



DEVELOPMENT REVIEW COMMITTEE

Tuesday, October 28, 2025, at 10:00 AM
Council Chambers at City Hall Building and Online
110 S. Center Street, Santaquin, UT 84655

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person** – The meeting will be held in the Council Chambers on the Main Floor in the City Hall Building
- **YouTube Live** – Some public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at <https://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

NEW BUSINESS

1. Traffic Control Request 120 E Royal Land Drive
2. Traffic Control Request 300 W 500 N
3. Scenic Ridge Estates Plat B - Preliminary Plate (8-12-2025)
4. Development Review Committee 2026 Schedule

MEETING MINUTES APPROVAL

5. DRC Meeting Minutes September 23, 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:

Stephanie Christensen, City Recorder

Request For A Traffic Control Device

110 S. Center Street, Santaquin, Utah 84655
801-754-1011 www.santaquin.org



Note: This application, in addition to all required information and exhibits, must be turned into the Community Development Department 14 days prior to a regularly scheduled Development Review Committee meeting for it to be on an agenda. All submitted proposals will be reviewed in accordance with Santaquin City Code.

Meetings: Development Review Committee meetings are held the 2nd and 4th Tuesdays of each month at 10:00 A.M. The meeting is held in the City Offices, located at 110 S. Center Street. Depending on the date of application, the Community Development Department will inform you of the day and time in which your request will be considered by the Development Review Committee.

Applicant Information

Applicant Name:

MaryAnn Lauritzen

Address:

[REDACTED]

Telephone:

[REDACTED]

Email:

[REDACTED]

Application Date:

9/6/2025

Requested Traffic Control Device Information

Address of Proposed Traffic Control Device:

Royland Drive 120 East Santaquin/Royland Drive

Type of Traffic Control Device Requested:

4 way stop signs

Description and Justification for the Request

On September 2, 2025, a young boy in our neighborhood was struck in a hit-and-run accident.

This incident highlights the ongoing danger posed by speeding vehicles on our residential streets, mainly

Royland Drive. Our neighborhood is home to families with children, grandparents, and pedestrians who deserve to feel

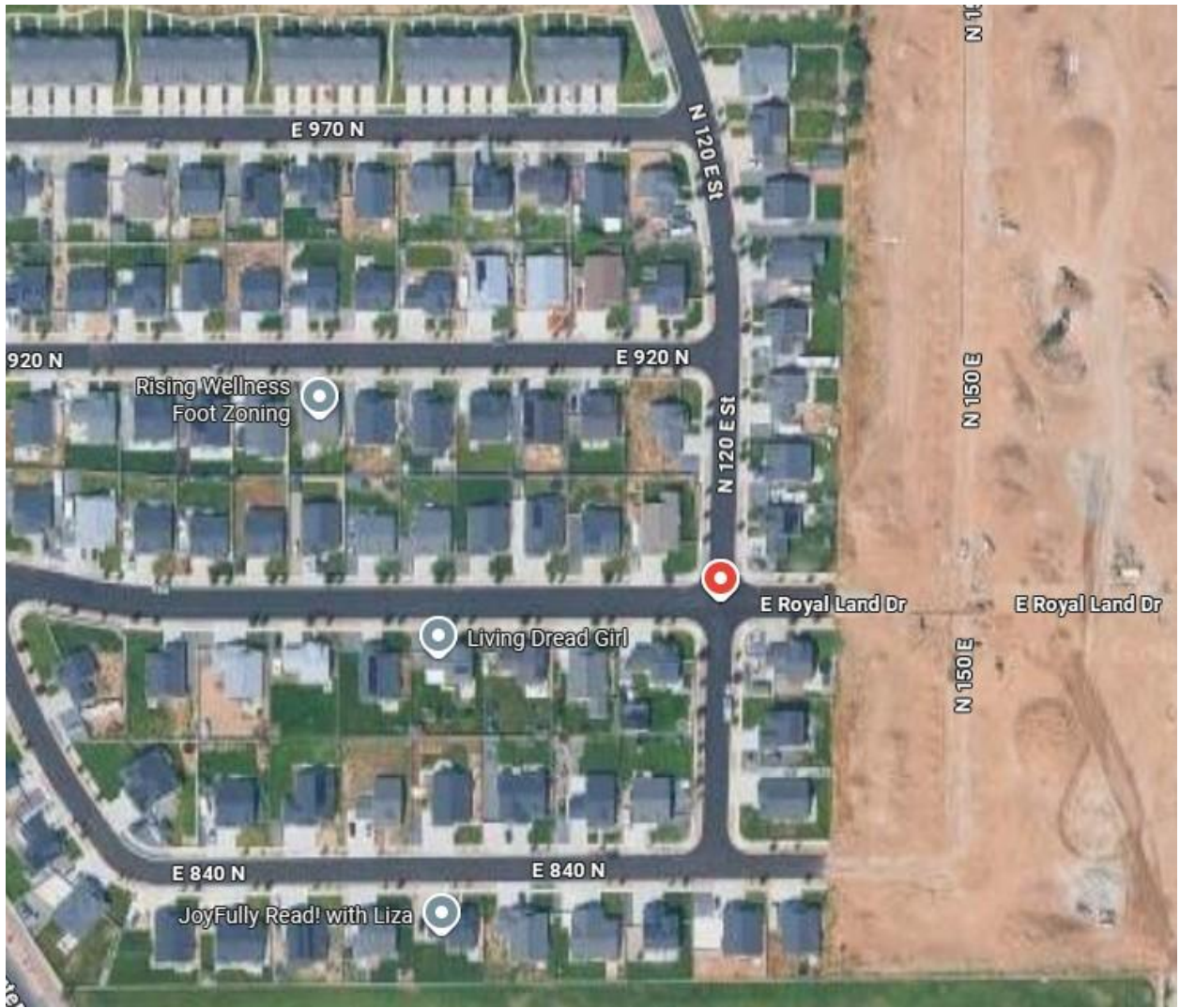
safe walking and crossing the street. The recent accident makes it clear that immediate action is

needed. We strongly urge the city to install 4-way stop signs at specific intersection(s), Royland Dr

and 120 East. These signs would slow traffic, increase driver awareness and help prevent future tragedies.

Applicable Exhibits

Please attach any drawing, map, or other information that can illustrate your request.



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Applicant Information		
Applicant Name: <i>Sharon Harris</i>		
Address: [REDACTED]		
Telephone: [REDACTED]	Email: [REDACTED]	Application Date: <i>7-31-2025</i>
Requested Traffic Control Device Information		
Address of Proposed Traffic Control Device: <i>300 W. and 500 N.</i>		
Type of Traffic Control Device Requested: <i>Traffic Speed monitoring device with notification of posted speed limit</i>		
Description and Justification for the Request		
<i>300 West near 500 N. has traffic commonly going well over the 25 mph speed limit.</i> <i>Hopefully, this traffic speed device will bring awareness & reduce the speeding problem. There are several minor children living nearby. Thank you. One device facing North and one South.</i>		
Applicable Exhibits		
Please attach any drawing, map, or other information that can illustrate your request.		



SCENIC RIDGE SUBDIVISION, PLAT B

1100 EAST STREET

32:040:0083

SANTAQUIN, UTAH COUNTY, UTAH

AUGUST 2025

DENSITY TABLE	
ZONE	R-12 PUD
TOTAL LOTS	2
TOTAL AREA (AC)	1.04
TOTAL LOT AREA (AC)	0.90
TOTAL ROW DEDICATION (AC)	0.14
TOTAL OPEN SPACE AREA (AC)	0
TOTAL UNBUILDABLE AREA (AC)	0
DENSITY (LOTS/AC)	1.92



GENERAL NOTES:

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

SHEET INDEX

- | | |
|-----|-------------------------------------|
| C-1 | COVER SHEET |
| C-2 | SITE PLAN |
| C-3 | UTILITY PLAN |
| C-4 | GRADING AND DRAINAGE PLAN |
| C-5 | PLAN AND PROFILE - 1100 EAST STREET |
| D-1 | DETAIL SHEET |
| D-2 | DETAIL SHEET |
| D-3 | DETAIL SHEET |

PREPARED BY:



661 N. Main St., Spanish Fork, UT

TEL: 801-796-2277
ENGINEER: RICHARD HATFIELD, P.E.
RICHARDH@APEX20.COM
SURVEYOR: SPENCER McCUTCHEON, P.L.S.
SPENCERM@ELEVATEDLANDSURVEYS.COM

DEVELOPER/OWNER:

NJC DEVELOPMENT LLC
CONTACT: NEIL CRAIG
801-361-9058
CUSMNC@GMAIL.COM



PROJECT
LOCATION



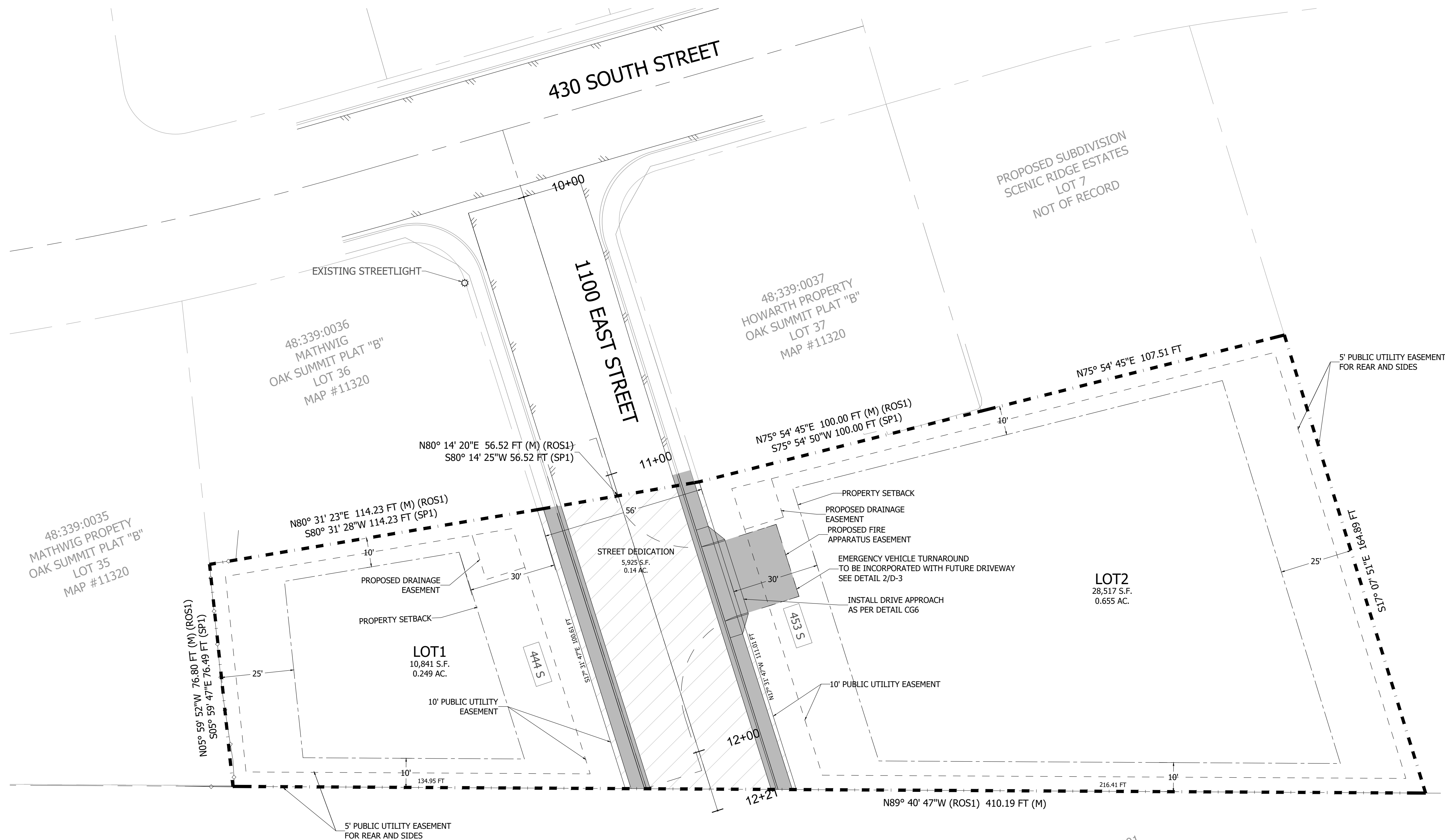
REVISIONS		REMARKS
DATE	BY	

DATE: 8-12-2025

LOCATION: SANTAQUIN, UTAH

FOR: NJC DEVELOPMENT

DRAWING: C-2



SITE LEGEND

PROPERTY BOUNDARY LINE

EASEMENT LINE

EXISTING UTILITY LINE

PROPOSED UTILITY LINE

PROPOSED CONCRETE

EXISTING CONTOURS

PROPOSED CONTOURS

SITE PLAN

SCALE: 1" = 20'

