



DEVELOPMENT REVIEW COMMITTEE

Tuesday, January 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. Amsource Commercial Preliminary Subdivision

A preliminary plan review of the Amsource Commercial site located at approximately 900 East and Main Street.

2. Peak Subdivision Final Plat

A final plan review of the Peak 2-lot Subdivision located at approximately 390 N. 200 E.

3. 2025 DRC Meeting Schedule

MEETING MINUTES APPROVAL

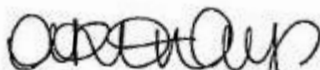
4. December 10, 2024

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.gov, in three physical locations (Santaquin City Hall, Zions Bank, Santaquin Post Office), and on the State of Utah's Public Notice Website, <https://www.utah.gov/pmn/index.html>. A copy of the notice may also be requested by calling (801)754-1904.

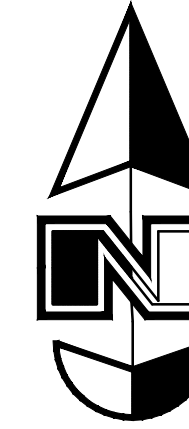
BY:



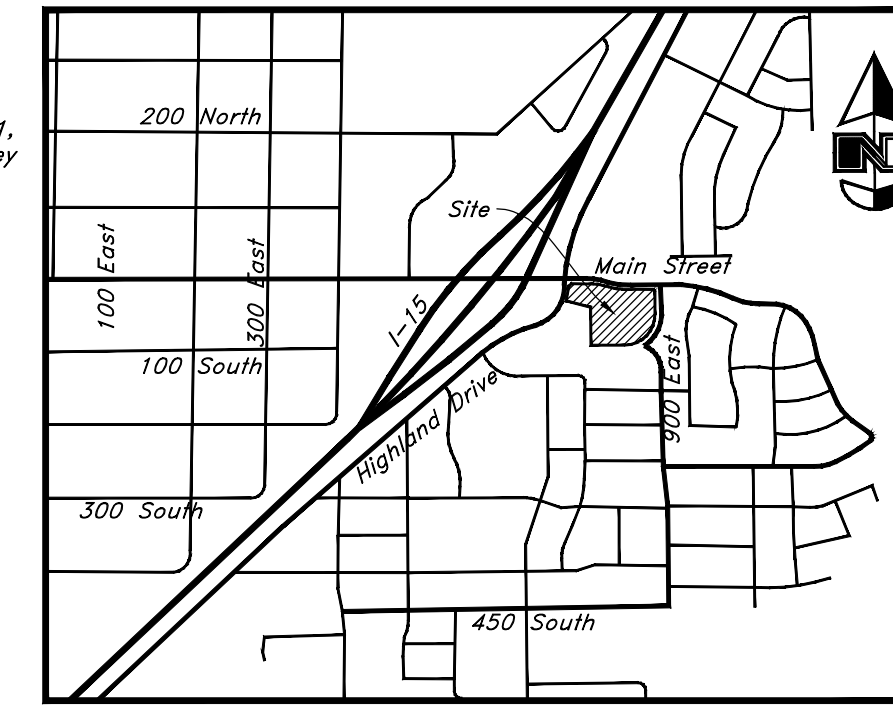
Amalie R. Ottley, City Recorder

Amsource Santaquin Subdivision

Amending all of Lot 1 of Parker View Subdivision Plat 'A' and all of Lot 76 of Santaquin Estates Plat 'A' being A part of the Southeast Quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, City of Santaquin, Utah County, Utah 2024



Scale: 1" = 50'
50' 0 50' 100'



Vicinity Map
Not to Scale

Narrative

This Subdivision was requested by Amsource Development in order to amend the existing Lots 1 and 76 and create 6 Lots.

This Survey retraces and honors the underlying plats and a 2024 ALTA survey by AWA Engineering.

A line between monuments found for the South Quarter and the Southeast Quarter of Section 1 was assigned the Utah County bearing of North 88°57'44" East as the Basis of Bearings to place the Survey on the NAD83 Utah Central Zone State Plane Datum.

Rocky Mountain Power

- Pursuant to Utah Code Ann. 54-3-27 this plat conveys to the Owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
- Pursuant to Utah Code Ann. 17-27A-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains Public Utility Easements and approximates the location of the Public Utility Easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not effect any right that Rocky Mountain Power has under:
 - a. A recorded easement or Right-of-Way
 - b. The law applicable to prescriptive rights
 - c. Title 54, Chapter 8a, damage to underground utility facilities or
 - d. Any other provision of law

Approved this _____ day
of _____, 20____,
Rocky Mountain Power Company
By: _____
Title: _____

Contains 266,863 sq. ft.
Or 6.126 acres
6 Lots

Date: _____ David M. Hamilton
Utah PLS No. 12966234

Owner's Dedication and Consent to Record

Know all men by these presents that I, the undersigned Owner of the herein described tract of land, hereby set apart and subdivide the same into Lots as shown on this plat and name said plat

Amsource Santaquin Subdivision

and do hereby, grant and convey to the City of Santaquin all those parts or portions of said tract of land designated as public utility easements as shown herein to be used for the installation, maintenance and operation of Public Utility service lines.

In witness whereof I have hereunto set my hand
This _____ Day of _____ AD, 20____.
Amsource Commercial Properties, LLC

by: John Gaskill
its: Owner

Approval By Legislative Body

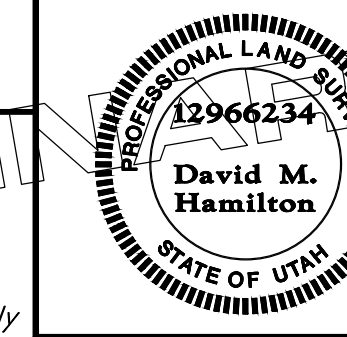
The City Council of the City of Santaquin, County of Utah, approves this subdivision subject to the conditions and restrictions stated herein, and hereby accepts the Dedication of all streets, easements, and other parcels of land intended for the public purpose of the perpetual use of the public. This _____, day of _____, A.D. 20____.

City Mayor _____ Attest _____
City Recorder (See Seal Below)

Amsource Santaquin Subdivision

Amending all of Lot 1 of Parker View Subdivision Plat 'A' and all of Lot 76 of Santaquin Estates Plat 'A' being A part of the Southeast Quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, City of Santaquin, Utah County, Utah

Surveyors Seal



City Engineer Seal

Clerk-Recorder Seal

Enbridge Gas Utah

Questar Gas Company, dba Enbridge Gas Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Enbridge Gas 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 including prescriptive rights and other 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 Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Enbridge Gas Utah's Right-of-Way Department at 800-366-8532.

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH
APPROVED THIS _____ DAY OF _____, 20____.
BY: _____
TITLE: _____

