



PLANNING COMMISSION

Tuesday, April 23, 2024, 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://bit.ly/2P7ICfQ> or by searching for Santaquin City Channel on YouTube.

ADA NOTICE

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

AGENDA

WELCOME

INVOCATION/INSPIRATION THOUGHT

PLEDGE OF ALLEGIANCE

ORDER OF AGENDA ITEMS

PUBLIC FORUM

DISCUSSION & POSSIBLE ACTION

1. **[Public Hearing: Home Daycare Code Amendment](#)**

[The Santaquin City Planning Commission will conduct a Public Hearing to consider modifying Santaquin City Code sections 10.08.020, 10.40.050, and 10.40.060 updating code requirements for home daycare businesses to be consistent with State Code.](#)

2. **[Santaquin Peaks Plat Amendment](#)**

[The Planning Commission will review a proposed plat amendment for the Santaquin Peaks Industrial Subdivision.](#)

OTHER BUSINESS


3. **[Meeting Minutes Approval](#)**

[April 9, 2024](#)

ADJOURNMENT

CERTIFICATE OF MAILING/POSTING

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

MEMO



To: Planning Commission
 From: Ryan Harris, Senior Planner
 Date: April 19, 2024
 Re: Home Daycare and Preschool Code Amendment

It is proposed that the Planning Commission and City Council Consider amending language related to Home Daycares and Preschools found in Santaquin City Code 10.080.020, 10.40.050, and 10.40.060. The proposed code amendment aligns the City Code with the State Code and includes a few minor changes discussed below.

In 2022, the State passed HB15, which focused on childcare programs (daycare). This bill created a law (Utah State Code 10.8-84.6 "Prohibition on licensing or certification of childcare programs") that doesn't allow the City to impose licensing or certification requirements for a daycare. The City can require a business license, make sure the business meets buildings, fire, and health codes, and ensure that the daycare meets all state requirements.

Below is a summary of some of the changes considered with this code amendment.

1. Update the definition of a Family Group Daycare.
2. Changes the requirements that home daycares licensed with the State meet state requirements and get a business license. Daycares not licensed by the State (Daycares with eight or fewer children are not required to be licensed by the State but can still get licensed if they choose to) follow all requirements in the Santaquin City Home Occupation Code.
3. Move a Family Group Daycare (nine children or more) from a major home occupation (requires a conditional use permit) to a minor home occupation (staff approval).
4. Add a requirement when two preschool sessions are held in one day, there must be a minimum 30-minute break between them. This will help with traffic control so everyone can show up at different times to pick up and drop off.

The Planning Commission is required to hold a public hearing, review the proposed code amendment, and either table or forward a positive or negative recommendation to the City Council. The attached draft ordinance has the proposed language. The Planning Commission's responsibility is to forward a recommendation to the City Council.

Motion: “Motion to recommend approval/denial of the proposed code amendment related to home daycares and preschools”

Attachments:

1. Draft Ordinance

ORDINANCE NO. DRAFT

AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO UPDATE LANGUAGE RELATED TO HOME DAYCARE BUSINESSES SO IT IS CONSISTENT WITH STATE CODE, 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, Title 10 Chapter 40 Section 050 and Title 10 Chapter 40 Section 060 to update language related to home day care businesses so it is consistent with state code.

WHEREAS, the Santaquin City Planning Commission held a public hearing on April 23, 2024, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City in accordance with Section 10-9a-205 of the Utah State Code; and

WHEREAS, after the noted public hearing, the Santaquin City Planning Commission shall forward 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 “Terms Defined – Land Use and Development”: is amended as follows: (underlined text is added, stricken text is deleted)

10.08.020 TERMS DEFINED - LAND USE AND DEVELOPMENT MANAGEMENT CODE

DAYCARE: The provision of care for four (4) or more cumulative hours during the day for a group of individuals not related by blood or marriage to, or not the legal wards or foster children of, the attendant adult, with or without compensation, specifically:

Family Group Daycare: A home wherein care is provided for nine (9) ~~or more to sixteen (16)~~ children not related by blood or marriage to, or not the legal wards or foster children of, the attendant adult, for less than twenty four (24) hours a day, for direct or indirect compensation and licensed by the state of Utah.

~~FAMILY DAYCARE: See definition of Daycare.~~

~~NURSERY, DAYCARE: See definition of Daycare~~

Title 10, Chapter 40, Section 050 “Minor Home Occupation”: is amended as follows:

(underlined text is added, stricken text is deleted)

10.40.050 MINOR HOME OCCUPATIONS

A. Employees:

1. One full time or full time equivalent nonresident may be employed, volunteer, or work at a designated workstation or area on the premises or inside the home where the home occupation business is located. Only one nonresident employee may work at the home, in such manner, at one time. No more than two (2) persons shall comprise the equivalent full time employee.
2. In addition to the employees described in paragraph A,1, any home occupation may utilize employees to work off site. Such off site employee, volunteer, hiree and any other persons engaged with the home occupation shall not come to the home for purposes related to the home occupation license, except for incidental vehicle stops in accordance with the traffic and operational hours qualifications outlined below.

B. Operational Hours: The home occupation shall not generate any traffic before six o'clock (6:00) A.M. or after eight o'clock (8:00) P.M. (e.g., clients, patrons, employees, volunteers, students, pupils, etc.).

C. Traffic: Vehicular traffic from business related visitors, employees, volunteers, and customers shall not exceed that which normally and reasonably occurs for a home in the neighborhood, and shall be conducted so that the neighbors will not be significantly impacted by its existence. Minor home occupations shall be limited to three (3) business related vehicular stops to the residence during any one hour to a maximum of eight (8) business related vehicular stops per day. Vehicles for delivery or pick up of business related supplies or products (e.g., UPS package delivery vehicles) shall not exceed two (2) per day.

Exception: Daycare and child group activities having an approved traffic circulation and safety plan may exceed the above maximum number of vehicle stops, up to a total of sixteen (16) business related vehicle stops at the home in a day (e.g., dropping off and picking up a child would count as 2 vehicle stops).

D. Areas And Property To Be Used:

1. The business activities in the dwelling shall not occupy more than five hundred (500) square feet or twenty five percent (25%) of the total floor area of such dwelling, whichever is less. For the purposes of this section, a garage, carport,

patio, breezeway, or any accessory building is not considered to be part of the dwelling.

2. Business activities in an accessory structure shall not exceed eight hundred (800) square feet or fifty percent (50%) of the accessory structure floor area, whichever is more unless such accessory structure is being utilized for licensed agribusiness functions or is associated with a licensed boarding facility for animals.
- E. Business Related Vehicles: Business related vehicles include those vehicles owned and operated by residents of the dwelling, vehicles on the property which are nonoperable due to: 1) a collision or other violent act; 2) has had parts removed from the vehicle rendering the vehicle inoperable; or 3) is being stored on a lot for the purpose of restoration. Business related vehicles shall also include any vehicles brought to the residence by the applicant, an employee, customer, client or business related visitor and shall comply with the following:
1. There shall be no more than four (4) business related vehicles parked or being stored at the residence at any one time.

