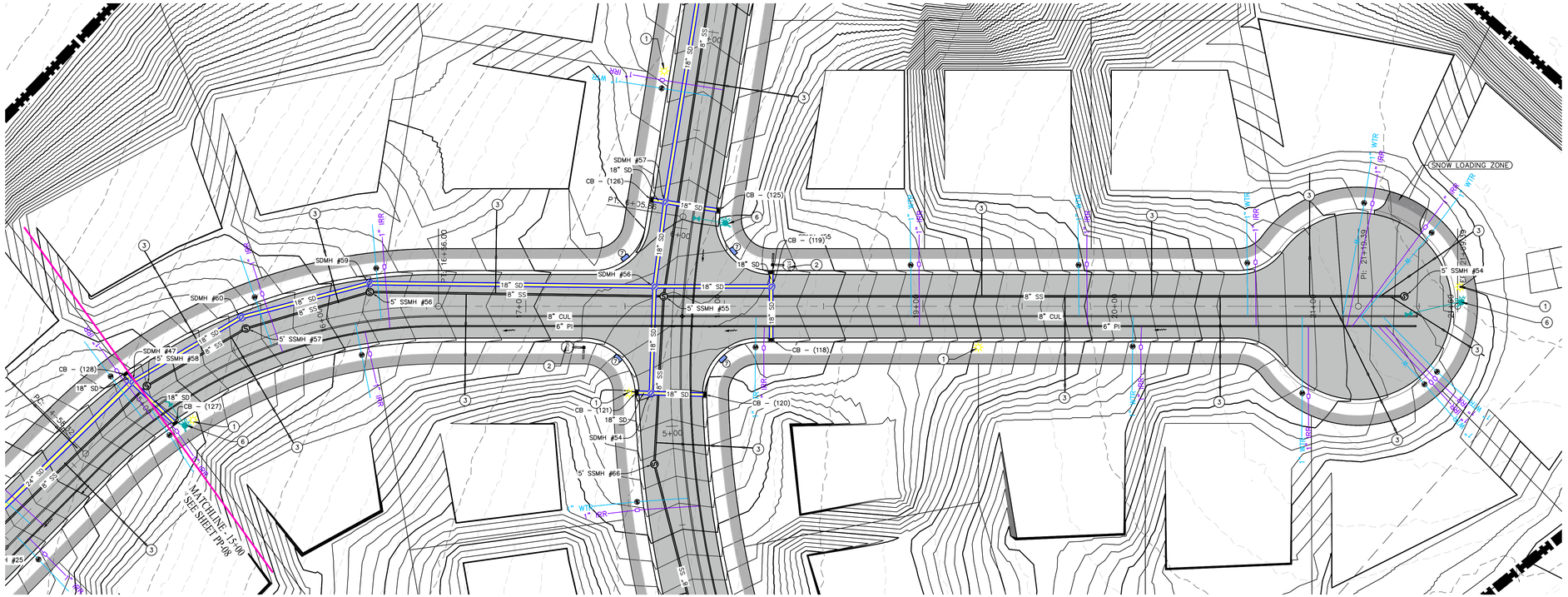
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187023
Donald L. Ipsen
UTAH
6.27.2025

TANNER FLATS
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LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
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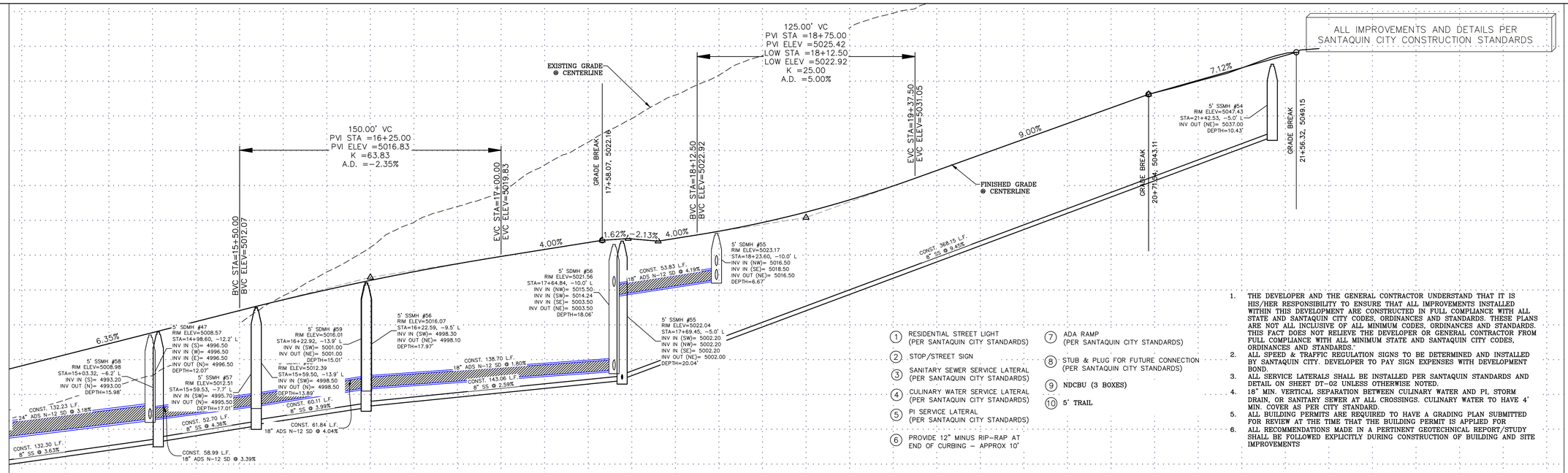
DATE:5.27.2025
PROJECT #
REVISIONS:
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SHEET NAME:
PLAN & PROFILE
SHEET:
PP-08



(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

NORTH



1. RESIDENTIAL STREET LIGHT (PER SANTAQUIN CITY STANDARDS)
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4. CULINARY WATER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
5. PI SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
6. PROVIDE 12" MINUS RIP-RAP AT END OF CURBING – APPROX 10'
7. ADA RAMP (PER SANTAQUIN CITY STANDARDS)
8. STUB & PLUG FOR FUTURE CONNECTION (PER SANTAQUIN CITY STANDARDS)
9. NDCBU (3 BOXES)
10. 5' TRAIL

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3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-02 UNLESS OTHERWISE NOTED.
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6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS

4999.2–EG	5000.72–FG	5002.7–EG	5008.90–FG	5010.2–EG	5012.07–FG	5017.6–EG	5019.03–FG	5024.7–EG	5017.64–FG	5029.0–EG	5019.83–FG	5036.2–EG	5021.83–FG	5043.0–EG	5022.43–FG	5048.7–EG	5024.71–FG	5052.7–EG	5027.96–FG	5056.9–EG	5032.17–FG	5061.8–EG	5036.67–FG	5064.9–EG	5041.17–FG	5067.5–EG	5045.14–FG	5069.4–EG	5048.70–FG	–EG–	–FG–	–EG–	–FG–	–EG–	–FG–
14+50		15+00		15+50		16+00		16+50		17+00		17+50		18+00		18+50		19+00		19+50		20+00		20+50		21+00		21+50		22+00		22+50		23+00	

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187023
Donald L. Lyster
UTAH
6/27/2025

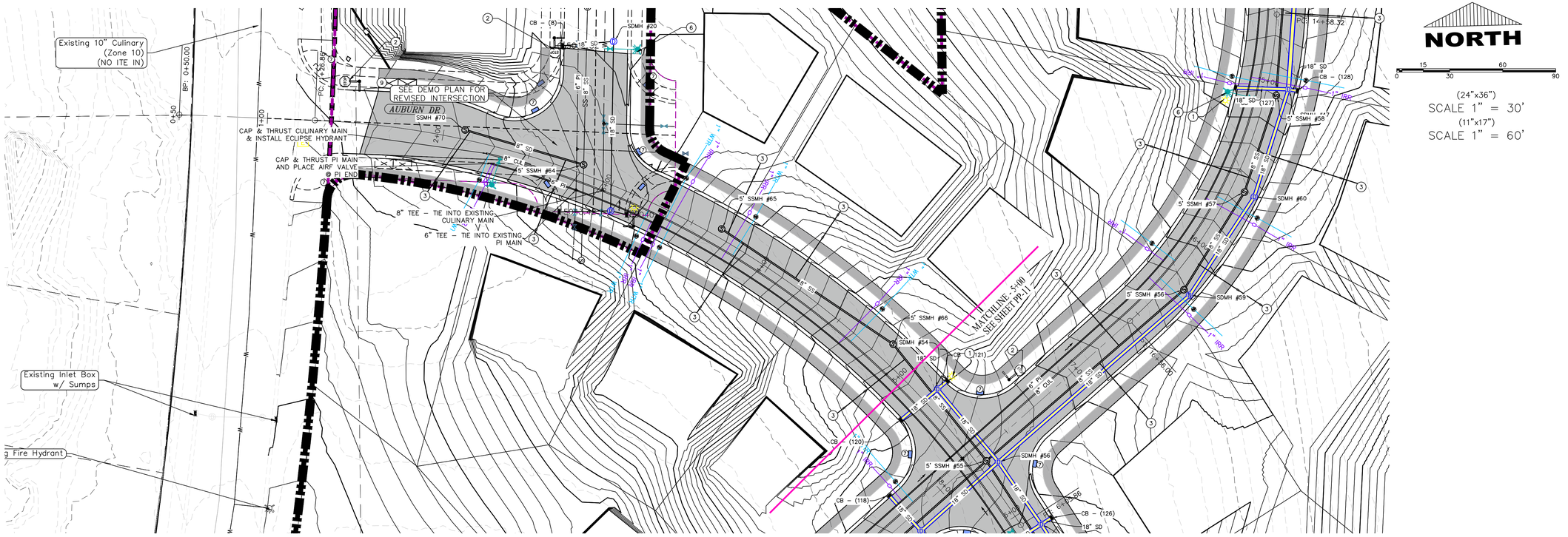
TANNER FLATS
at SUMMIT RIDGE

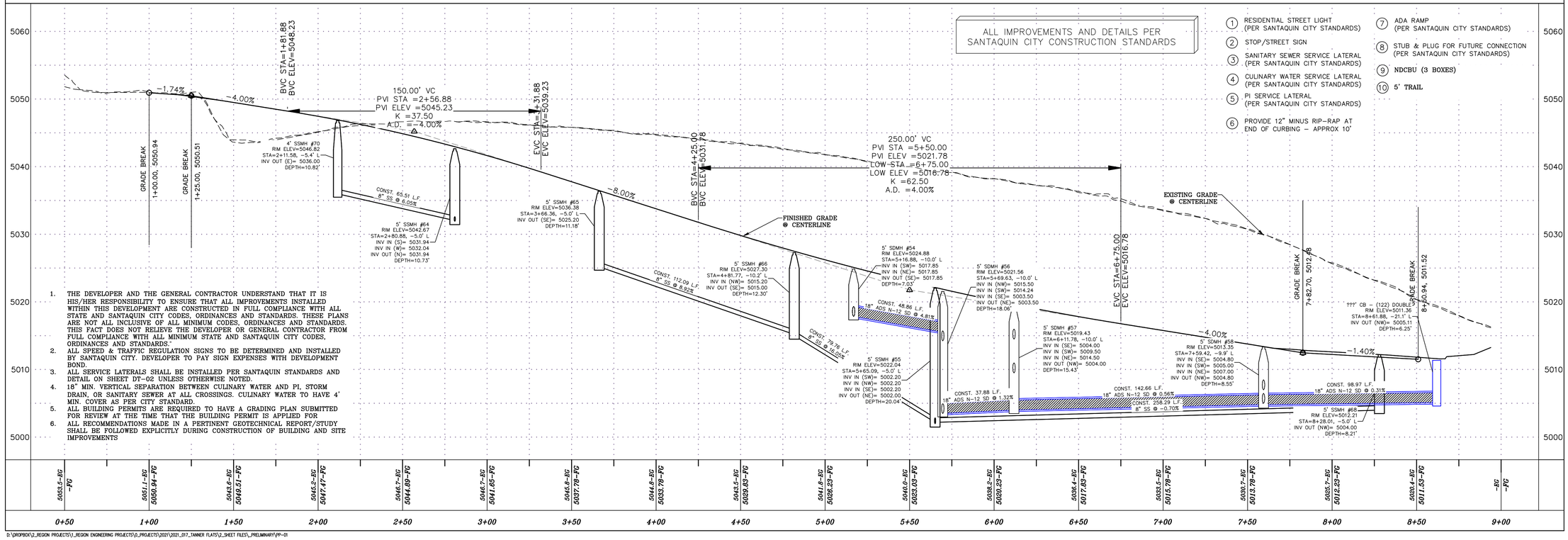
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:5.27.2025
PROJECT #

REVISIONS:
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2
3

SHEET NAME:
PLAN & PROFILE
SHEET:
PP-09





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TANNER FLATS
at SUMMIT RIDGE