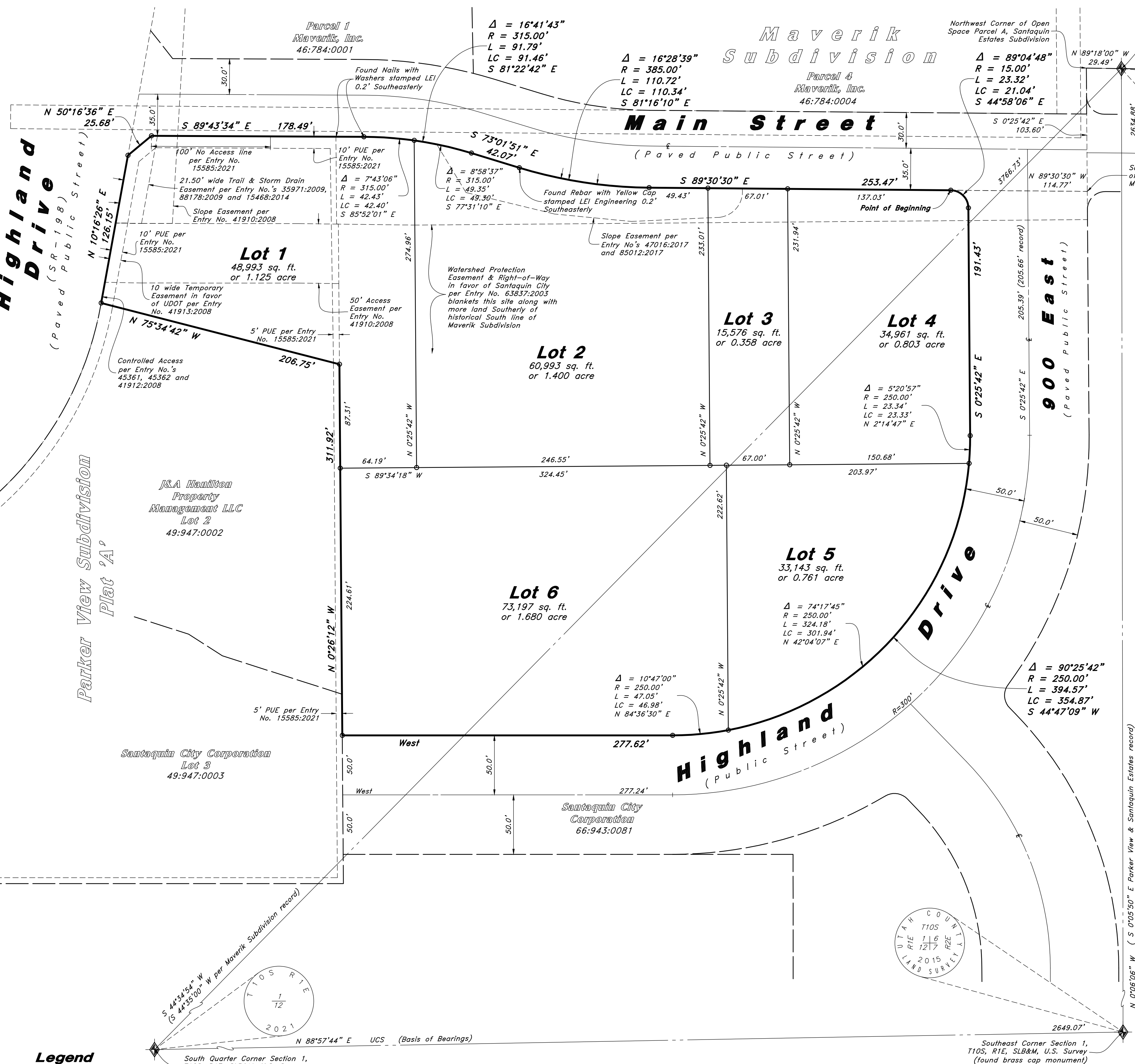
Lumen

Approved by Lumen this _____
Day of _____, A.D. 20____
Lumen

Acknowledgment

State of _____ } ss
County of _____ }
On this _____ day of _____, 20____, personally appeared before me, John Gaskill, the signer of the foregoing Instrument, who duly acknowledged to me that he is an Authorized Owner of Amsource Commercial Properties, LLC, and is authorized to execute the foregoing Dedication in its behalf and that he executed it in such capacity.

Notary Public Full Name: _____
Commission Number: _____
My Commission Expires: _____
A Notary Public Commissioned in Utah
A Notary Public

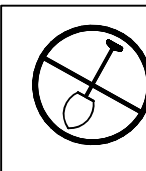


Legend

- Control Line
- Property Line
- Easement Line
- Adjoiner Line
- Section Corner
- Set 5/8 rebar with plastic cap or nail with brass tag stamped AWA



PRELIMINARY



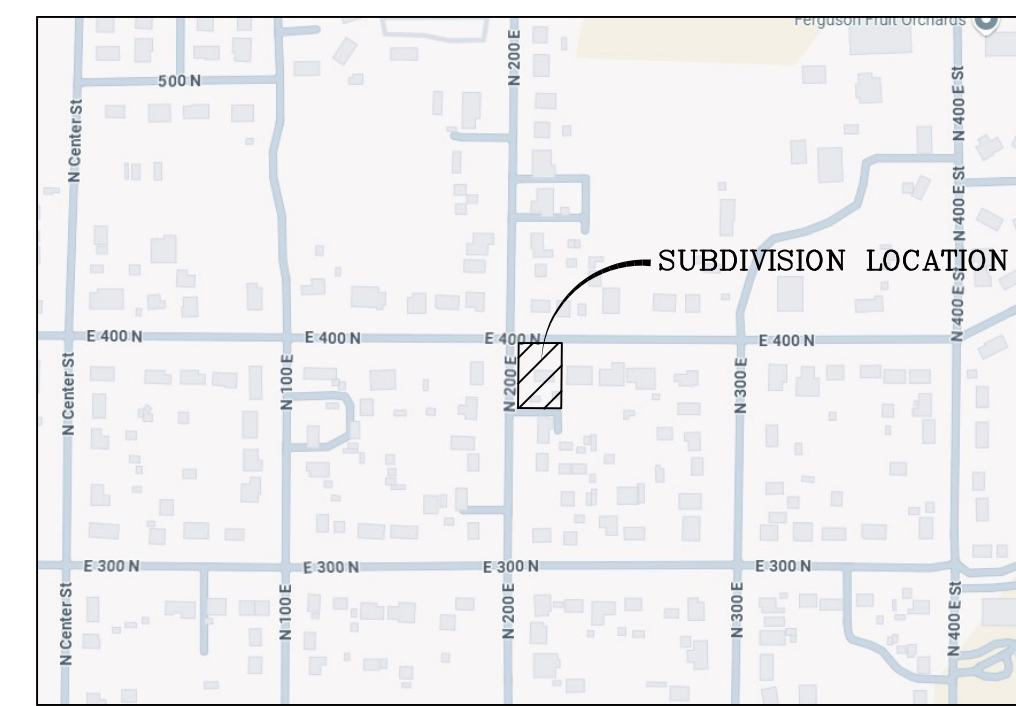
NOTE: THE CONTRACTOR SHALL CALL "BLUE STAKES" 1-800-882-4111 AT LEAST 48 HOURS IN ADVANCE OF EXCAVATING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

PLAT "A" PEAK SUBDIVISION

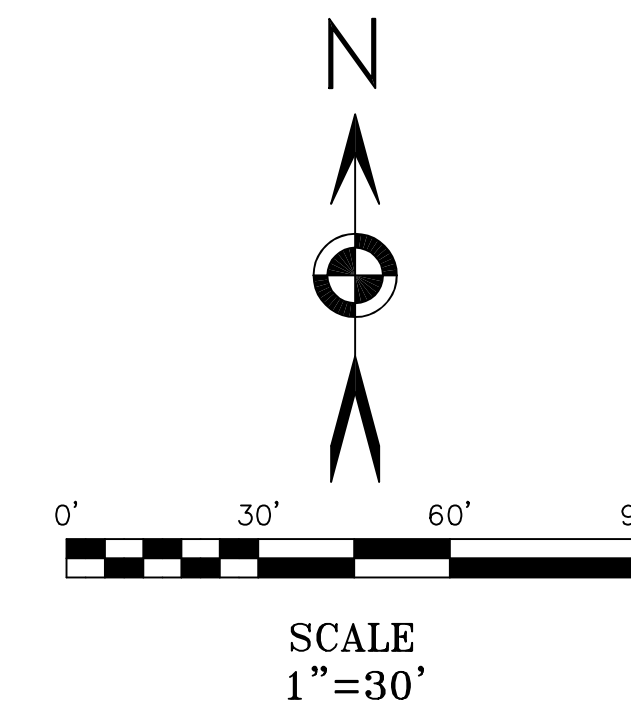
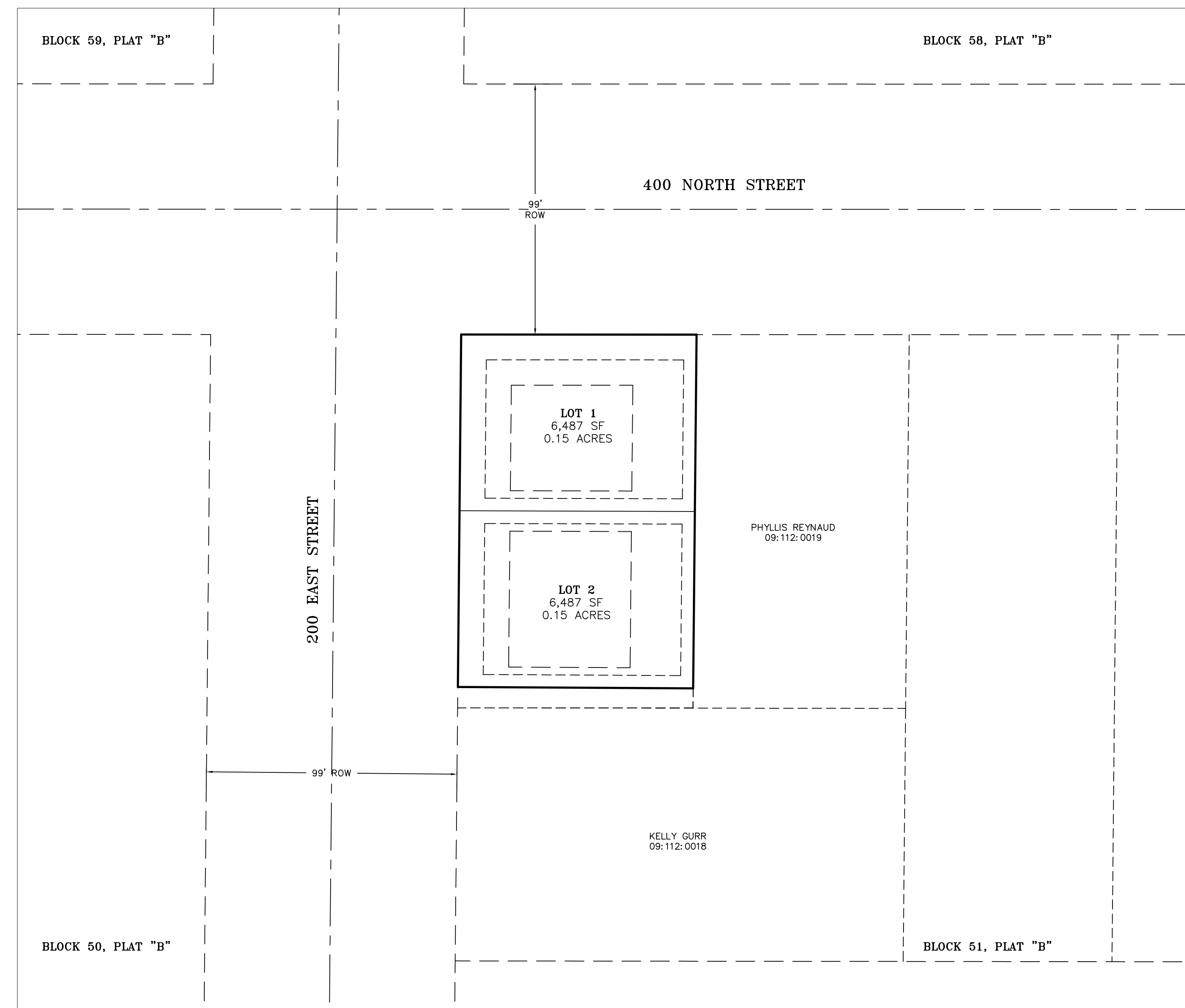
SANTAQUIN CITY, UTAH COUNTY, UTAH