Exception: Any vehicle, operable on a road or not, that is inside a fully enclosed, permanent structure shall not be included in the maximum number of vehicles permitted at one time. Single or dual occupancy, off highway recreation vehicles (OHV) or watercraft are also excluded unless such are used as part of the business operation.
 2. Business related vehicles shall not exceed eight feet (8') in height.

Exception: Delivery or pick up vehicles (e.g., UPS package delivery vehicles) not owned or operated by the owner or employees of the licensed home occupation.
 3. Business related vehicles shall not exceed two (2) axles or twenty two feet (22') in length individually nor three (3) axles or thirty five feet (35') in length with attachments. No vehicle having more than two (2) axles shall travel to the residence for the purpose of delivery of merchandise, goods, or supplies for use in the home occupation.
 4. Business related vehicles may not exceed sixteen thousand (16,000) GVW.
- F. Number Of Licenses Allowed: Multiple home occupation licenses may be granted per residence as long as the cumulative effects of the businesses do not exceed the above standards and qualifications.
- G. Additional Qualifications For [Family](#) Daycares And Child Group Activities
1. Child oriented home occupations shall not exceed eight (8) children at any one time. A maximum of eight (8) students/children is permitted per day. This number shall include the licensee's own children if they are less than six (6) years of age and are under the care of the licensee at the time the home occupation is conducted.
 2. All child-oriented home occupations shall be allowed to provide safe, outdoor playtime as required by state, county or local laws governing such business

activity. All outdoor play areas must be enclosed by a fence of at least five feet (5') if there are more than six (6) children enrolled.

3. All daycare and other child group activity facilities must be located on a through street unless a traffic and circulation plan is approved by the city as part of the business operations.
 4. Family daycares that are not licensed by the State are required to meet all requirements in this chapter. If the family daycare is licensed by the State, the daycare shall follow all State requirements and are exempt from the requirements in this Chapter, except the following:
 1. A home occupation license is required to operate the business.
 2. Licensure: Copies of all licenses required by the state shall be provided to the city for verification of compliance with all state standards. All licenses from the State shall be maintained while the business is in operation.
- H. Family Group Daycare With Nine (9) Children Or More:
1. Family Group Daycares shall follow all State requirements and are exempt from the requirements in this Chapter, except the following:
 - a. A home occupation license is required to operate the business.
 - b. Licensure: Copies of all licenses required by the state shall be provided to the city for verification of compliance with all state standards. All licenses from the State shall be maintained while the business is in operation.

Title 10, Chapter 40, Section 060 “Major Home Occupation”: is amended as follows:
(underlined text is added, stricken text is deleted)

10.40.060 MAJOR HOME OCCUPATIONS

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

- A. General conditions for all major home occupations:
 1. Major home occupations may only be conducted from property having a detached single-family dwelling,
 2. The conditional use permit and the home occupation business license shall be maintained in good standing for the entire period that business is being conducted,
 3. Conditional use permits can be revoked based upon unresolved legitimate complaints as determined by the city zoning administrator.
- B. Child ~~oriented~~-group activity home occupations shall comply with the following conditions:
 1. Maximum Children Permitted: The following maximum numbers include the licensee's and any employees' children if they are under twelve (12) years of

age and are under the care of the licensee at the time the home occupation is conducted:

- ~~a. Family group daycares may not exceed twelve (12) children at one time or eighteen (18) different children per day.~~
 - a. Child group activities may not exceed twelve (12) students/children per session and a maximum of twenty four (24) students/children per day. A maximum of two (2) sessions per day may be permitted. There shall be a minimum 30-minute break between the two sessions.
 2. Yard Requirements:
 - a. All nonbusiness related structures or on premises hazards are to be made inaccessible to the children attending the daycare facility.
 - b. All outdoor play areas must be enclosed by a fence at least ~~five feet (5')~~ Six feet (6') in height.
 3. Traffic:
 - a. All vehicular stops for the dropping off or picking up of children shall be done with the passenger side of the vehicle toward the residence.
 - b. A traffic circulation and safety plan must be submitted to, reviewed and approved by the city.
 - c. At least one adjacent residential street must be of sufficient width to accommodate the increased average daily vehicular traffic (ADT) counts caused by the business.
 - d. The number of business related vehicle stops at the home per day shall not exceed twenty four (24) (e.g., dropping off and picking up a child would count as 2 vehicle stops).
 4. Location Requirements: No child ~~oriented-group activity~~ home occupation, which requires a conditional use permit, may be operated within three hundred feet (300'), as measured from property line to property line, of another child ~~oriented-group activity~~ home occupation operating under a conditional use permit.
 5. Licensure: Copies of all licenses required by the state shall be provided to the city for verification of compliance with all state standards.
- C. Businesses not conducted within a home, which must obtain a conditional use permit and which may include welding, carpentry, sheet metal work, furniture manufacturing, upholstery and other similar manufacturing activities, must comply with the following:
 1. Machinery Operation: No machinery may be operated between the hours of seven o'clock (7:00) P.M. and eight o'clock (8:00) A.M.
 2. Noise Levels:
 - a. No power equipment which emits a sound pressure level in excess of seventy four (74) dB, as measured at a distance of fifty feet (50') (15 m) from such machinery, shall be used.
 - b. No equipment shall cause a noise disturbance for a consecutive period longer than fifteen (15) minutes or for more than thirty (30) minutes per hour.
 - c. Business machinery noise levels are not to exceed fifty five (55) dB when measured at the closest property boundary.

