



DEVELOPMENT REVIEW COMMITTEE

Tuesday, May 28, 2024, at 10:00 AM
Council Chambers at City Hall Building and Online
110 S. Center Street, Santaquin, UT 84655

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

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

ADA NOTICE

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

AGENDA

NEW BUSINESS

1. Vincent Oaks Final Plat

A final plat review of a 7-lot subdivision located at approximately 850 E. 450 S.

2. Traffic Control Request

Review of a traffic control request for a crosswalk on the intersection of Royal Land Drive and Center Street and a bike lane along Center Street connecting to Apple Valley Elementary School.

MEETING MINUTES APPROVAL

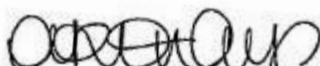
3. April 23, 2024

ADJOURNMENT

CERTIFICATE OF MAILING/POSTING

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

VINCENT OAKS

SANTAQUIN, UTAH COUNTY, UTAH
FEBRUARY 2024
-INDEX OF PLAN SHEETS-

GENERAL

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR REQUIREMENTS OF THE SANTAQUIN CITY PUBLIC WORKS DEPARTMENT.
2. A PRE CONSTRUCTION CONFERENCE WILL BE HELD A MINIMUM OF 3 WORKING DAYS PRIOR TO START OF WORK. ALL CONTRACTORS, SUBCONTRACTORS AND/OR UTILITY CONTRACTORS, SANTAQUIN CITY PUBLIC WORKS AND CITY'S ENGINEER SHOULD BE PRESENT.
3. ALL LOT DIMENSIONS, EASEMENTS AND CERTAIN OFF SITE EASEMENTS ARE TO BE TAKEN FROM THE PLAT OF THE VINCENT RIDGE WITH THE COMPLETION OF ROW IMPROVEMENTS ASSOCIATED WITH VINCENT RIDGE.
4. ALL CONSTRUCTION STAKES MUST BE REQUESTED A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO PLANNED USE.
5. CERTAIN CONTROL POINTS WILL BE SET BY THE ENGINEER, OR HIS REPRESENTATIVE, WHICH ARE CRITICAL TO THE CONSTRUCTION STAKING OF THE PROJECT. THESE POINTS WILL BE DESIGNATED AT THE TIME THEY ARE SET AND THE CONTRACTOR SO NOTIFIED. DESTRUCTION OF THESE POINTS BY THE CONTRACTOR OR HIS SUBCONTRACTORS SHALL BE GROUNDS FOR CHARGING THE CONTRACTOR FOR REESTABLISHING SAID POINTS.
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
7. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM THE FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

SHEET	DESCRIPTION
1	COVER SHEET
2	FINAL PLAT
3	UTILITY INDEX SHEET
4	GRADING & DRAINAGE
PP-01	PLAN & PROFILE 875 EAST
PP-02	PLAN & PROFILE 900 EAST
PP-03	PLAN & PROFILE 450 SOUTH
DT-01	DETAILS
DT-02	DETAILS

TABULATIONS VINCENT RIDGE

ZONE:	R-10
PROJECT AREA:	158,877 SQ.FT 3.65 ACRES 100%
# OF LOTS:	7 LOTS (1.92 LOTS PER ACRE)
LOT AREA:	117,672 SQ.FT. 2.70 ACRES 74.07%
RIGHT-OF-WAY AREA:	41,205 SQ.FT. 0.95 ACRES 25.93%
UNIT DENSITY:	1.92 UNITS PER ACRE

ROADWAY/STORM DRAIN

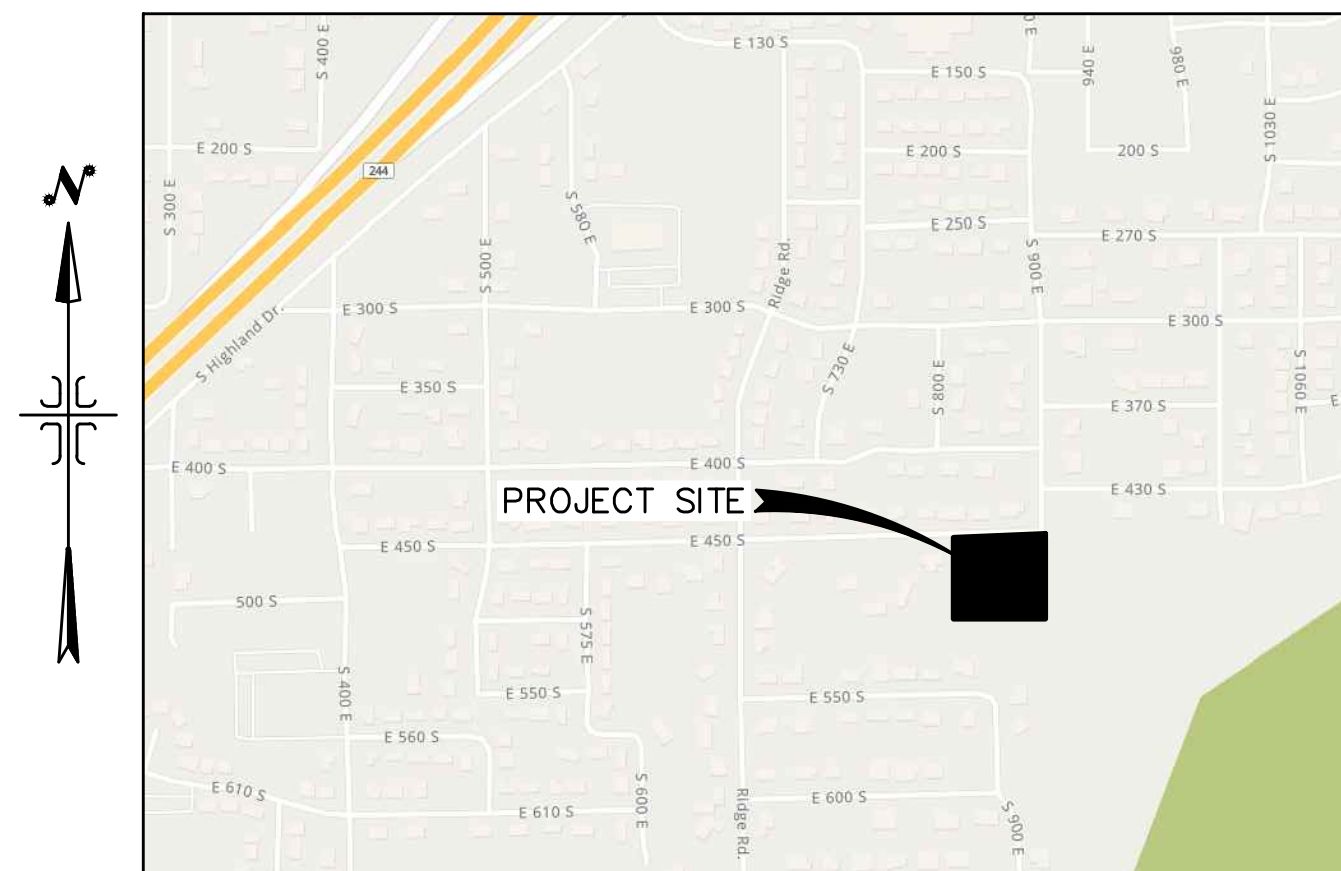
1. ALL ROADWAY CONSTRUCTION SHALL MEET THE MINIMUM REQUIREMENTS OF SANTAQUIN CITY'S TECHNICAL SPECIFICATIONS OR AS APPROVED IN THE PLANS HEREIN.
2. WHEN DISCREPANCIES OCCUR BETWEEN PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. UNTIMELY NOTIFICATION SHALL NEGATE ANY CONTRACTORS CLAIM FOR ADDITIONAL COMPENSATION.
3. ALL STORM DRAIN PIPES TO BE REINFORCED CONCRETE PIPE (RCP) CLASS III, HDPE STORM DRAIN PIPE, OR APPROVED EQUAL UNLESS OTHERWISE NOTED.
4. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL CLEANOUT/ACCESS LOCATIONS MEET SANTAQUIN CITY SPECIFICATIONS AND ARE COMPLETED UNDER THE DIRECTION OF SANTAQUIN CITY.
5. ALL STORM DRAIN INLET BOXES TO MEET SANTAQUIN CITY STANDARD DRAWING SDI W/3' SEDIMENT TRAP.

SEWER

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST SANTAQUIN CITY DESIGN STANDARDS & PUBLIC IMPROVEMENT SPECIFICATIONS DRAWINGS OF SANTAQUIN CITY.
2. FINAL APPROVAL AND ACCEPTANCE OF ALL SEWER CONSTRUCTION WILL BE BY SANTAQUIN CITY.
3. UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT 3 SETS OF AS-BUILT PLANS TO SANTAQUIN CITY & (1) SET TO NORTHERN ENGINEERING, INC.
4. HORIZONTAL AND VERTICAL SEPARATION OF CULINARY WATER AND SEWER SHALL BE IN COMPLIANCE WITH SANTAQUIN CITY STANDARDS.

WATER

1. THE WATER SYSTEM SHALL BE CONSTRUCTED TO CONFORM WITH THE STANDARDS SET FORTH IN THE "UTAH REGULATIONS FOR PUBLIC DRINKING WATER SYSTEMS", AND THE SANTAQUIN CITY PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND DRAWINGS.
2. CONTRACTOR SHALL NOTIFY NORTHERN ENGINEERING, INC. THREE (3) WORKING DAYS BEFORE INITIAL CONSTRUCTION BEGINS AND SHALL ALSO REQUEST SANTAQUIN CITY WATER DEPARTMENT INSPECTION OF WATER LINES AND APPURTENANCES TWENTY-FOUR (24) HOURS IN ADVANCE OF BACKFILLING.
3. CONTRACTOR TO FIELD VERIFY ALL VALVE BOX LID ELEVATIONS TO ASSURE THAT SAID LID ELEVATIONS MATCH FINAL STREET GRADE, AND ALL METER LID ELEVATIONS TO MATCH AN EXTENSION OF THE SIDEWALK GRADE.
4. UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT 3 SETS OF AS-BUILT PLANS TO SANTAQUIN CITY & (1) SET TO NORTHERN ENGINEERING, INC.
5. WATER VALVE LIDS ARE TO BE LABELED "WATER" FOR CULINARY VALVES.
6. HORIZONTAL AND VERTICAL SEPARATION OF CULINARY WATER AND SEWER SHALL BE IN COMPLIANCE WITH SANTAQUIN CITY STANDARDS.
7. WATERLINES TO BE BEDDED AS PER SANTAQUIN CITY DIVISION 3A SECTION 3A.04 SUB-SECTION E.
8. ALL CULINARY WATERLINES, REGARDLESS OF SIZE, SHALL BE C-900 PVC PIPE AS PER SANTAQUIN CITY STANDARDS.

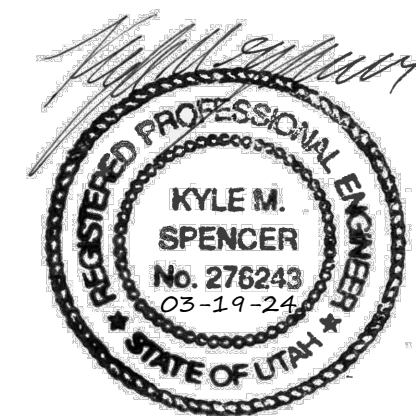


VICINITY MAP
-NTS-

ACCEPTANCE

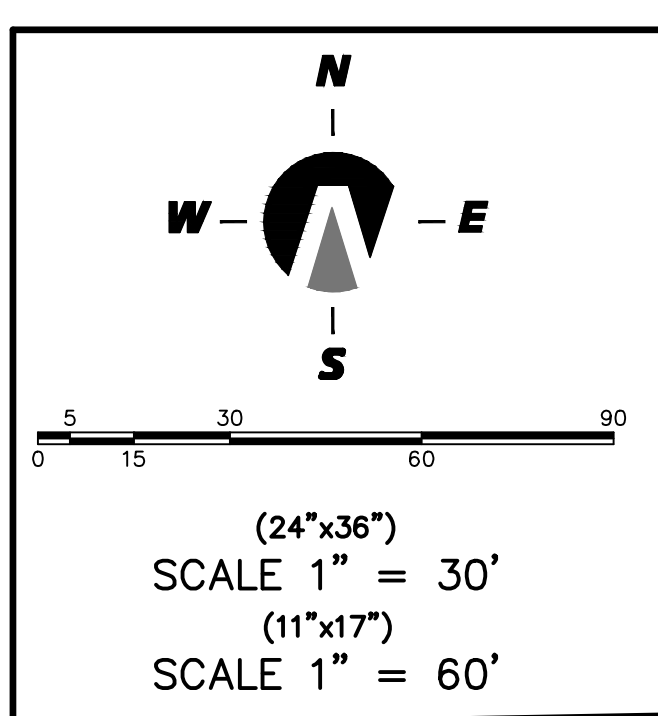
SIGNATURE: _____	DATE _____
DEVELOPER	
SIGNATURE: _____	DATE _____
CITY ENGINEER	
SIGNATURE: _____	DATE _____
COMMUNITY DEV. DIRECTOR	
SIGNATURE: _____	DATE _____
PUBLIC WORKS	
SIGNATURE: _____	DATE _____
BUILDING DEPARTMENT	
SIGNATURE: _____	DATE _____
POLICE DEPARTMENT	
SIGNATURE: _____	DATE _____
FIRE DEPARTMENT	

DEVELOPER
LAYNE VINCENT
(801)-404-9643
LVINCENT@LEHI-UT.GOV



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

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



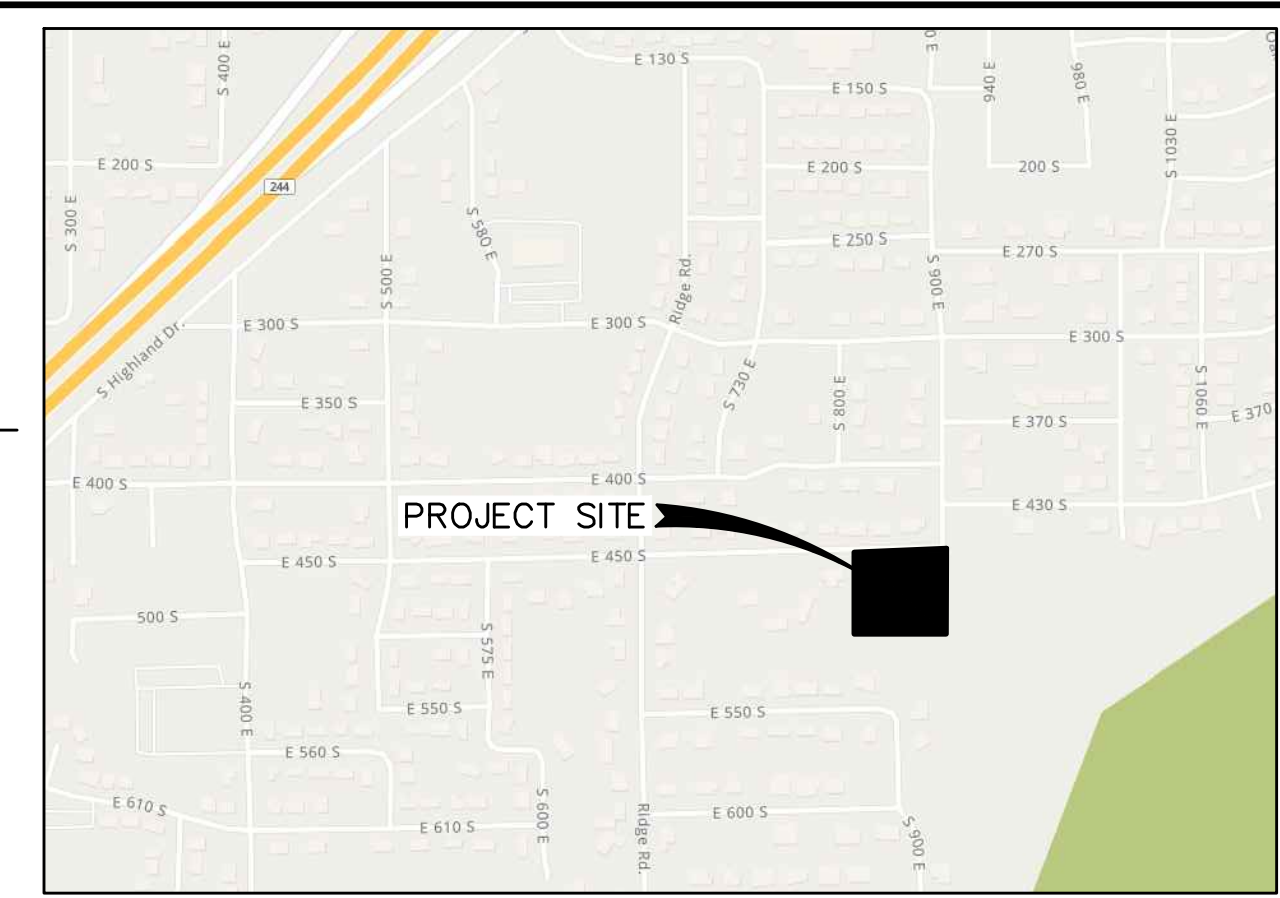
VINCENT OAKS

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

FRANK, JANET & SHANE
52: 784: 0059
[815 E.]