SHEET # SHEET NAME

1	COVER SHEET
2	FINAL PLAT "A"
3	UTILITY PLAN
4	SURVEY PLAT

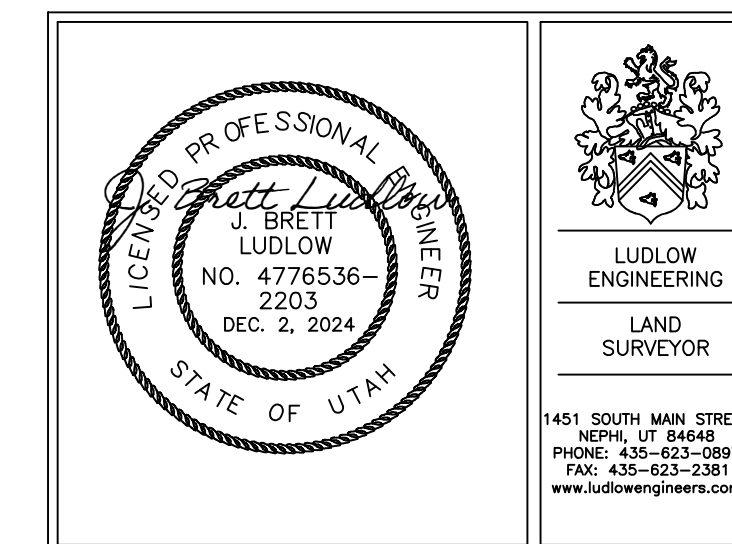


VICINITY MAP
-NTS-



DATA TABLE:
ZONING=R-8
TOTAL # OF LOTS=2
TOTAL ACREAGE=0.30
LOTS/ACRE=6.67

GENERAL NOTE:
1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM THE FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
2. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.



OWNER/DEVELOPER:
PEAK TO PEAK REAL ESTATE, LLC
JARRETT WHITE
435-851-1101

ENGINEER/SURVEYOR:
LUDLOW ENGINEERING
435-623-0897
1451 S MAIN
NEPHI, UT 84648

REVISIONS

1.	_____	4.	_____
2.	_____	5.	_____
3.	_____	6.	_____

PROJECT NO.: LE 4471 SURVEYOR/DIRECTOR: D. PENROD
DATE: NOVEMBER 2024 FIELD SURVEYOR: T.H.
SCALE: 1" = 30' DRAWN: K. ROUNDY
REVISION: _____ CHECKED: D. PENROD



LUDLOW ENGINEERING & ASSOCIATES

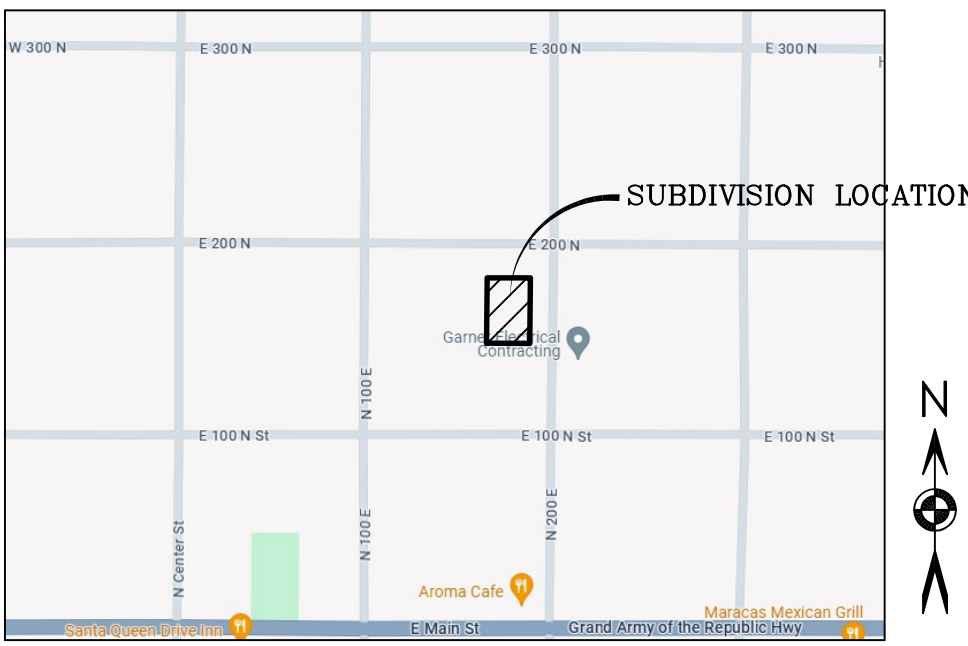
Subdivisions * Boundary Surveys * City Lot Surveys * ALTA Surveys
Claim Surveys * Control Networks * Construction Surveys * Topography
Civil * Sewer & Water Design * Residential & Commercial Structure
Subdivision Design * Site Plans * Road Design
1451 South Main, Nephi, Utah 84648 (435) 623-0897 FAX (435) 623-2381