0

20

40

CITY REVIEW SET - NOT FOR CONSTRUCTION



REVISIONS	
DATE	BY

DATE: 8-12-2025

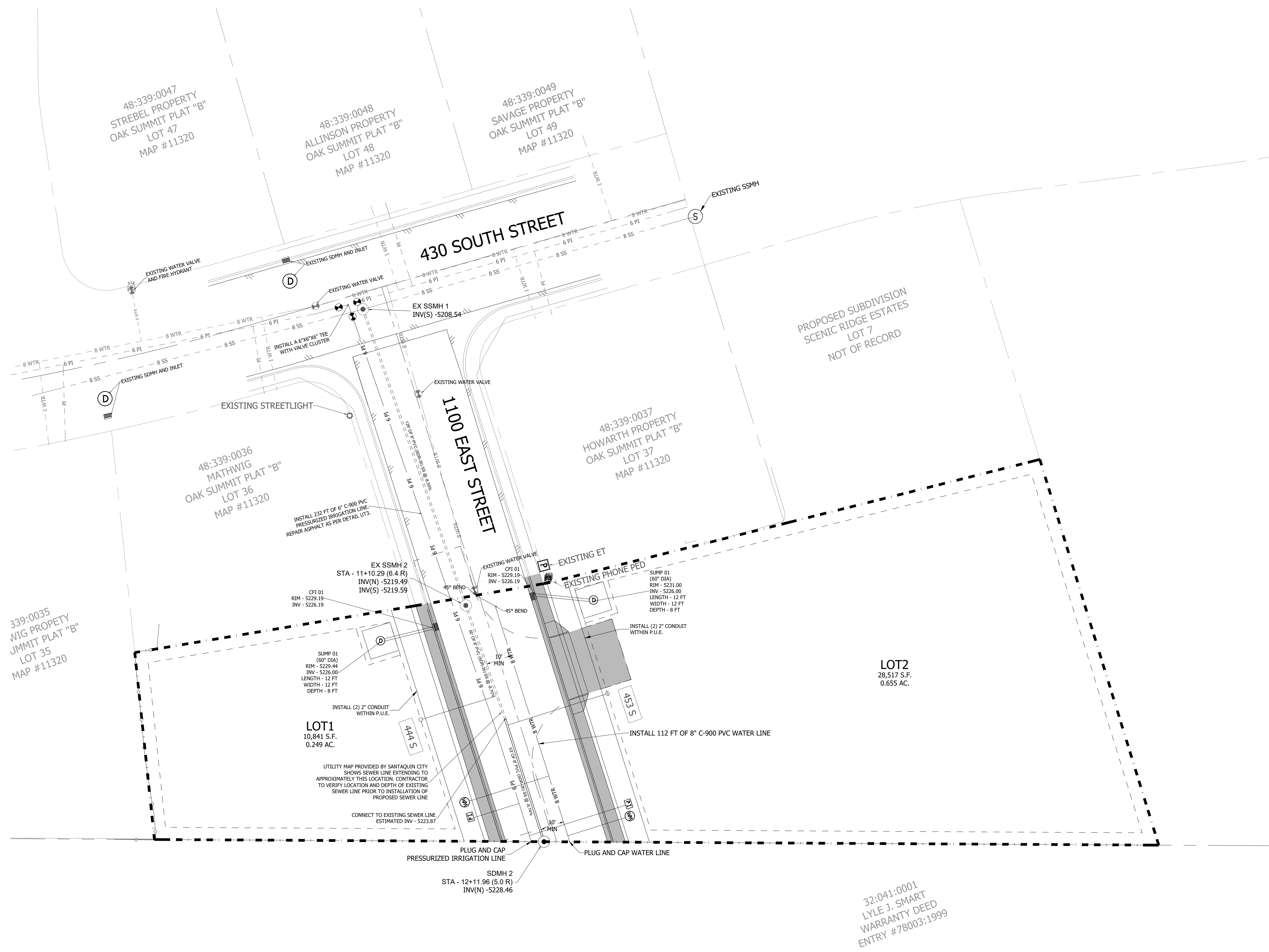
SCENIC RIDGE
UTILITY PLAN

LOCATION: SANTAQUIN, UTAH

FOR: NJC DEVELOPMENT

DRAWING:

C-3



32:041:0001
LYLE J. SMART
WARRANTY DEED
ENTRY #78003:1999



UTILITY PLAN

SCALE: 1" = 20'

0

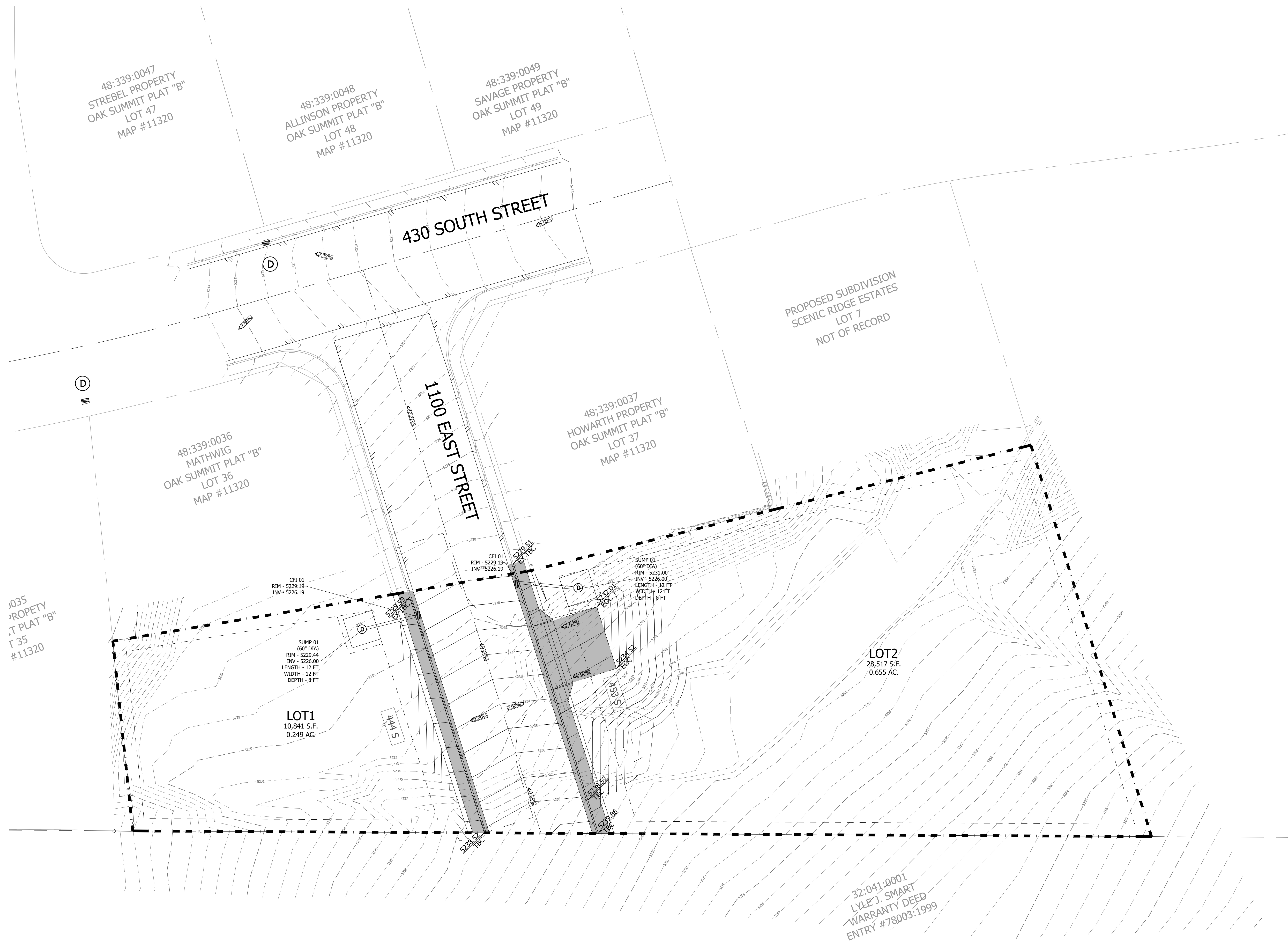
20

40

SITE LEGEND

	PROPERTY BOUNDARY LINE
	EASEMENT LINE
	EXISTING UTILITY LINE
	PROPOSED UTILITY LINE
	PROPOSED CONCRETE
	EXISTING CONTOURS
	PROPOSED CONTOURS

CITY REVIEW SET - NOT FOR CONSTRUCTION



GRADING & DRAINAGE PLAN
SCALE: 1" = 20'

SITE LEGEND

PROPERTY BOUNDARY LINE

EASEMENT LINE

EXISTING UTILITY LINE

PROPOSED UTILITY LINE

PROPOSED CONCRETE

EXISTING CONTOURS

PROPOSED CONTOURS

CITY REVIEW SET - NOT FOR CONSTRUCTION



REVISIONS		REMARKS
DATE	BY	

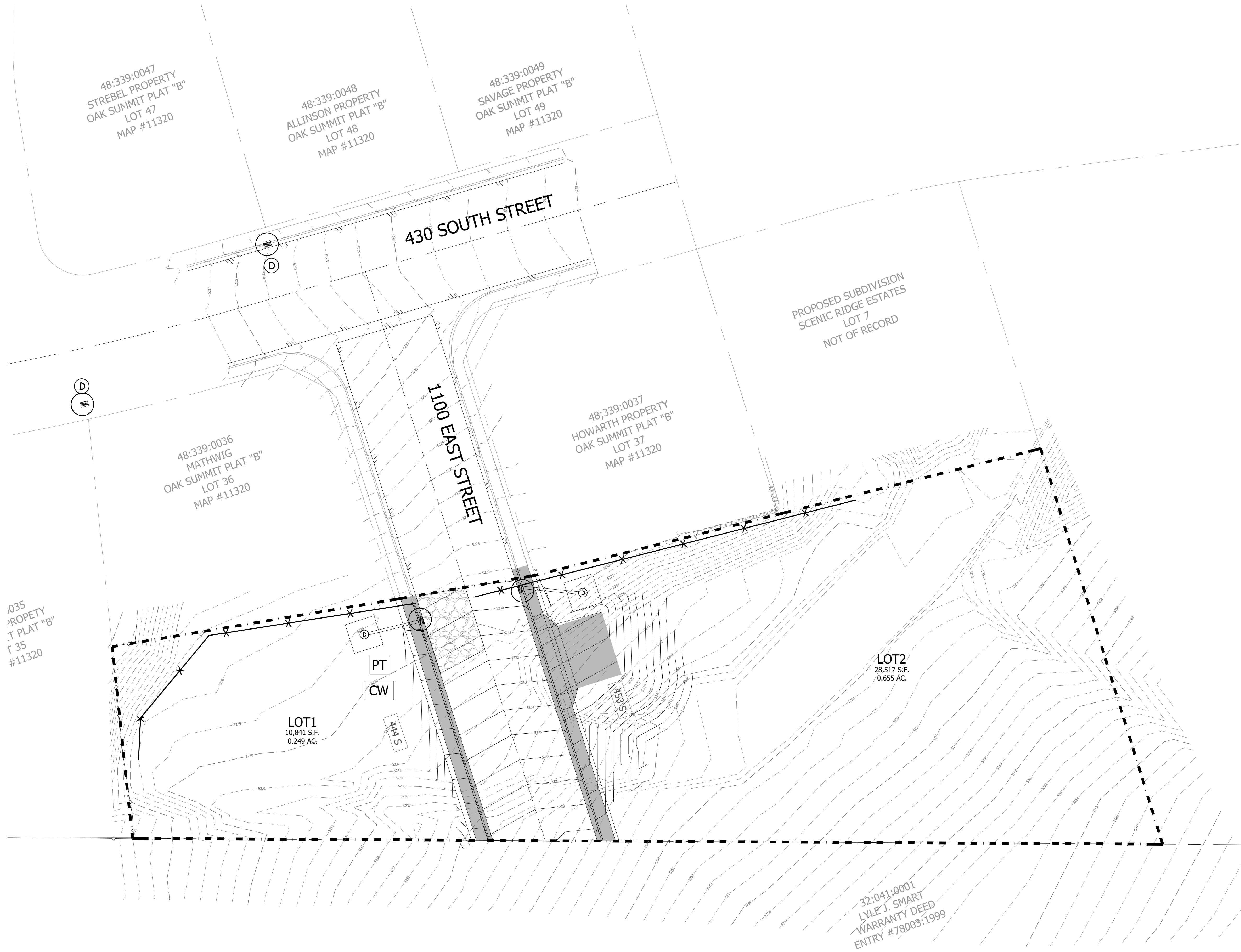
SCENIC RIDGE
GRADING & DRAINAGE PLAN

DATE: 8-12-2025

LOCATION: SANTAQUIN, UTAH

FOR: NJC DEVELOPMENT

DRAWING: C-4



LEGEND

- STABILIZED CONSTRUCTION ENTRANCE
- BOUNDARY OF PROJECT
- SILT FENCE
- LIMITS OF DISTURBANCE
- INLET PROTECTION
- PORTABLE TOILET
- CONCRETE WASHOUT