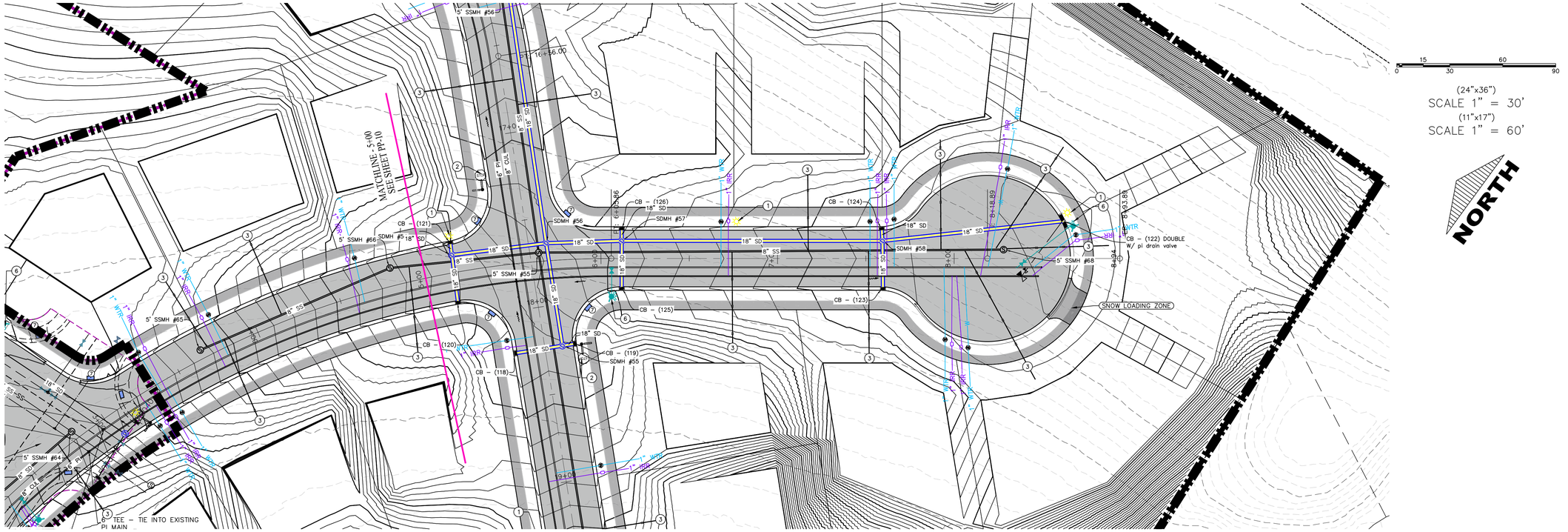
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

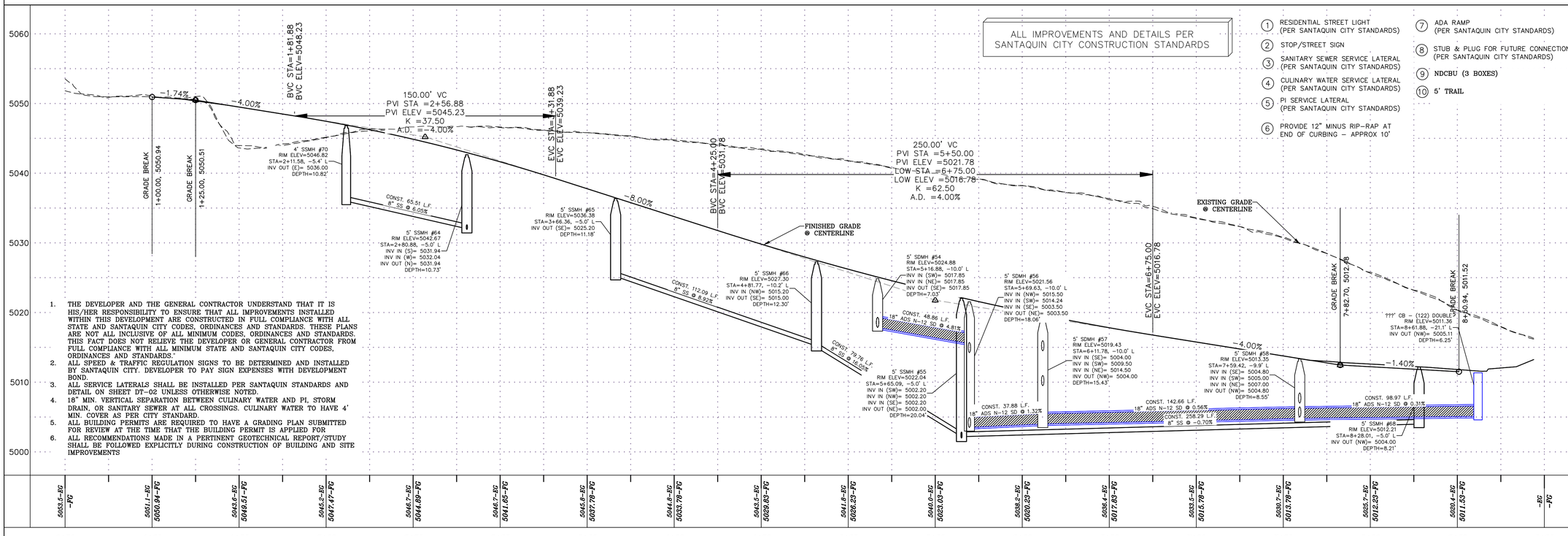
DATE:5.27.2025
PROJECT #

REVISIONS:
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SHEET NAME:
PLAN & PROFILE
SHEET:
PP-10

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Donald L. Ignter
PROFESSIONAL ENGINEER
6-2172020

TANNER FLATS
at SUMMIT RIDGE

LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:5.27.2025
PROJECT #
REVISIONS:
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3

SHEET NAME:
PLAN & PROFILE
SHEET:
PP-11

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NOTES:

1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER IS TO BE IMMEDIATELY NOTIFIED FOR DIRECTION.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
3. CONTRACTOR IS TO TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING IS TO BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.
6. ALL CUT AND FILL SLOPES ARE TO BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
7. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSED INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.
8. THE CONTRACTOR IS TO MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS IS TO BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC IS TO BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
9. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE ENGINEERING DEPARTMENT. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

PROJECT INFORMATION SIGN

ANY ACTIVITY THAT REQUIRES A GRADING PERMIT SHALL INSTALL AND MAINTAIN A PROJECT INFORMATION SIGN IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