COVER SHEET

PLAT "A" PEAK SUBDIVISION

LOT 4, BLOCK 51, PLAT "B", SANTAQUIN TOWNSITE SURVEY OF BUILDING LOTS
SANTAQUIN CITY, UTAH COUNTY, UTAH
NOVEMBER 2024

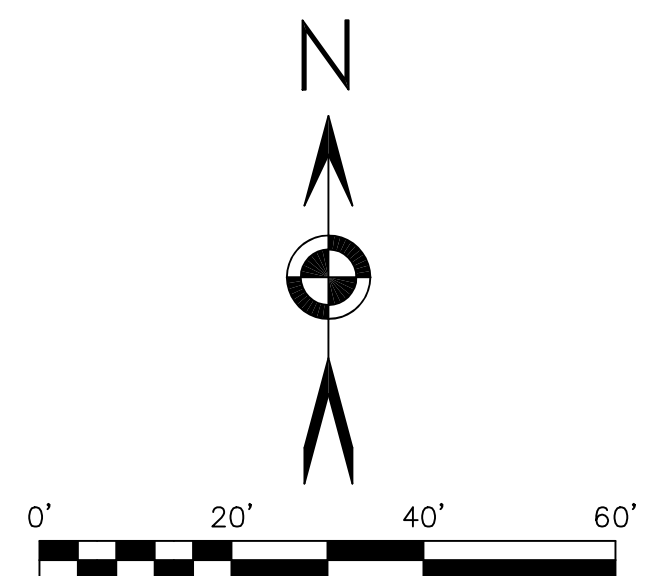
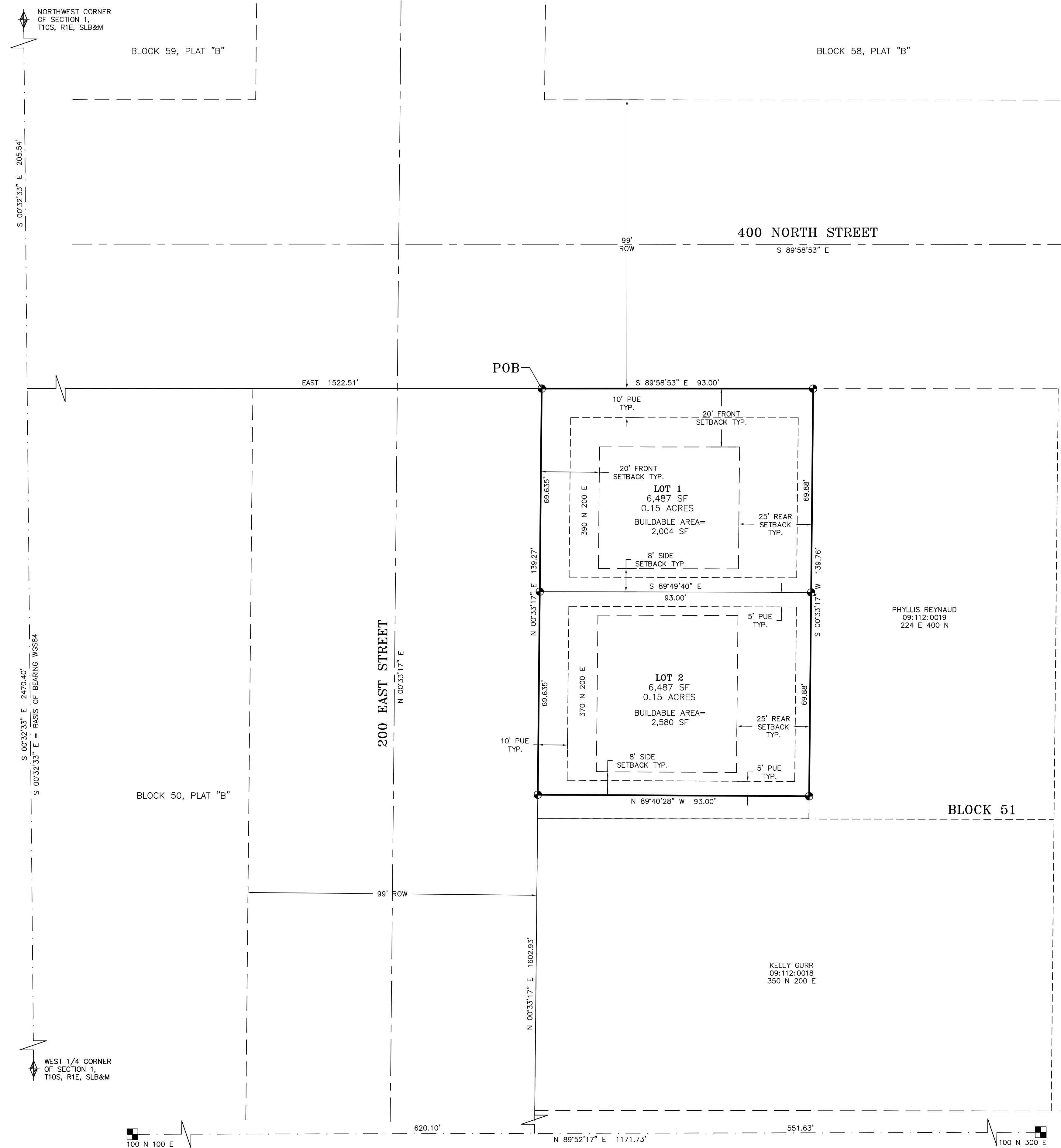
PLAT "A" PEAK SUBDIVISION



VICINITY MAP
-NTS-

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

SETBACK REQUIREMENTS:
FRONT=
15.00' TO COVERED PORCHES
20.00' TO LIVING AREA OR GARAGE SIDE
25.00' TO GARAGE DOOR
SIDE=8.00'
REAR=25.00'



- LEGEND**
- = SET 5/8" REBAR WITH CAP
 - = SECTION CORNER
 - = FOUND INTERSECTION MONUMENT
 - = LAND OWNER DEED DESCRIPTION LINE
 - = DESCRIBED BOUNDARY
 - = SECTION LINE
 - = SETBACK
 - = EASEMENT
 - = ADDRESS

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 _____ 20____
 DOMINION ENERGY
 BY: _____
 TITLE: _____

CERTIFICATION
I Daryl N. Penrod, 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. 5331527. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, 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.

DARYL N. PENROD _____ DATE _____

BOUNDARY DESCRIPTION
BEGINNING AT THE NORTHWEST CORNER OF LOT 4, BLOCK 51, PLAT "B", SANTAQUIN TOWNSHIP SURVEY, SAID POINT ALSO BEING S00°32'33"E 205.54 FEET ALONG THE SECTION LINE AND EAST 1522.51 FEET FROM THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE S89°58'53"E 93.00 FEET ALONG THE NORTH LINE OF SAID BLOCK 51; THENCE S00°33'17"W 139.76 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE N89°40'28"W 93.00 FEET TO THE WEST LINE OF SAID BLOCK 51; THENCE ALONG SAID WEST LINE N00°33'17"E 139.27 FEET TO THE POINT OF BEGINNING, CONTAINING 0.30 ACRES OF LAND.

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

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

JARRETT WHITE, MANAGING MEMBER OF _____
 PEAK TO PEAK REAL ESTATE, LLC

ACKNOWLEDGMENT
STATE OF UTAH } S.S.
 COUNTY OF UTAH }
 ON THE ____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, JARRETT WHITE, MANAGING MEMBER OF PEAK TO PEAK REAL ESTATE, LLC, THE SIGNER OF THE FOREGOING CERTIFICATE WHO DULY ACKNOWLEDGE TO ME THAT HE DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

PLANNING COMMISSION APPROVAL
 APPROVED THIS ____ DAY OF _____, A.D. 20____, BY
 THE PLANNING COMMISSION.

CHAIRMAN _____ DIRECTOR / SECRETARY _____

UTILITY APPROVAL
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES 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 TO ACCESS 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.

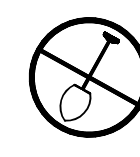
ROCKY MOUNTAIN POWER _____ DATE _____
 CENTRACOM _____ DATE _____
 CENTURY LINK _____ DATE _____

**PLAT A
PEAK
SUBDIVISION**

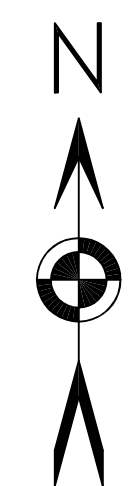
SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, S.L.B. & M.
 SANTAQUIN CITY, UTAH COUNTY, STATE OF UTAH
 SCALE 1"= 20 FEET

SURVEYOR	CITY/COUNTY ENGINEER	CLERK-RECORDER	NOTARY PUBLIC

COUNTY RECORDER'S CERTIFICATE



NOTE: THE CONTRACTOR SHALL CALL "BLUE STAKES" 1-800-682-4111 AT LEAST 48 HOURS IN ADVANCE OF EXCAVATING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.