3. Storage Qualifications: All storage qualifications listed in SCC 10.40.050 must be met.
 4. Designated Areas: The applicant shall designate the areas of the home, attached/detached garage or accessory structure that will be used for the home occupation and, if approved, the home occupation may be conducted only in the designated areas.
- D. Businesses having more than four (4) business related vehicles parked or stored at the home at one time or which utilize a commercial vehicle that exceeds the maximum height, weight or length requirements established in SCC 10.40.050, must comply with the following conditions:
1. All business related commercial vehicles are to be parked on the property and behind the front of the home when parked on the property.
 2. The vehicles and attachments are to be located behind a six foot (6') tall opaque fence, or other obstruction, so as to minimize their view from the front property line.
 3. Proof of proper CDL licensing must be provided with each license renewal.
 4. No maintenance of vehicles exceeding sixteen thousand (16,000) GVW may occur at the home unless conducted within a fully enclosed permanent structure compliant with building codes.
- E. Businesses entailing food or beverage preparation, storage or catering must comply with the following conditions:
1. Obtain all authorizations required by a state or county department or agency prior to approval of a business license and maintain all such authorizations for the duration of the business.
 2. Compliance with all business related vehicle qualifications listed in SCC 10.40.050 must be met.
- F. Businesses which have operating hours past eight o'clock (8:00) P.M. and before six o'clock (6:00) A.M. must comply with the following:
1. Applicants must show that any operation conducted after eight o'clock (8:00) P.M. and before six o'clock (6:00) A.M. will be compatible with like uses and operations found in the residential neighborhoods between such hours.
 2. All business activities are to be conducted within closed doors between eight o'clock (8:00) P.M. and six o'clock (6:00) A.M. unless shown to be compatible with like uses and operations found in the residential neighborhood between such hours.
 3. Any business lighting shall be shielded and directed downward away from adjoining properties or contained within the building from which it emanates.

Section II. Severability

If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been

rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

Section III. Contrary Provisions Repealed

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

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

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

Section V. Posting and Effective Date

This ordinance shall become effective at 5:00 p.m. on Wednesday, May 1, 2024. 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 30th day of April, 2024

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 30th day of April 2024, entitled

“AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO UPDATE LANGUAGE RELATED TO HOME DAYCARE BUSINESSES SO IT IS CONSISTENT WITH STATE CODE, 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 30th day of April 2024.

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 ____ 2024, by AMALIE R. OTTLEY.
My Commission Expires:

Notary Public

MEMO



To: The Planning Commission
 From: Ryan Harris, Senior Planner
 Date: April 19, 2024
 RE: **Santaquin Peaks Industrial Park Plat Amendment**

Zone: I-1 Size: 30.57 Acres Lots: 17
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The proposed plat amendment amends the Santaquin Peaks Industrial Park Subdivision, which is in the Industrial (I-1) Zone. The original subdivision was recorded on June 14, 2023. The number of lots is staying the same; the original subdivision is 29.86 acres, and the proposed plat amendment is 30.57 acres. The following changes are being proposed to the original plat.

1. Update the street-side and rear yard setbacks to meet the setback requirements in the industrial zone. The original plat shows a 35' side street setback and a 10' setback for the rear yard. The industrial zone has a 25' setback for the street-side yard and a 25' setback for the rear yard.
2. An 11-foot strip of the city right-of-way along the front of the lots in Timpanogos Terrace, Nebo Way, and Dry Mountain Drive will be owned by the Community Development and Renewal Agency of Santaquin City (CDRA).
3. The east boundary line of the original plat will be moved east between 18' and 35'. This area is currently owned by the CDRA, and the land will be given to Lots 1-6 of the proposed Santaquin Peaks Industrial Park Plat amendment.

The Planning Commission is responsible for reviewing the plat amendment and ensuring it meets the City Code. The Planning Commission is the land use authority for plat amendments.

Findings:

1. The plat amendment is meeting all requirements in SCC 10.20.130 (I-1 Industrial Zone)
2. The plat amendment has followed all requirements in State Code 10-9a-608.

Recommended Motion: “Motion to approve Santaquin Peaks Industrial Park Subdivision Plat Amendment with the following condition.

1. All redlines be addressed.”

Attachments:

1. Plat Amendment
2. Original Plat

SANTAQUIN PEAKS INDUSTRIAL PARK - AMENDED

LOCATED IN THE: THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH

SUBDIVISION BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SANTAQUIN CITY, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF PARCEL NUMBER 32:009:0098, SAID POINT BEING 163.68 FEET SOUTH 00°30'52" EAST FROM THE NORTH QUARTER CORNER OF SAID SECTION 3; THENCE SOUTH 89°23'57" EAST 871.39 FEET ALONG SAID NORTH LINE TO A POINT ON THE WEST LINE OF SUMMIT RIDGE PARKWAY (PARCEL #32:009:0090); THENCE ALONG SAID WEST LINE THE FOLLOWING 2 (2) COURSES: (1) SOUTH 0°35'40" WEST 487.88 FEET TO A POINT ON A 792.00 FOOT RADIUS CURVE TO THE LEFT; (2) THENCE ALONG SAID WEST LINE AND ARC OF SAID CURVE 174.07 FEET HAVING A CENTRAL ANGLE OF 12°35'35" (CHORD BEARS SOUTH 45°56'58" WEST 173.72 FEET); THENCE SOUTH 55°06'49" EAST 35.11 FEET TO A 765.49 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 496.27 FEET HAVING A CENTRAL ANGLE OF 37°08'43" (CHORD BEARS SOUTH 23°12'24" WEST 487.63 FEET); THENCE SOUTH 02°41'40" WEST 983.14 FEET; THENCE NORTH 80°17'18" WEST 521.56 FEET; THENCE NORTH 00°30'52" WEST 1979.96 FEET TO THE POINT OF BEGINNING.

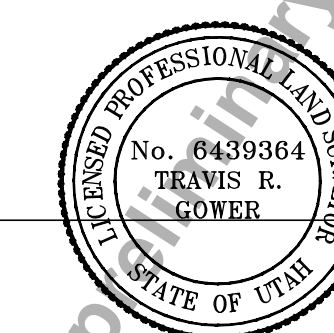
CONTAINING 1,331,696 SQ FT, 30.57 ACRES +/-

GENERAL PLAT NOTES

- 1. THE PURPOSE OF THIS PLAT IS TO ADJUST THE EAST BOUNDARY LINE OF THE ORIGINAL SANTAQUIN PEAKS INDUSTRIAL PARK, CREATE AN 11 FOOT STRIP ALONG THE FRONT OF ALL LOTS TO BE DEDICATED TO THE COMMUNITY DEVELOPMENT AND RENEWAL AGENCY OF SANTAQUIN CITY (CDRA) AND TO ADJUST THE BUILDING SET BACKS. ALL OTHER EASEMENTS UNLESS NOTED ARE TO REMAIN.
2. ALL LOTS WITHIN SANTAQUIN PEAKS INDUSTRIAL PARK SUBDIVISION ARE SUBJECT TO 10' PUBLIC UTILITY EASEMENTS (PUE) ON THE ALL FRONT AND REAR LOT LINES AND 5' PUBLIC UTILITY EASEMENTS (PUE) ON ALL SIDE LOT LINES, AS DEPICTED ON THIS PLAT.
3. ACCESS FROM SUMMIT RIDGE PARKWAY IS PROHIBITED FOR ALL LOTS WITHIN THIS SUBDIVISION.
4. LOT SETBACKS ARE AS FOLLOWS: FRONT YARD: 35' MIN-FRONT YARD SETBACK FOR ALL BUILDINGS STREET/REAR SETBACK: 25' SIDE YARD: 10' REAR YARD: 10' REAR YARD FOR MAIN BUILDINGS. LOTS 1-6: 50' SETBACK FROM THE RIGHT OF WAY OF SUMMIT RIDGE OF THE ORIGINAL SANTAQUIN PEAKS INDUSTRIAL PARK SUBDIVISION
5. LOT 1-6 MUST HAVE THE FRONT OF THE BUILDING ORIENTATED TO FACE SUMMIT RIDGE PARKWAY.