1. THE SIGN SHALL BE INSTALLED PRIOR TO BEGINNING ACTUAL CONSTRUCTION ACTIVITIES OR INITIATING ANY TYPE OF EARTH-MOVING OPERATIONS.
2. THE SIGN SHALL BE INSTALLED AT A PROMINENT LOCATION ON THE PROPERTY NEAR THE MAIN ENTRANCE OF THE CONSTRUCTION SITE. TRAFFIC VISIBILITY SHALL BE MAINTAINED BY PLACING THE SIGN BACK FROM THE MAIN INGRESS/ EGRESS LOCATION AND AT ANY APPLICABLE INTERSECTION FOR PROPER SIGHT TRIANGLE CLEARANCES.
3. 3. THE SIGN MAY BE REMOVED ONCE FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERSON IS RESPONSIBLE AND IS APPROVED BY THE CITY.
4. THE SIGN SHALL BE A MINIMUM OF 48" x 48" AND THE FOLLOWING INFORMATION SHALL BE DISPLAYED ON THE SIGN WITH THE DESIGNATED ALPHA AND NUMERIC DIMENSIONS. SIGN BOARDS WRITTEN IN LONGHAND ARE UNACCEPTABLE.

DEVELOPERS NAME
DAVID SIMPSON

PROJECT NAME
THE VISTA @ SUMMIT RIDGE – PHASE 1

PERMIT NUMBER
(4" Bold Numbers)

FOR PROJECT SITE CONCERNS CONTACT
(5" Uppercase Bold Letters)

Office Phone Contact ###-###-####
(4" Bold Numbers)

Cell Phone Contact ###-###-####
(4" Bold Numbers)

IF NO RESPONSE PLEASE CONTACT CITY OFFICE AT

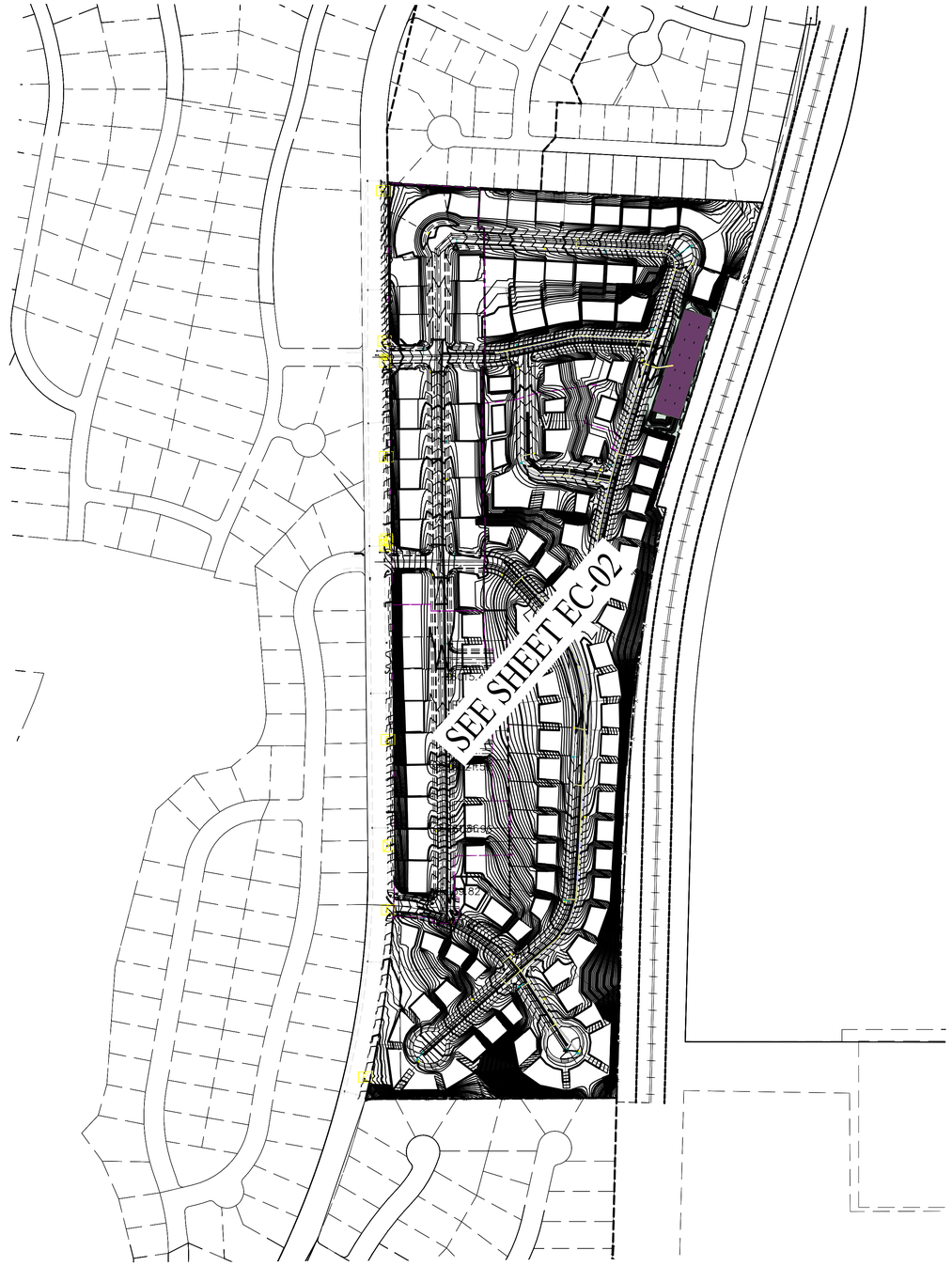
XXX-XXX-XXXX
(3" Uppercase Bold Letters and 3" Bold Numbers)

5. THE TEXT HEIGHT SHALL BE A MINIMUM AS SHOWN ON THE TEMPLATE ABOVE, AND MUST CONTRAST WITH LETTERING, TYPICALLY BLACK TEXT WITH WHITE BACKGROUND.
6. THE LOWER EDGE OF THE SIGN BOARD MUST BE A MINIMUM OF THREE (3) FEET AND A MAXIMUM OF FIVE (5) FEET ABOVE GRADE. SIGN MAY BE POSTED ON A TRAILER OF IT MEETS THESE REQUIREMENTS..