HAMBLIN, LARRY D & HEATHER M
52: 784: 0058
[851 E.]

HASKELL, TRACY MARIE
52: 784: 0057
[873 E.]



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

DATE _____ KENNETH E. BARNEY, P.L.S.

BOUNDARY DESCRIPTION
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 12, THENCE S.00°45'01"E. ALONG THE SECTION LINE A DISTANCE OF 23.00 FEET TO THE REAL POINT OF BEGINNING

THENCE S.00°45'01"E. ALONG THE SECTION LINE A DISTANCE OF 392.86 FEET;
THENCE S.88°50'04"W. A DISTANCE OF 403.86 FEET;
THENCE N.00°46'18"W. A DISTANCE OF 393.81 FEET;
THENCE N.88°58'10"E. A DISTANCE OF 404.00 FEET TO THE REAL POINT OF BEGINNING

CONTAINING 158,877 sq.ft. OR 3.65 acres MORE OR LESS.

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS DAY OF _____, A.D. 20____.

BY: _____ BY: _____

S.1 NORTH 1/4 CORNER SECTION 12
T. 10S., R. 1E., SL&M

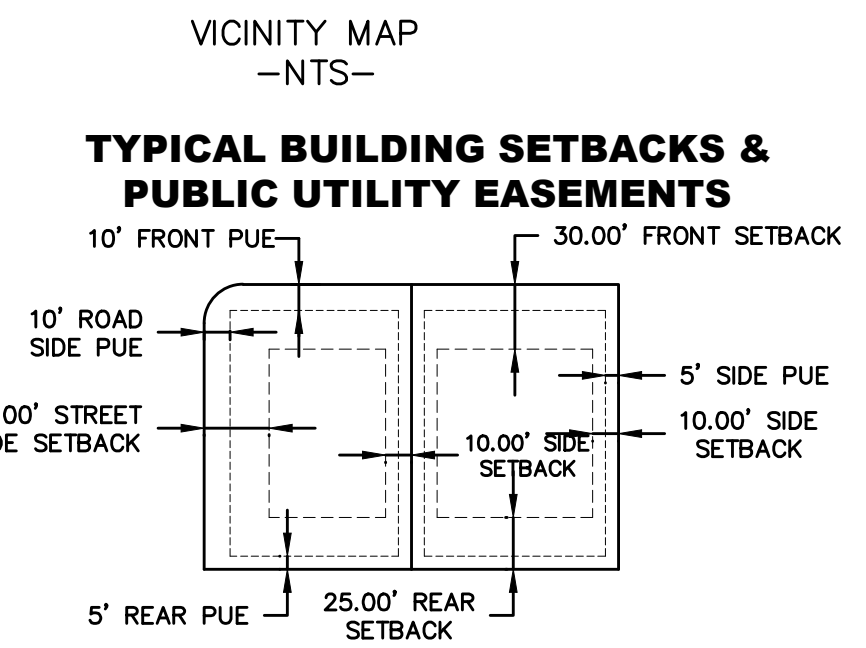
S.12

S.12 S.6 S.7
NORTHEAST CORNER SECTION 12
T. 10S., R. 1E., SL&M

P.O.B.

DEVELOPER
LAYNE VINCENT
(801)-404-9643
LVINCENT@LEHI-UT.GOV

LYLE J SMART
FAMILY PARTNERSHIP
32: 018: 0177



DOMINION ENERGY UTAH - NOTE:
Questar Gas Company dba Dominion Energy Utah, hereby approves this plat for the purposes of approximating the location, boundaries, course and dimensions of the rights-of-way and easement grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s). Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department 8010-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH
Approved this _____ day of _____, 20____
By: _____
Title: _____

ROCKY MOUNTAIN POWER ACCEPTANCE
APPROVED THIS _____ DAY OF _____ A.D. 20____, BY THE ROCKY MOUNTAIN POWER COMPANY.
BY: _____ TITLE: _____

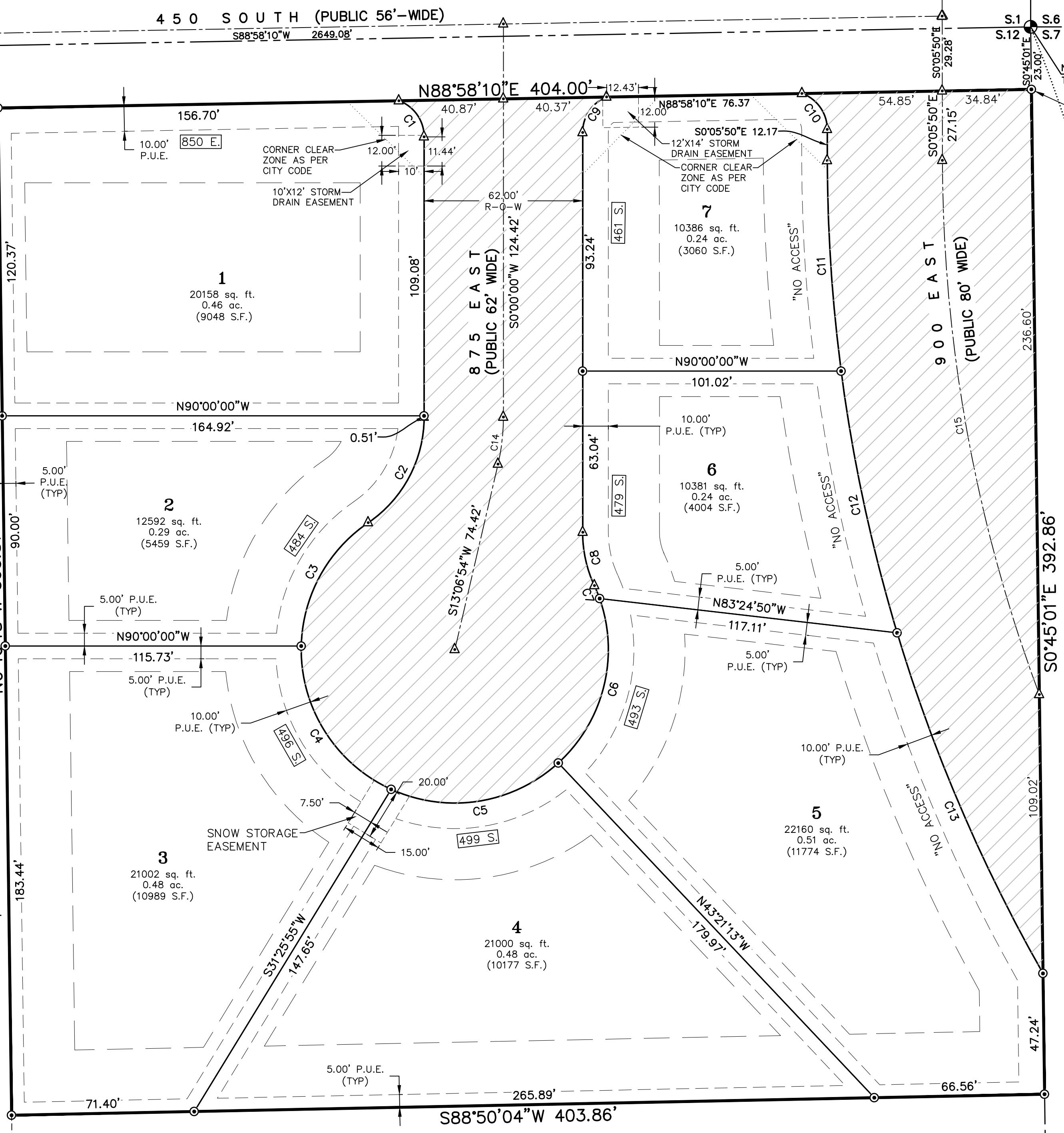
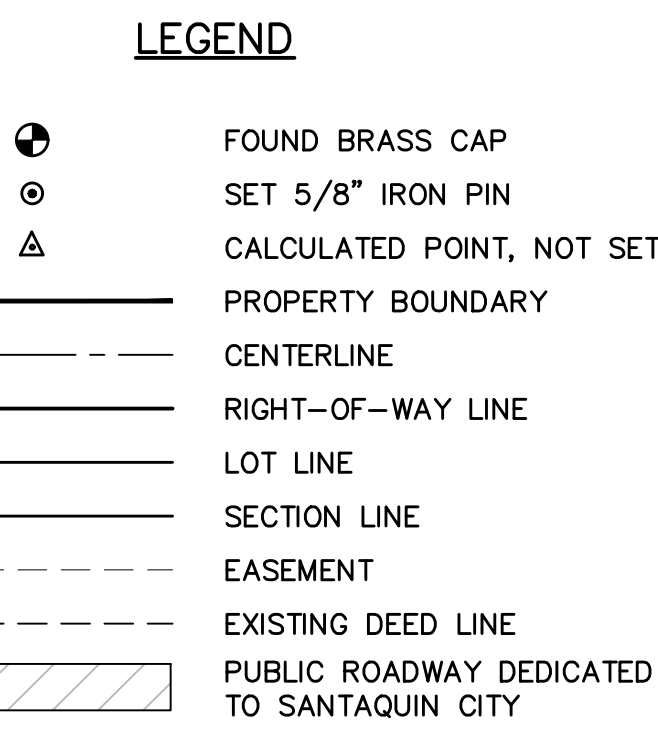
CENTURY LINK ACCEPTANCE
APPROVED THIS _____ DAY OF _____ A.D. 20____, BY THE CENTURY LINK COMPANY.
BY: _____ TITLE: _____

CENTRACOM ACCEPTANCE
APPROVED THIS _____ DAY OF _____ A.D. 20____, BY THE CENTRACOM COMPANY.
BY: _____ TITLE: _____

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	18.32'	15.00'	17.21'	S34°59'44"E	69°58'28"
C2	48.60'	50.00'	46.71'	S27°50'46"W	55°41'32"
C3	56.95'	60.00'	54.83'	S28°30'10"W	54°22'44"
C4	70.00'	60.00'	66.09'	S32°08'27"E	66°50'31"
C5	70.00'	60.00'	66.10'	N81°02'58"E	66°50'39"
C6	70.22'	60.00'	66.28'	N14°05'53"E	67°03'32"
C7	5.43'	60.00'	5.43'	N22°01'32"W	51°11'19"
C8	21.48'	50.00'	21.32'	N12°18'36"W	24°37'12"
C9	17.78'	15.00'	16.76'	N33°57'54"E	67°55'48"
C10	18.30'	15.00'	17.18'	S36°02'39"E	69°53'38"
C11	82.51'	645.00'	82.45'	S3°45'43"E	71°46'48"
C12	104.78'	645.00'	104.85'	S12°04'47"E	91°18'23"
C13	145.12'	645.00'	144.82'	S23°10'43"E	125°32'29"
C14	18.54'	81.00'	18.50'	N6°33'27"E	13°06'54"
C15	213.33'	600.00'	212.21'	S10°17'00"E	202°22'19"

STEELE, LARRY DALE & LARRY D
37: 069: 0009
[830 E.]



GUNDERSEN, JOHN L.
37: 096: 0007
[879 E.]

LINFORD, JAMES FULLMER & CHERYL
48: 214: 0001
[893 E.]

NOTES:
1) THIS PROPERTY IS LOCATED IN AN AGRICULTURE COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURE USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED NEAR THIS PROPERTY. PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPACT THE INTEGRITY OF AGRICULTURAL LAND AND BUSINESSES.
2) LOTS 5, 6, AND 7 SHALL HAVE NO ACCESS ONTO 900 EAST.

S00°45'01"E
2660.92'
(BASIS OF BEARING)

EAST 1/4 CORNER SECTION 12
T. 10S., R. 1E., SL&M

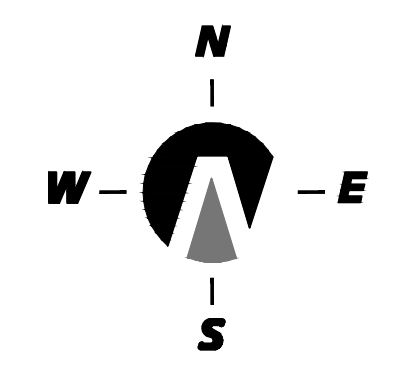
S.12 S.7

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

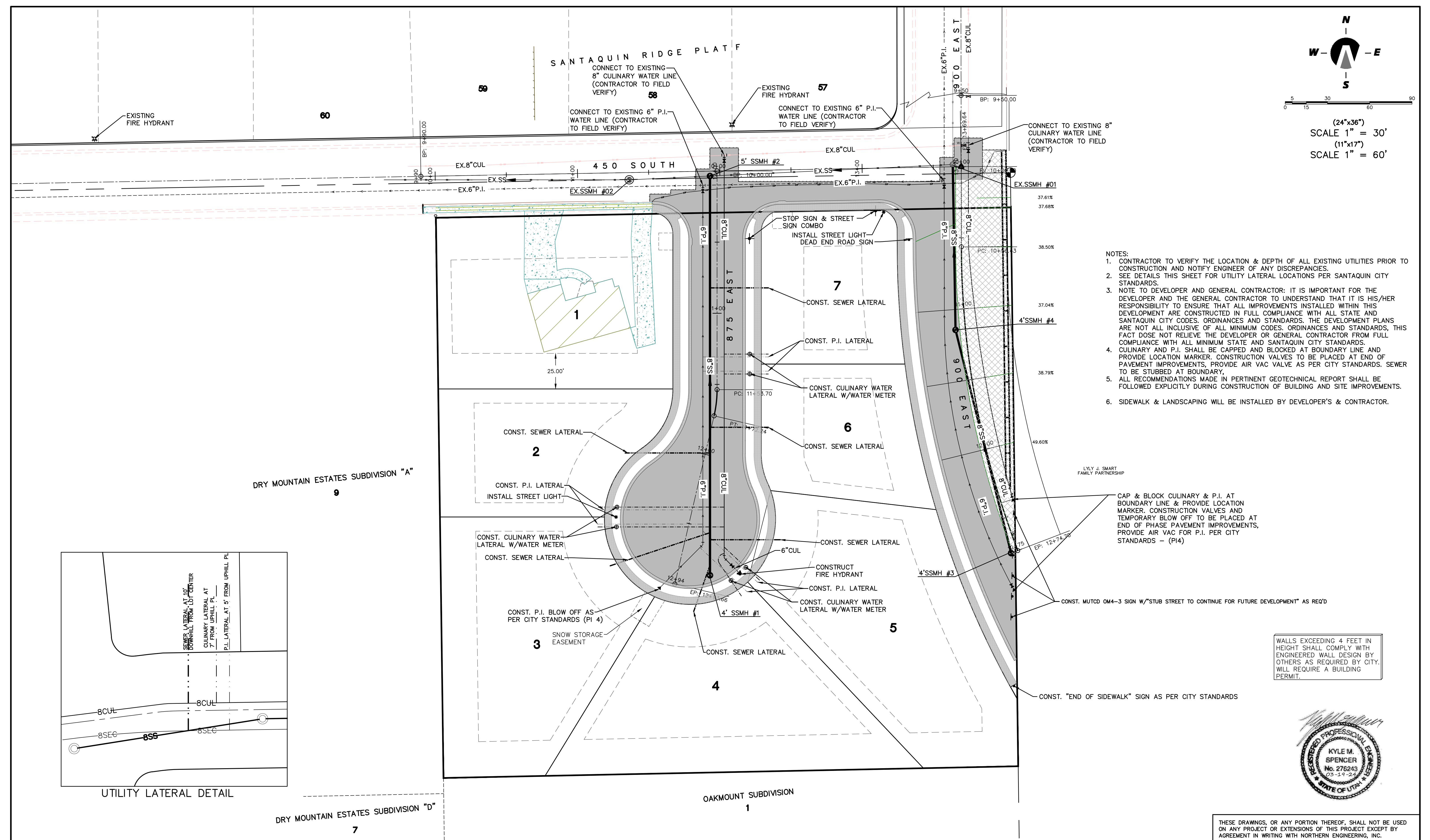
NOTARY PUBLIC SEAL SURVEYOR'S SEAL CLERK-RECORDER SEAL UTAH COUNTY RECORDER STAMP