SURVEYOR'S CERTIFICATE

I, TRAVIS R. GOWER, EMPLOYED BY RIMROCK ENGINEERING AND DEVELOPMENT, CONTACT NUMBER, 801-837-0633, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS LICENSING ACT AND THAT I HOLD CERTIFICATE NUMBER 6439364 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND BY THE AUTHORITY OF THE OWNER(S). I HAVE REVIEWED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, IN DECEMBER 2022, IN ACCORDANCE WITH A RECORD OF SURVEY PREPARED BY RIMROCK ENGINEERING AND DEVELOPMENT, FILE NUMBER 22-477, AS FILED IN THE UTAH COUNTY SURVEYOR'S OFFICE AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND EASEMENTS, HEREAFTER TO BE KNOWN AS: SANTAQUIN PEAKS INDUSTRIAL PARK-AMENDED.



TRAVIS R. GOWER P.L.S. 6439364

DATE

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS SANTAQUIN PEAKS INDUSTRIAL PARK-AMENDED, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS ___ DAY OF ___, 2024, A.D.

BY: CC CALLAWAY, LLC, CODY R. CHRISTENSEN DATE

ACKNOWLEDGMENT

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF ___, 2024, BY CODY R. CHRISTENSEN, WHO REPRESENTED THAT (S)HE IS AN AUTHORIZED SIGNER FOR CC CALLAWAY, LLC AND HAS THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

SIGNATURE OF NOTARY PUBLIC

PRINTED NAME OF NOTARY PUBLIC

RESIDING IN ___, UTAH

STATE OF UTAH } S.S. COUNTY OF ___ }

MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER: _____ (NOTARY STAMP)

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS SANTAQUIN PEAKS INDUSTRIAL PARK-AMENDED, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS ___ DAY OF ___, 2024, A.D.

BY: GREENHALGH CONSTRUCTION HOLDINGS, LLC. KIRK GREENHALGH DATE

ACKNOWLEDGMENT

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF ___, 2024, BY KIRK GREENHALGH, WHO REPRESENTED THAT (S)HE IS AUTHORIZED SIGNER FOR GREENHALGH CONSTRUCTION, LLC AND HAS THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

SIGNATURE OF NOTARY PUBLIC

PRINTED NAME OF NOTARY PUBLIC

RESIDING IN ___, UTAH

COUNTY OF ___ } S.S.

MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER: _____ (NOTARY STAMP)

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS SANTAQUIN PEAKS INDUSTRIAL PARK-AMENDED, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS ___ DAY OF ___, 2024, A.D.

BY: CHAIR OF THE COMMUNITY DEVELOPMENT AND RENEWAL AGENCY OF SANTAQUIN CITY DATE

ACKNOWLEDGMENT

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF ___, 2024, BY DANIEL M. OLSON, WHO REPRESENTED THAT (S)HE IS THE CHAIR OF THE COMMUNITY DEVELOPMENT AND RENEWAL AGENCY OF SANTAQUIN CITY AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

SIGNATURE OF NOTARY PUBLIC

PRINTED NAME OF NOTARY PUBLIC

RESIDING IN ___, UTAH

STATE OF UTAH } S.S. COUNTY OF ___ }

MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER: _____ (NOTARY STAMP)

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS SANTAQUIN PEAKS INDUSTRIAL PARK-AMENDED, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS ___ DAY OF ___, 2024, A.D.

BY: K&S CAPITAL, LLC, SCOTT JACKSON DATE

ACKNOWLEDGMENT

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF ___, 2024, BY SCOTT JACKSON, WHO REPRESENTED THAT (S)HE IS AN AUTHORIZED SIGNER FOR K&S CAPITAL, LLC AND HAS THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

SIGNATURE OF NOTARY PUBLIC

PRINTED NAME OF NOTARY PUBLIC

RESIDING IN ___, UTAH

STATE OF UTAH } S.S. COUNTY OF ___ }

MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER: _____ (NOTARY STAMP)

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS SANTAQUIN PEAKS INDUSTRIAL PARK-AMENDED, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS ___ DAY OF ___, 2024, A.D.

BY: HYVE HOMES, INC., JIMMY DEGRAFFENREID DATE

ACKNOWLEDGMENT

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF ___, 2024, BY JIMMY DEGRAFFENREID, WHO REPRESENTED THAT (S)HE IS AN AUTHORIZED SIGNER FOR HYVE HOMES, INC. AND HAS THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

SIGNATURE OF NOTARY PUBLIC

PRINTED NAME OF NOTARY PUBLIC

RESIDING IN ___, UTAH

STATE OF UTAH } S.S. COUNTY OF ___ }

MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER: _____ (NOTARY STAMP)

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS SANTAQUIN PEAKS INDUSTRIAL PARK-AMENDED, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS ___ DAY OF ___, 2024, A.D.

BY: MAYOR OF SANTAQUIN CITY DATE

ACKNOWLEDGMENT

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF ___, 2024, BY DANIEL M. OLSON, WHO REPRESENTED THAT (S)HE IS THE MAYOR OF SANTAQUIN CITY AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

SIGNATURE OF NOTARY PUBLIC

PRINTED NAME OF NOTARY PUBLIC

RESIDING IN ___, UTAH

MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER: _____ (NOTARY STAMP)

PLANNING COMMISSION APPROVAL

CITY ENGINEER

CLERK - RECORDER

THE PLANNING COMMISSION OF SANTAQUIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ___ DAY OF ___, 2024.