GENERAL STORM WATER POLLUTION PREVENTION PLAN

- NOTES:**
- A. THE CONTRACTOR MUST COMPLETE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND FILE A NOTICE OF INTENT (NOI) WITH THE STATE.
 - B. THE SWPPP MUST COMPLY WITH UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) REGULATIONS.
 - C. IF AT ANY TIME RUNOFF FROM ADJACENT PROPERTIES ENTERS THE PROJECT SITE, BEST MANAGEMENT PRACTICES (BMP'S) TO CONTROL OFFSITE RUNOFF FROM ENTERING THE SITE SHALL BE IMPLEMENTED.
 - D. THIS PROJECT UTILIZES 100% RETENTION FOR ITS STORM WATER MANAGEMENT. GREAT CARE MUST BE TAKEN TO ENSURE THAT CHEMICAL SPILLS AND OTHER SOURCES OF ONSITE POLLUTION SOURCES ARE PREVENTED.
 - E. VEHICLE ENTRANCE LOCATIONS ARE TO BE DETERMINED BY THE CONTRACTOR. VEHICLES MUST EXIT THE SITE ONLY THROUGH THE STABILIZED CONSTRUCTION ENTRANCES, ESPECIALLY DURING TIMES WHEN VEHICLE TRACKING OF MUD AND OTHER DEBRIS IS LIKELY.
 - F. SEDIMENT THAT IS DEPOSITED ON ADJACENT ROADWAYS SHALL BE SWEEPED AND REMOVED DAILY BEFORE THE WORK DAY IS CONCLUDED.
 - G. THE SWPPP, INSPECTION & MAINTENANCE REPORTS, CERTIFICATIONS, MAJOR GRADING RECORDS, AND TEMPORARY & PERMANENT STABILIZATION RECORDS SHALL BE KEPT CURRENT BY THE CONTRACTOR AND IN ACCORDANCE WITH STATE REGULATIONS. COPIES OF THE ALL SWPPP RECORDS SHALL BE KEPT ONSITE, IF FEASIBLE, UNTIL THE NOTICE OF TERMINATION HAS BEEN SUBMITTED TO THE UTAH DEQ. THE SWPPP RECORDS SHALL BE MADE READILY AVAILABLE TO REGULATORY AUTHORITIES UPON ONSITE INSPECTION.
 - H. THIS SWPPP IS INTENDED TO BE 'WORKING DOCUMENT' THAT IS UTILIZED BY THE CONTRACTOR AND CHANGED ACCORDING TO FIELD AND/OR ENVIRONMENTAL CONDITIONS.
 - I. A UPDES GENERAL CONSTRUCTION PERMIT IS REQUIRED. THE CONTRACTOR SHALL APPLY FOR THE PERMIT AND SHALL PROVIDE A COPY OF THE APPROVED PERMIT TO HEBER CITY PRIOR TO CONSTRUCTION.

SITE LEGEND

- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- EXISTING UTILITY LINE
- PROPOSED UTILITY LINE
- PROPOSED CONCRETE
- EXISTING CONTOURS
- PROPOSED CONTOURS

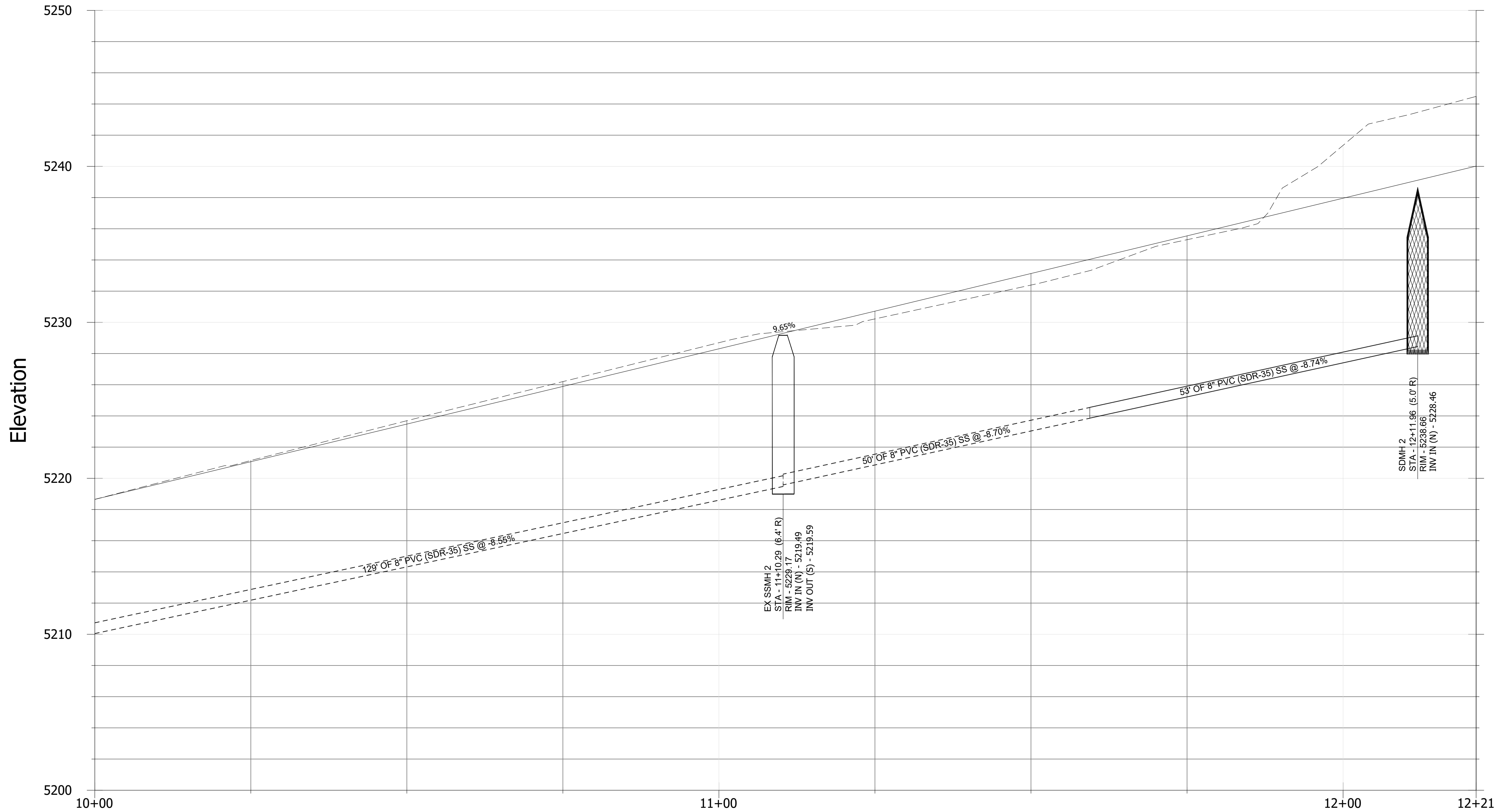
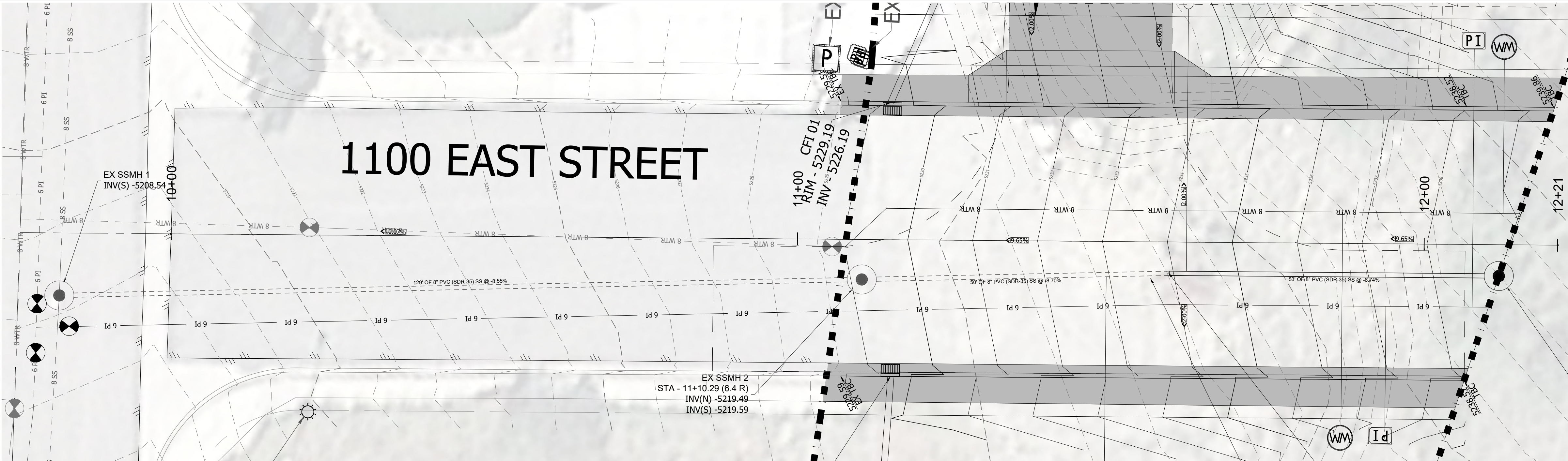
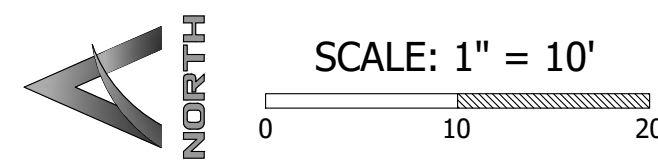
REVISIONS		REMARKS
DATE	BY	