VINCENT OAKS
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

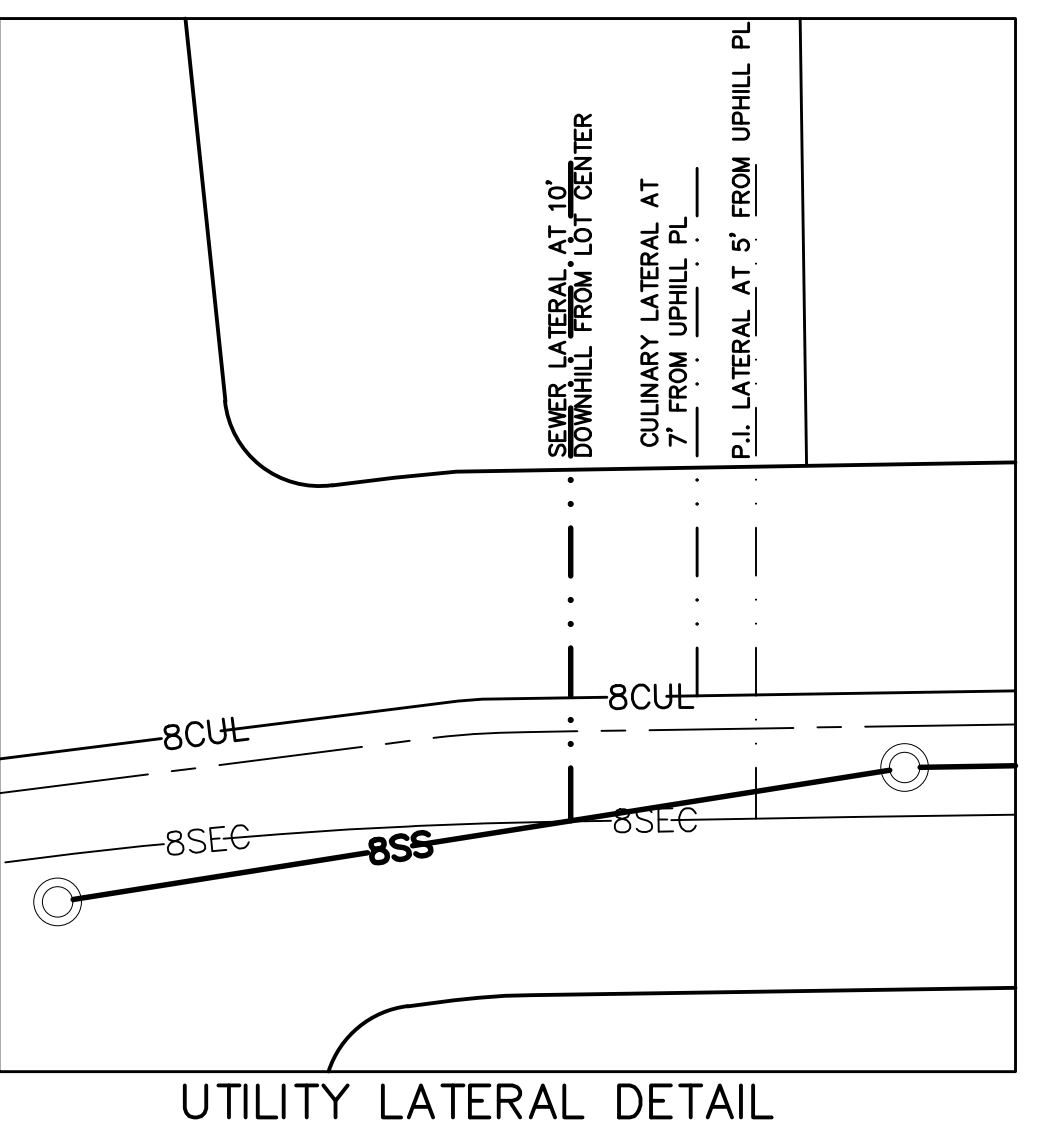
SANTAQUIN UTAH COUNTY, UTAH
SCALE: 1" = 30 FEET



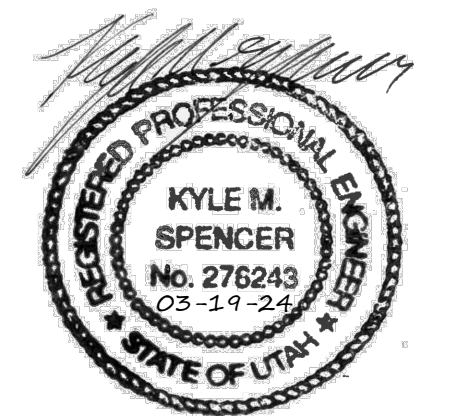
SCALE 1" = 30'
(24"x36")
SCALE 1" = 60'
(11"x17")



- NOTES:
1. CONTRACTOR TO VERIFY THE LOCATION & DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
 2. SEE DETAILS THIS SHEET FOR UTILITY LATERAL LOCATIONS PER SANTAQUIN CITY STANDARDS.
 3. NOTE TO DEVELOPER AND GENERAL CONTRACTOR: IT IS IMPORTANT FOR THE DEVELOPER AND THE GENERAL CONTRACTOR TO 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. THE DEVELOPMENT 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 STANDARDS.
 4. CULINARY AND P.I. SHALL BE CAPPED AND BLOCKED AT BOUNDARY LINE AND PROVIDE LOCATION MARKER. CONSTRUCTION VALVES TO BE PLACED AT END OF PAVEMENT IMPROVEMENTS, PROVIDE AIR VAC VALVE AS PER CITY STANDARDS. SEWER TO BE STUBBED AT BOUNDARY.
 5. ALL RECOMMENDATIONS MADE IN PERTINENT GEOTECHNICAL REPORT SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
 6. SIDEWALK & LANDSCAPING WILL BE INSTALLED BY DEVELOPER'S & CONTRACTOR.



WALLS EXCEEDING 4 FEET IN HEIGHT SHALL COMPLY WITH ENGINEERED WALL DESIGN BY OTHERS AS REQUIRED BY CITY. WILL REQUIRE A BUILDING PERMIT.



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

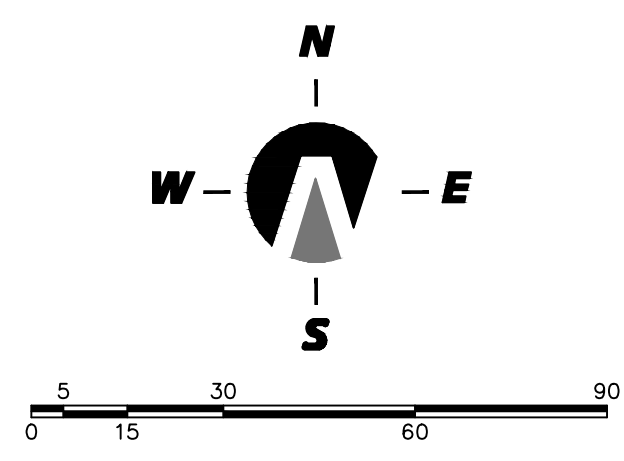
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4		DRAWN BY:		DATE:
3		CHECKED BY:		DATE:
2		APPROVED:		DATE:
1		COGO FILE:		DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:

Northern ENGINEERING INC
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT

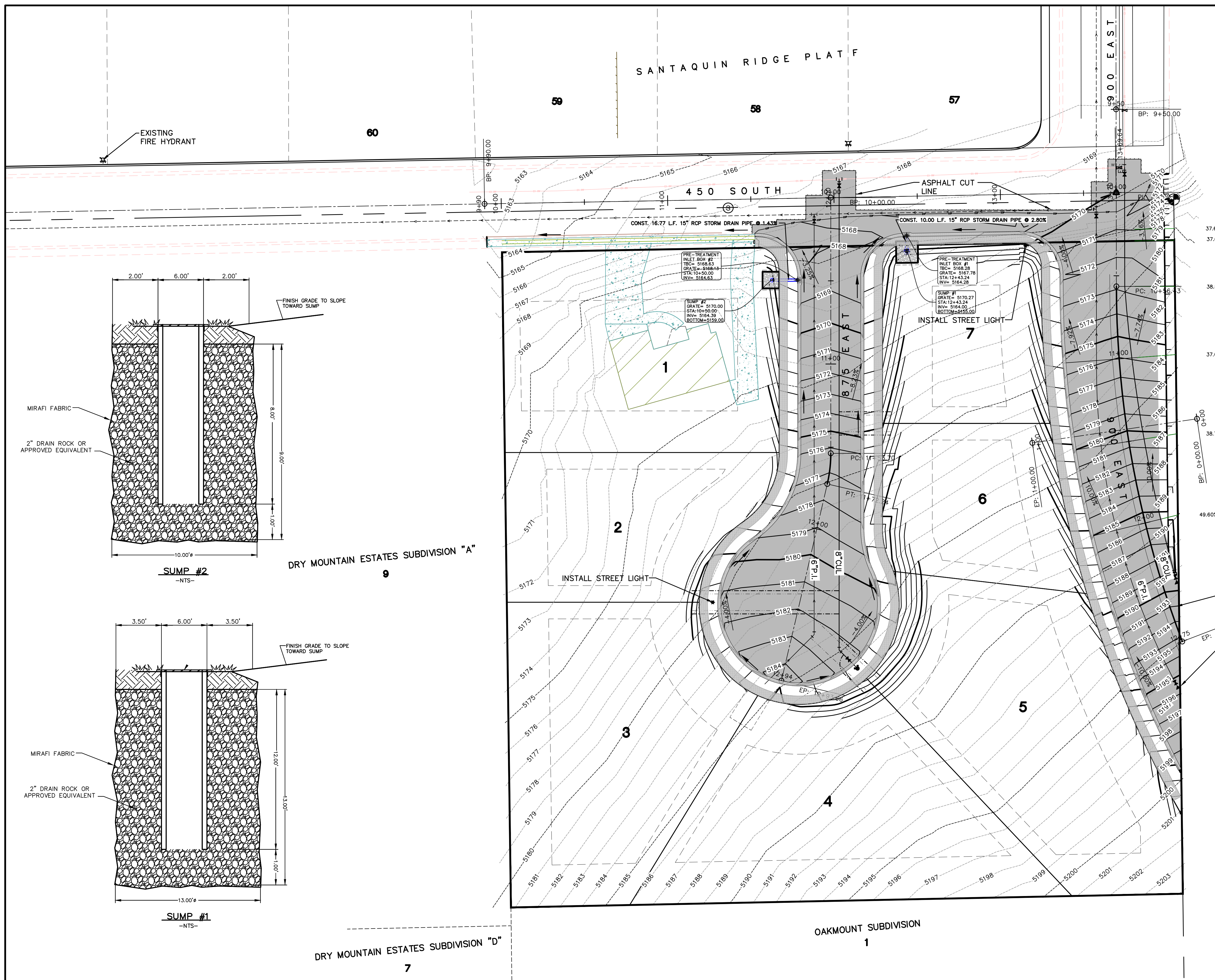
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

VINCENT OAKS

UTILITY PLAN	JOB NO. 3-23-014
SANTAQUIN, UTAH	SHEET NO. 3

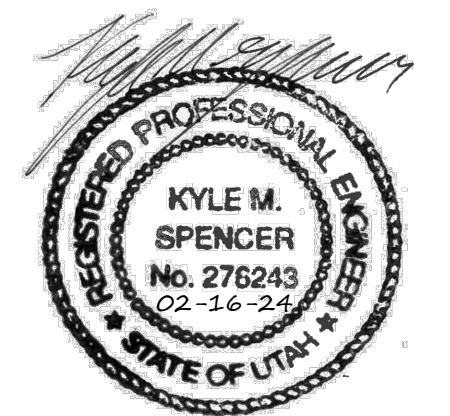


(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'



- NOTES:
1. CONTRACTOR TO VERIFY THE LOCATION & DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
 2. SEE DETAILS SHEET DT-02 FOR UTILITY LATERAL LOCATIONS PER SANTAQUIN CITY STANDARDS.
 3. NOTE TO DEVELOPER AND GENERAL CONTRACTOR: IT IS IMPORTANT FOR THE DEVELOPER AND THE GENERAL CONTRACTOR TO 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. THE DEVELOPMENT 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 STANDARDS.
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 5. ALL RECOMMENDATIONS MADE IN PERTINENT GEOTECHNICAL REPORT SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
 6. SIDEWALK & LANDSCAPING WILL BE INSTALLED BY DEVELOPER'S & CONTRACTOR.

CAP & BLOCK CULINARY & P.I. AT BOUNDARY LINE & PROVIDE LOCATION MARKER CONSTRUCTION VALVES TO BE PLACED AT END OF PAVEMENT IMPROVEMENTS, PROVIDE AIR VAC FOR P.I. PER CITY STANDARDS.