SCALE
1"=20'

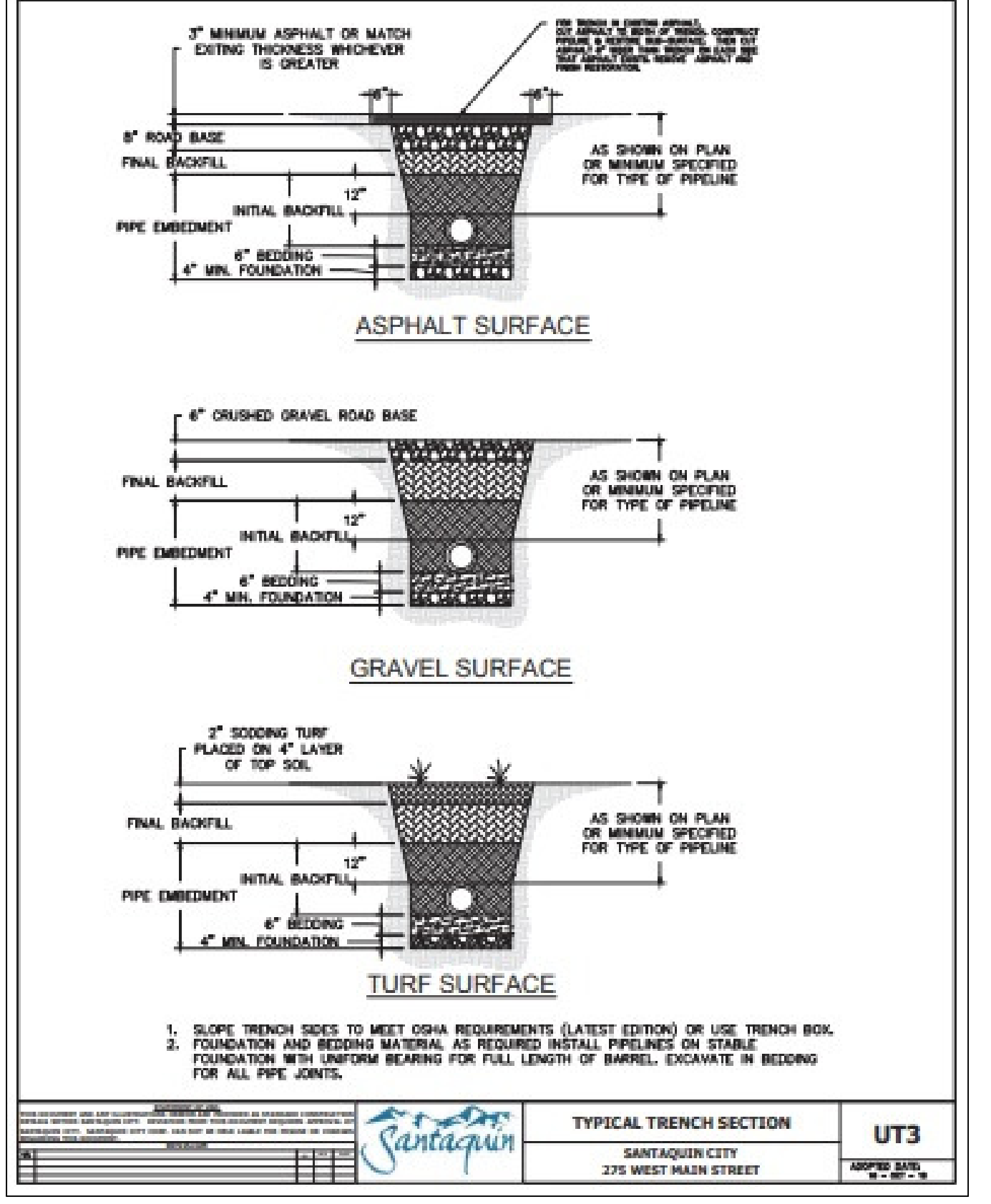
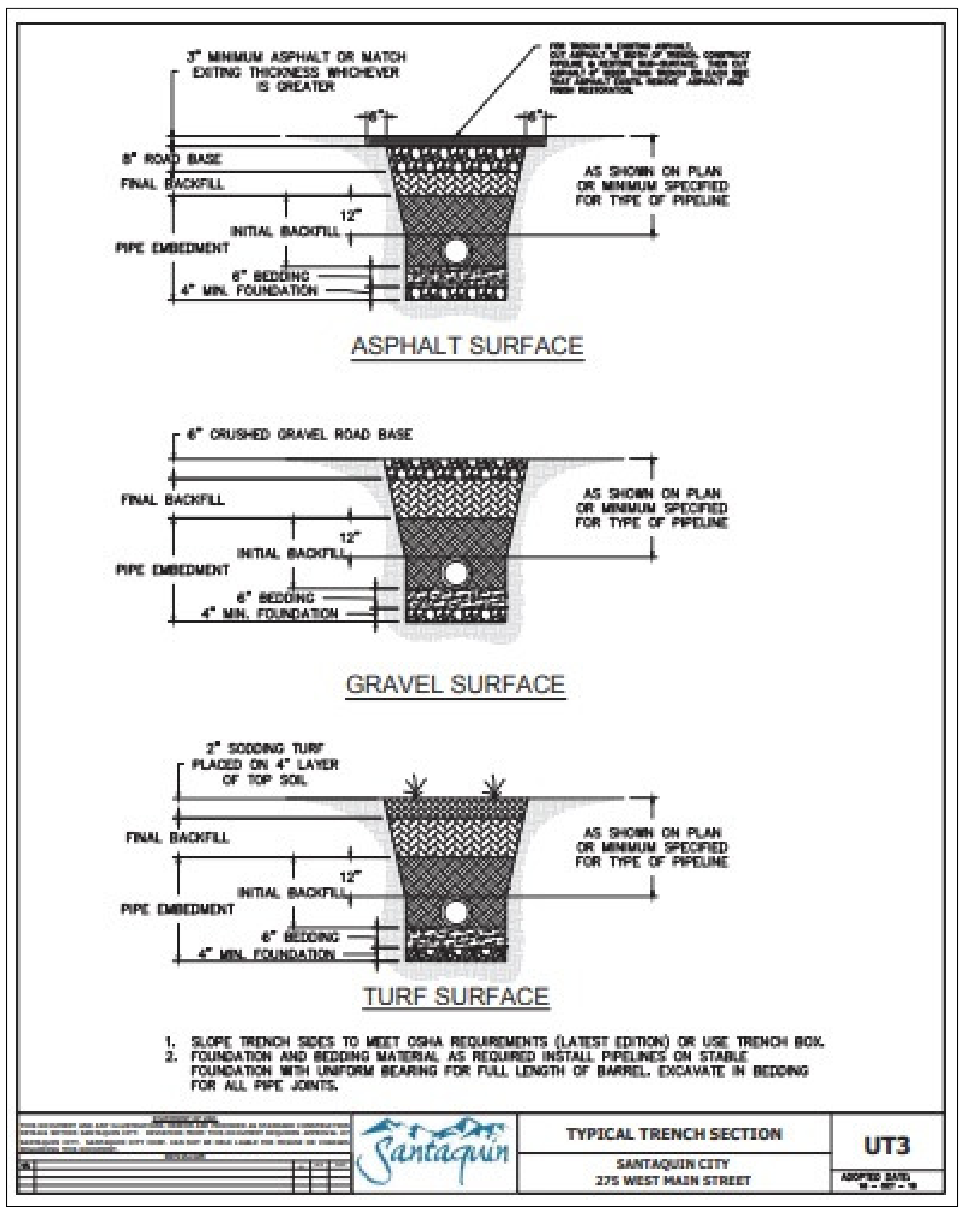
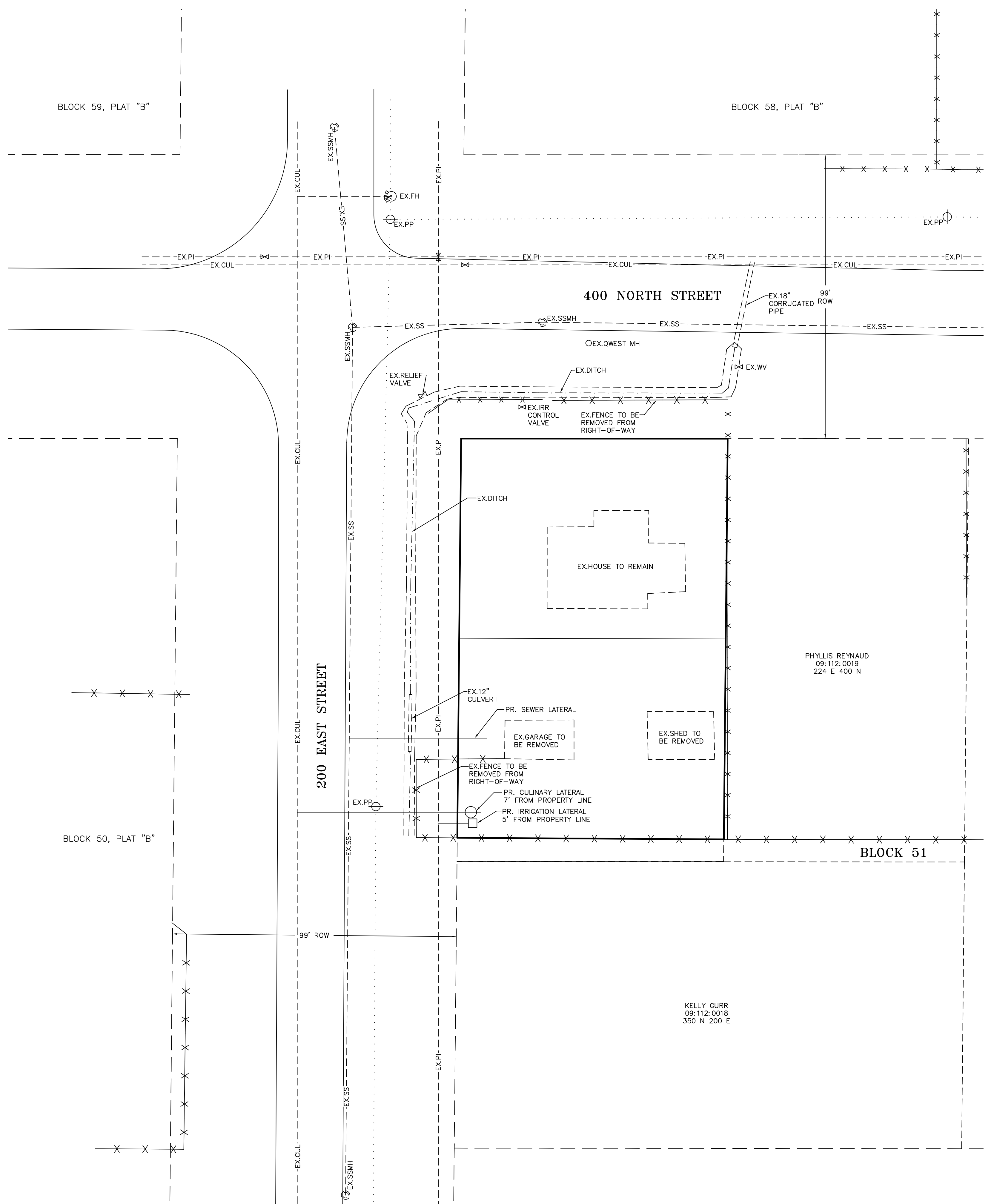