SCENIC RIDGE
PLAN AND PROFILE

FOR: NJC DEVELOPMENT

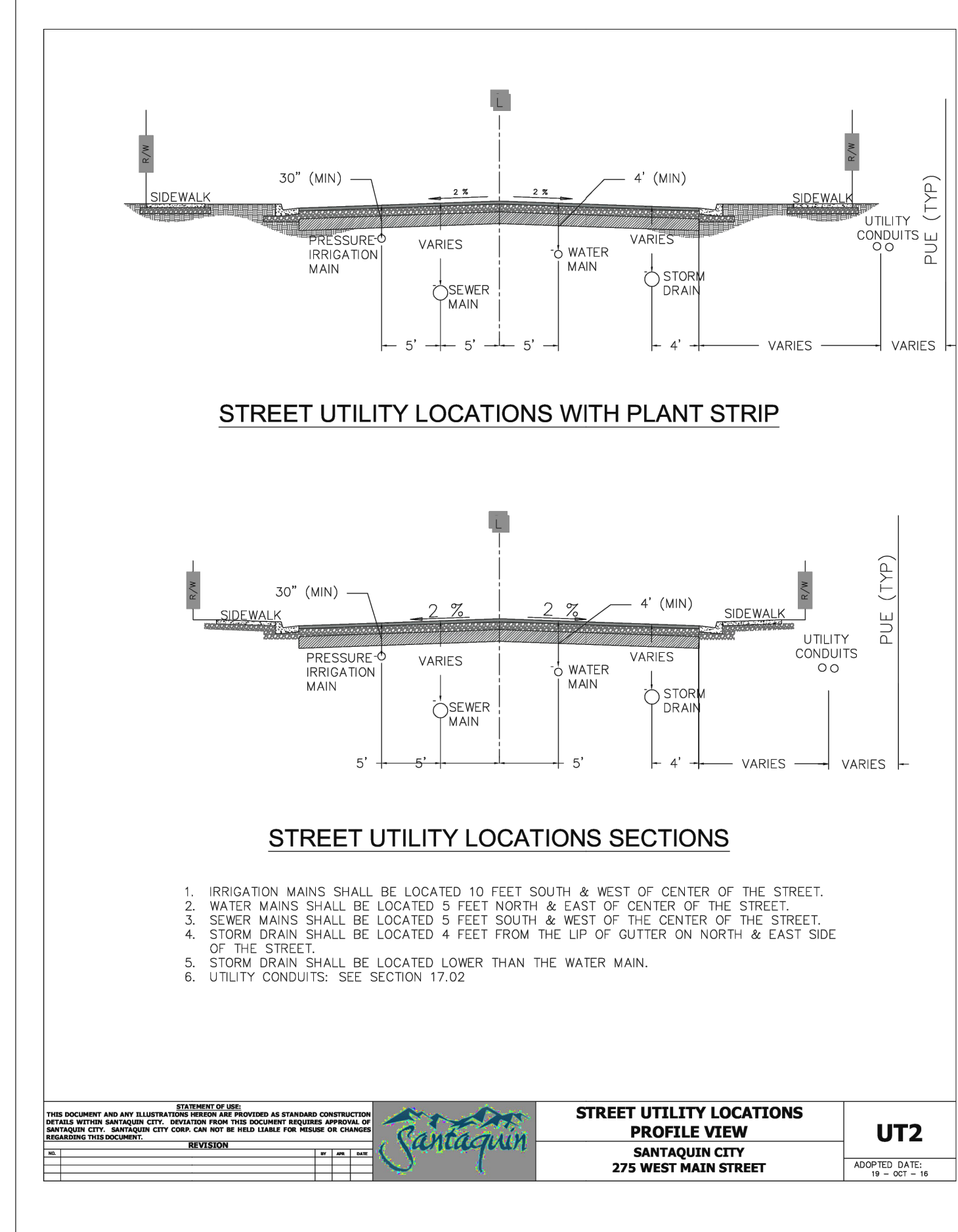
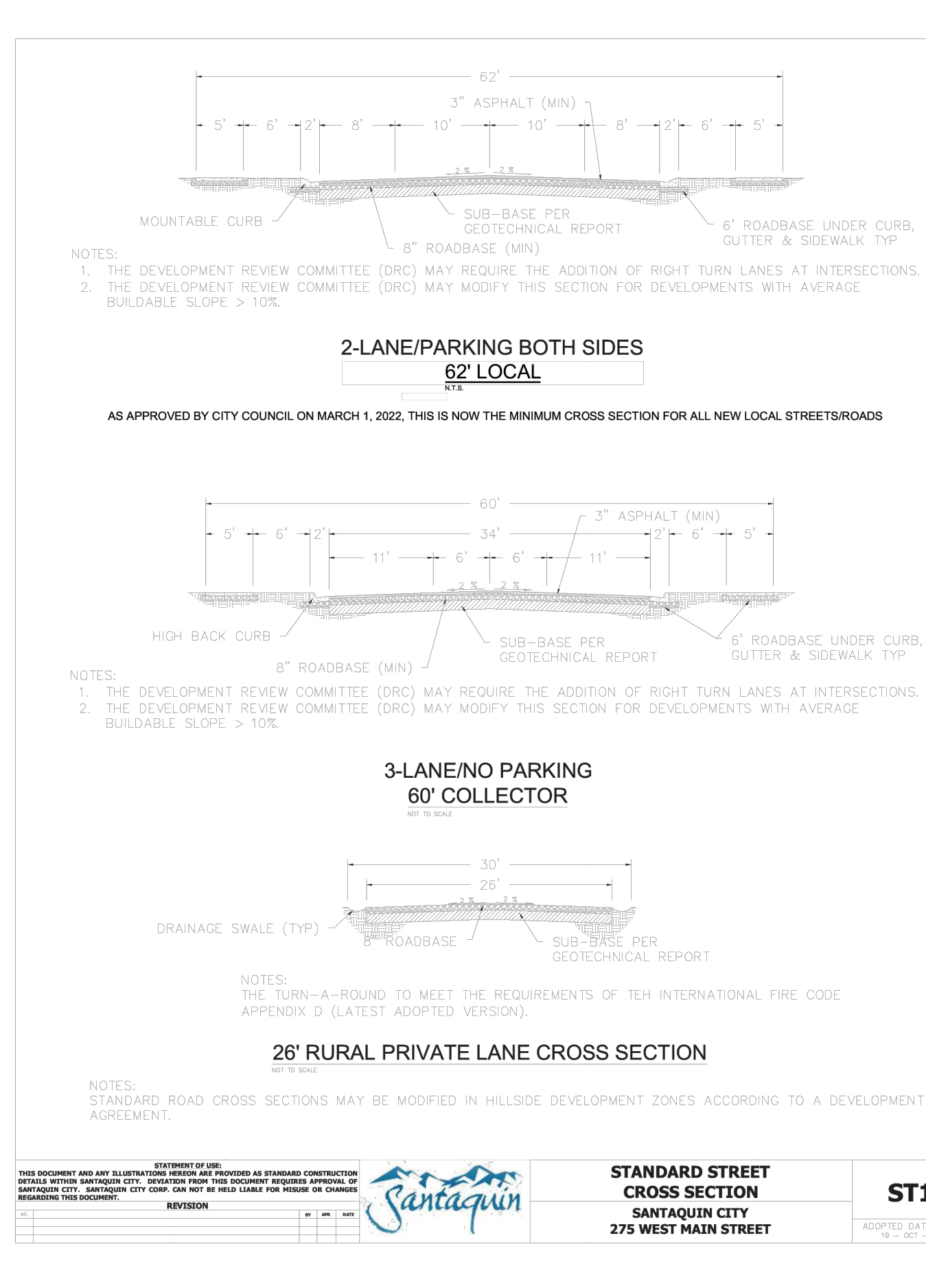
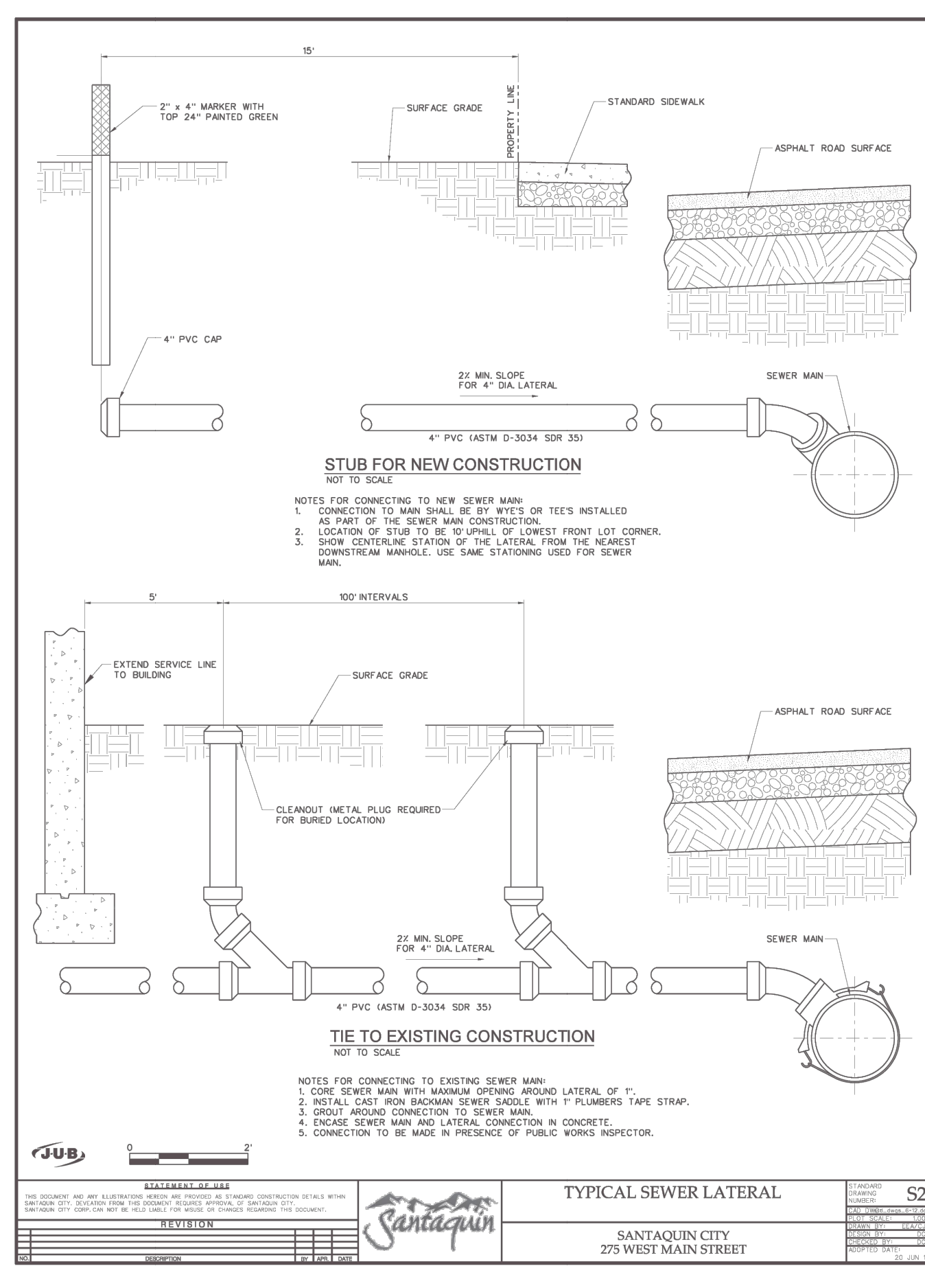
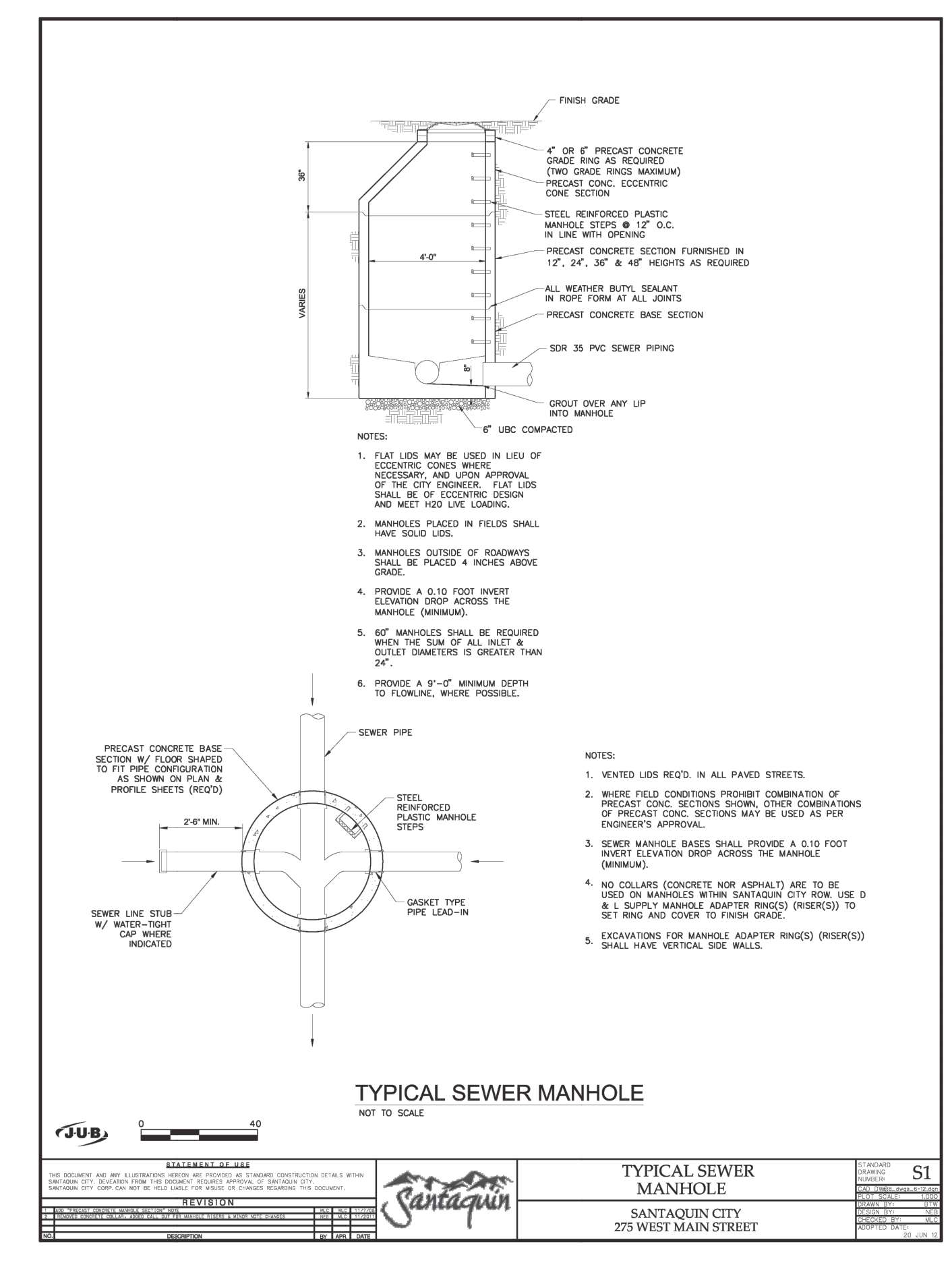