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

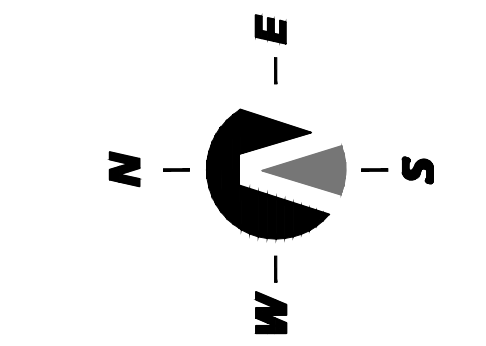
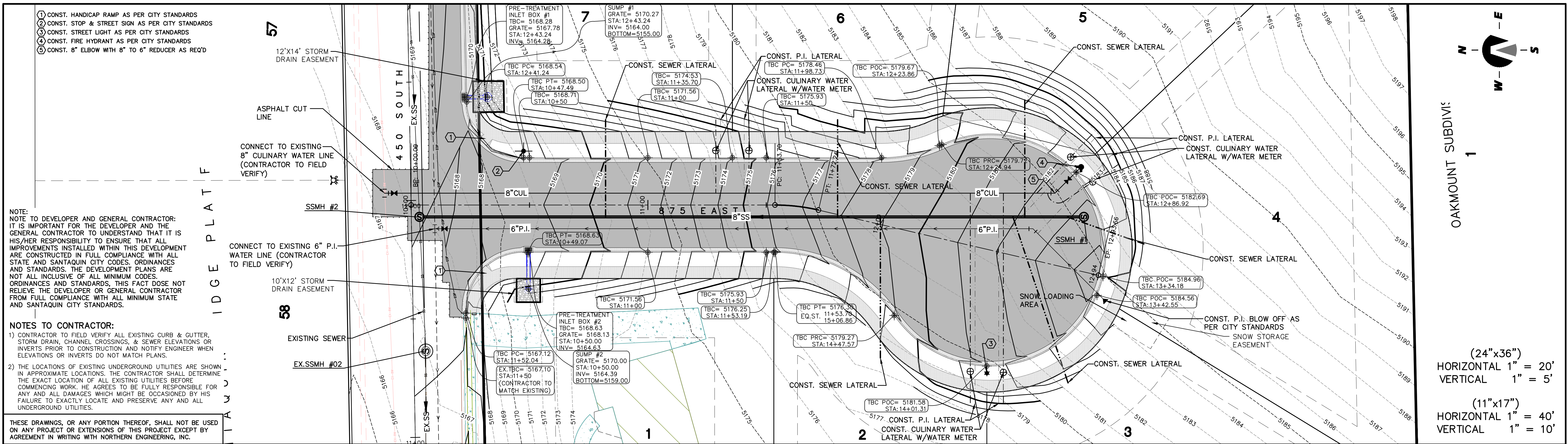
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4		DRAWN BY:		DATE:
3		CHECKED BY:		DATE:
2		APPROVED BY:		DATE:
1		COGO FILE:		DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

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

VINCENT OAKS

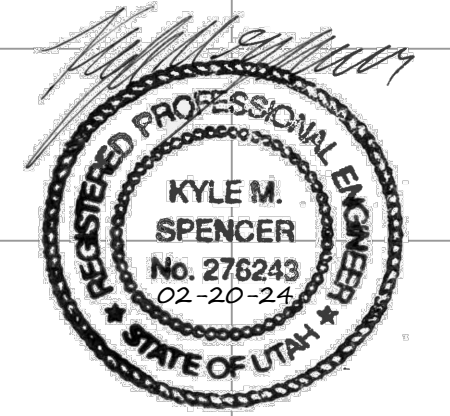
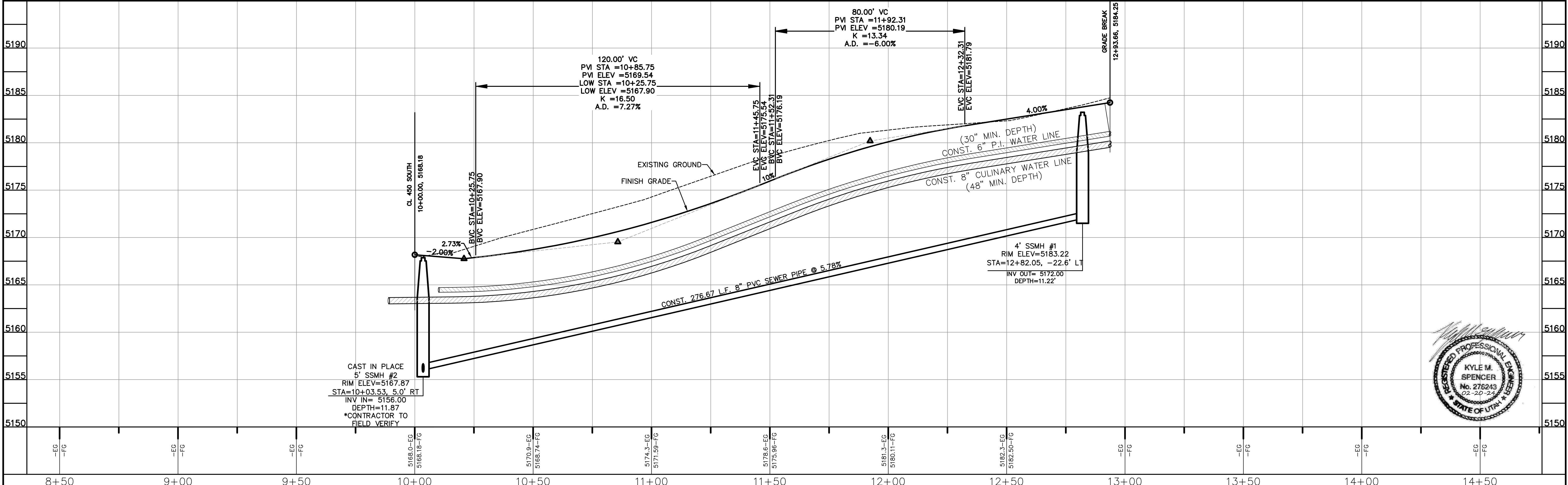
GRADING & DRAINAGE	JOB NO. 3-23-014
SANTAQUIN, UTAH	SHEET NO. 4



OAKMOUNT SUBDIVISION
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(24"x36")
 HORIZONTAL 1" = 20'
 VERTICAL 1" = 5'

(11"x17")
 HORIZONTAL 1" = 40'
 VERTICAL 1" = 10'



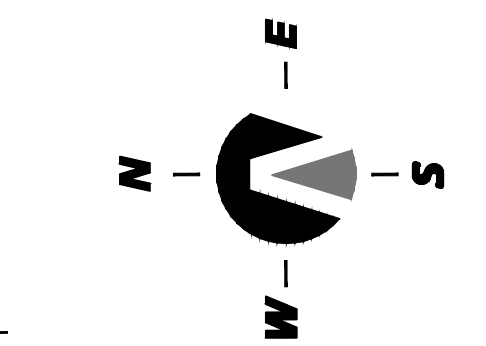
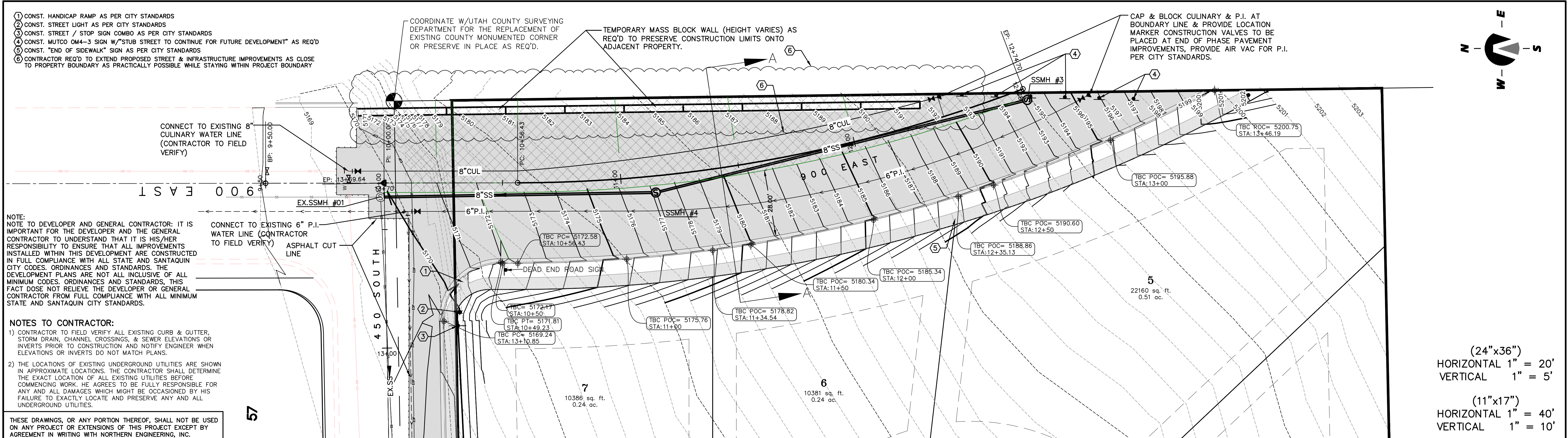
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Northern ENGINEERING INC
 ENGINEERING-LAND PLANNING
 CONSTRUCTION MANAGEMENT

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

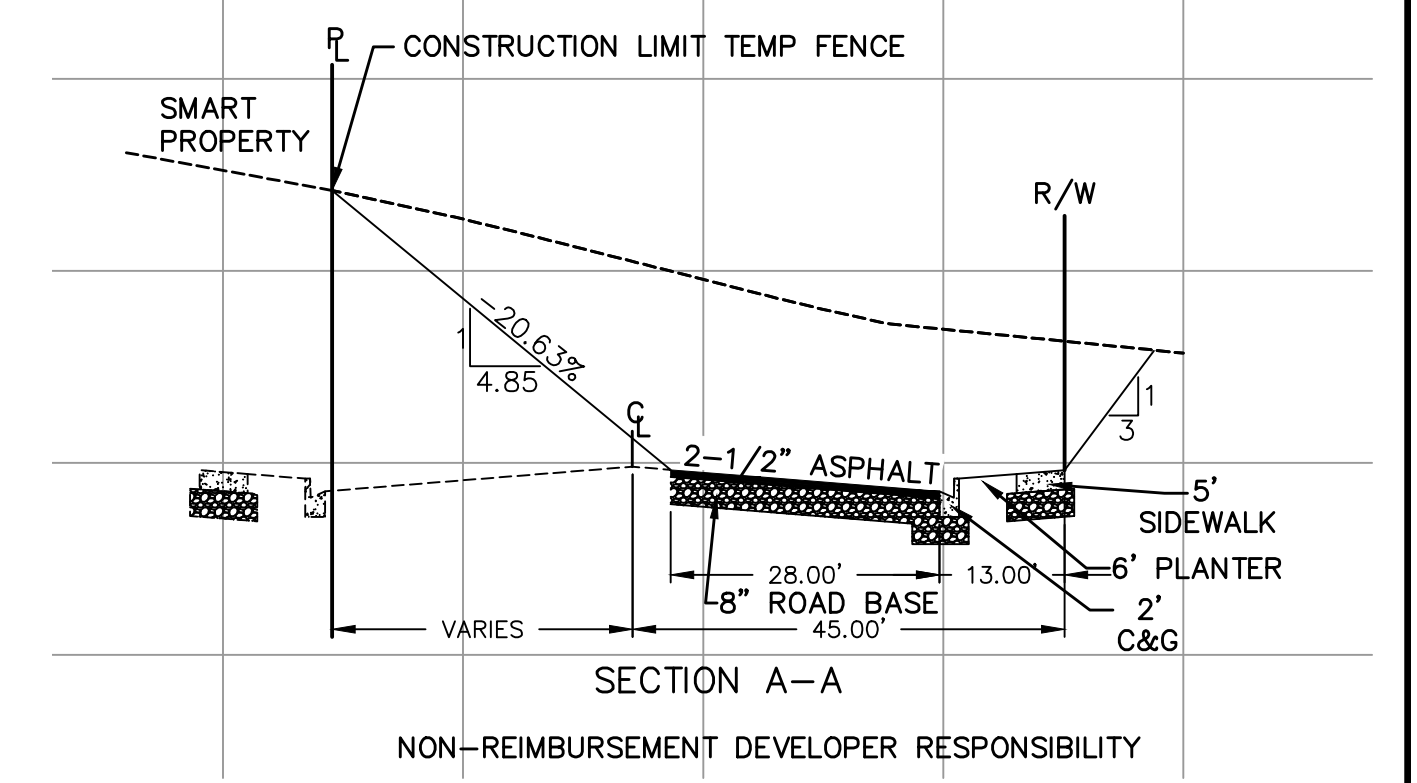
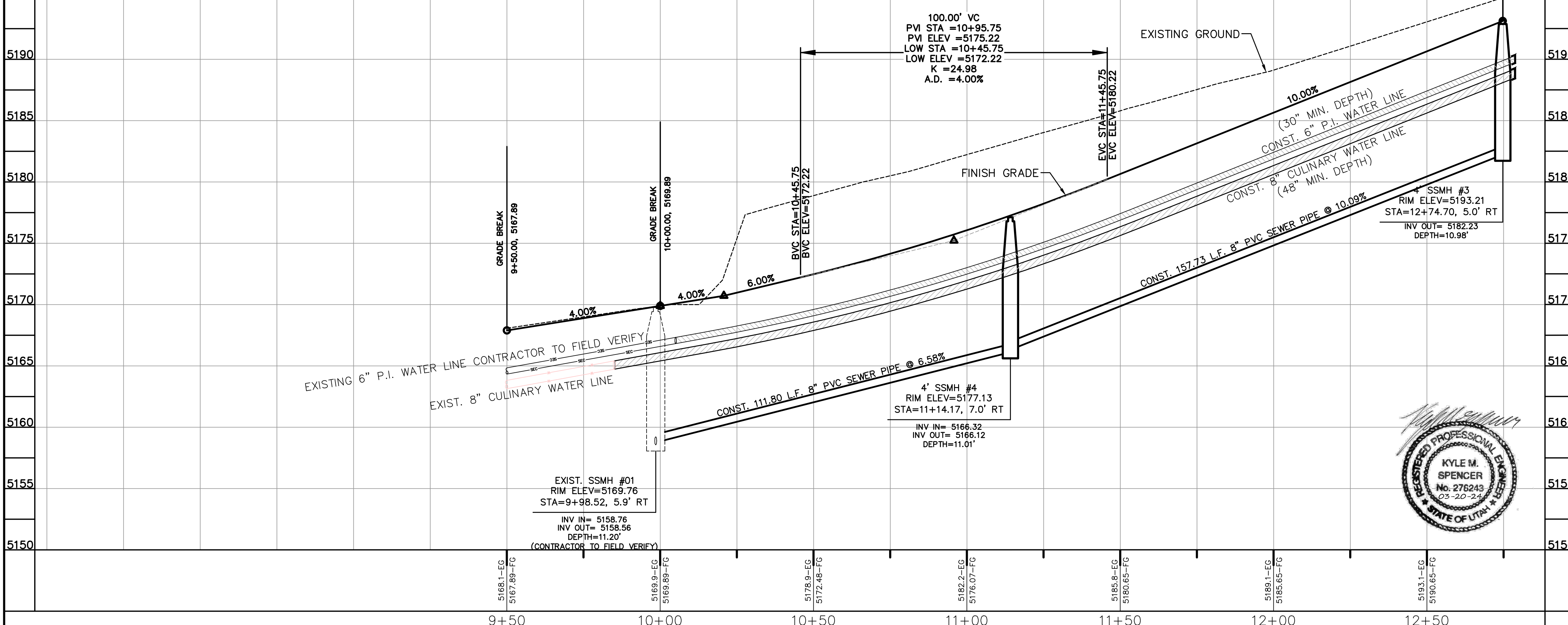
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875 EAST STREET PLAN & PROFILE	JOB NO. 3-23-014
SANTAQUIN, UTAH	SHEET NO. PP-01