DIRECTOR SECRETARY CHAIRMAN PLANNING COMMISSION

(SEAL)

(SEAL)

UTILITY APPROVAL

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED PUBLIC UTILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES, AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE, AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ROCKY MOUNTAIN POWER: _____ DATE: _____ CETRACOM: _____ DATE: _____ CENTURY LINK: _____ DATE: _____

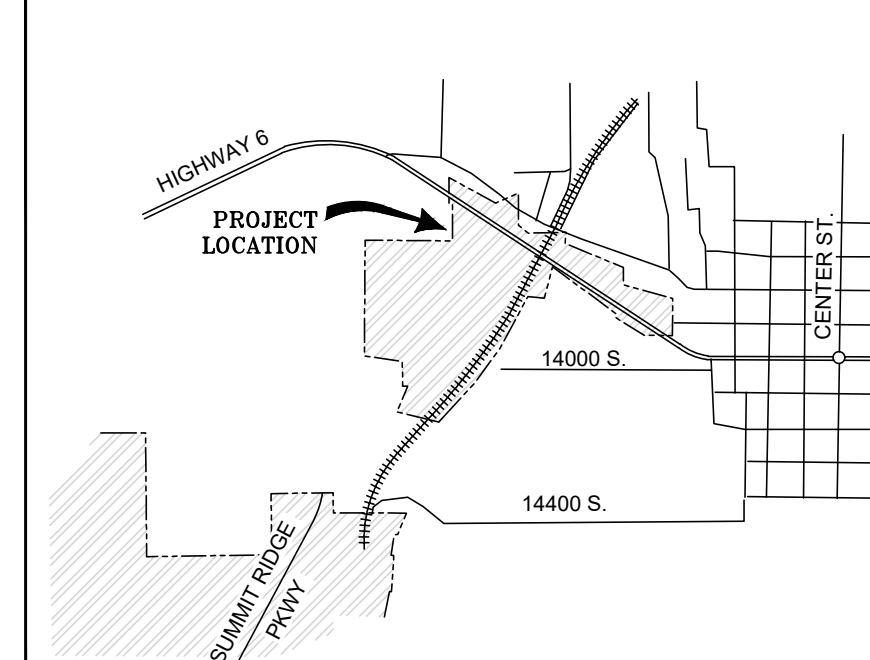
DOMINION ENERGY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

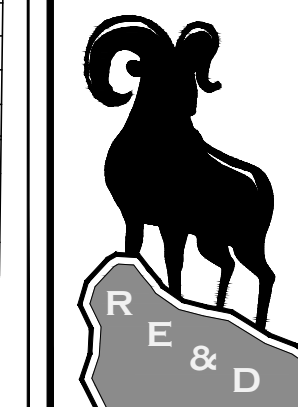
APPROVED THIS ___ DAY OF ___, 2024 DOMINION ENERGY BY: _____ TITLE: _____

VICINITY MAP

SANTAQUIN, UT



SANTAQUIN PEAKS INDUSTRIAL PARK - AMENDED



5513 W. 11000 N. #435 HIGHLAND, UT 84003 tgower@re-n-d.com 801-837-0633

PROJECT NAME

SANTAQUIN PEAKS INDUSTRIAL PARK

1" = 150'

DRAWN: AP

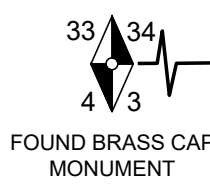
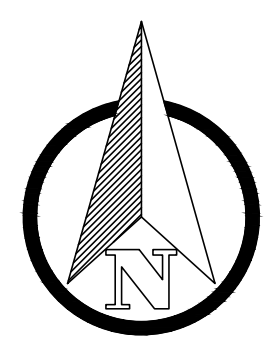
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PROJECT # SQC2207-01-01

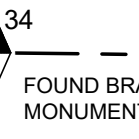
DATE: 04/16/2024

SHEET NO: 1 OF 1

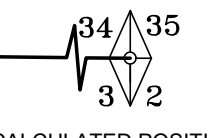
4/16/2024
E:\Prof\Santaquin Summit Parkway-Number\08-Dwg-Sheets\Summit Ridge Sub Plat-Amendment.dwg



SECTION LINE
BASIS OF BEARING
N89°30'24"E 2649.01'



FOUND BRASS CAP
MONUMENT



CALCULATED POSITION
PER CORNER RECORD
44.72 RC

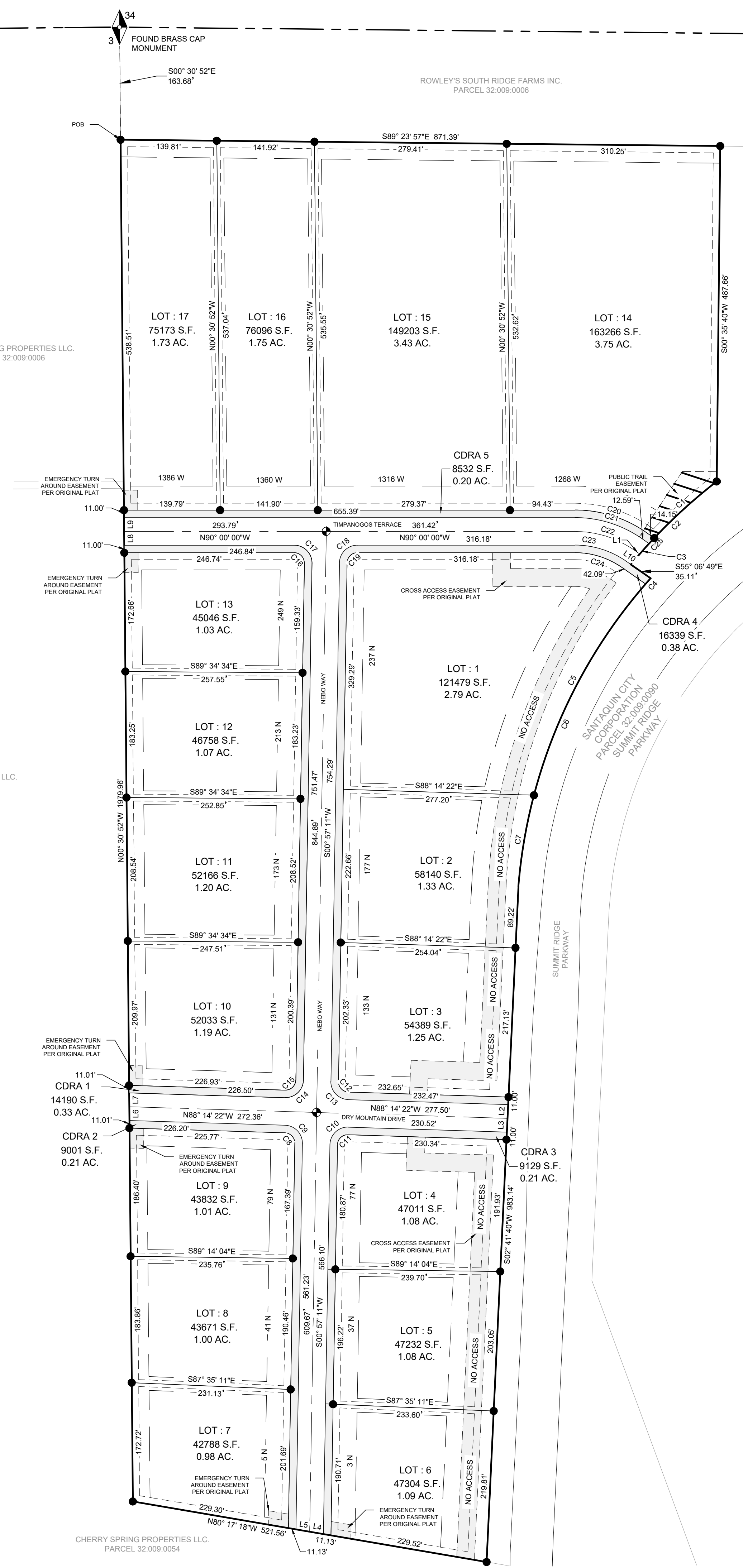
SANTAQUIN PEAKS INDUSTRIAL PARK - AMENDED