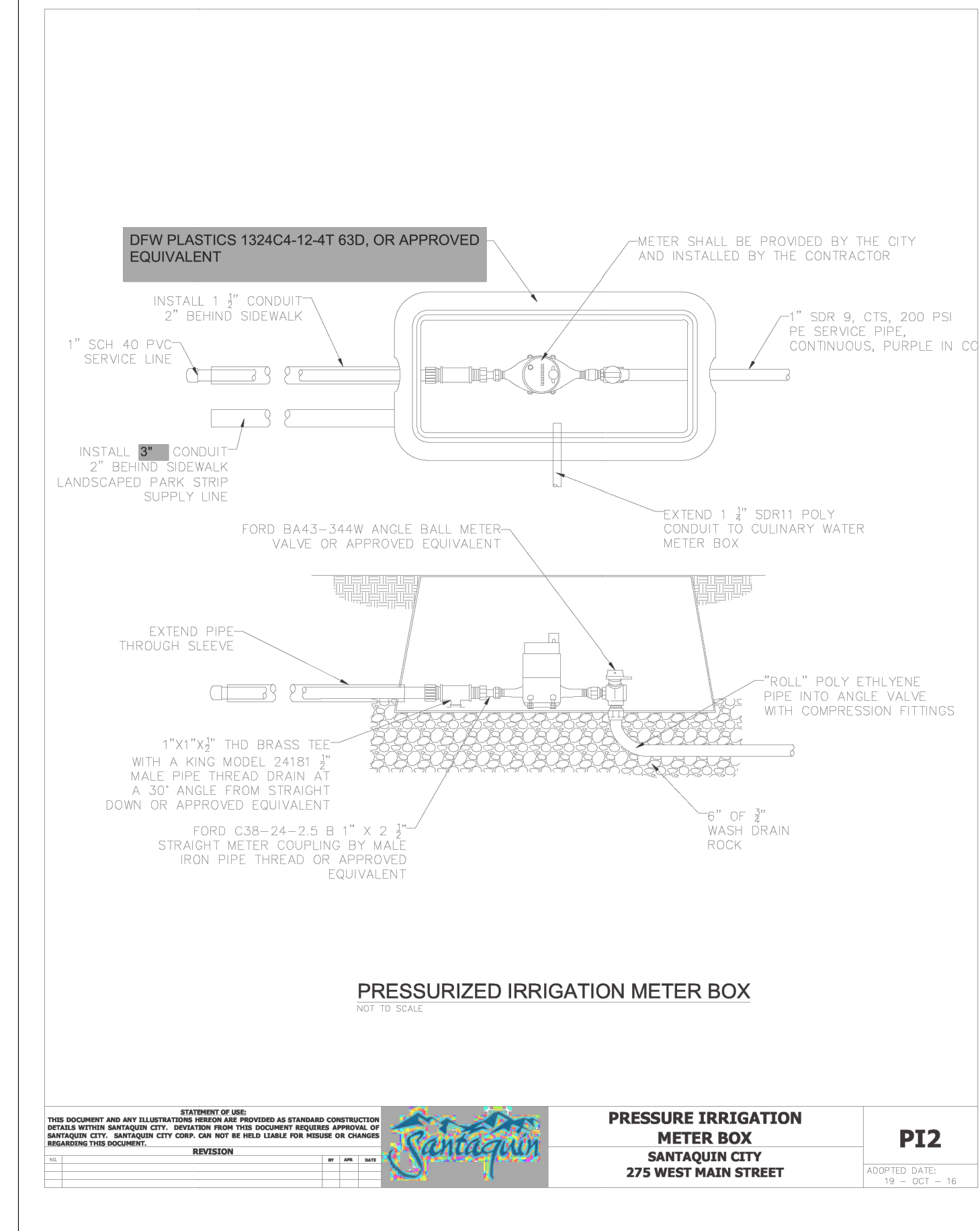
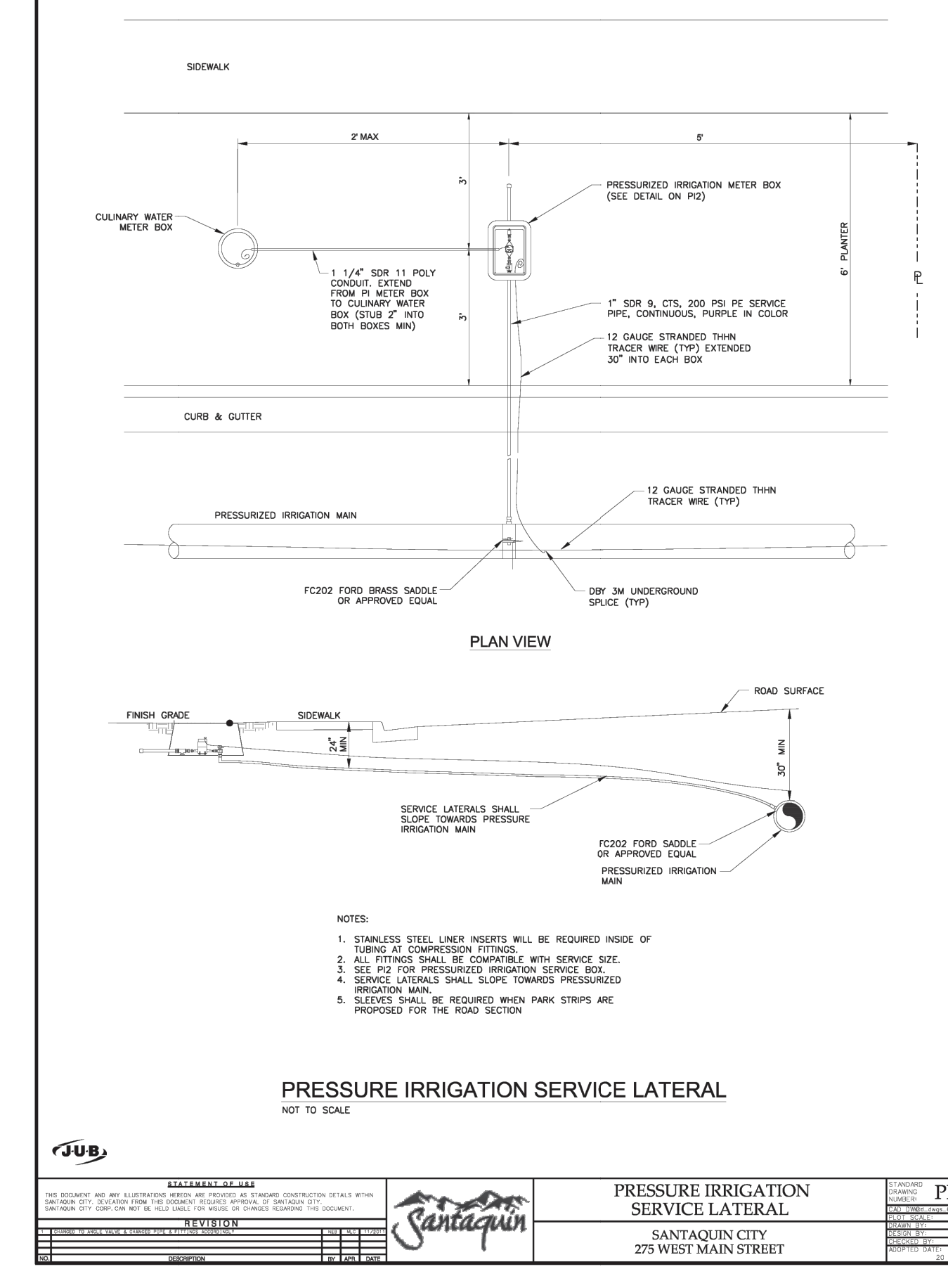
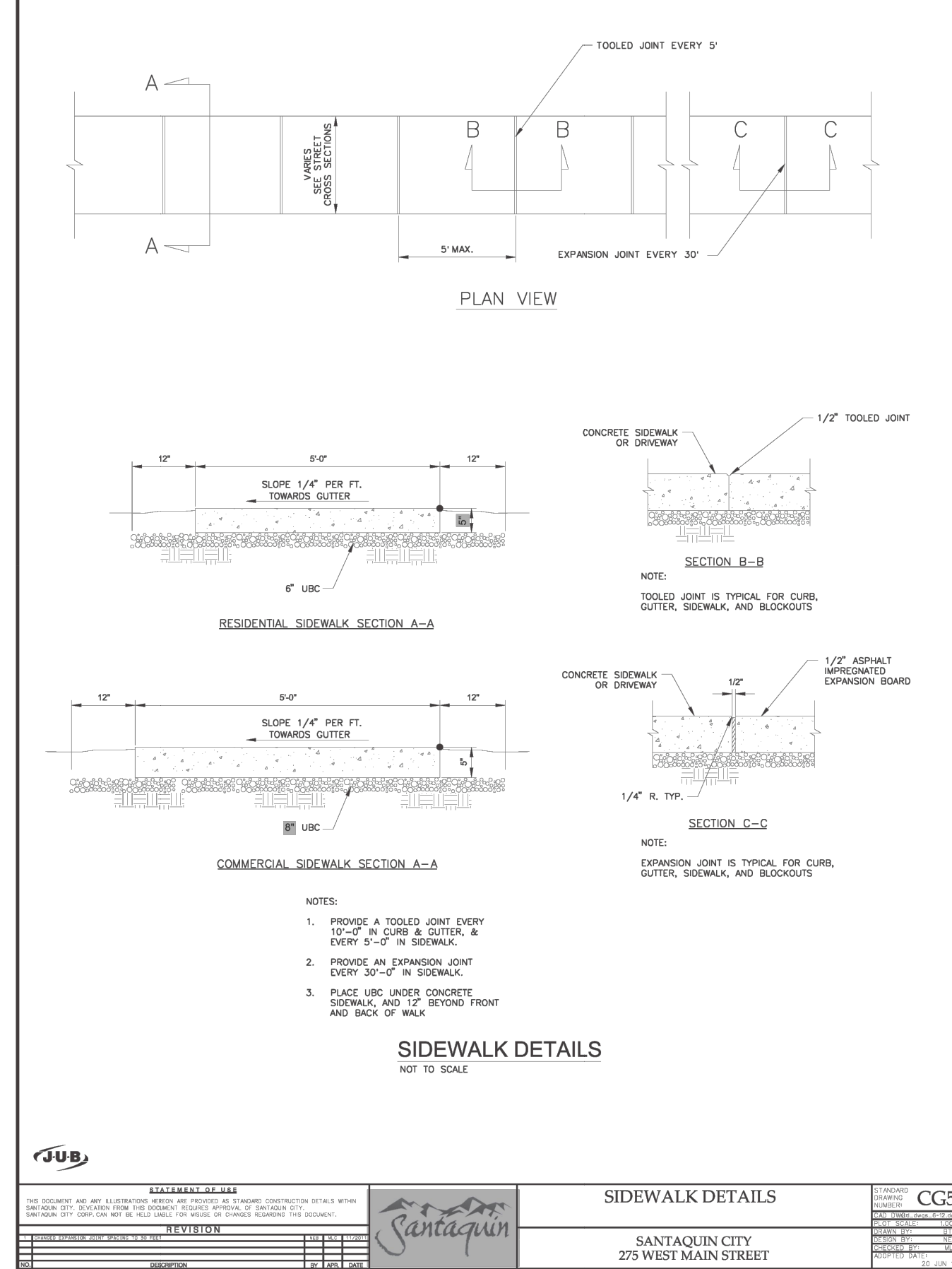
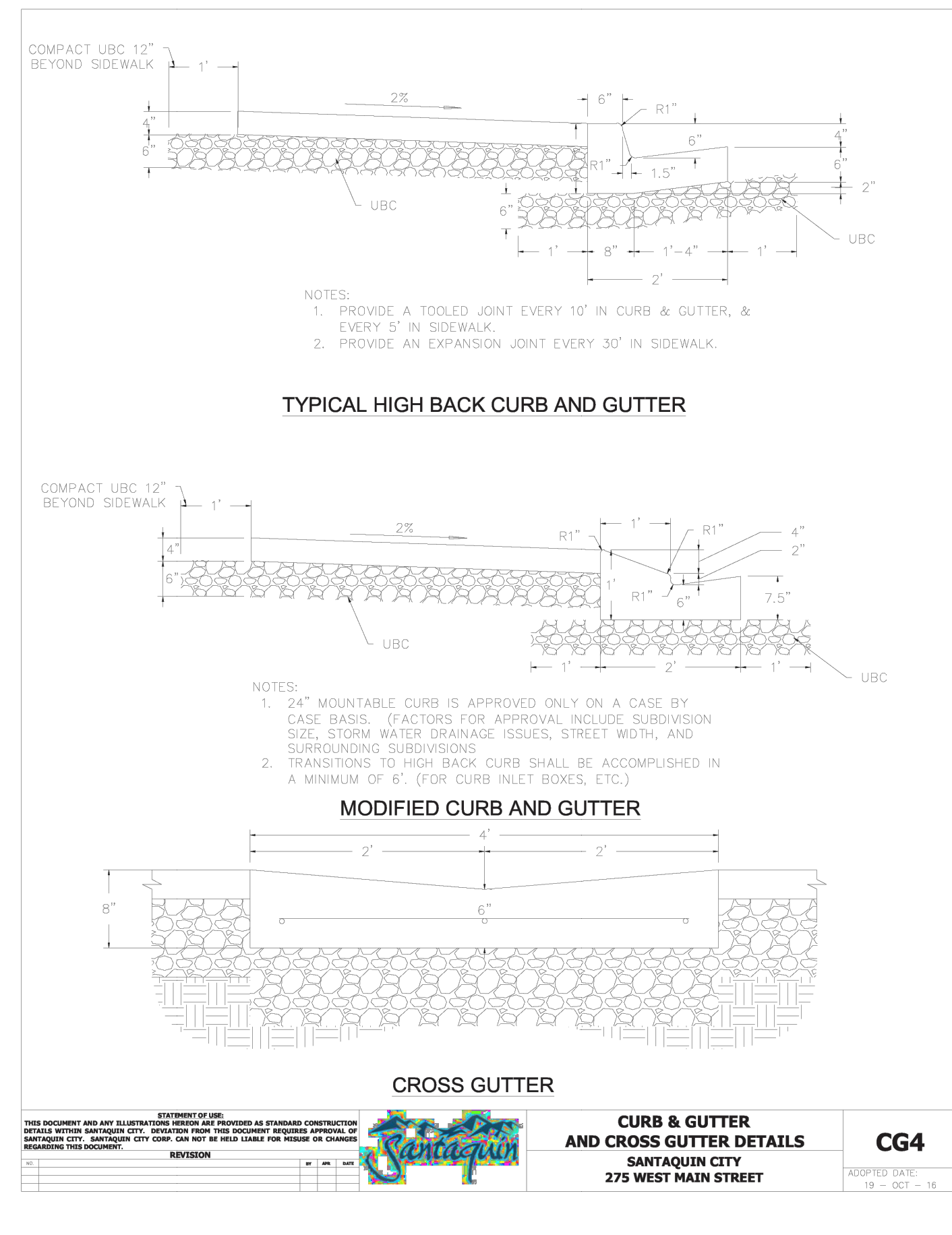
LOCATION: SANTAQUIN, UTAH