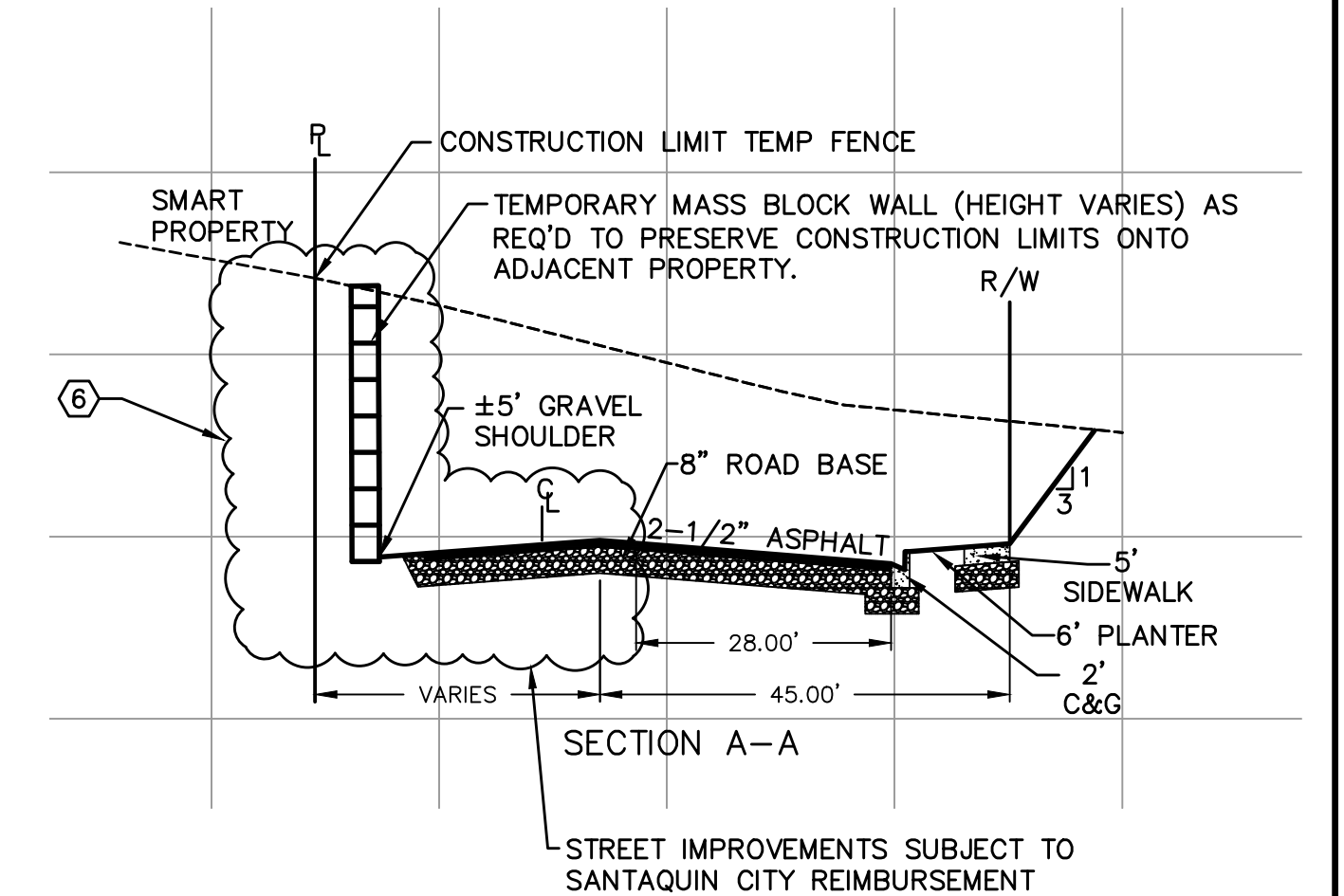


(24"x36")
 HORIZONTAL 1" = 20'
 VERTICAL 1" = 5'

(11"x17")
 HORIZONTAL 1" = 40'
 VERTICAL 1" = 10'



AT SUCH A TIME THAT THE REMAINING RIGHT OF WAY IMPROVEMENTS ARE MADE, THE DEVELOPER RESPONSIBLE FOR THE REMAINING RIGHT OF WAY IMPROVEMENTS SHALL INSTALL COMPLETE ROAD SURFACING AS WELL AS APPLY A ONE INCH (1") OVERLAY TO THE ORIGINAL HALF PLUS TEN FEET (10') PORTION OF THE ROAD, BRINGING THE ENTIRE ROAD SURFACE TO THREE AND ONE-HALF INCHES (3-1/2") TOTAL THICKNESS.



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Northern ENGINEERING INC
 ENGINEERING-LAND PLANNING
 CONSTRUCTION MANAGEMENT

1040 E. 800 N.
 OREM, UTAH 84097
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VINCENT OAKS

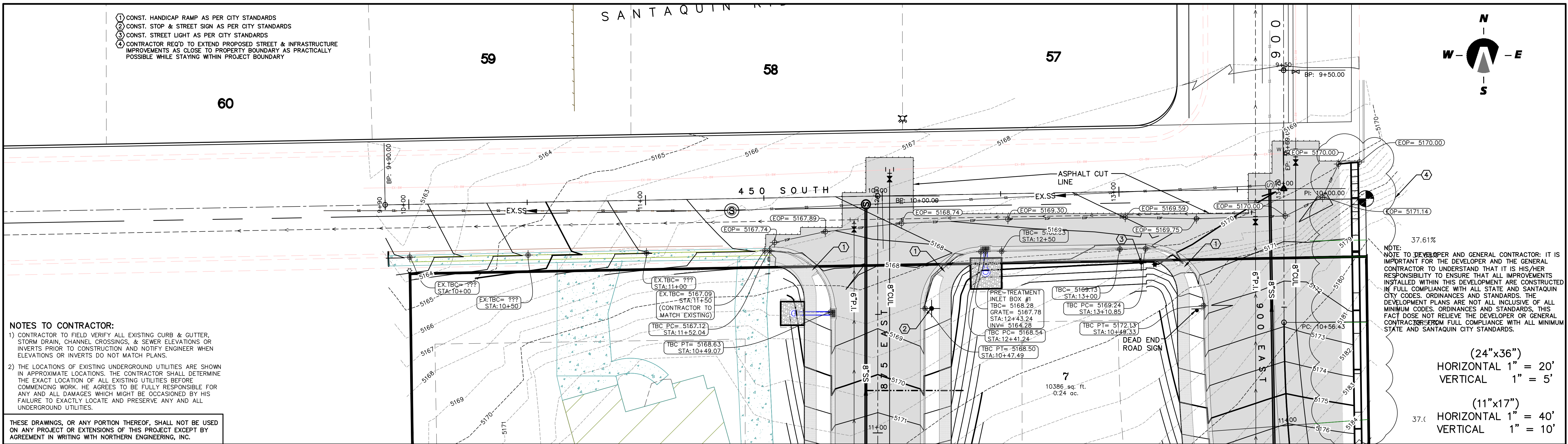
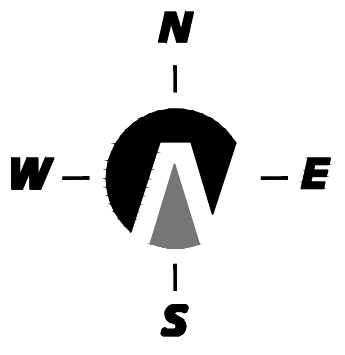
900 EAST STREET PLAN & PROFILE
 SANTAQUIN, UTAH

JOB NO.
 3-23-014

SHEET NO.
PP-02

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- 1) CONST. HANDICAP RAMP AS PER CITY STANDARDS
- 2) CONST. STOP & STREET SIGN AS PER CITY STANDARDS
- 3) CONST. STREET LIGHT AS PER CITY STANDARDS
- 4) CONTRACTOR REQ'D TO EXTEND PROPOSED STREET & INFRASTRUCTURE IMPROVEMENTS AS CLOSE TO PROPERTY BOUNDARY AS PRACTICALLY POSSIBLE WHILE STAYING WITHIN PROJECT BOUNDARY



NOTES TO CONTRACTOR:

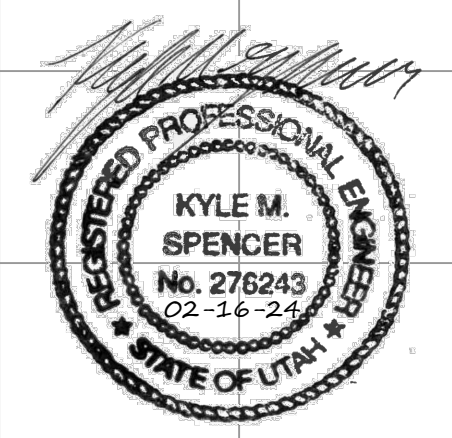
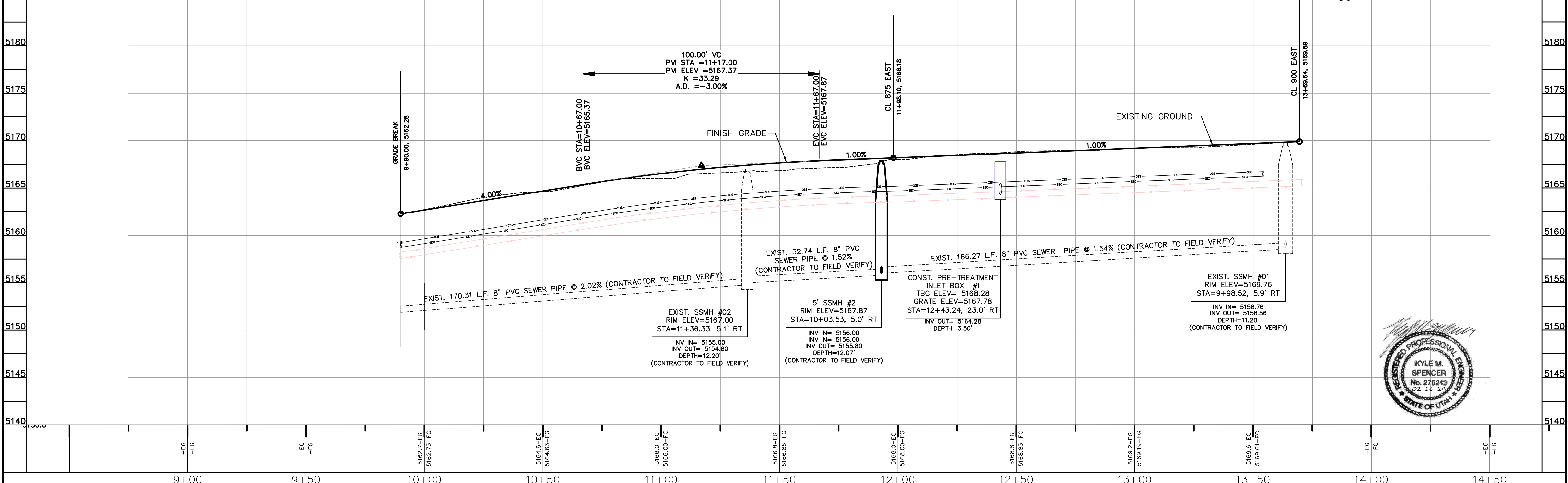
1) CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

2) 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.

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

(24"x36")
HORIZONTAL 1" = 20'
VERTICAL 1" = 5'

(11"x17")
HORIZONTAL 1" = 40'
VERTICAL 1" = 10'