LOCATED IN THE:
THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN,
UTAH COUNTY, UTAH

CHERRY SPRING PROPERTIES LLC.
PARCEL 32:009:0006

CHERRY SPRING PROPERTIES LLC.
PARCEL 32:009:0071

CHERRY SPRING PROPERTIES LLC.
PARCEL 32:009:0054



SANTAQUIN CITY
CORPORATION
PARCEL 32:009:0090
SUMMIT RIDGE
PARKWAY

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	122.72	792.00	8°52'41"	S47°48'25"W	122.60
C2	174.07	792.00	12°35'35"	S45°56'58"W	173.72
C3	51.35	792.00	3°42'54"	S41°30'38"W	51.34
C4	11.07	765.49	0°49'43"	S41°21'54"W	11.07
C5	350.30	765.49	26°13'10"	S27°50'27"W	347.25
C6	496.27	765.49	37°08'43"	S23°12'24"W	487.63
C7	134.90	765.49	10°05'49"	S09°40'57"W	134.72
C8	23.35	15.00	89°11'33"	S43°38'35"E	21.06
C9	40.47	26.00	89°11'33"	S43°38'35"E	36.51
C10	41.21	26.00	90°48'27"	N46°21'25"E	37.03
C11	23.77	15.00	90°48'27"	N46°21'25"E	21.36
C12	23.35	15.00	89°11'33"	S43°38'35"E	21.06
C13	40.47	26.00	89°11'33"	N43°38'35"W	36.51


Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C14	41.21	26.00	90°48'27"	N46°21'25"E	37.03
C15	23.77	15.00	90°48'27"	N46°21'25"E	21.36
C16	23.81	15.00	90°57'11"	N44°31'24"W	21.39
C17	41.27	26.00	90°57'11"	N44°31'24"W	37.07
C18	40.41	26.00	89°02'49"	N45°28'36"E	36.46
C19	23.31	15.00	89°02'49"	S45°28'36"W	21.04
C20	110.21	181.00	34°53'11"	N72°33'24"W	108.51
C21	103.51	170.00	34°53'11"	S72°33'24"E	101.92
C22	91.33	150.00	34°53'11"	N72°33'24"W	89.93
C23	79.16	130.00	34°53'11"	S72°33'24"E	77.94
C24	72.46	119.00	34°53'11"	N72°33'24"W	71.34
C25	11.11	792.00	0°48'14"	S42°57'58"W	11.11

Parcel Line Table		
Line #	Length	Direction
L1	10.15	N55°06'49"W
L2	20.00	S02°41'40"W
L3	20.00	S02°41'40"W
L4	20.24	S80°17'18"E
L5	20.24	S80°17'18"E
L6	20.02	S00°30'52"E
L7	20.02	S00°30'52"E
L8	20.00	S00°30'52"E
L9	20.00	S00°30'52"E
L10	8.23	N55°06'49"W

LEGEND

- SECTION CORNER (FOUND)
- SECTION LINE
- BOUNDARY LINE
- PARCEL LINE
- SET MONUMENT (RIMROCK E&D)
- CENTERLINE MONUMENT

SANTAQUIN PEAKS INDUSTRIAL PARK - AMENDED



**RIMROCK
ENGINEERING &
DEVELOPMENT**

5513 W. 11000 N. #435
HIGHLAND, UT 84003
tgower@re-n-d.com
801-837-0633

PROJECT NAME

**SANTAQUIN PEAKS
INDUSTRIAL PARK-AMENDED**

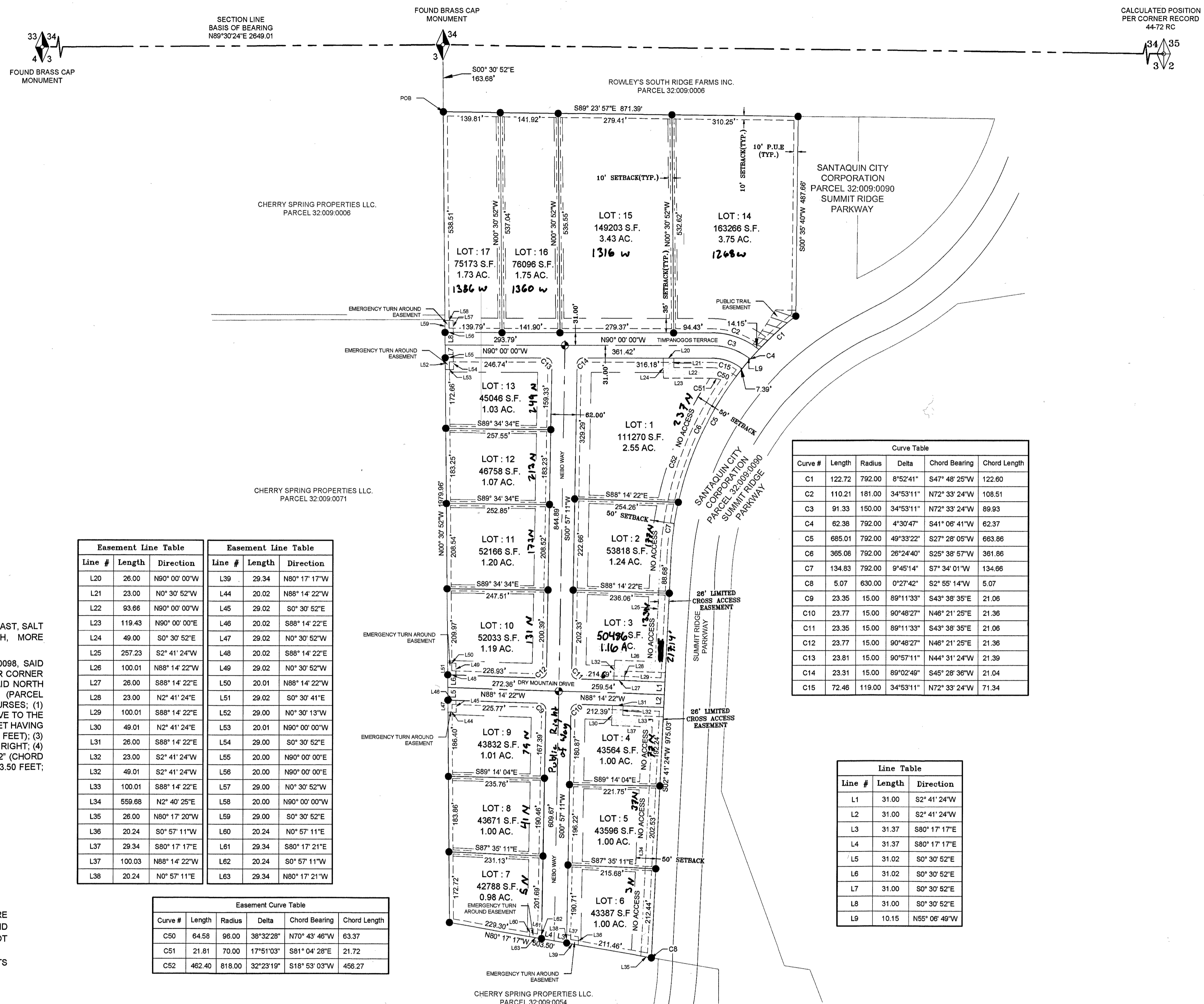
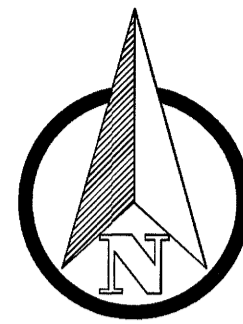
1" = 100'