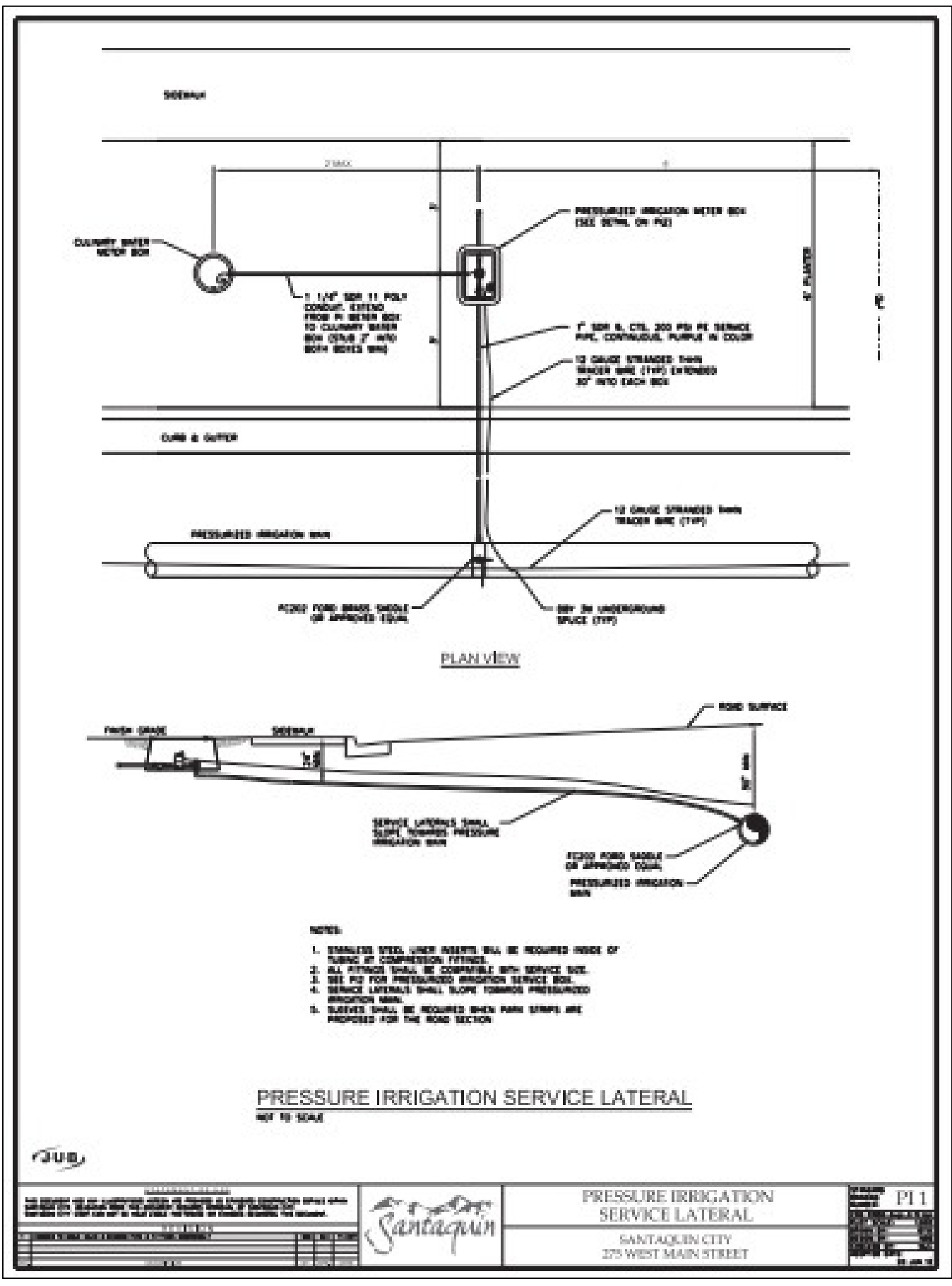
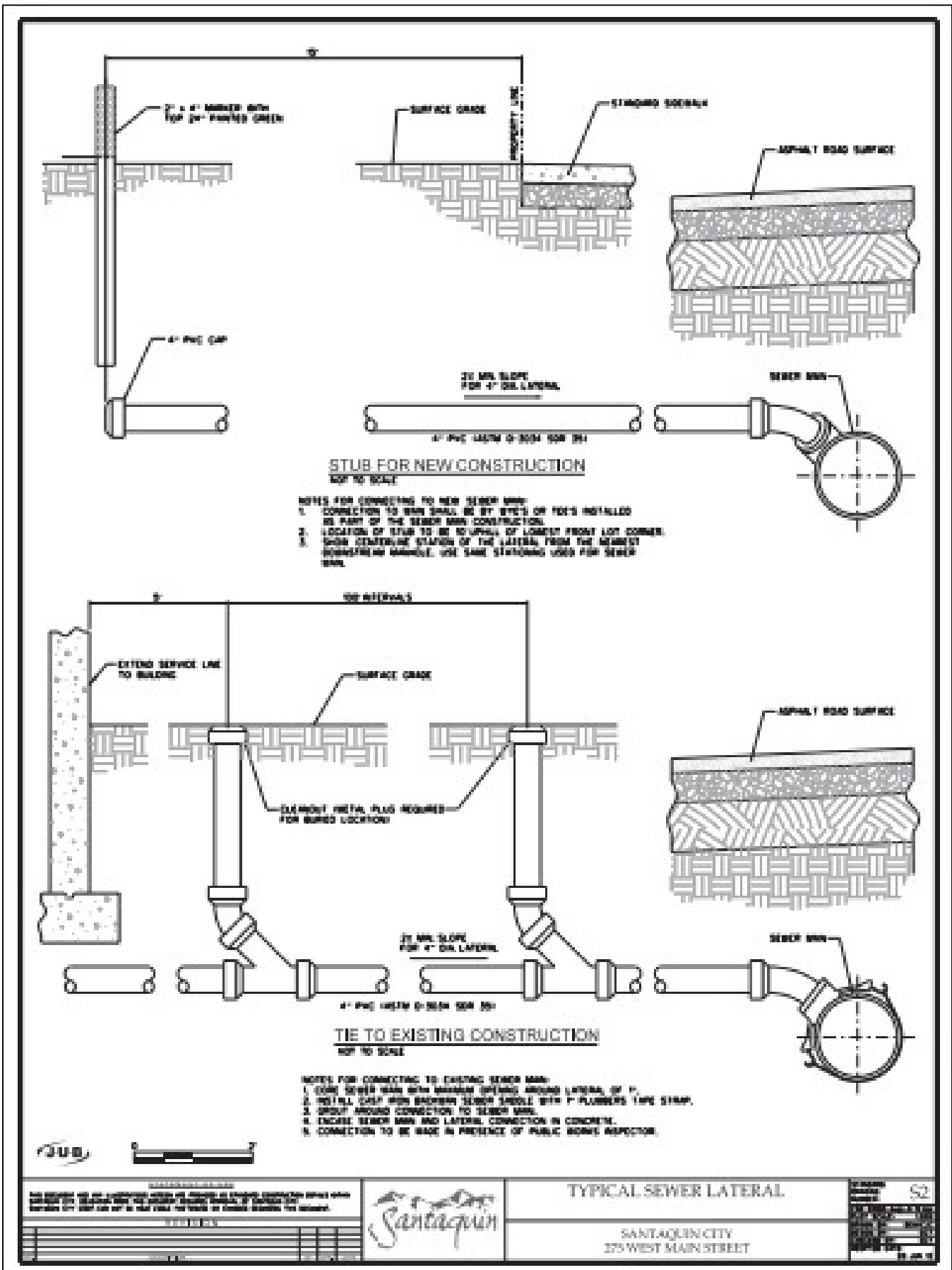


Table with 2 columns: REVISIONS, and 2 rows for revision details.