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Northern ENGINEERING INC

ENGINEERING-LAND PLANNING CONSTRUCTION MANAGEMENT

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

VINCENT OAKS

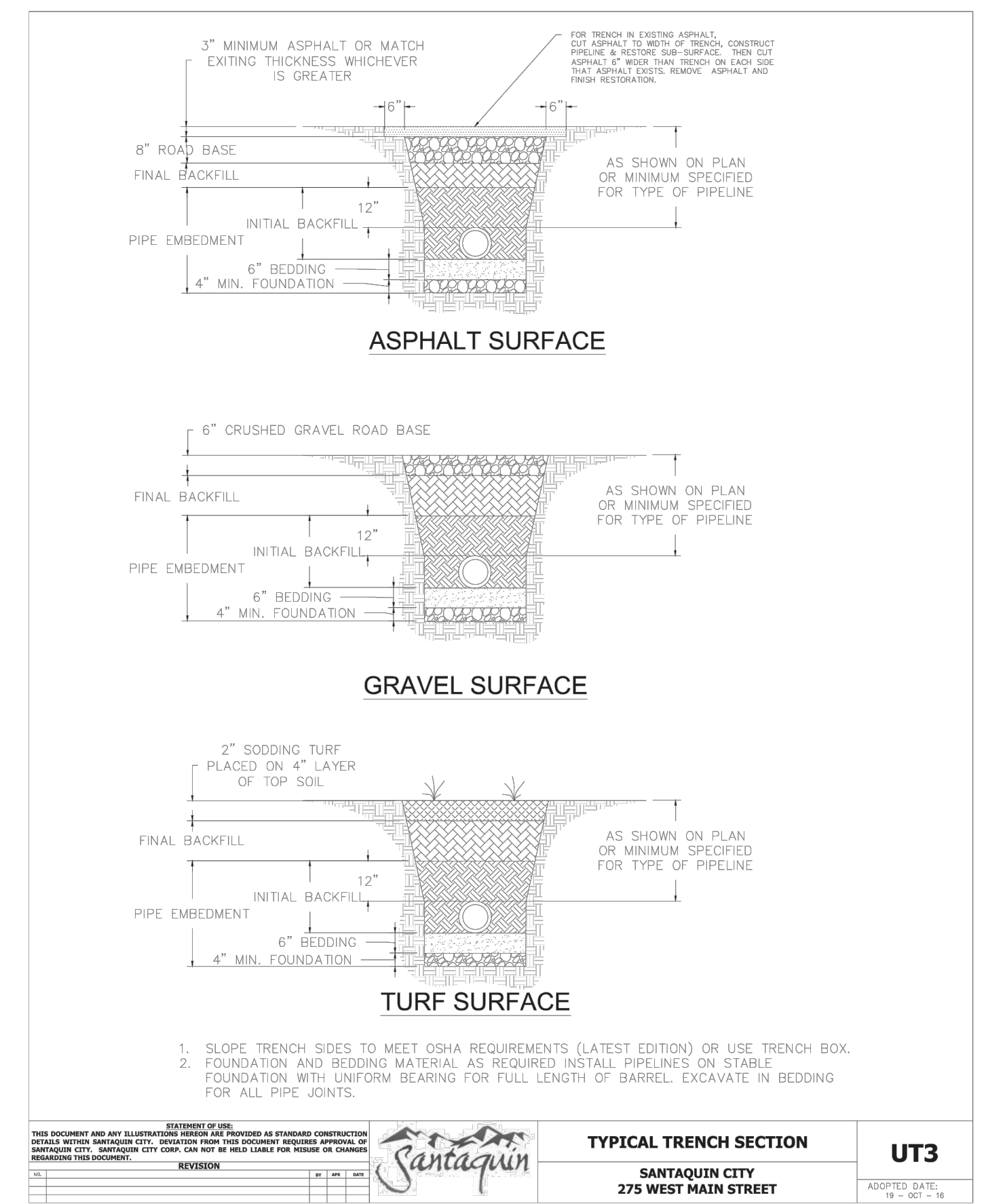
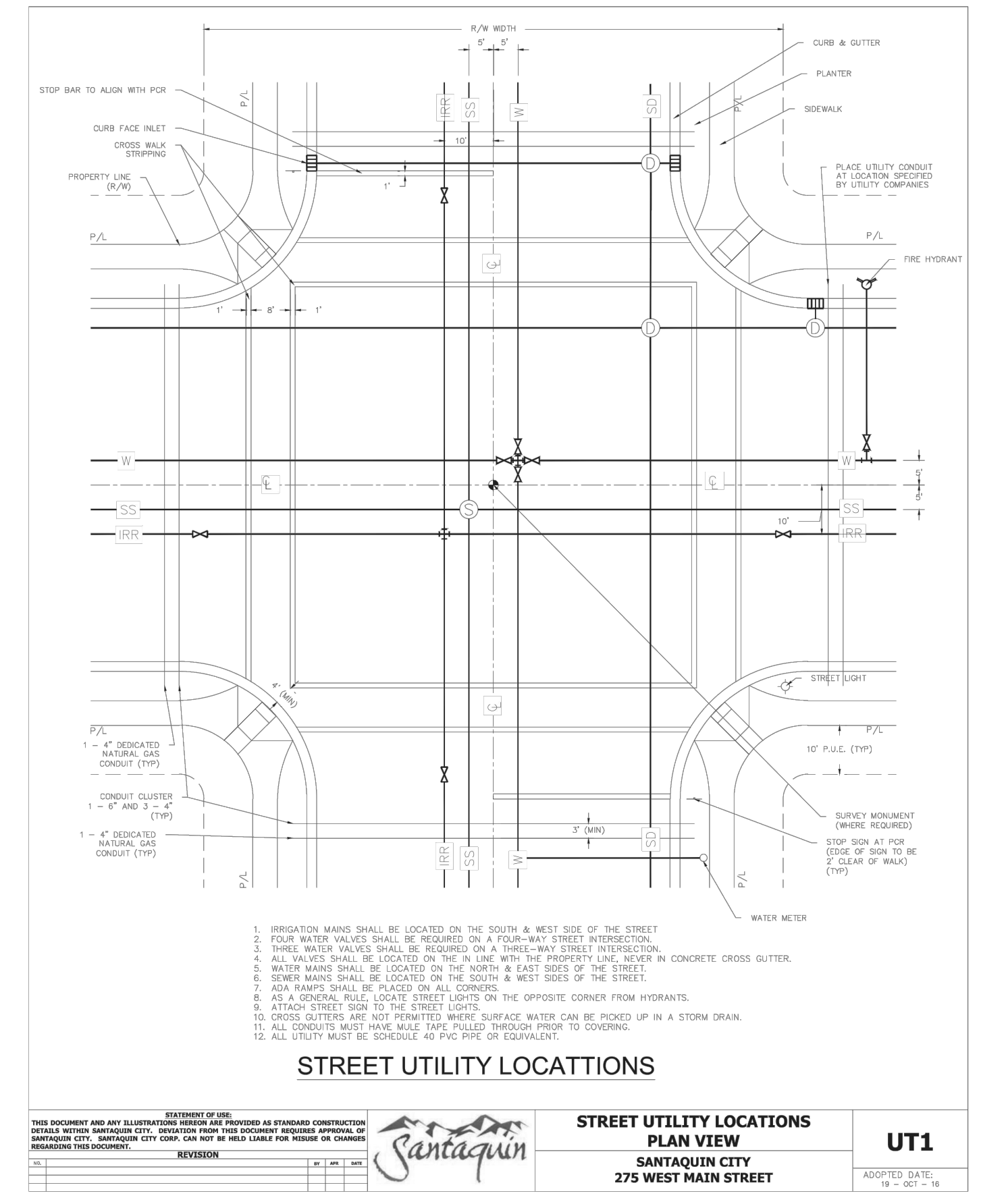
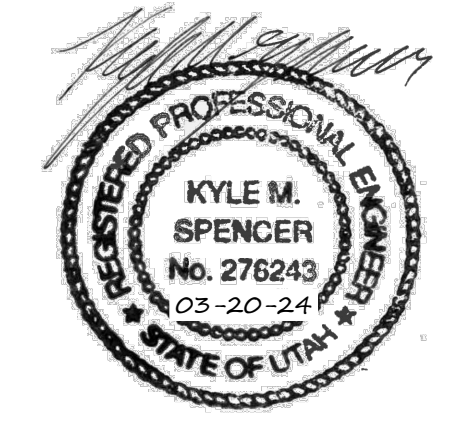
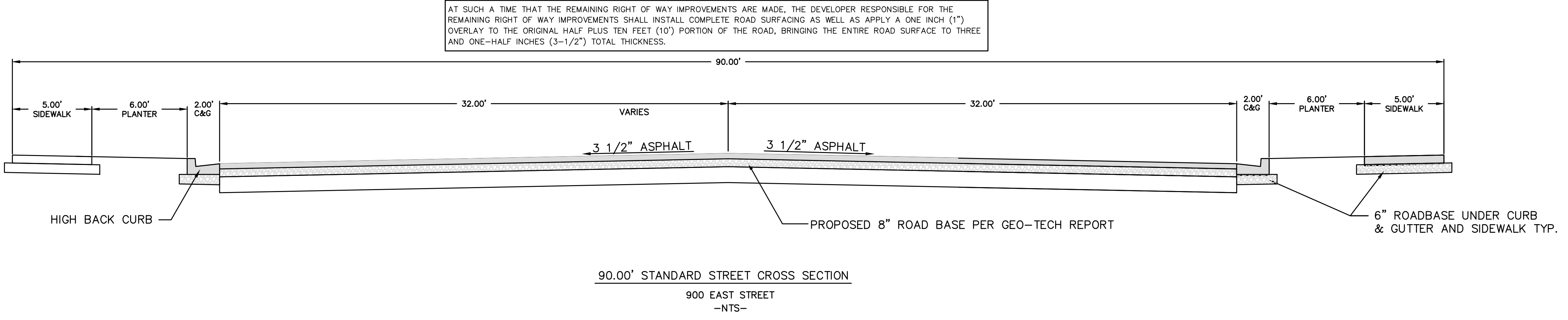
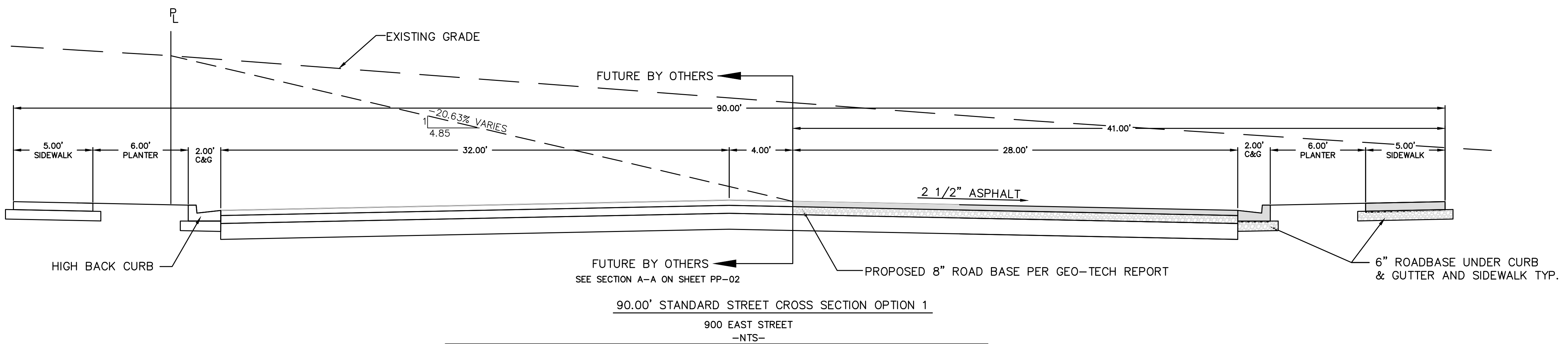
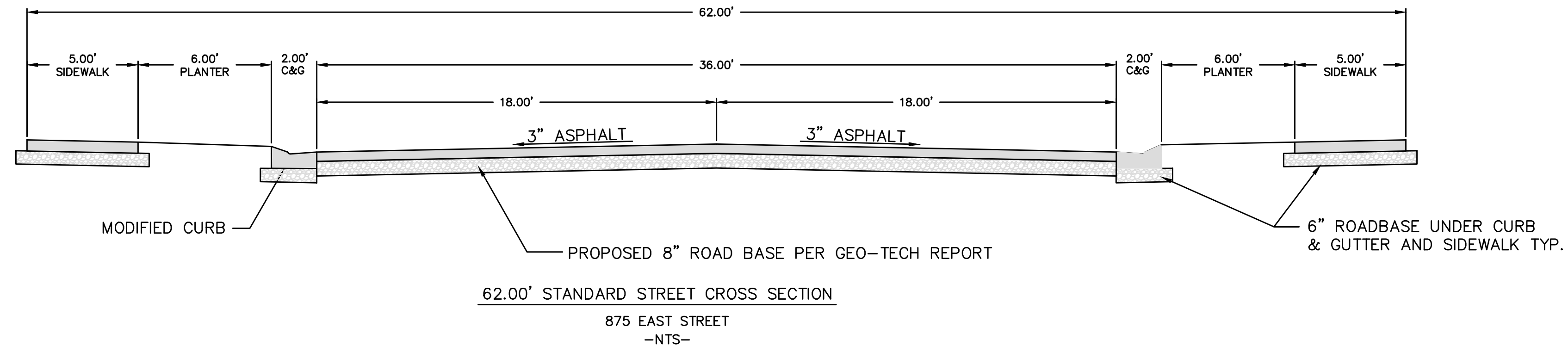
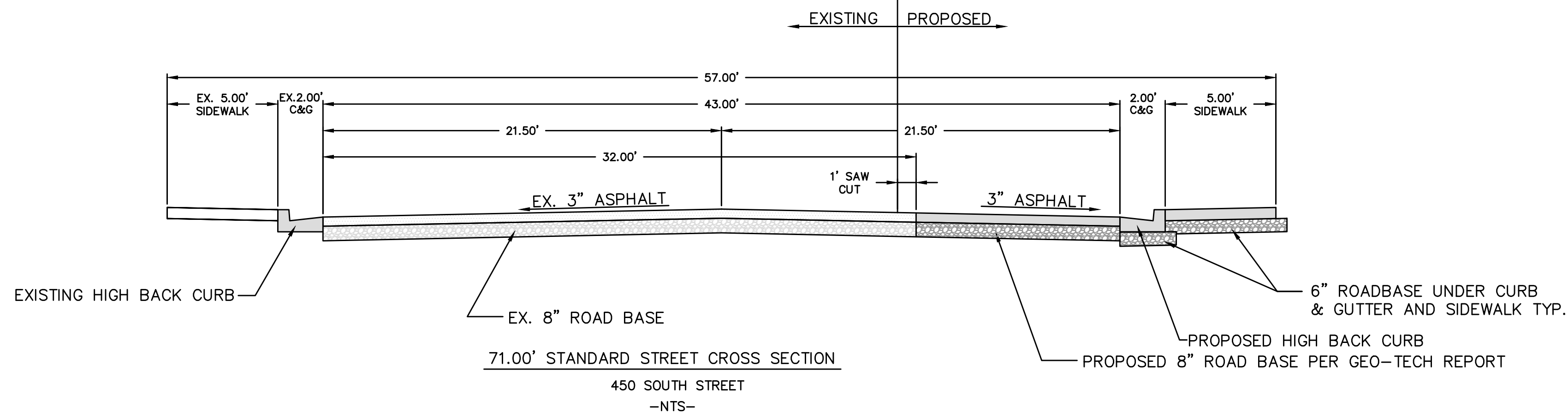
450 SOUTH STREET PLAN & PROFILE

SANTAQUIN, UTAH

JOB NO. 3-23-014

SHEET NO. PP-03

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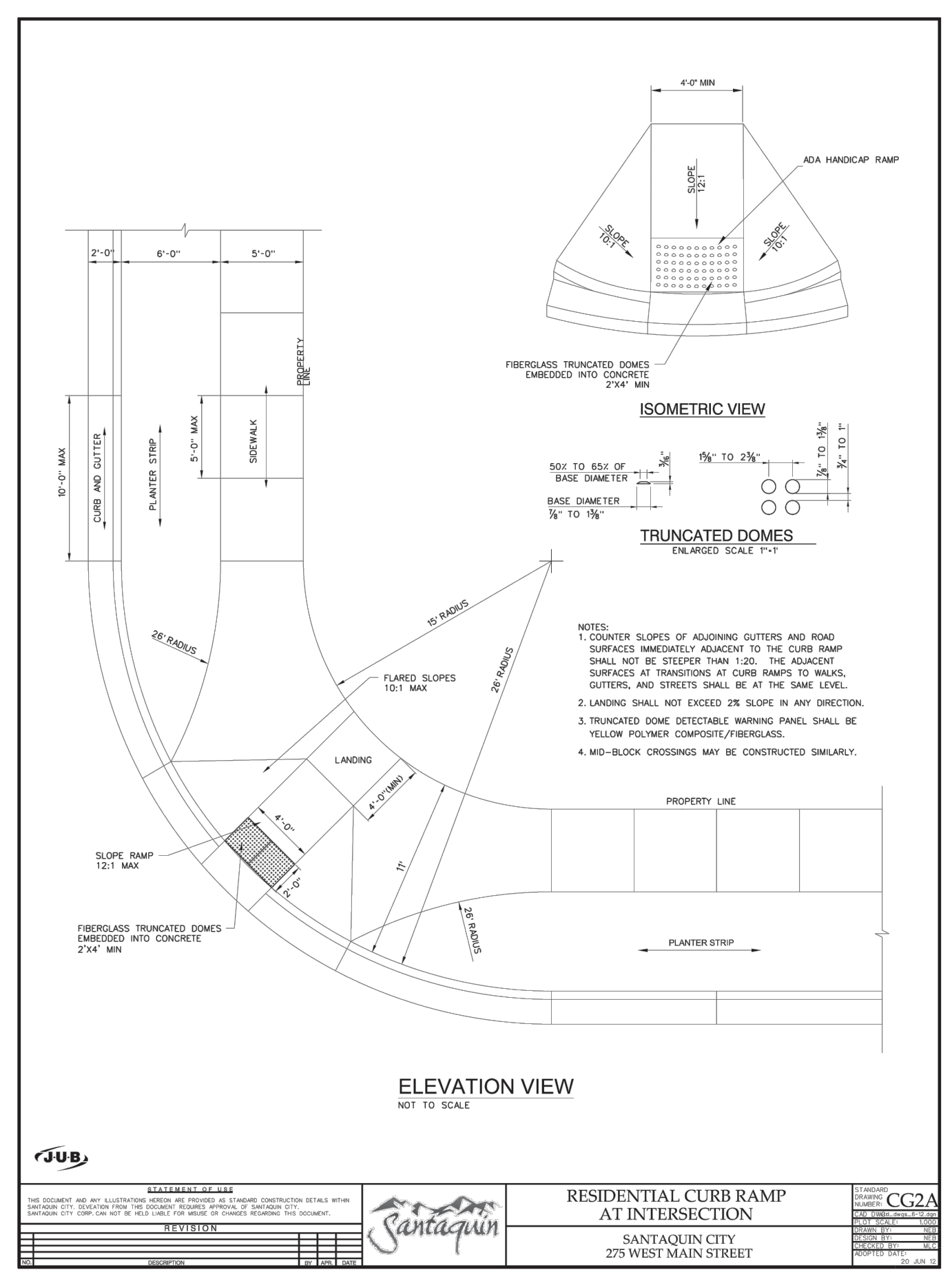
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Northern ENGINEERING INC
 ENGINEERING-LAND PLANNING
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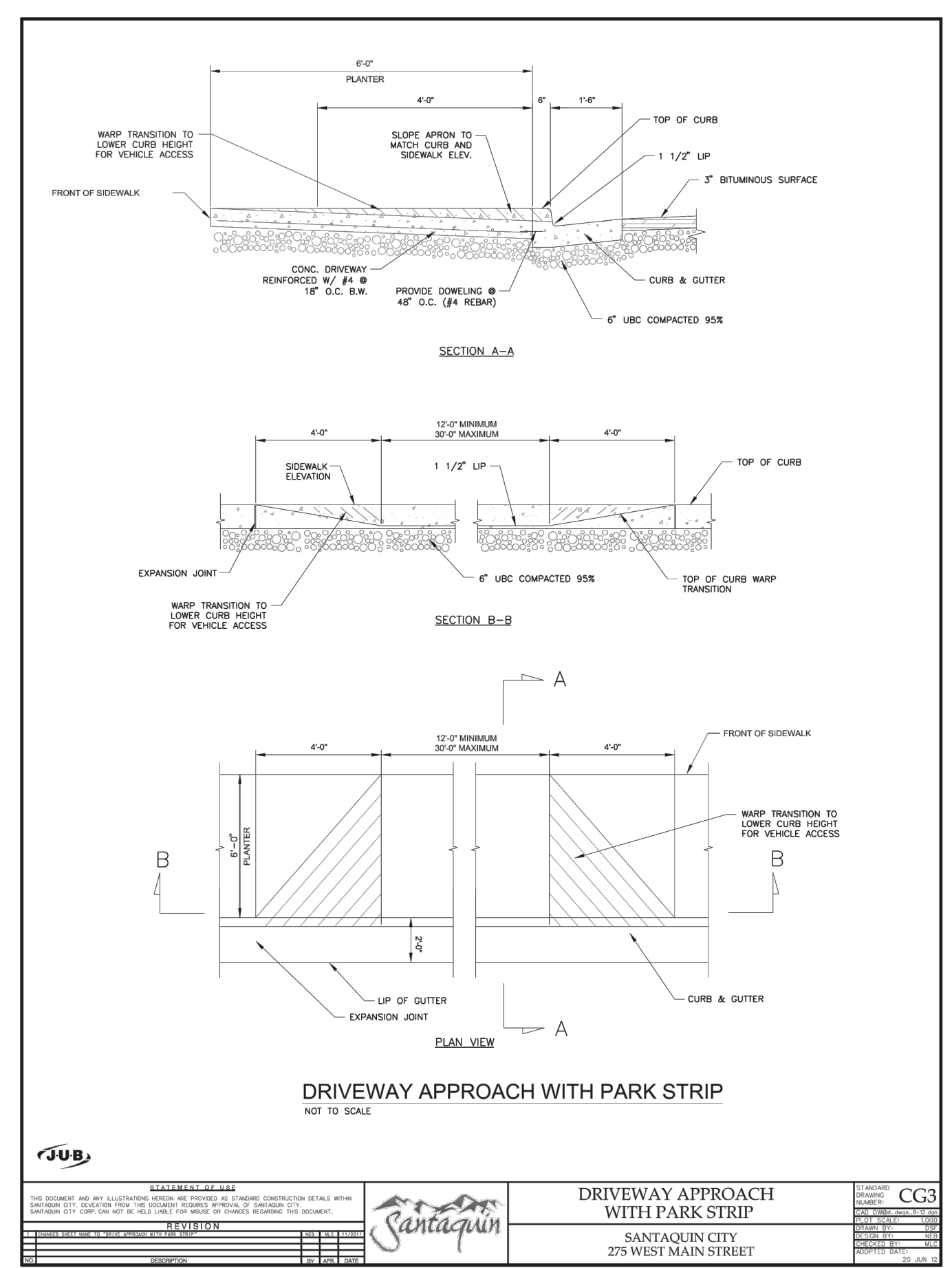
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DETAILS
 SANTAQUIN, UTAH
 JOB NO. 3-23-014
 SHEET NO. DT-01