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CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)

BMP#	BMP SYMBOL	TITLE	LOCATION	DURATION
C101	101	PRESERVING NATURAL VEGETATION	PER CONTRACTOR	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C105	105	STABILIZED CONSTRUCTION ENTRANCE	AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF ASPHALT IMPROVEMENTS
C106	106	WHEEL WASH	AS SHOWN	AS NECESSARY
C151	151	CONCRETE WASTE MANAGEMENT	PER CONTRACTOR/ AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C190	190	PORTABLE TOILETS	PER CONTRACTOR/ AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C220	220	STORM DRAIN INLET PROTECTION	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS
C233	233	SILT FENCE	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS
C233	240	SEDIMENT TRAP	AS SHOWN	BEGINING OF CONSTRUCTION TO PLACEMENT OF ASPHALT



NORTH

0 100 200 400 600

(24"x36")
SCALE 1" = 200'
(11"x17")
SCALE 1" = 400'

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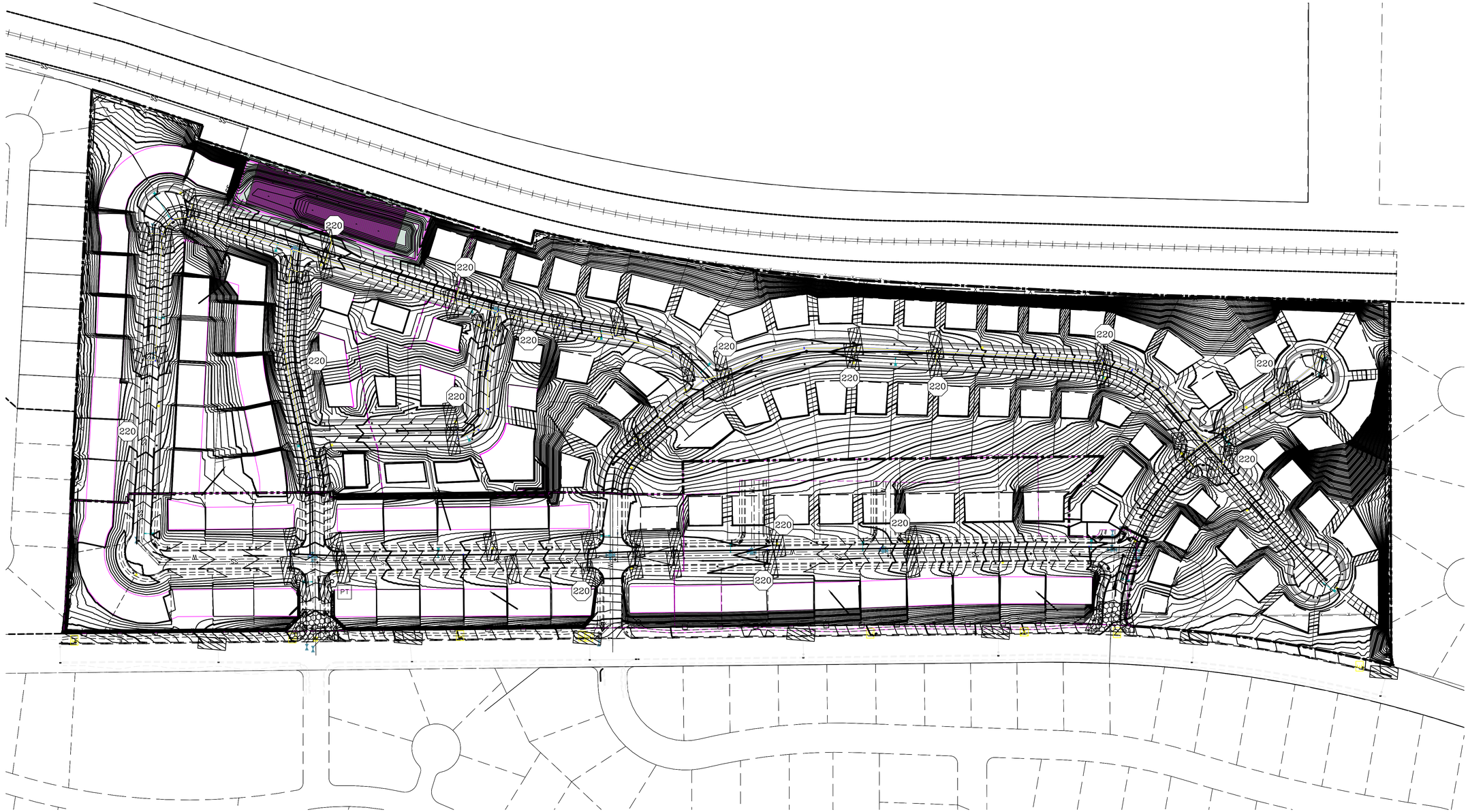
TANNER FLATS
at SUMMIT RIDGE
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:5.27.2025
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
EROSION CONTROL PLAN
SHEET:
EC-01

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NORTH

0 50 100 200 300

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

LEGEND:

PROPOSED SILT FENCE
(SEE SHEET EC-03)

FLOW ARROW

105 PROPOSED VEHICLE TRACKING CONTROL
(SEE SHEET EC-03)

220 PROPOSED CURB INLET PROTECTION
(SEE SHEET EC-03)

PT PORTABLE TOILETS

R-TANK LID CHAMBERS

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187023
Donald L. Ipsen
STATE OF UTAH
6/27/2025

TANNER FLATS
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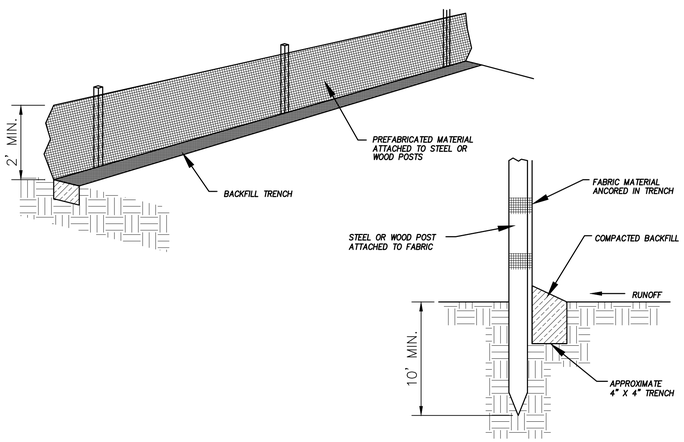
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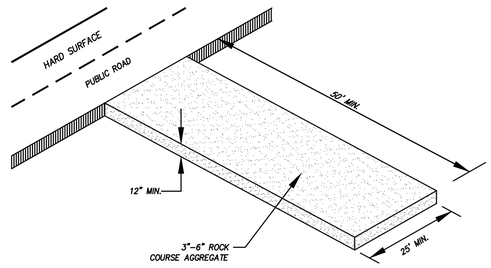
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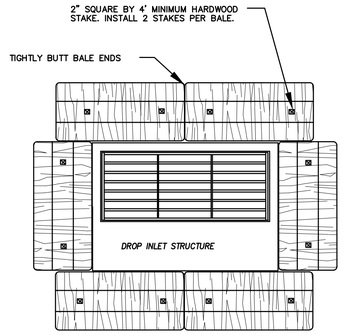
SHEET:
EC-02