PROJECT NO.: LE 4471 SURVEYOR/DIRECTOR: D. PENROD
DATE: NOVEMBER 2024 FIELD SURVEYOR: T.H.
SCALE: 1" = 20' DRAWN: K. ROUNDY
REVISION: _____ CHECKED: D. PENROD

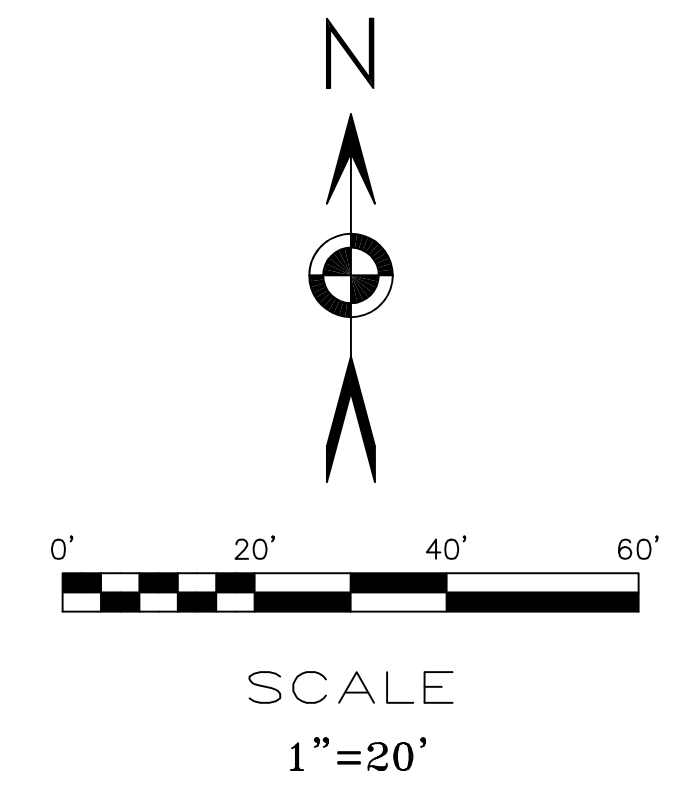
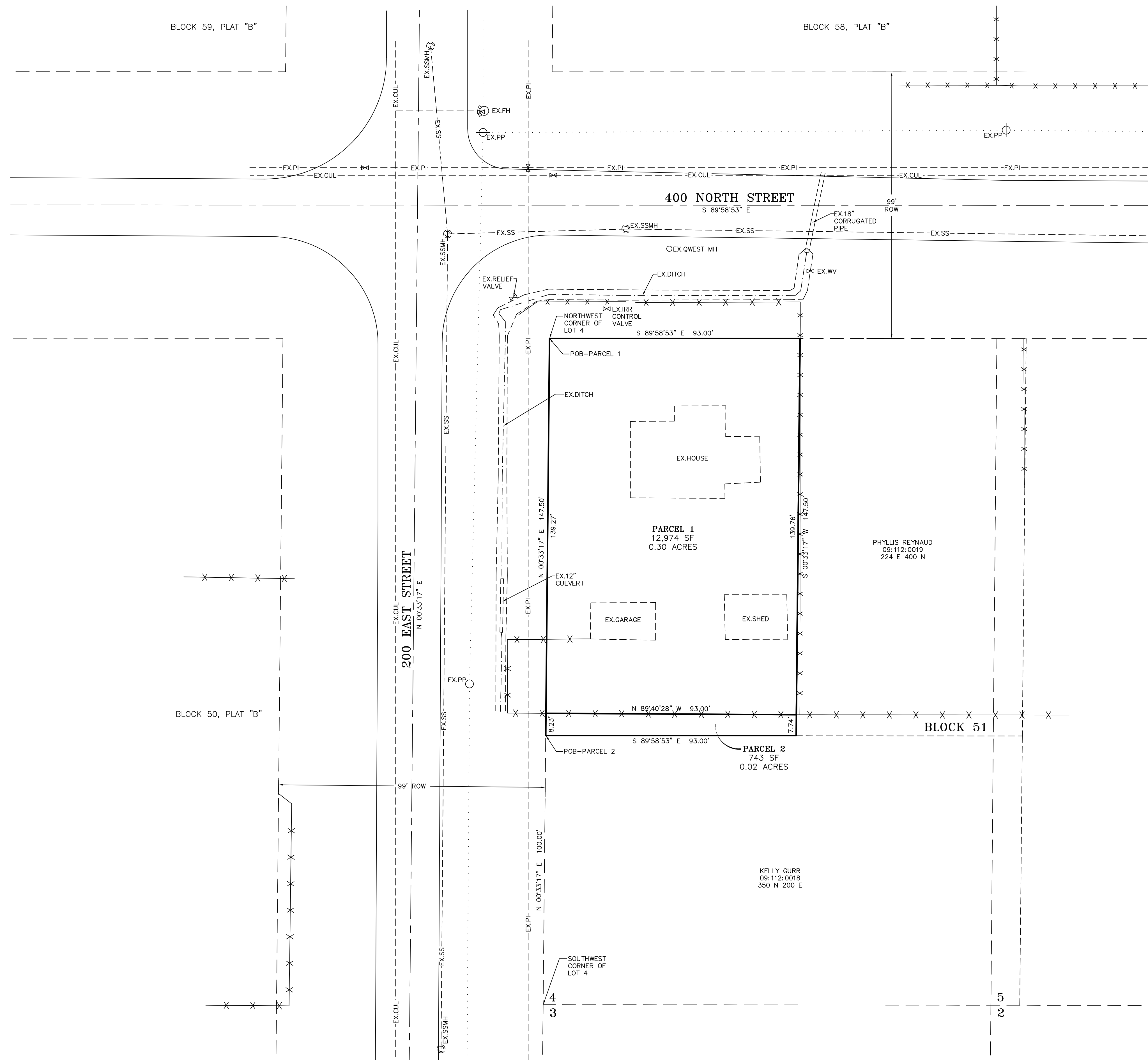
LUDLOW ENGINEERING & ASSOCIATES
Subdivisions * Boundary Surveys * City Lot Surveys * ALTA Surveys
Claim Surveys * Control Networks * Construction Surveys * Topography
Civil * Sewer & Water Design * Residential & Commercial Structure
Subdivision Design * Site Plans * Road Design
1451 South Main, Nephi, Utah 84648 (435) 623-0897 FAX (435) 623-2381

UTILITY PLAN

PLAT "A" PEAK SUBDIVISION
LOT 4, BLOCK 51, PLAT "B", SANTAQUIN TOWNSHIP SURVEY OF BUILDING LOTS
SANTAQUIN CITY, UTAH COUNTY, UTAH
NOVEMBER 2024

Table with 2 columns: SHEET, SHEETS. Row 1: SHEET C, SHEETS 3. Row 2: SHEETS 3.

BLOCK 51, PLAT "B", SANTAQUIN TOWNSITE SURVEY



- LEGEND**
- = SET 5/8" REBAR WITH CAP
 - = SECTION CORNER
 - = LAND OWNER DEED DESCRIPTION LINE
 - = SECTION LINE
 - = EXISTING FENCE LINE
 - = DESCRIBED BOUNDARY

NARRATIVE

This survey was conducted to establish visual boundary lines of the parcel described below. The current deed line was surveyed and located as plat indicates.

Survey requested by PEAK TO PEAK REAL ESTATE, LLC.