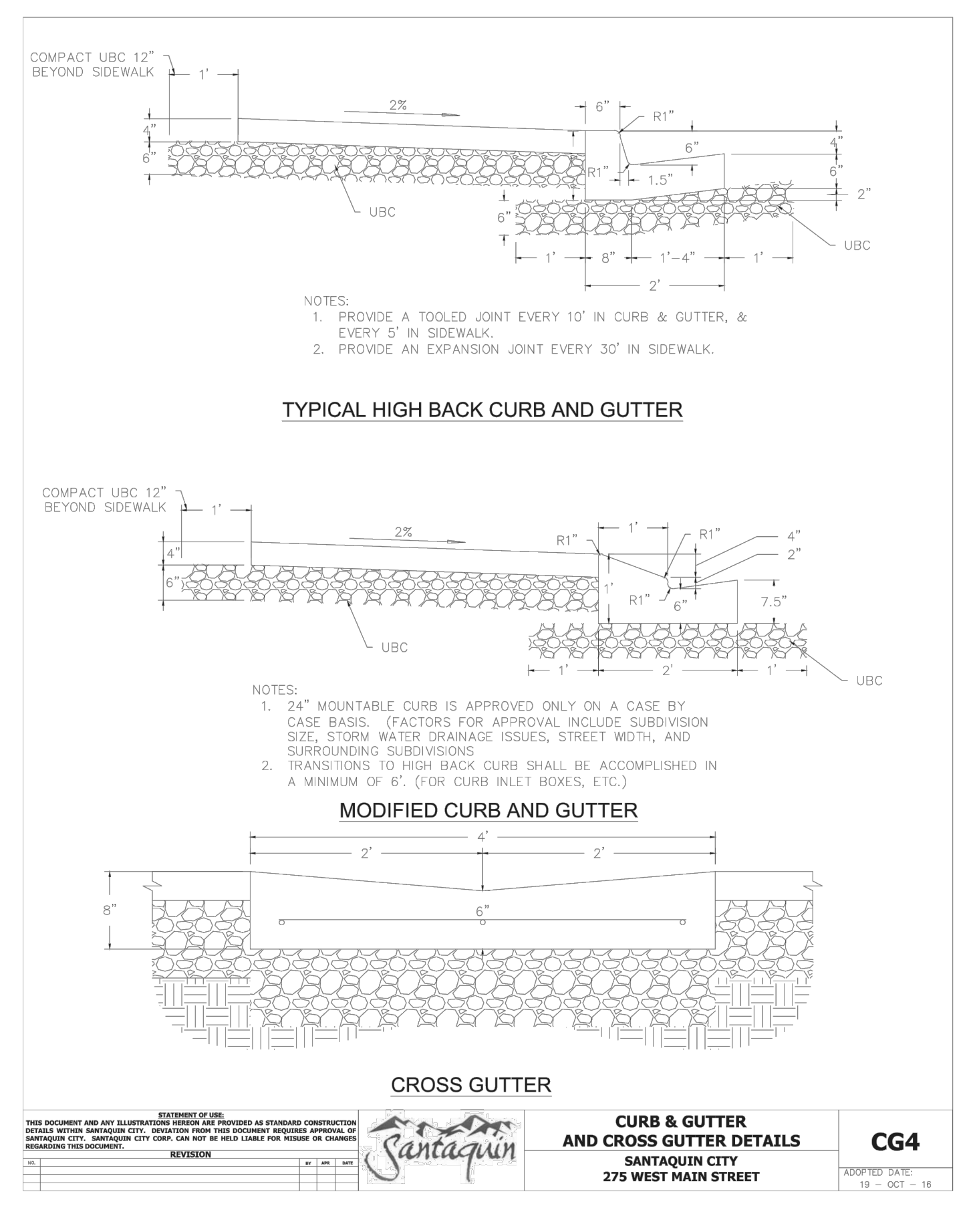
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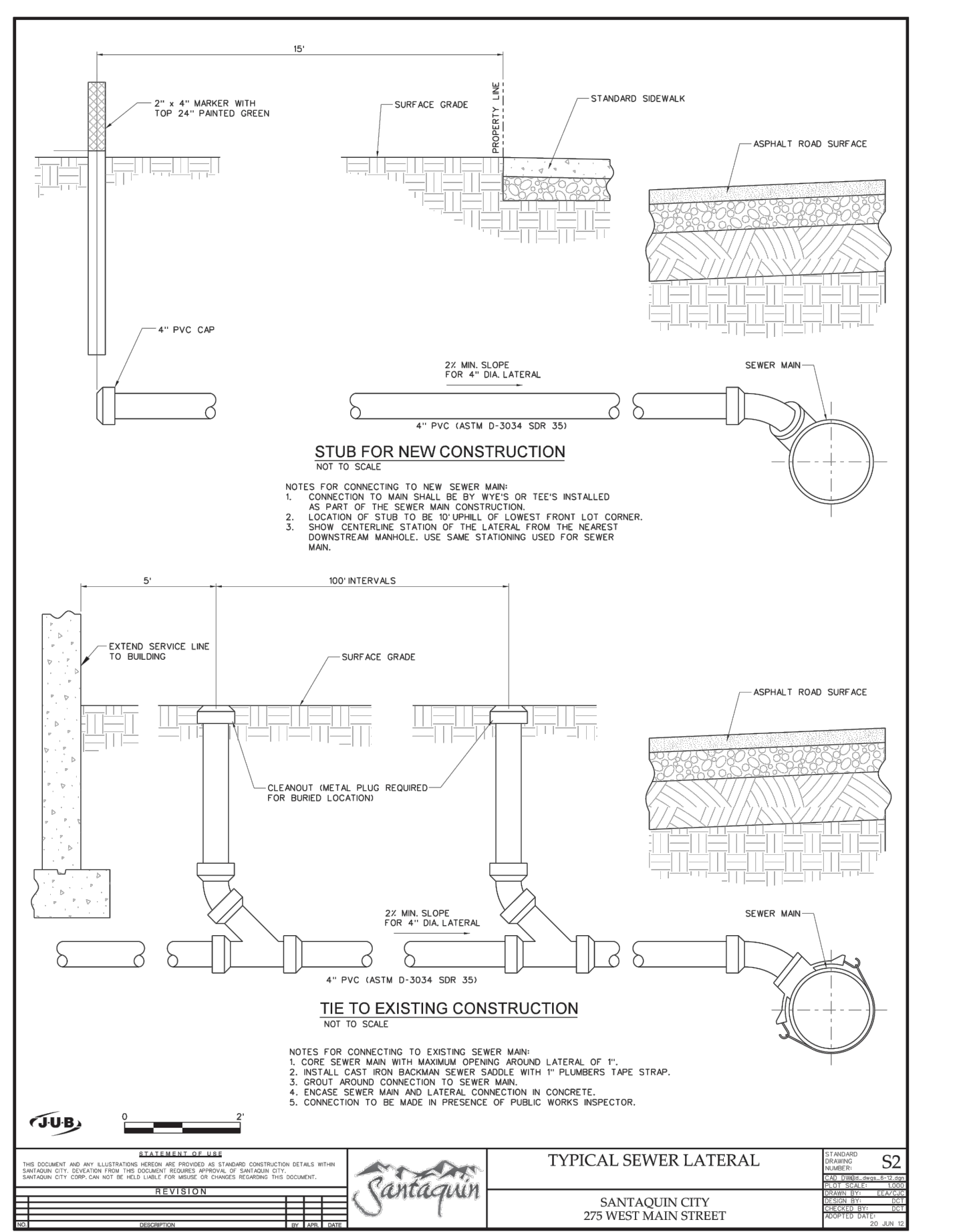
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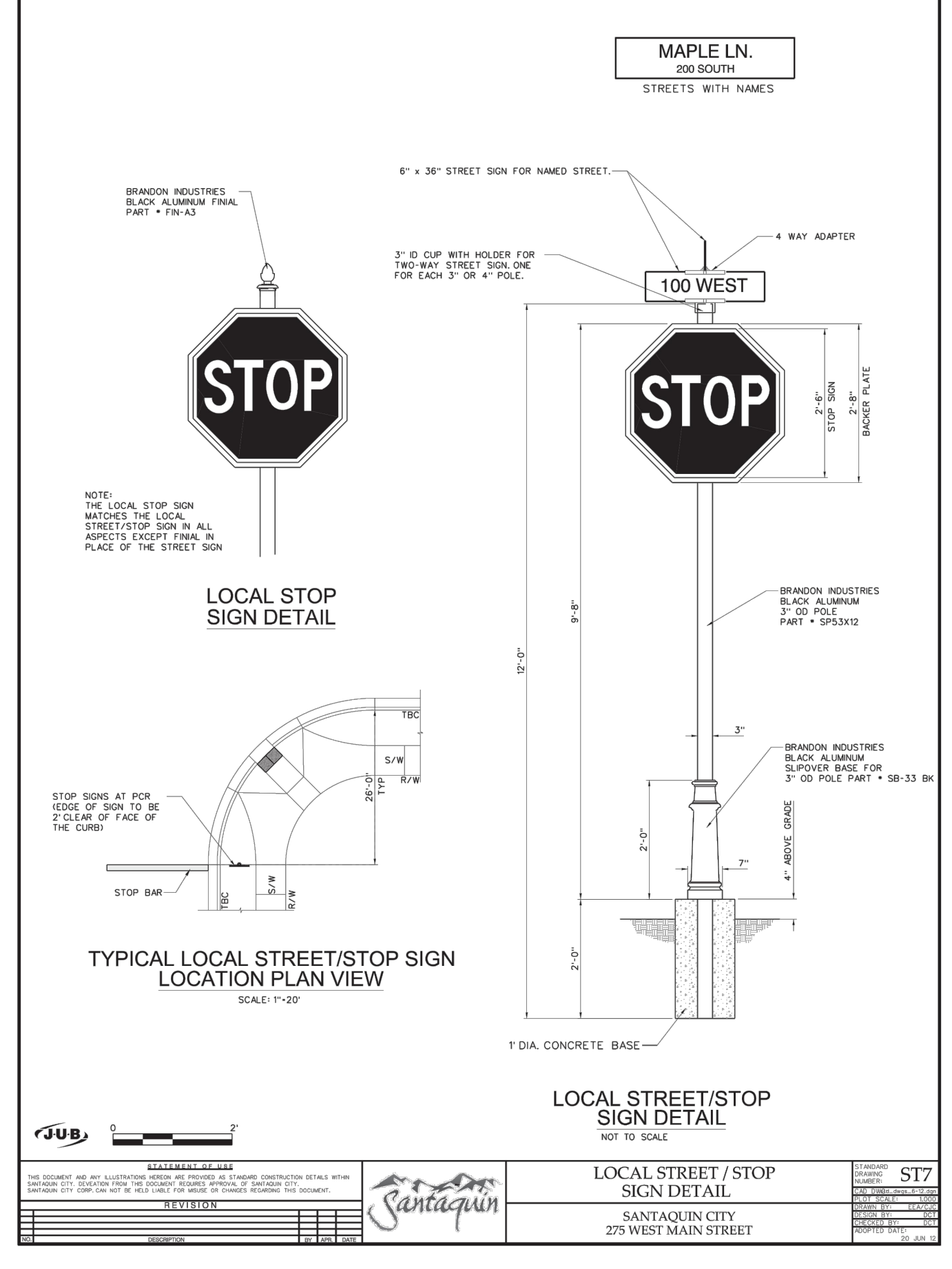
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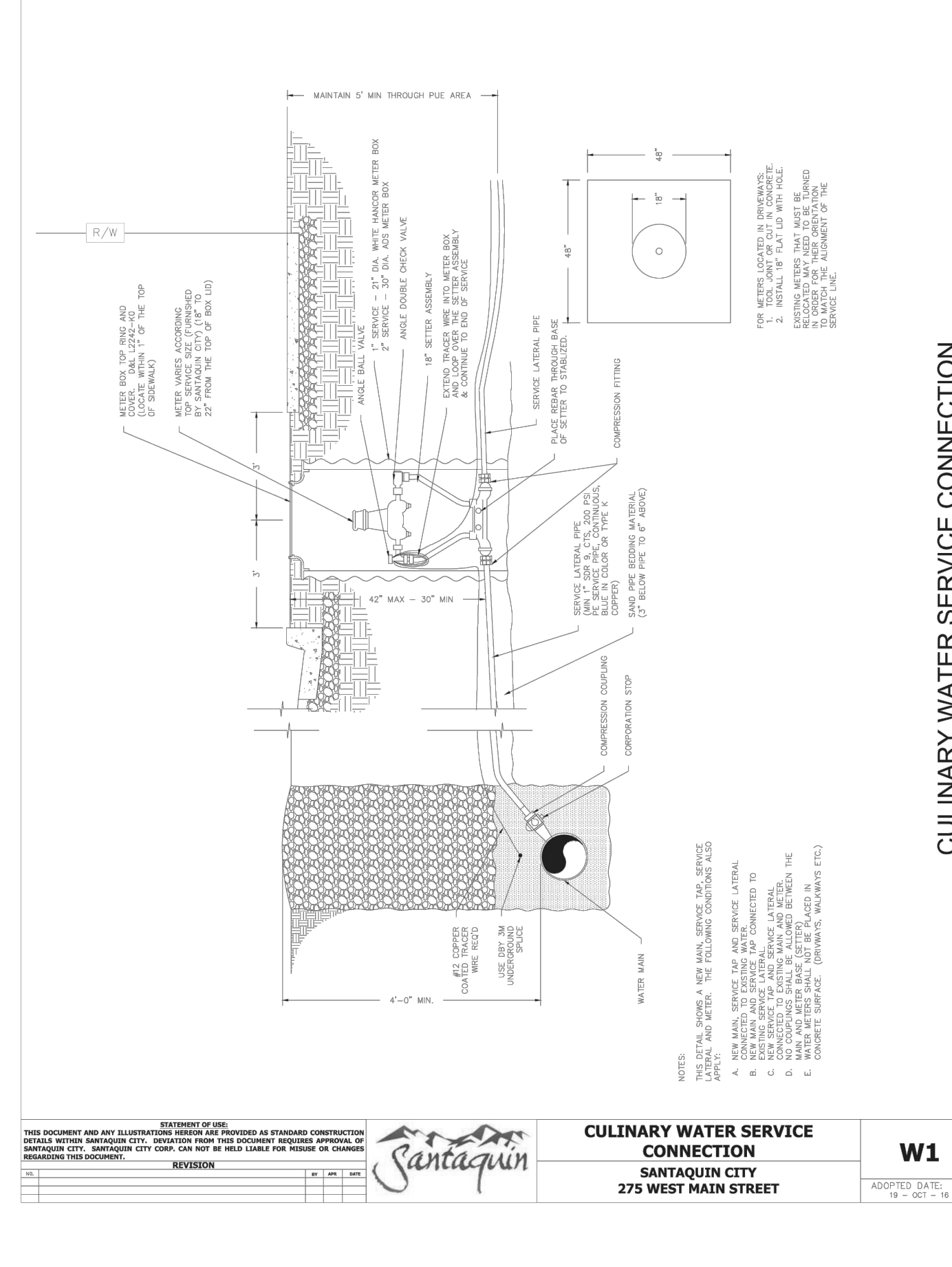
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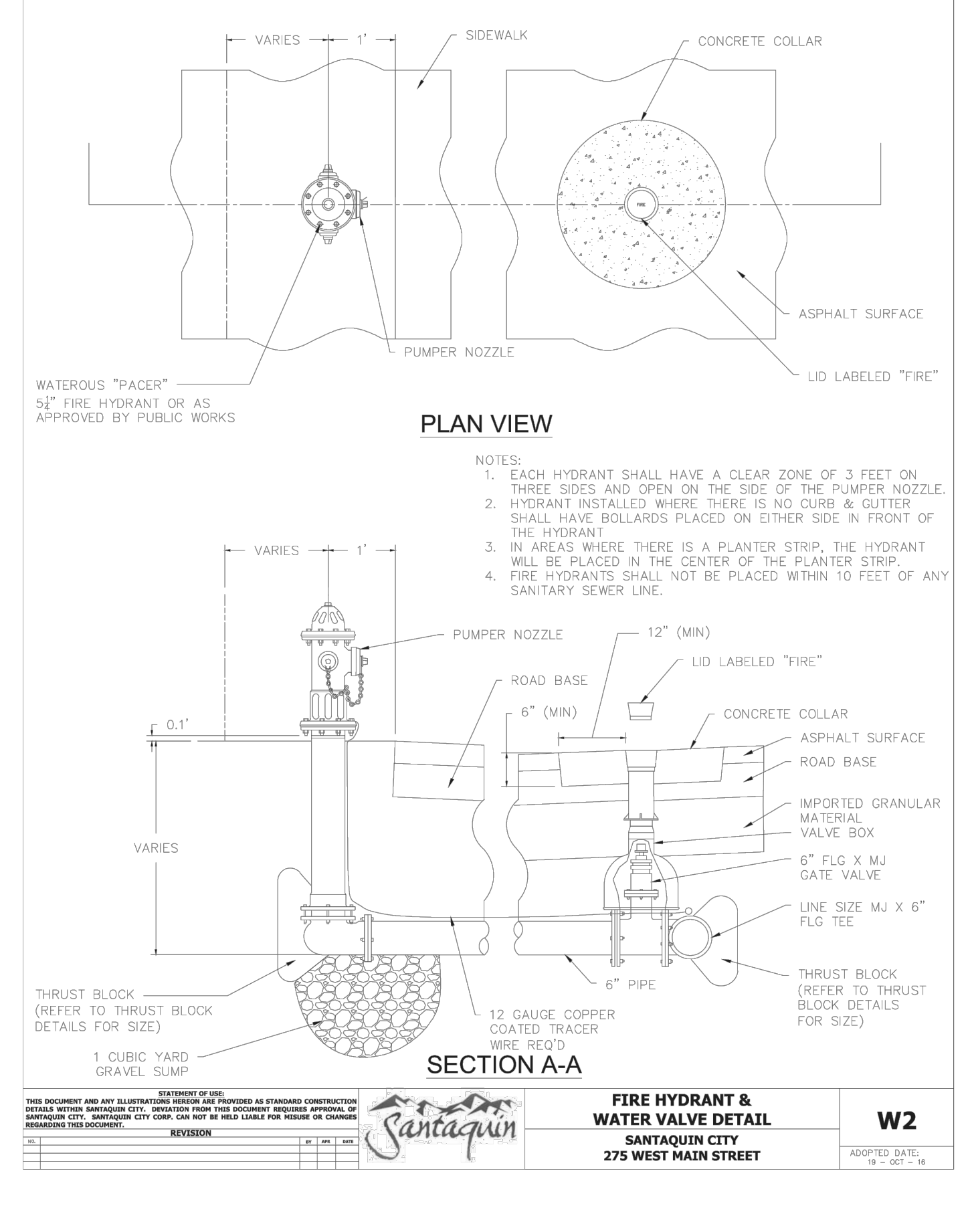
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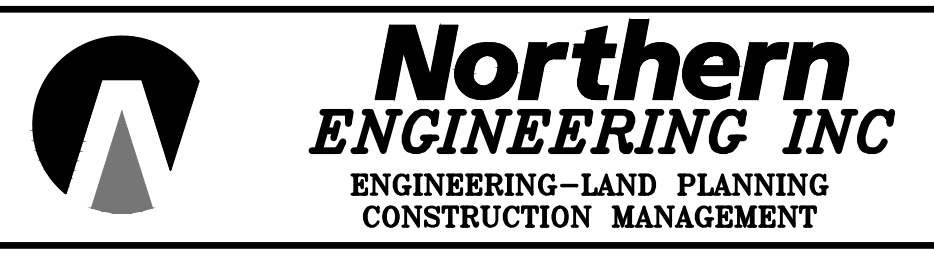
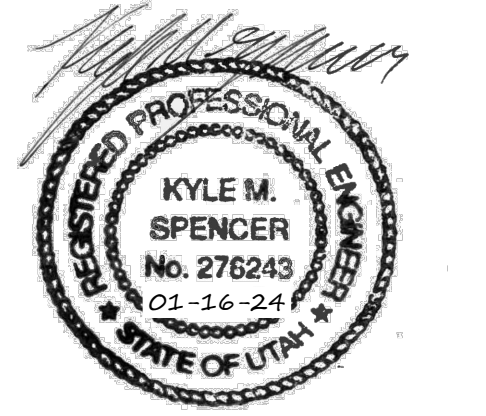