DETAIL–A
SILT FENCE DETAIL
–NTS–

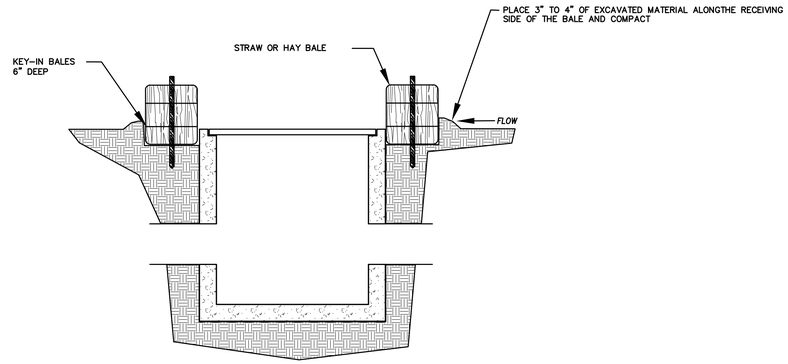


DETAIL–B
VEHICLE TRACKING DETAIL
NOT TO SCALE



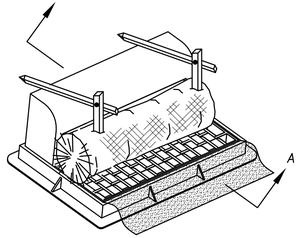
PLAN VIEW

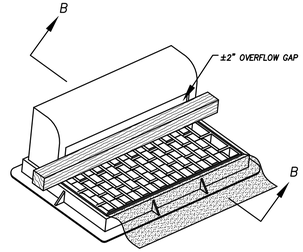
NOTES:
1. KEY–IN BALES IN AN EXCAVATED TRENCH AROUND THE PERIMETER OF THE DROP INLET STRUCTURE THAT IS 6" DEEP BY A BALES WIDTH WIDE.
2. OVERLAP ON CORNERS MUST BE AT LEAST HALF A BALE WIDE.
3. DEPENDING ON THE SIZE OF THE INLET STRUCTURE, MORE BALES THAN SHOWN MAY BE REQUIRED.
4. IN MEDIAN AREAS, CONSTRUCT SO THAT THE TOPS OF THE BALES ARE NOT HIGHER THAN THE ADJACENT ROADWAY.
5. MAINTAIN A PROPERLY FUNCTIONING SEDIMENT BARRIER THROUGHOUT CONSTRUCTION OR UNTIL DISTURBED AREAS CONTRIBUTING TO THE INLET HAVE BEEN PAVED OR VEGETATED.
6. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER.

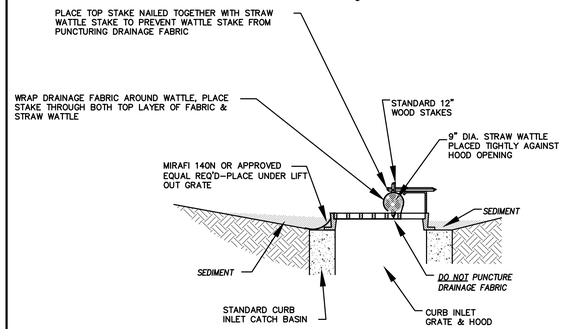


SECTION

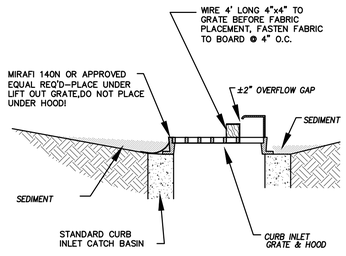
DETAIL–C
STRAW BALE DROP INLET PROTECTION DETAIL
–NTS–







CROSS SECTION A–A
OPTION A



CROSS SECTION B–B
OPTION B

* CATCH BASIN INLET PROTECTIONS ARE TO REMAIN IN PLACE AND OPERATIONAL UNTIL ALL CONSTRUCTION IS COMPLETED AT THE SITE.

DETAIL–D
CURB INLET PROTECTION
DETAIL FOR EXISTING CATCH BASINS
ANY OF THE ABOVE OPTIONS MAY BE USED
NOT TO SCALE

EROSION CONTROL NOTES

1. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS THAT RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL SITE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.
2. EROSION CONTROL – A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE PREPARED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION, OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. A NOTICE OF INTENT (NOI) WILL BE SUBMITTED TO OBTAIN THE UPDES CONSTRUCTION PERMIT. 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.
3. BEFORE CONSTRUCTION BEGINS, THE LIMITS OF DISTURBANCE (LOD) BOUNDARY SHALL BE STAKED ON SITE AND APPROVED BY THE OWNER'S REPRESENTATIVE AND THE ENGINEER.
4. EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES, INCLUDING REVEGETATION SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPES. SLOPES OVER 1:1 SHALL UTILIZE EROSION CONTROL/REVEGETATION MATTING.
5. CUT AND FILL SLOPES SHALL BE CONDUCTED PER THE GEOTECHNICAL REPORT. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED FOR A HORIZONTAL DISTANCE OF THREE (3) FEET BEYOND THE CATCH POINT. SLOPE ROUNDING SHALL OCCUR AS THE SLOPE IS BEING BROUGHT DOWN. THE OVERALL SHAPE, HEIGHT AND GRADE OF ANY CUT AND/OR FILL SLOPE SHALL BE DEVELOPED IN CONCERT WITH EXISTING NATURAL CONTOURS, SCALE AND VEGETATION OF NATURAL TERRAIN.
6. EXISTING VEGETATION SHOULD BE PRESERVED WHEREVER POSSIBLE AND DISTURBED PORTIONS OF THE SITE SHALL BE STABILIZED. STABILIZATION PRACTICES MAY INCLUDE, BUT NOT LIMITED TO, TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION, VEGETATION BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF NATURAL VEGETATION AND OTHER APPROPRIATE MEASURES. USE OF IMPERVIOUS SURFACES FOR STABILIZATION SHALL BE AVOIDED. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED. FOR MORE INFORMATION, SEE SHEET 7.
7. SPECIFICALLY OUTLINED DISTURBED AREAS, BOTH ON AND OFF–SITE SHALL BE REVEGETATED. THESE AREAS SHALL BE INCLUDE, BUT NOT BE LIMITED TO, ALL UNSURFACED AREAS WITHIN THE STAKED LOD, STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREAS, BENCHED AREAS, INCLUDING RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES.
8. CONTROLLED OUTLETS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES, STRAW BALES, OR WATTLE.
9. TYPICAL FUGITIVE DUST SHALL BE CONTROLLED BY WATERING AND/OR CHEMICAL STABILIZATION, PROVIDING VEGETATIVE OR SYNTHETIC COVER AND WIND BREAKS CONSISTENT WITH UTAH STATE DIVISION OF AIR QUALITY STANDARDS.
10. ANY SEDIMENT TRACKED OFF–SITE SHALL BE REMOVED PRIOR TO THE END OF THE WORK SHIFT OR PRIOR TO SUNSET, WHICHEVER COMES FIRST.
11. CONTRACTOR MAY ADJUST THE LOCATIONS OF THE CONSTRUCTION FENCE, CONSTRUCTION TRAILERS, AND CONSTRUCTION MATERIALS RECEIVING AND STORAGE AREAS, AS NEEDED TO ACCOMPLISH THE CONSTRUCTION. ALL CHANGES SHALL BE NOTATED ON THE EROSION CONTROL PLAN.
12. THE CONTRACTOR SHALL CONDUCT PERIODIC INSPECTIONS OF THE EROSION CONTROL MEASURES, AS REQUIRED AND NOTATED IN THE SWPPP. THE CONTRACTOR WILL MAINTAIN A LOG ON–SITE OF ALL INSPECTIONS WITH THE SWPPP.
13. ALL DITCHES AND SWALES GREATER THAN 5% SHALL BE ARMORED WITH AN APPROPRIATE EROSION CONTROL/REVEGETATION STABILIZATION MAT TO PROMOTE REVEGETATION.
14. CONTRACTOR MAY ADJUST THE LOCATION OF CONCRETE WASHOUT AREAS AS NEEDED TO ACCOMPLISH THE CONSTRUCTION.