CURRENT DEED DESCRIPTION

TAX PARCEL #09-112-0013; COMMENCING 100 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 4, BLOCK 51, PLAT "B", SANTAQUIN TOWNSITE SURVEY; THENCE NORTH 147.50 FEET; THENCE EAST 93 FEET; THENCE SOUTH 147.50 FEET; THENCE WEST 93 FEET TO THE PLACE OF BEGINNING.

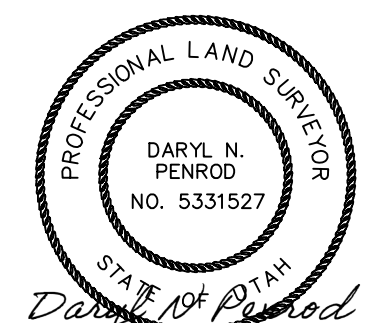
REQUESTED SURVEYED DESCRIPTION

PARCEL 1: BEGINNING AT THE NORTHWEST CORNER OF LOT 4, BLOCK 51, PLAT "B", SANTAQUIN TOWNSITE SURVEY; AND RUNNING THENCE S89°58'53"E 93.00 FEET ALONG THE NORTH LINE OF SAID BLOCK 51; THENCE S00°33'17"W 139.76 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE N89°40'28"W 93.00 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 51 WHICH LIES N00°33'17"E 108.23 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 4; THENCE ALONG SAID WEST LINE N00°33'17"E 139.27 FEET TO THE POINT OF BEGINNING. CONTAINING 0.30 ACRES OF LAND.

PARCEL 2: BEGINNING AT A POINT WHICH LIES N00°33'17"E 100.00 FEET FROM THE SOUTHWEST CORNER OF LOT 4, BLOCK 51, PLAT "B", SANTAQUIN TOWNSITE SURVEY; AND RUNNING THENCE S89°58'53"E 93.00 FEET; THENCE N00°33'17"E 7.74 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE N89°40'28"W 93.00 FEET TO THE WEST LINE OF SAID BLOCK 51; THENCE ALONG SAID WEST LINE S00°33'17"W 8.23 FEET TO THE POINT OF BEGINNING. CONTAINING 0.02 ACRES OF LAND.

SURVEYOR'S CERTIFICATE

I, DARYL N. PENROD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.



Daryl N. Penrod 10/31/2024 5331527
 DARYL N. PENROD DATE UT. LICENSE NO.

REVISIONS

1.	4.
2.	5.
3.	6.

PROJECT NO.: LE 4471 SURVEYOR/DIRECTOR: D. PENROD
 DATE: OCTOBER 2024 FIELD SURVEYOR: T.H.
 SCALE: 1" = 20' DRAWN: K. ROUNDY
 REVISION: CHECKED: D. PENROD

LUDLOW ENGINEERING & ASSOCIATES
 Subdivisions * Boundary Surveys * City Lot Surveys * ALTA Surveys
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 Subdivision Design * Site Plans * Road Design
 1451 South Main, Nephi, Utah 84648 (435) 623-0897 FAX (435) 623-2381

RECORD OF SURVEY

SURVEY FOR
PEAK TO PEAK REAL ESTATE, LLC
 SECTION 1, T. 10 S., R. 1 E., S. 186M.
 SANTAQUIN CITY, UTAH COUNTY, UTAH
 OCTOBER 2024

SHEET

1	1
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SHEETS



Development Review Committee 2025 Regular Meeting Schedule

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



DRC Members in Attendance: City Engineer Jon Lundell, Building Inspector Jon Hepworth, Planner Aspen Stevenson, City Manager Norm Beagley, Public Works Director Jason Callaway, and Fire Chief Ryan Lind.

Others in Attendance: Recorder Amalie Ottley, EIT Megan Wilson, Alex Rugg (Centracom), David Peterson, and Bruce Fallon. Michelle MacDonnell and Maria Quintero attended the meeting via Zoom.

Lieutenant Mike Wall was excused from the meeting.

1. CVMC Phase #2 Site Plan

A site plan review for Phase 2 of the CVMC Building located at 210 E. Main St.

The applicants David Peterson and Bruce Fallon attended the meeting.

Building Inspector Hepworth had no comments.

Planner Stevenson indicated that the drive aisles are required to be 26 feet wide. The plans currently show the aisles to be 24 feet wide. The applicant inquired about the purpose of the 26-foot drive aisle requirement. Engineer Lundell indicated that the city code has been updated to match fire code which sets drive aisle width at 26 feet wide. Planner Stevenson confirmed that the aisle width is applicable to the new drive aisle only, and the existing aisle may remain at 24 feet. Planner Stevenson also pointed out that 5-foot landscaping areas are required in order to reduce parking sizes to 18 feet. Adding that if there is not 5 feet of landscaping, a 20-foot parking stall is required.

Director Callaway and Engineer Lundell discussed the placement of trees in the clear view area. Fire Chief Lind discussed the placement of large trees near the drive aisles. Members of the DRC encouraged the applicant to place smaller trees in the landscaping to avoid potential safety issues. Engineer Lundell also encouraged the applicant to place rock cobbles in place of sod as currently shown to reduce water usage.

Manager Beagley had no additional comments.

Manager Beagley made a motion to conditionally approve the CVMC Phase #2 Site Plan contingent on the red lines being addressed. Chief Lind seconded the motion.

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

The motion passed.

Mr. Fallon inquired about the need for review by the Architecture Review Committee (ARC). Manager Beagley indicated the Assistant Manager Bond will coordinate any ARC needs with the applicant.

2. The Hills LDS Church Site Plan (Santaquin West Meetinghouse)

A site plan review for an LDS church located at 1544 South Sageberry Drive.

Representatives for the applicant, Michelle MacDonnell and Maria Quintero attended the meeting via Zoom.

Building Inspector Hepworth had no comments.

Planner Stevenson pointed out that additional lighting is needed in the parking lot away from the building.

Public Director Callaway and Engineer Lundell discussed if roadcuts are required to access utility connections. Engineer Lundell indicated that it would be possible to combine the road cuts into one to not have to have multiple road cuts on a new road for the project. Director Callaway asked Chief Lind if the fire hydrant could be relocated closer to utilities to avoid another roadcut. Chief Lind indicated that the placement of the fire hydrant on the road may be difficult to move any further north. Engineer Lundell stated that the city will work with the applicant to decide where the water lines need to be connected to avoid unnecessary road cuts.

Chief Lind thanked the applicant for relocating the entrance into the parking lot. He indicated that the Fire Department Connection (FDC) needs to be located within 100 feet of the fire hydrant that is near the building, adding that if it's less than 100 feet from the FDC a Post Indicator Valve (PIV) would not be required. He also indicated that the parking stall nearest to the fire hydrant needs to be reconsidered to allow for at least 3 feet of clearance around the hydrant.

Manager Beagley had no comments.

Engineer Lundell pointed out that any retaining walls over 4 feet in height will require a building permit and engineering to complete. The applicant inquired if there is a maximum height requirement for retaining walls. Engineer Lundell indicated that there is not a City code requirement for the maximum height of retaining walls.

Chief Lind made a motion to approve the Hills LDS Church Site Plan (Santaquin West Meetinghouse) site plan contingent on red lines being addressed. Planner Stevenson seconded the motion.

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

The motion passed.

3. Peak 2-Lot Subdivision Preliminary Plan

A preliminary review of the Peak 2-lot Subdivision located at approximately 390 N. 200 E.

Building Inspector Hepworth had no comments.

Planner Stevenson had no comments.

Director Callaway pointed out that one road cut will be required to connect the pressurized irrigation (PI) and culinary lines on the west side of 200 East.

Chief Lind had no comments.

Manager Beagley mentioned the piece of the property that is still part of the north parcel according to the Utah County parcel map. Engineer Lundell addressed the anticipated quit claim deed that will be recorded to pass ownership of the small strip of land to the neighboring property.

Engineer Lundell pointed out some minor redline notes on the plat.

Manager Beagley made a motion to forward a positive recommendation for the Peak 2-Lot Subdivision preliminary plan to the Planning Commission on the condition that redlines be addressed prior to the application being added to a Planning Commission meeting agenda. Director Callaway seconded the motion.

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

The motion passed.

4. Meeting Minutes Approval

Manager Beagley made a motion to approve the November 12, 2024 meeting minutes. Chief Lind seconded the motion.

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

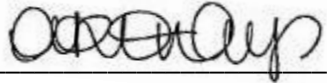
The motion passed.

Adjournment

Chief Lind made a motion to adjourn the meeting.

The meeting was adjourned at 10:27 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder

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