DATE: 8-12-2025



PLAN & PROFILE - 1100 EAST ST.
SCALE: 1" = 10' (Horiz.) 1" = 4' (Vert.)

CITY REVIEW SET - NOT FOR CONSTRUCTION



REVISIONS

REMARKS

DATE

BY

DATE: 8-12-2025

SCENIC RIDGE
SANTAQUIN CITY STANDARD DETAILS

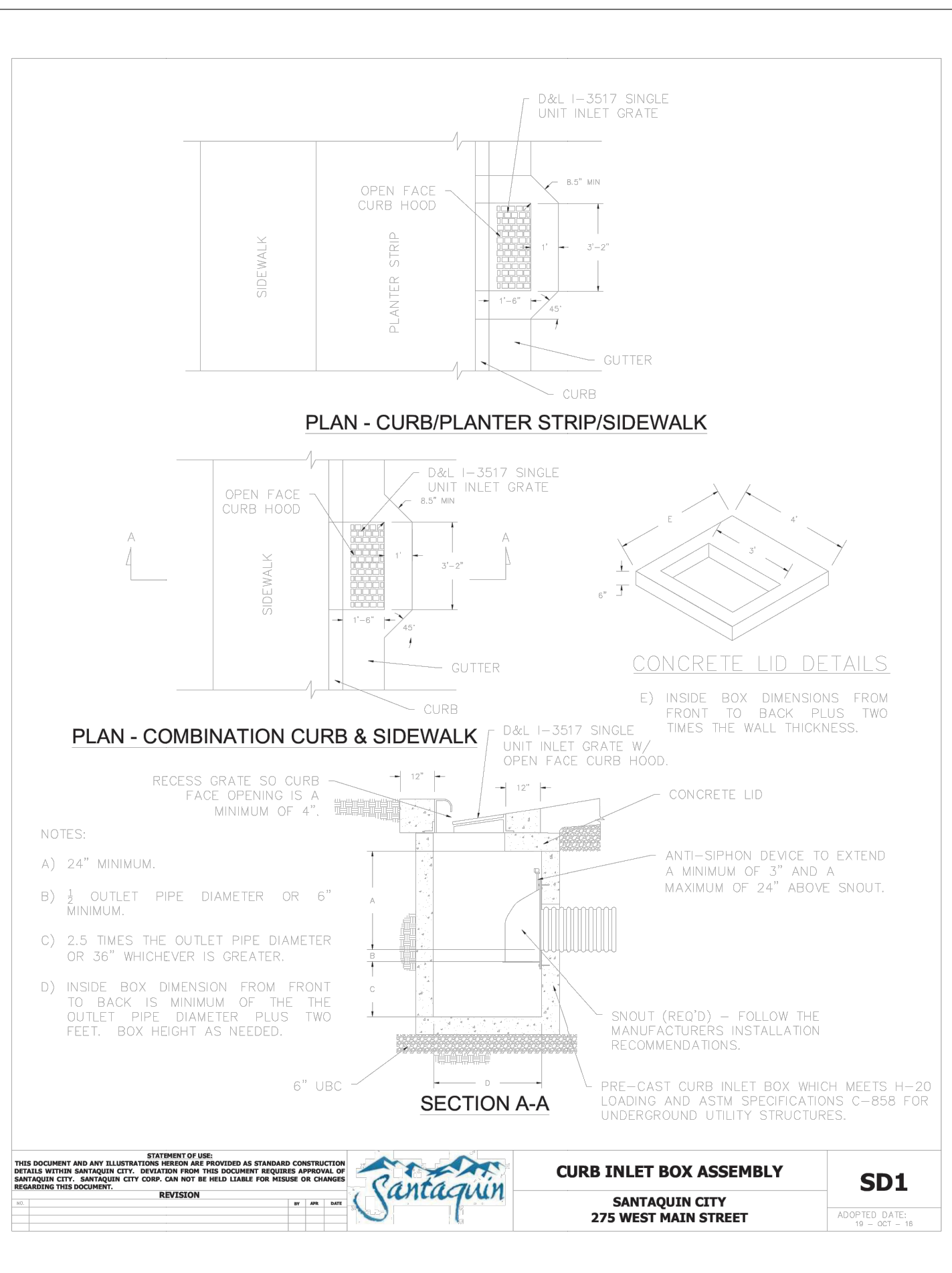