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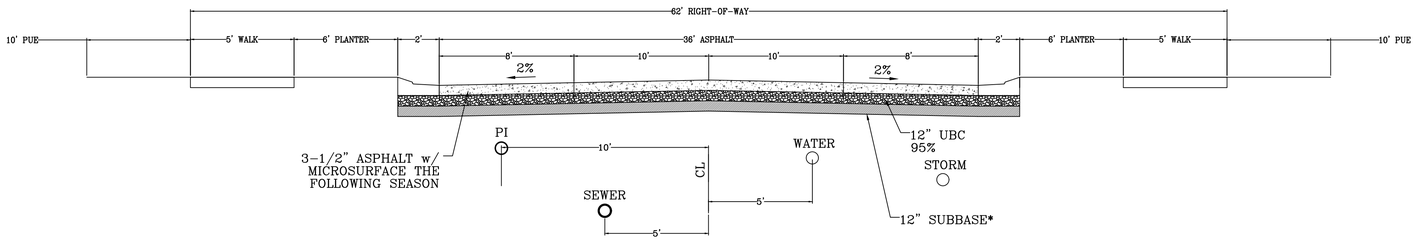


TANNER FLATS at SUMMIT RIDGE
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:5.27.2025
PROJECT #
REVISIONS:
1
2
3

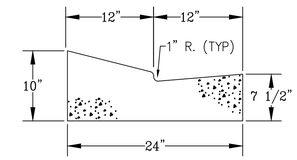
SHEET NAME: EROSION CONTROL DETAILS
SHEET: EC-03

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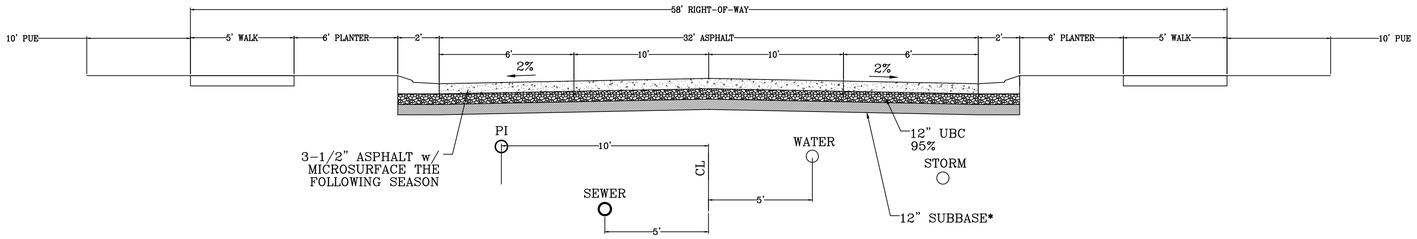
62' MAJOR LOCAL
Typical Road Section

LOOKING NORTH AND WEST



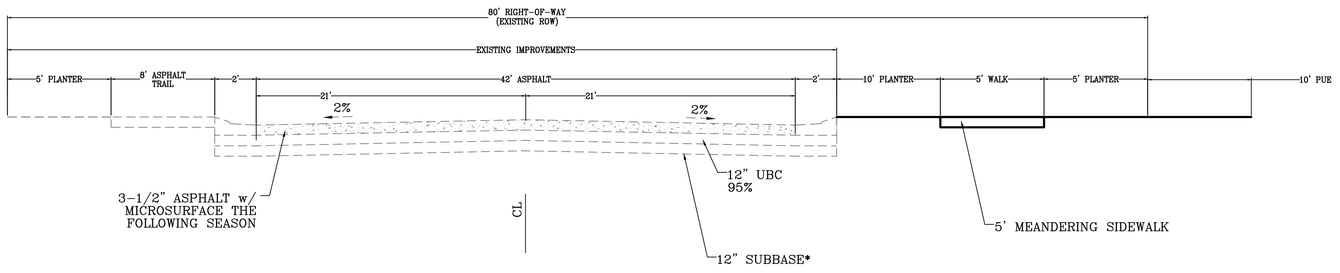
MODIFIED HIGH BACK CURB

*NOTE: ON SITE INSPECTION TO BE CONDUCTED BY GEOTECHNICAL ENGINEER TO DETERMINE ADEQUACY OF EXISITNG MATERIAL



58' MAJOR LOCAL
Typical Road Section

LOOKING NORTH AND WEST



SUMMIT RIDGE BLVD

LOOKING NORTH

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TANNER FLATS
at SUMMIT RIDGE

LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:5.27.2025
PROJECT #

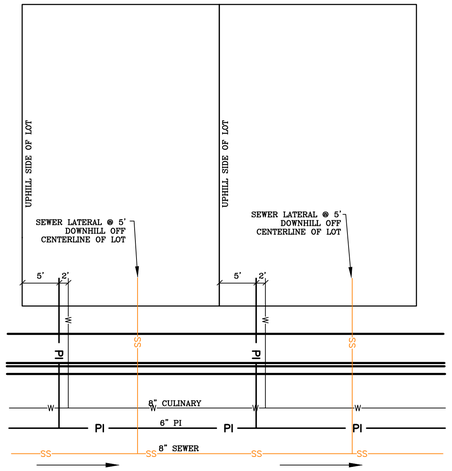
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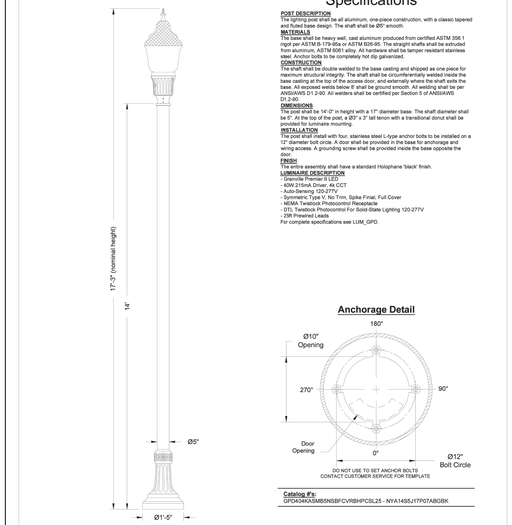
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SHEET NAME:
TYPICAL DETAILS

SHEET:
DT-01

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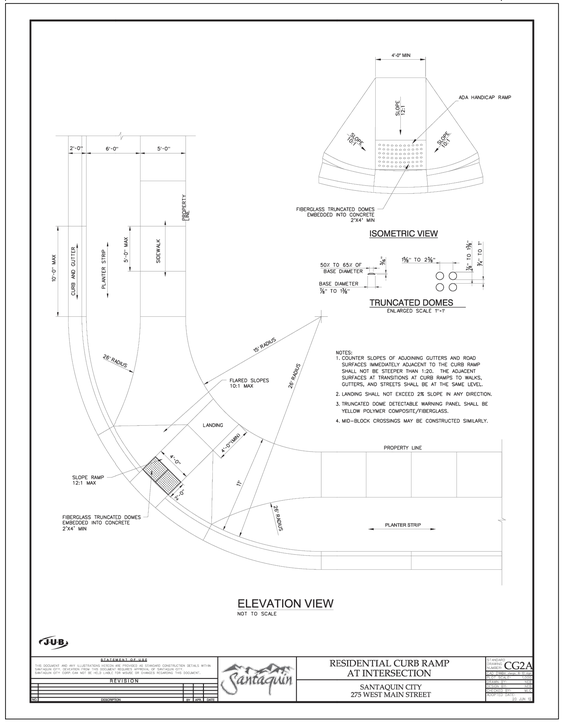
REVISION

NO.	DESCRIPTION	BY	APP.	DATE

LOCAL AND COLLECTOR STREET LIGHTING DETAILS
SANTAQUIN CITY
275 WEST MAIN STREET

L1

ADOPTED DATE:
19 — OCT — 16



ELEVATION VIEW
NOT TO SCALE

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REVISION

NO.	DESCRIPTION	BY	APP.	DATE

RESIDENTIAL CURB RAMP AT INTERSECTION
SANTAQUIN CITY
225 WEST MAIN STREET

CG2A

ADOPTED DATE:
19 — OCT — 16

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

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TANNER FLATS
at SUMMIT RIDGE
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:5.27.2025
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
TYPICAL DETAILS

SHEET:
DT-02

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Planning Commission Members in Attendance: Commissioners Trevor Wood, Mike Weight, BreAnna Nixon, Jessica Tolman, Drew Hoffman, and Michael Romero

Commissioner LaDawn Moak was excused from the meeting.

Others in Attendance: Assistant City Manager Jason Bond, City Council Member Jeff Siddoway, and Recorder Amalie Ottley. John Gaskill attended the meeting via Zoom.

No other members of the public attended the meeting.

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

INVOCATION/INSPIRATIONAL THOUGHT
Commissioner Romero offered an inspirational thought.

PLEDGE OF ALLEGIANCE
Commissioner Weight led the Pledge of Allegiance.

PUBLIC FORUM
Commission Chair Wood opened the Public Forum at 7:01 p.m.

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

Commission Chair Wood closed the Public Forum at 7:01 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS:
1. Amsource Commercial Preliminary Plan
Commissioner Nixon disclosed that she had a conflict of interest with the Amsource Commercial Preliminary Plan and sat in the audience.

The applicant, John Gaskill, attended the meeting via Zoom.

The Amsource commercial subdivision is located southwest of the intersection of Main Street and 900 East. The subdivision consists of 5 lots on 5.4 acres. This subdivision is proposed to be developed in two phases with Lot 5 being the second phase. The main purpose for the phasing is because of the timing of some businesses that are interested in building in this subdivision. The phasing helps manage the access that needs to be provided. Aside from the expected access that will service the site, it is anticipated before recordation that an access easement will be acquired with the existing business to the west (Big O Tires). The Planning Commission is the land use authority for subdivision preliminary plans. After approval, the subdivision will need to get final approval from the DRC before the plat is recorded and before any development or construction begins.

The commissioners agreed that the preliminary plan was straightforward.

Commissioner Romero made a motion to approve the Amsource Commercial Preliminary Plan. Commissioner Tolman seconded the motion.

DRAFT

Commissioner Hoffman	Yes
Commissioner Moak	Absent
Commissioner Nixon	Abstain
Commissioner Romero	Yes
Commissioner Tolman	Yes
Commissioner Weight	Yes
Commissioner Wood	Yes

The motion passed.

OTHER BUSINESS

Meeting Minutes Approval

Commissioner Tolman made a motion to approve the meeting minutes from April 22, 2025. Commissioner Romero seconded the motion.

Commissioner Hoffman	Yes
Commissioner Moak	Absent
Commissioner Nixon	Yes
Commissioner Romero	Yes
Commissioner Tolman	Yes
Commissioner Weight	Yes
Commissioner Wood	Yes

The motion passed.

ADJOURNMENT

Commissioner Weight made a motion to adjourn the meeting.

The meeting was adjourned at 7:12 p.m.

_____ _____

City Recorder – Amalie R. Ottley Planning Commission Chair – Trevor Wood

DRAFT