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1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

VINCENT OAKS

DETAILS
SANTAQUIN, UTAH

JOB NO.
3-23-014
SHEET NO.
DT-02

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Santaquin City Request For A Traffic Control Device Application

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

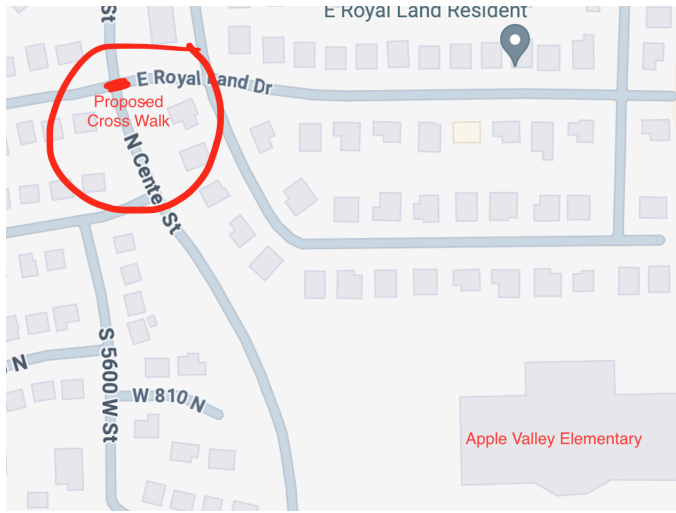


Note: This application, in addition to all required information and exhibits, must be turned into the Community Development Department 14 days prior to a regularly scheduled Development Review Committee meeting for it to be on an agenda. All submitted proposals will be reviewed in accordance with Santaquin 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: Jaden Harding		
Telephone: 801-882-5938	Alternate Telephone:	Email: jadenharding@gmail.com
Requested Traffic Control Device Information		
Address of Proposed Traffic Control Device: CROSSWALK ON THE intersection of ROYAL LAND DRIVE AND CENTER STREET AND BIKE LANE ALONG CENTER STREET CONNECTING TO APPLE VALLEY		
Type of Traffic Control Device Requested: CROSSWALK (THE LIGHTED ONE LIKE ON CENTER STREET AND MAIN STREET) AND BIKE/SCOOTER LANE FOR KIDS AFTER SCHOOL ON THE WALKING TRAIL		
Description and Justification for the Request		
<p>___ I have walked my kids to and from school at Apple Valley Elementary almost this whole school year. I appreciate the crossing guard that is right at the school, but where Royal Land Drive Meets Center Street there is a need for another crosswalk. Students walk, ride scooters, and ride their bikes down the paved trail right next to the school. Then they proceeded to Cross Center Street to get to Royal Land Drive because the sidewalk is so narrow on the opposing side. A Crosswalk would be a fantastic improvement to safety, even installing one like we have on Main Street next to the post office that just flashes lights. The kids can press The button and be seen by traffic.</p>		

Picture below:



— The trail right next to the school that is paved in which students come down, leads me to my next suggestion. There is a winding rock park strip with trees, and though this is very beautiful, I wonder if we might make this a more efficient use of a trail by making it straight and adding a bike/scooter lane. We have so many students who are biking home and they like to go fast. Several students have been injured because those bikers weave in and out of walking students. By adding a bike and scooter trail, both students and citizens can be safe to walk on this trail.

Picture Below:



Applicable Exhibits

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

Something like this image but a bigger walking area:





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

Others in Attendance: City Recorder Amalie Ottley, EIT Megan Wilson, Alex Rugg (CentraCom), Rob Weber (Barco Construction), Cody Christensen, Mallory Callaway, and Steven Lloyd (Elevate Engineering).

Engineer Lundell called the meeting to order at 10:00 a.m. As the applicant for the Quick Quack Car Wash had not yet arrived at the meeting, Engineer Lundell switched items 1 & 2 on the agenda and called the CC Callaway Site Plan first.

2. CC Callaway Site Plan

A review of a site plan for a proposed light industrial building located at approximately 77 N. Summit Ridge Parkway

Building Official Spadafora indicated that addressing is complete for the site.

Public Works Director Callaway indicated that the culinary and pressurized irrigation (PI) lines and meters are in place.

Police Officer Shepherd had no comments.

Senior Planner Harris indicated that the Santaquin Peaks subdivision plat will require an amendment combining the two lots into one. He added that details for the dumpster enclosure materials need to be provided to the City. Rob Weber, the General Contractor for the site, attended the meeting. He indicated that the materials for the trash enclosure will be a stucco embossed panel with masonry details. He will provide drawings on the civil plans.

Fire Chief Lind pointed out that due to the size of the building, it will require a sprinkling system with a 2-hour fire separation. He stated that any building over 11,000 square feet requires a sprinkling system. Fire Chief Lind and Manager Beagley discussed with the applicant ways to plan for water suppression for the future phase of the site.

Manager Beagley reiterated the need for a plat amendment as well as other amendments to the purchase agreement that will cover landscaping.

Engineer Lundell discussed the appropriate locations for inspection ports on the front stormwater infiltration galleries as well as other best practices for storm drainage on the site.

Manager Beagley pointed out that the City will install the trail and landscaping adjacent to the property along Summit Ridge Parkway. Senior Planner Harris discussed where trees on the west side are in the clear view area at the entrances/exits. He suggested that the applicant move those trees to the other side of the site where landscaping is required.

Senior Planner Harris made a motion to conditionally approve the CC Callaway Site plan with the following conditions:

1. The amendment be approved and recorded at Utah County.
2. The updated purchase agreement be approved by the City Council and signed by all parties.
3. All redlines be addressed.

Fire Chief Lind seconded the motion.

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

The motion passed.

1. Quick Quack Car Wash

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

Building Official Spadafora indicated that addressing is complete for the site.

Public Works Director Callaway indicated that a private culinary and pressurized irrigation (PI) line was installed with the previous subdivision. He inquired how the carwash water reclamation system works on the site. The engineer for the site plan, Steven Lloyd, attended the meeting. He indicated that he didn't know how the water reclamation system works but would work with the other members of his team to get those plans submitted to the City for review.

Officer Shepherd recommended that a stop sign be placed for southbound traffic on the road east of the site.

Fire Chief Lind discussed the overall circulation on the site. He suggested that an egress be added on the northwest corner of the site allowing for better circulation and queuing. Planner Harris indicated that 18 feet is the required minimum size for any egress access. City Manager Beagley added the same concerns about circulation at the site and queuing on 500 East and even possibly backing on to Main Street. He encouraged the applicant to refer back to the first set of plans that were submitted for a different carwash for better circulation.

Planner Harris indicated that details for the dumpster enclosure materials need to be provided to the City. He also indicated that the plans currently show about 29% of the landscaping as grass, adding that City code requires no more than 20% grass on the site.

Engineer Lundell discussed the storm drainage at the site. He pointed out that water storage needs to take into consideration the existing basin installed on the site.

Manager Beagley made a motion to table the Quick Quack Carwash Site Plan so that redline items such as circulation and storm drainage can be addressed. Building Official Spadafora seconded the motion.

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

The motion passed.

3. Meeting Minutes Approval

Fire Chief Lind made a motion to approve the April 9, 2024, DRC Meeting Minutes. Public Works Director Callaway seconded the motion.

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

The motion passed.

Adjournment

Manager Beagley made a motion to adjourn.

The meeting was adjourned at 10:28 a.m.