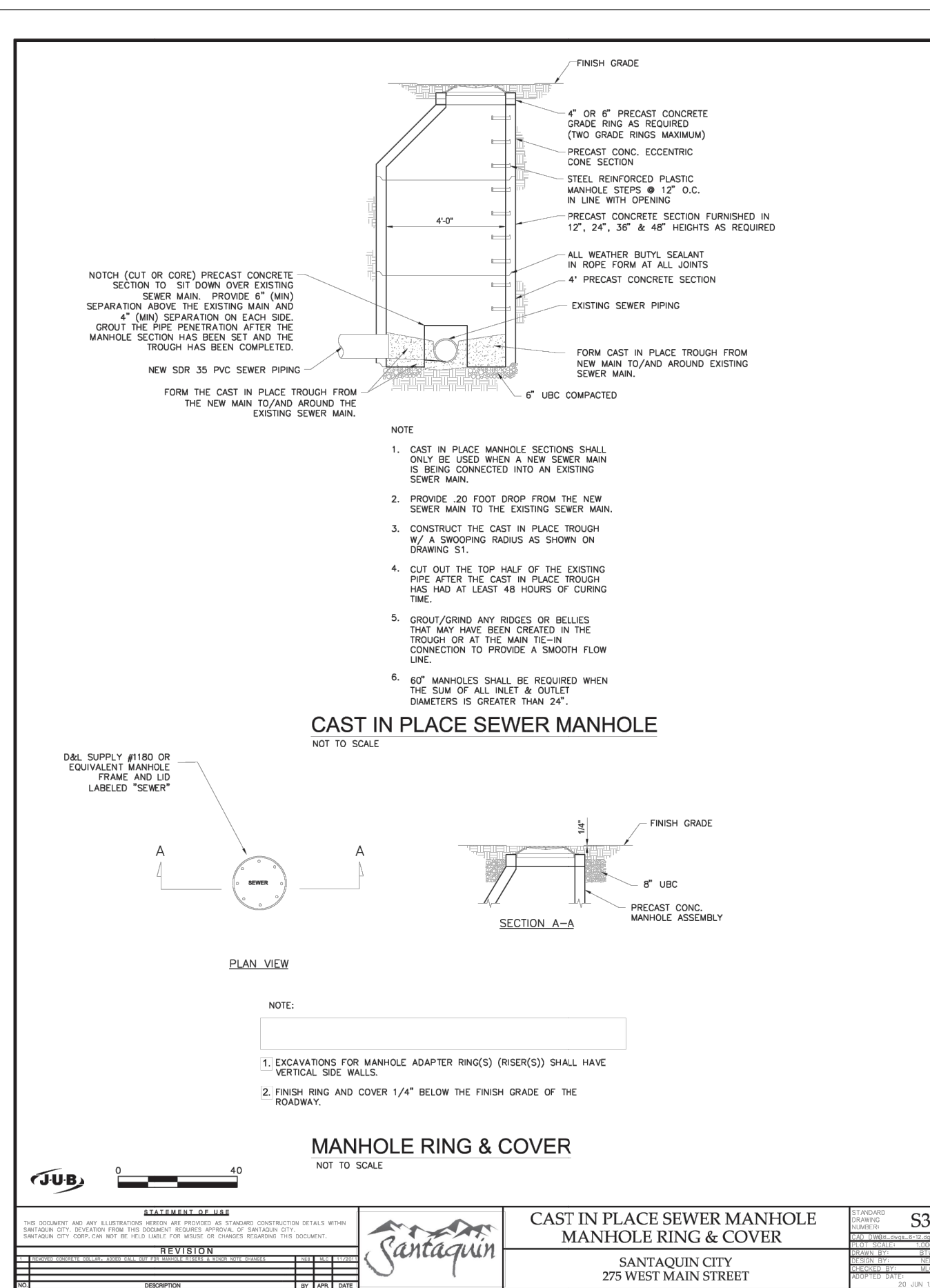
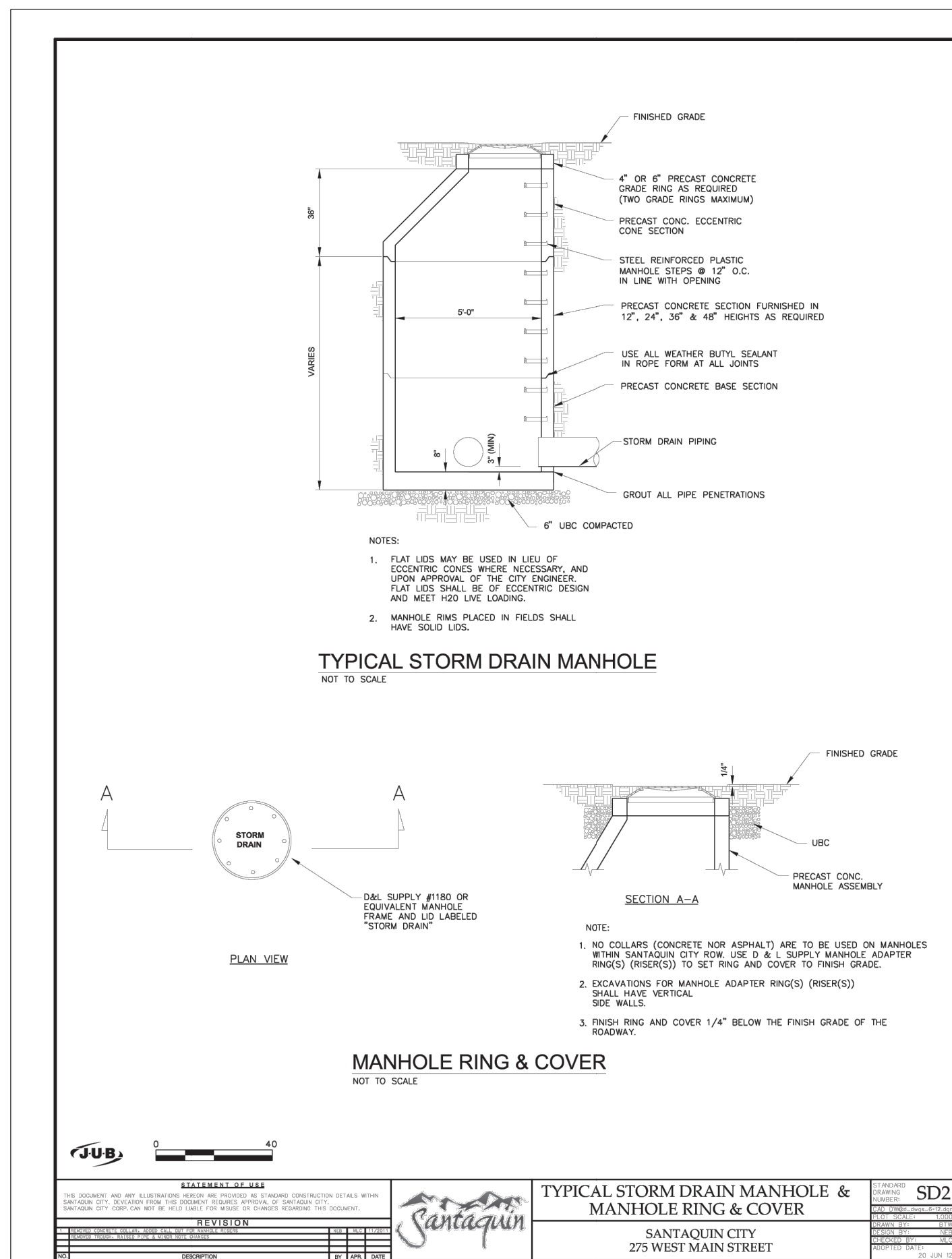
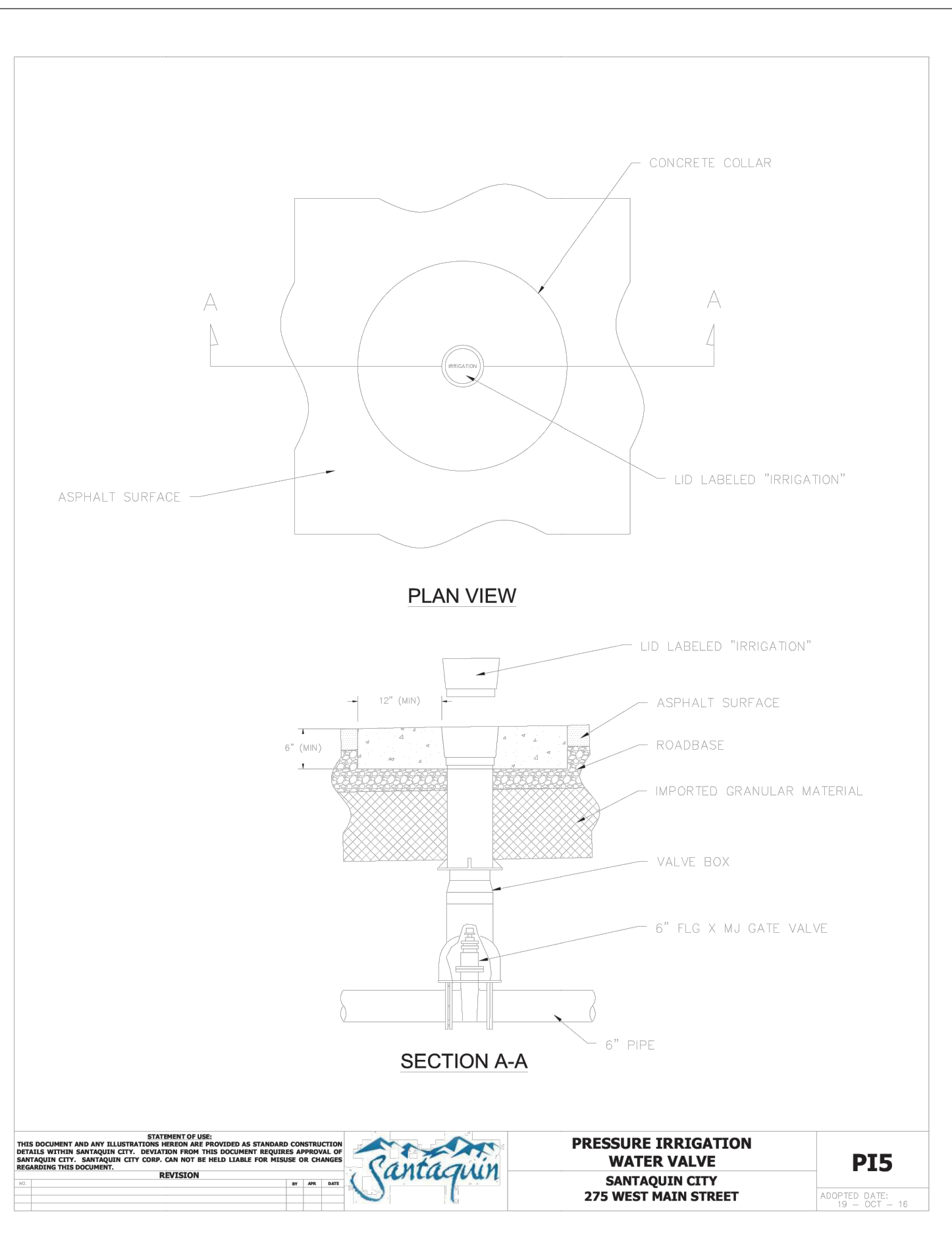
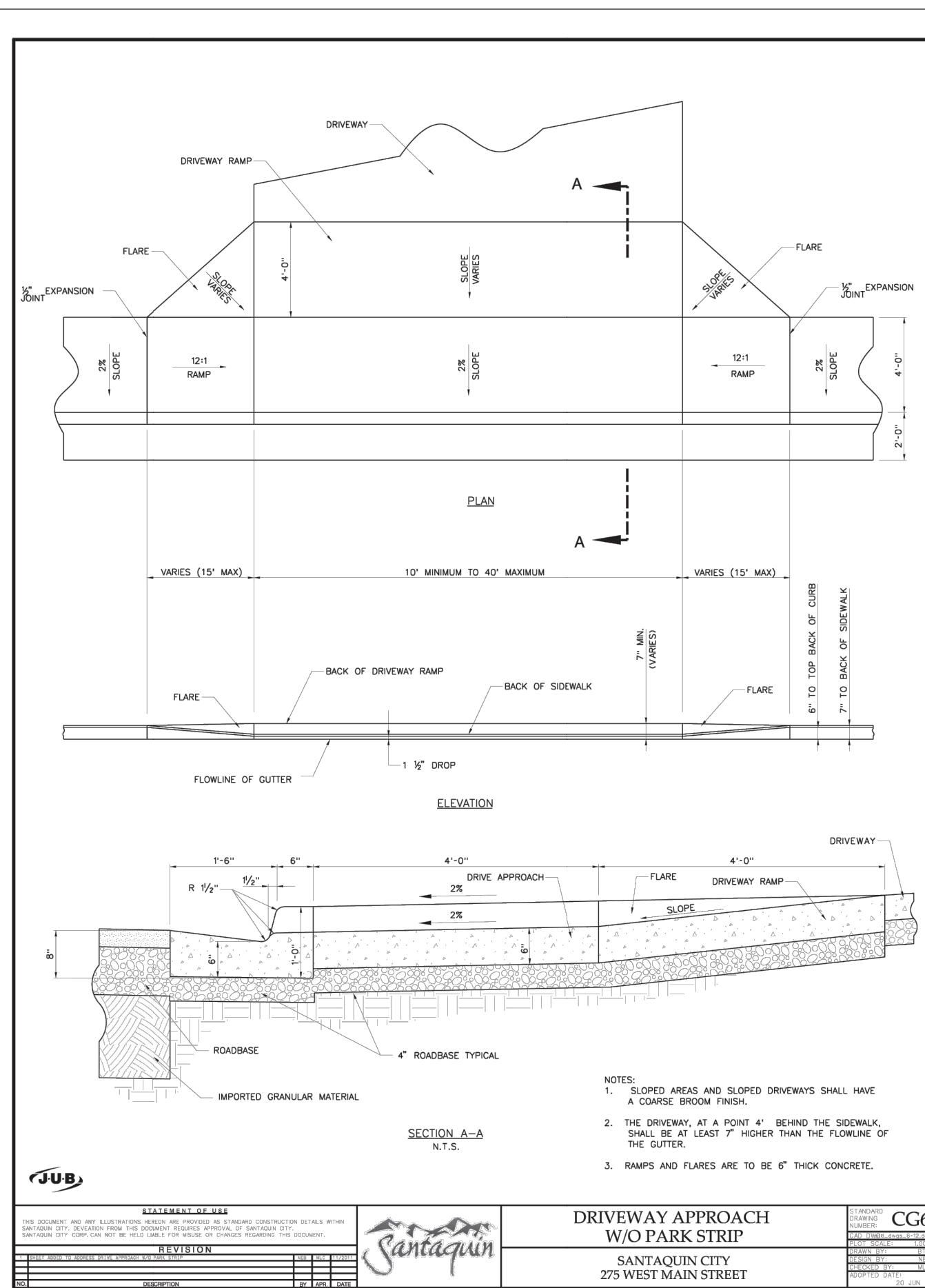
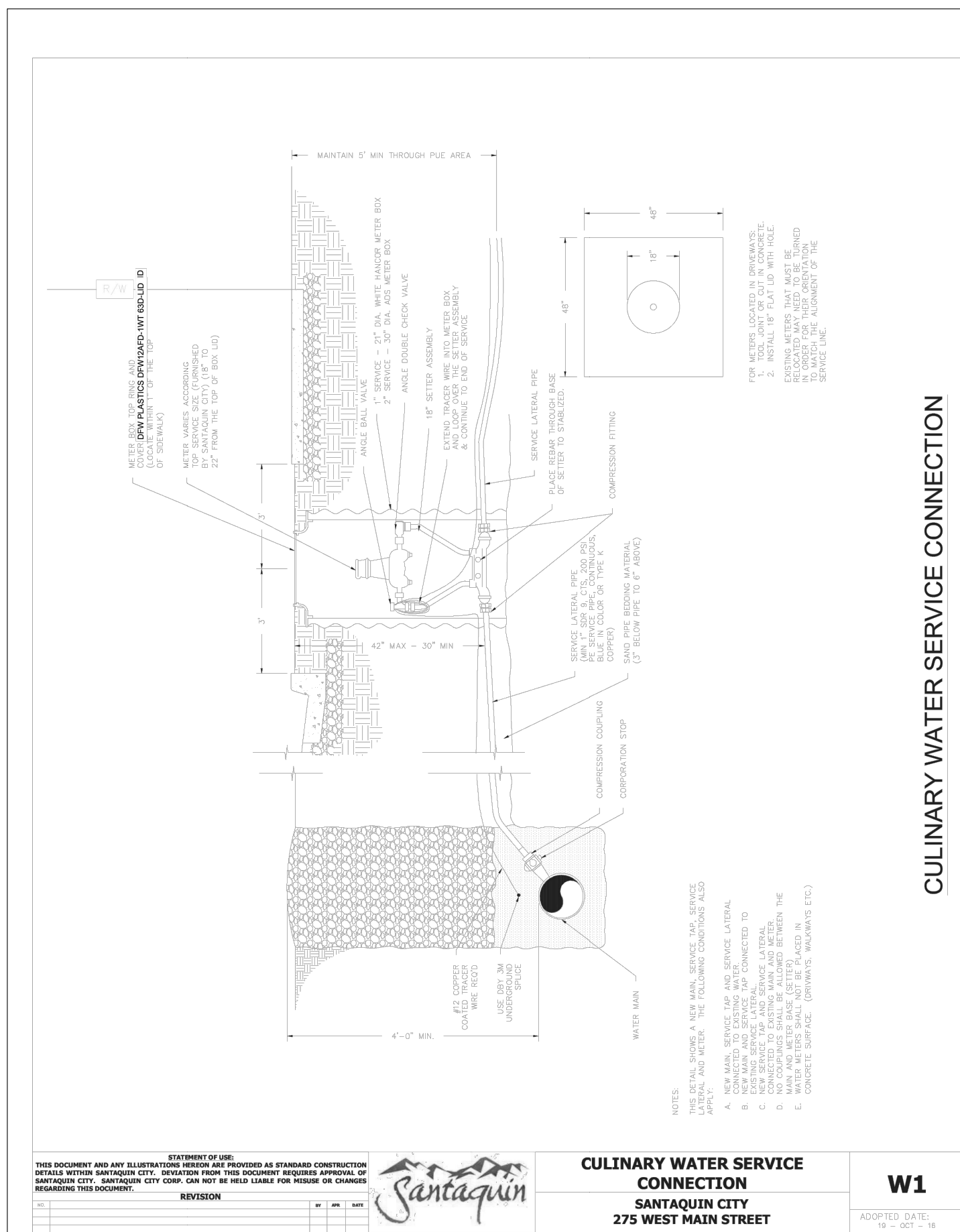
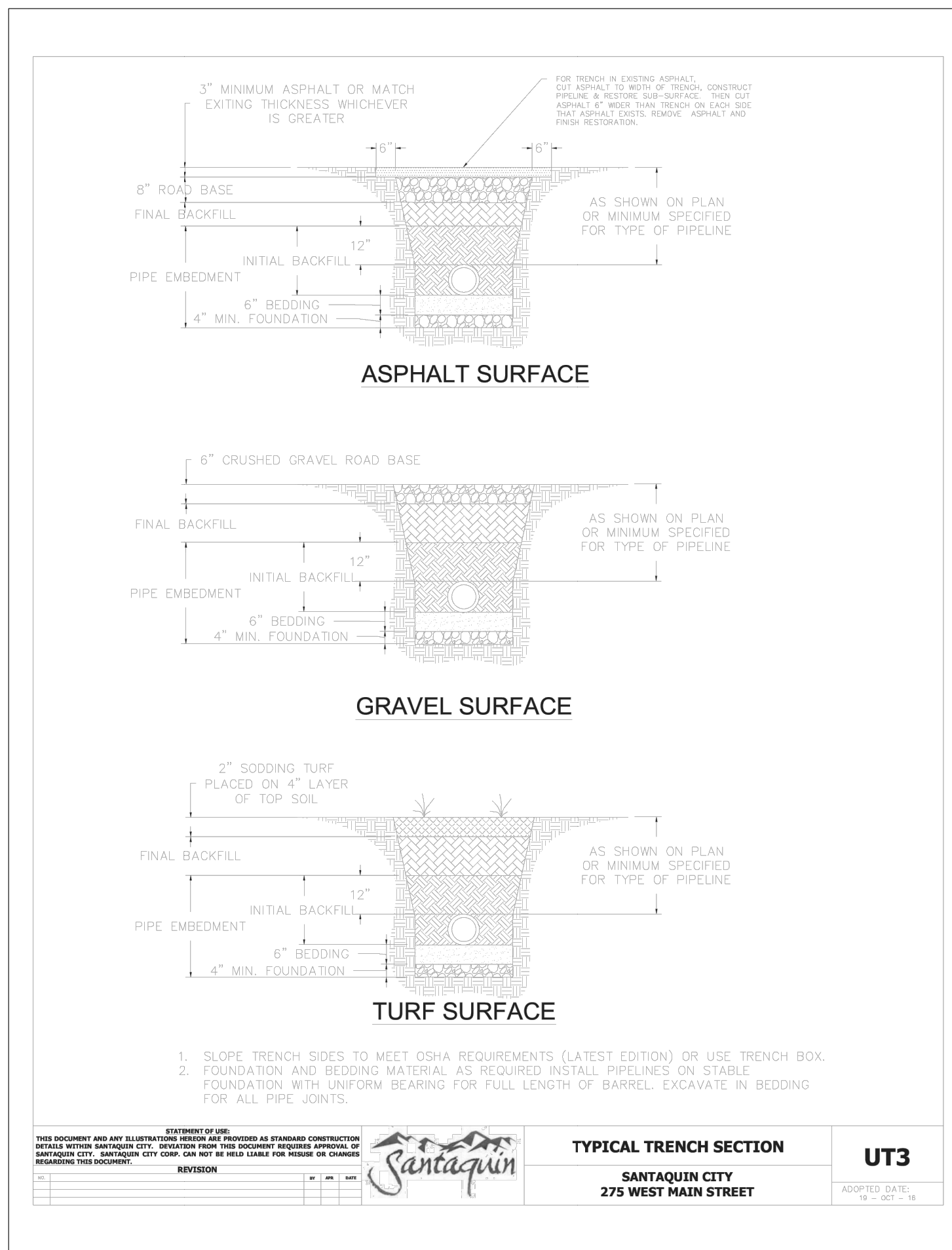
LOCATION: SANTAQUIN, UTAH