DRAWN: AP PROJECT #
CHECKED: TG SQC2207-01-01

DATE: 04/16/2024
SHEET NO: 2 OF 2

SANTAQUIN PEAKS INDUSTRIAL PARK

LOCATED IN THE: THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH



Tables for Easement Line and Curve data, including columns for Line #, Length, Direction, Radius, Delta, Chord Bearing, and Chord Length.

Curve Table with columns: Curve #, Length, Radius, Delta, Chord Bearing, Chord Length.

Line Table with columns: Line #, Length, Direction.

SUBDIVISION BOUNDARY DESCRIPTION: A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SANTAQUIN CITY, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF PARCEL NUMBER 32:009:0098, SAID POINT BEING 163.73 FEET SOUTH 00°30'52" EAST FROM THE NORTH QUARTER CORNER OF SAID SECTION 3; THENCE SOUTH 89°23'57" EAST 871.39 FEET ALONG SAID NORTH LINE TO A POINT ON THE WEST LINE OF SUMMIT RIDGE PARKWAY (PARCEL #32:009:0090); THENCE ALONG SAID WEST LINE THE FOLLOWING 4 (4) COURSES; (1) SOUTH 0°35'40" WEST 487.66 FEET TO A POINT ON A 792.00 FOOT RADIUS CURVE TO THE LEFT; (2) THENCE ALONG SAID WEST LINE AND ARC OF SAID CURVE 685.01 FEET HAVING A CENTRAL ANGLE OF 49°33'22" (CHORD BEARS SOUTH 27°28'05" WEST 693.86 FEET); (3) SOUTH 02°41'24" WEST 875.03 FEET TO A 830.00 FOOT RADIUS CURVE TO THE RIGHT; (4) THENCE ALONG SAID CURVE 5.07 FEET HAVING A CENTRAL ANGLE OF 0°27'42" (CHORD BEARS SOUTH 02°55'14" WEST 5.07 FEET); THENCE NORTH 80°17'17" WEST 503.50 FEET; THENCE NORTH 00°30'52" WEST 1979.98 FEET TO THE POINT OF BEGINNING. CONTAINING 1,300,767 SQ FT, 29.86 ACRES +/-.

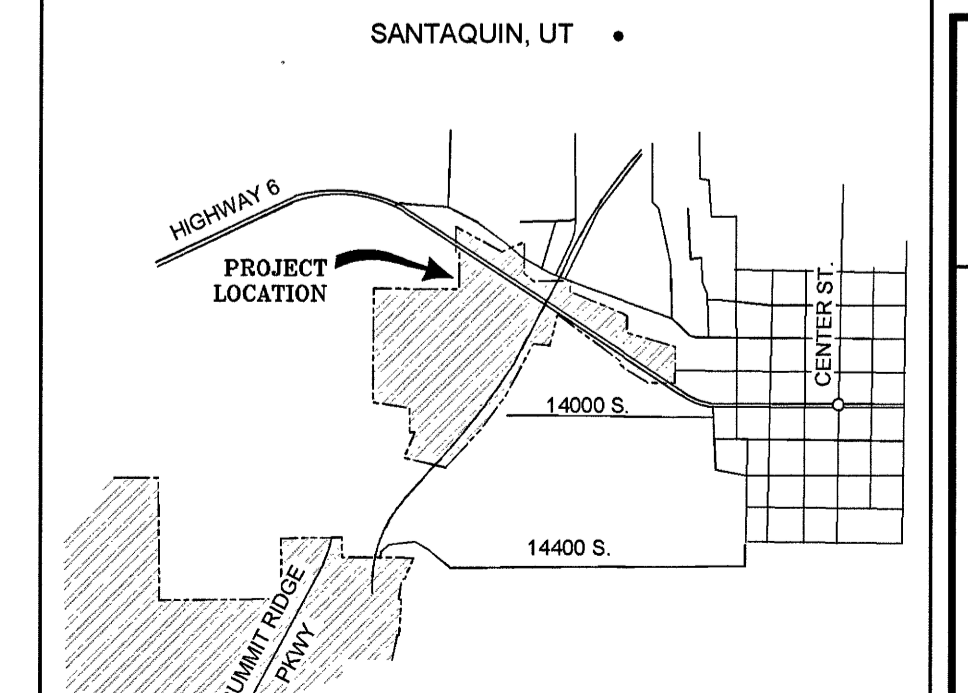
GENERAL PLAT NOTES: 1. ALL LOTS WITHIN SANTAQUIN PEAKS INDUSTRIAL PARK SUBDIVISION ARE SUBJECT TO 10' PUBLIC UTILITY EASEMENTS (PUE) ON ALL FRONT AND REAR LOT LINES AND 5' PUBLIC UTILITY EASEMENTS (PUE) ON ALL SIDE LOT LINES, AS DEPICTED ON THIS PLAT. 2. ACCESS FROM SUMMIT RIDGE PARKWAY IS PROHIBITED FOR ALL LOTS WITHIN THIS SUBDIVISION. 3. LOT SETBACKS ARE AS FOLLOWS: FRONT YARD: 35' MIN-FRONT YARD SETBACK FOR ALL BUILDINGS. SIDE YARD: 10' FOR MAIN BUILDINGS UNLESS REDUCED AND THE REDUCTION IS MADE UP ON THE OPPOSITE SIDE. REAR YARD: 10' REAR YARD FOR MAIN BUILDINGS. LOTS 1-6: 50' SETBACK FROM THE RIGHT OF WAY OF SUMMIT RIDGE PARKWAY. 4. LOT 1-6 MUST HAVE THE FRONT OF THE BUILDING ORIENTATED TO FACE SUMMIT RIDGE PARKWAY. 5. Timpanogos Terrace, Nebo Way, and Dry Mountain Drive are dedicated to Santaquin City as Public Right of Way.

ACCEPTANCE BY LEGISLATIVE BODY: THE CITY COUNCIL OF SANTAQUIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 6th DAY OF JUNE, 2023. APPROVED MAYOR OF SANTAQUIN: Daniel M. Olson. ENGINEER (SEE SEAL): Jon Lundell. ATTEST - CLERK RECORDER (SEE SEAL): Jon Lundell.

CITY ENGINEER: JON LUNDELL, PROFESSIONAL ENGINEER, No. 10427164, STATE OF UTAH. CLERK - RECORDER: JON LUNDELL, Incorporated January 4, 1992, STATE OF UTAH.

UTILITY APPROVAL: ROCKY MOUNTAIN POWER, CENTRACOM, CENTURY LINK. DOMINION ENERGY: DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. APPROVED THIS 1 DAY OF June, 2023.

VICINITY MAP: SANTAQUIN, UT. PROJECT LOCATION: 14000 S., 14000 S., SUMMIT RIDGE PARKWAY.



SANTAQUIN PEAKS INDUSTRIAL PARK. PROJECT NAME: SANTAQUIN PEAKS INDUSTRIAL PARK. PROJECT #: XXXXXX. DATE: 05/30/2023. SHEET NO: 1 OF 1. RIMROCK ENGINEERING & DEVELOPMENT.

OWNER'S DEDICATION AND CONSENT TO RECORD: KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS SANTAQUIN PEAKS INDUSTRIAL PARK, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. AS WITNESS THEREOF, I HAVE HERETO SET MY HAND THIS 6th DAY OF JUNE, 2023, A.D. Daniel M. Olson, CHAIR OF THE COMMUNITY DEVELOPMENT AND RENEWAL AGENCY OF SANTAQUIN CITY. ACKNOWLEDGMENT: THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF JUNE, 2023, BY DANIEL M. OLSON, WHO REPRESENTED THAT (S)HE IS THE CHAIR OF THE COMMUNITY DEVELOPMENT AND RENEWAL AGENCY OF SANTAQUIN CITY AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT. SIGNATURE OF NOTARY PUBLIC: Amalie R. Otley. PRINTED NAME OF NOTARY PUBLIC: Amalie R. Otley. RESIDING IN: Santaquin, UTAH. STATE OF UTAH, COUNTY OF Utah, S.S. MY COMMISSION EXPIRES: 04/12/2024. MY COMMISSION NUMBER: 711144. (NOTARY STAMP)

SURVEYOR'S CERTIFICATE: I, TRAVIS R. GOWER, EMPLOYED BY RIMROCK ENGINEERING AND DEVELOPMENT, CONTACT NUMBER, 801-837-0633, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS LICENSING ACT AND THAT I HOLD CERTIFICATE NUMBER 6439364 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND BY THE AUTHORITY OF THE OWNER(S), I HAVE REVIEWED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, IN DECEMBER 2022, IN ACCORDANCE WITH A RECORD OF SURVEY PREPARED BY RIMROCK ENGINEERING AND DEVELOPMENT, FILE NUMBER 22-477, AS FILED IN THE UTAH COUNTY SURVEYOR'S OFFICE AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND EASEMENTS, HEREAFTER TO BE KNOWN AS: SANTAQUIN PEAKS INDUSTRIAL PARK. Travis R. Gower, P.L.S. 6439364, May 31, 2023.

18792

Sec 3, T10S, R. 1E, S48E, T10-190 B, 14



Planning Commission Members in Attendance: Commissioners Trevor Wood, Michael Romero, LaDawn Moak, Jessica Tolman, and Michael Weight.

Commissioners Drew Hoffman and BreAnna Nixon were excused from the meeting.

Others in Attendance: Senior Planner Ryan Harris, Recorder Amalie Ottley, City Council Member Jeff Siddoway, and Curt Paulson.

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

INVOCATION/INSPIRATIONAL THOUGHT

Commissioner Weight offered an invocation.

PLEDGE OF ALLEGIANCE

Commissioner Romero led the Pledge of Allegiance.

PUBLIC FORUM

Commission Chair Wood opened the Public Forum at 7:02 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 7:02 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS:

1. Wasatch Steel Third Access Request

The applicant, Curt Paulson, attended the meeting.

Senior Planner Ryan Harris presented the application from Wasatch Steel for a third access on their property. The proposed project is located in the Santaquin Peaks Industrial Park Subdivision at 249 N. Nebo Way. He indicated that after staff review of the site plan to make sure all required items were submitted, they saw that there were three access points onto Timpanogos Terrace. Santaquin City Code (SCC) 10.16.040.A requires approval from the Planning Commission when more than two access points are proposed from any one street. Planner Harris pointed out where the roads are currently paved at the request of Commissioner Tolman. The applicant pointed out which accesses will be used by large semi-trucks versus which ones will be used by customers. Commissioners expressed their appreciation for the applicant’s approach to separating large vehicle and small vehicle traffic.

Commissioner Romero made a motion to approve a request from Wasatch Steel for a third access along Timpanogos Terrace. Commissioner Weight seconded the motion.

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

The motion passed.

OTHER BUSINESS

Commissioner Romero made a motion to approve the Planning Commission meeting minutes from March 26, 2024. Commissioner Tolman seconded the motion.

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

The motion passed.

Planner Harris addressed items that are anticipated to be on the next Planning Commission meeting agenda. He also informed commissioners of an upcoming Public Open House on May 2nd, 2024, from 6:00 p.m. to 8:00 p.m. to inform the public about accessory dwelling units in the city.

Commissioner Tolman inquired about the number of large truck axels and restrictions on Summit Ridge Parkway. Planner Harris indicated that a portion of the parkway was improved last year to accommodate larger vehicles for the construction of the industrial subdivision.

ADJOURNMENT

Commissioner Tolman made a motion to adjourn the meeting.

The meeting was adjourned at 7:18 p.m.

City Recorder – Amalie R. Ottley

Planning Commission Chair – Trevor Wood