FOR: NJC DEVELOPMENT

DRAWING:

D-1

CITY REVIEW SET - NOT FOR CONSTRUCTION



REVISIONS

DATE

BY

REMARKS

SCENIC RIDGE
SANTAQUIN CITY STANDARD DETAILS

DATE: 8-12-2025

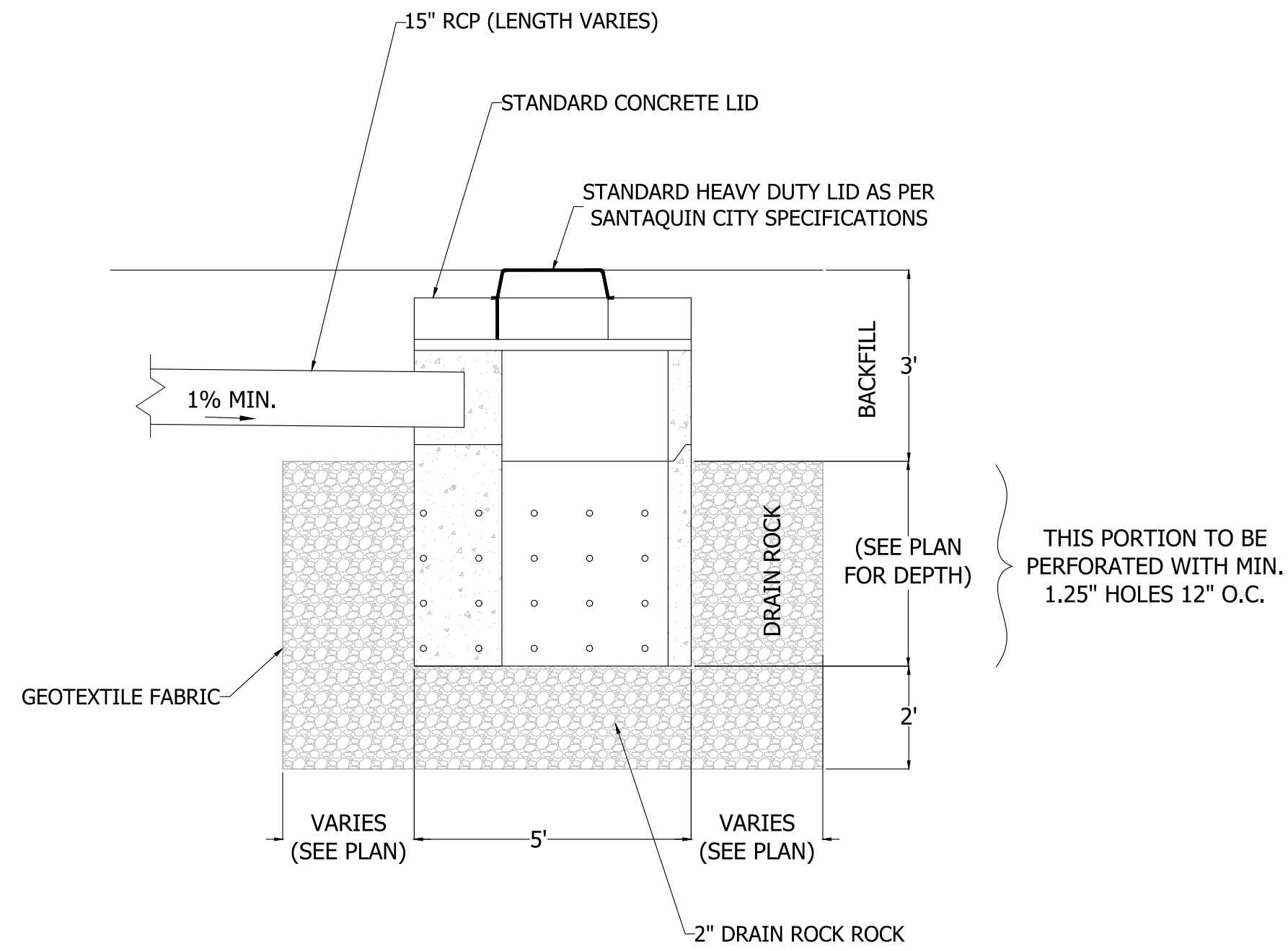
LOCATION: SANTAQUIN, UTAH

FOR: NJC DEVELOPMENT

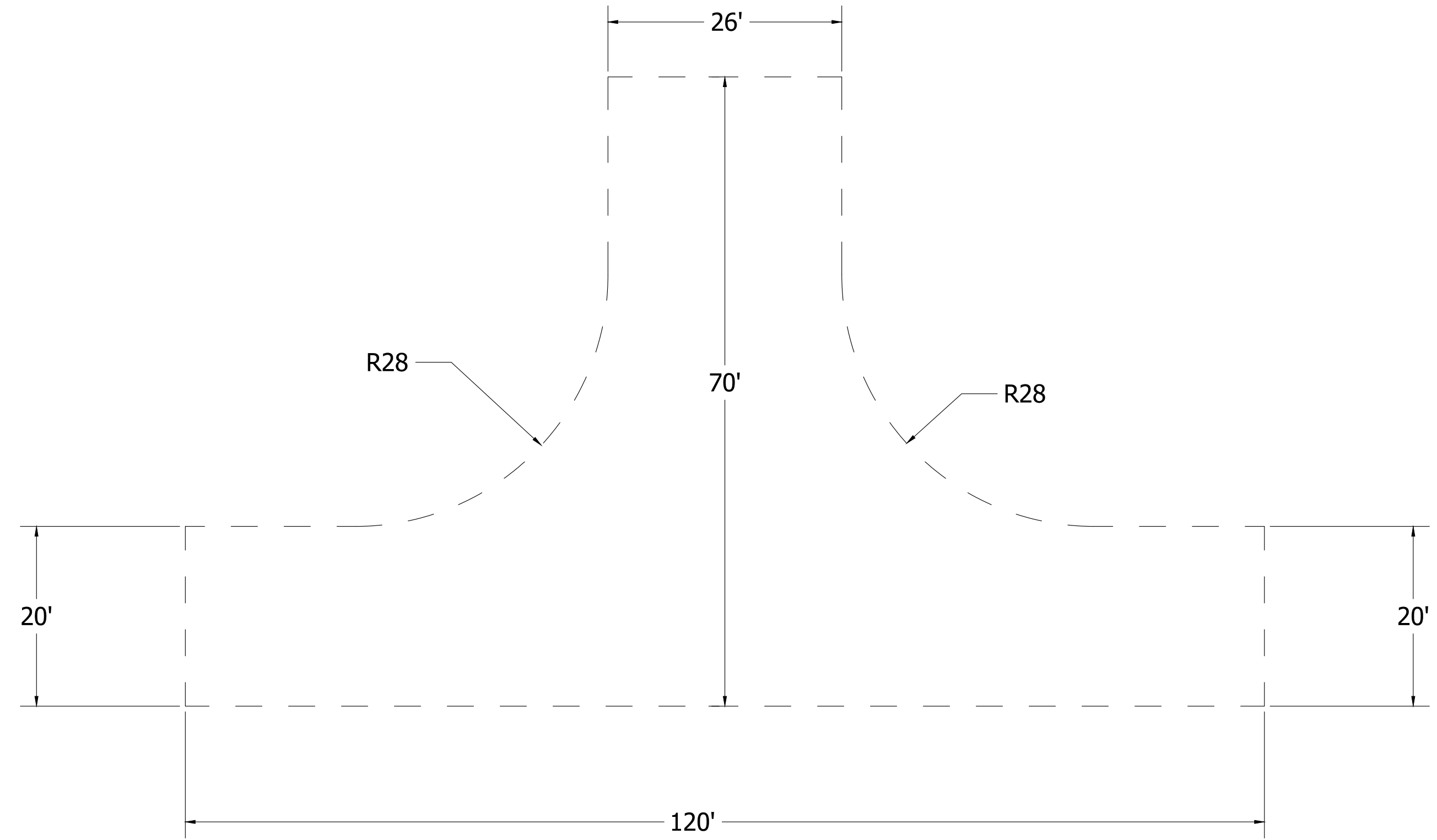
DRAWING:

D-2

CITY REVIEW SET - NOT FOR CONSTRUCTION



1 SUMP
SCALE: N.T.S.



1 FIRE TRUCK TURNAROUND
SCALE: N.T.S.

REVISIONS

DATE

BY

REMARKS

SCENIC RIDGE
DETAIL SHEET

FOR: NJC DEVELOPMENT

LOCATION: SANTAQUIN, UTAH

DATE: 8-12-2025

DRAWING:

D-3

CITY REVIEW SET - NOT FOR CONSTRUCTION



Development Review Committee 2026 Regular Meeting Schedule

Month	1 st Meeting	2 nd Meeting
January	Tuesday, January 13	Tuesday, January 27
February	Tuesday, February 10	Tuesday, February 24
March	Tuesday, March 10	Tuesday, March 24
April	Tuesday, April 14	Tuesday, April 28
May	Tuesday, May 12	Tuesday, May 26
June	Tuesday, June 9	Tuesday, June 23
July	Tuesday, July 14	Tuesday, July 28
August	Tuesday, August 11	Tuesday, August 25
September	Tuesday, September 8	Tuesday, September 22
October	Tuesday, October 13	Tuesday, October 27
November	Tuesday, November 10	No Meeting (Thanksgiving)
December	Tuesday, December 9	No Meeting (Christmas)



DRC Members in Attendance: City Engineer Jon Lundell, Building Official Randy Spadafora, Public Works Director Jason Callaway, Assistant City Manager Jason Bond, Fire Chief Ryan Lind, Planner Aspen Stevenson, and Police Lieutenant Mike Wall.

Others in Attendance: City Recorder Amalie Ottley and Alex Rugg (CentraCom)

1. Scenic Ridge Phase C Final Plan

A final review of the Scenic Ridge Estates Phase C 3-lot Subdivision located at approximately 430 South and 1200 E.

Planner Stevenson pointed out that the signature blocks need to be updated.

Building Official Spadafora had no comments. Engineer Lundell indicated that addressing is complete for the three lots.

Fire Chief Lind stated that he had no concerns regarding the plans. He stated that the applicant will need to consider House Bill 48 (HB 48) with regard to the Wildland Urban Interface that was passed by the State legislature this year. HB 48 goes into effect on January 1, 2026 and is mandated by the State of Utah, not the City.

Public Works Director Callaway had no comments.

Police Lieutenant Wall had no comments.

Assistant Manager Bond had no comments.

Engineer Lundell indicated that there were a few minor redlines on the plat that will be returned to the applicant for review.

Chief Lind made a motion to approve the Scenic Ridge Phase C Final Plan on the condition that redlines be addressed. Lieutenant Wall seconded the motion.

Lieutenant Mike Wall	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Yes
Planner Aspen Stevenson	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

2. Meeting Minutes Approval September 9, 2025

Chief Lind made a motion to approve the meeting minutes from September 9, 2025.

Lieutenant Wall seconded the motion.

Lieutenant Mike Wall	Yes
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Yes
Planner Aspen Stevenson	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

Adjournment

Assistant Manager Bond made a motion to adjourn the meeting.

The meeting was adjourned at 10:04 a.m.

Jon Lundell, City Engineer

Stephanie Christensen, City Recorder