



PLANNING COMMISSION

Tuesday, July 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: Commercial Additional Sign Request Code Amendment](#)**

[The Planning Commission will hold a public hearing regarding a proposed code amendment modifying Santaquin City Code 10.44.080E to allow for staff to approve requests for commercial signs on more than two sides and/or on the rear of a building.](#)

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

[The Planning Commission will review a plat amendment which combines lots 12 and 13 of the Santaquin Peaks Industrial Park.](#)

3. **[Bello Corner Infill Request](#)**

[The Planning Commission will review an infill request for the Bello Corner 3-lot subdivision located at 215 S. Center Street.](#)

4. **[Bello Corner Preliminary Plan](#)**

[The Planning Commission will review the preliminary plans for the Bello Corner 3-lot subdivision located at 215 S. Center Street.](#)

OTHER BUSINESS

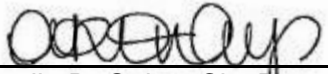
5. Meeting Minutes Approval

June 11, 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: July 19, 2024
RE: Code Amendment Clarifying Wall Sign Requirements and Approval Process

It is proposed that the Planning Commission and City Council consider amending language related to wall sign approvals found in Santaquin City Code Section 10.44.080.

Staff is recommending the following code amendment to the sign ordinance. Currently, the code requires the Planning Commission to approve signage on more than two sides of the building and the rear of the building. In some instances, requiring Planning Commission approval has delayed a business from opening. The business had to wait several weeks to get Planning Commission approval when they were meeting code requirements. Staff is proposing the following changes to the wall sign code to make the approval process more efficient.

1. Making the Zoning Administrator the land use authority for additional sign requests, signs on more than two sides of a building, and signs on the rear of the building.
2. Clarifying that the Historic Preservation Committee must approve painted signs on historic buildings.
3. Clarifying a few code requirements to make it easier to understand. No requirements have changed.

The attached draft ordinance has the proposed language. The Planning Commission's responsibility is to forward a recommendation to the City Council.

Recommended Motion: “Motion to recommend approval of the proposed code amendment which amends Santaquin City Code 10.44.080.E.”

ORDINANCE NO. DRAFT

AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO CLARIFY WALL SIGN REQUIREMENTS AND ALLOW THE ZONING ADMINISTRATOR TO APPROVE MULTIPLE WALL SIGNS, 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 44 Section 080 to clarify wall sign requirements and allow the Zoning Administrator to approve multiple wall signs; and

WHEREAS, the Santaquin City Planning Commission held a public hearing on July 23, 2024, which hearing was preceded by the posting of public notice on the City’s website (www.santaquin.org), on the State of Utah’s Public Notice Website, and in at least three public places within the City limits of Santaquin City in accordance with Section 10-3-711 of the Utah State Code; and

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

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

Section I. Amendments

Title 10 Chapter 44, Section 080 is amended as follows: (underlined text is added, stricken text is deleted)

- E. Wall Signs: Wall signs should be the primary form of identification for business uses in the city. Each business is entitled to one wall sign if the following criteria are met:
 - 1. Area Occupied: The sign may not occupy more than fifteen percent (15%) or six hundred (600) square feet, whichever is less, of the flat wall area. If a sloping facade or roof exists, the sign may not exceed fifteen percent (15%) or six

hundred (600) square feet, whichever is less, of that area. A wall sign may not use a combination of both flat and sloping areas in calculating the fifteen percent (15%). On a sloping roof the vertical projection is used to calculate area not actual length of the slope.

2. Multiple Signs: The fifteen percent (15%) area of the primary wall and the five percent (5%) area of all secondary walls may be divided into more than one sign with the approval of the building official under the following guidelines and restrictions:
 - a. Guidelines:
 - (1) The sign package blends with the aesthetics of the building and surrounding natural and manmade environment.
 - (2) The sign package color, style, size, scale and proportion enhances the exterior of the building and does not place too much bulk and external distractions on the exterior of the building.
 - (3) The number of signs are appropriate to the scale of the building.
 - b. Restrictions:
 - (1) The maximum number of wall signs on any given wall, including multi-tenant buildings, shall be seven (7). For the purpose of this title, a sign will be considered a complete phrase and the suggested layout of the sign package (i.e., the individual words may either be lumped together as 1 phrase to equal 1 sign, or spread out to be many different signs, such as "1 Hour Photo" would be considered 1 sign).
 - (2) ~~The maximum number of multiple wall signs on any given wall shall be limited to seven (7).~~ The maximum combined square footage of wall signs on any given wall shall be limited to six hundred (600) square feet or fifteen percent (15%) of the wall (5 percent if a secondary wall), whichever is less.
 - (3) Multi-tenant buildings ~~may receive a conditional use permit so that the building~~ may exceed the maximum number of signs to accommodate ~~the~~ an additional sign if the ~~planning commission~~ Zoning Administrator judges the additional sign to be consistent with the criteria set forth above.
 - (4) Multiple wall signs shall utilize individual lettering and logos only. No multiple cabinet signs or combination of cabinet and individual lettering signs shall be approved. It is encouraged that the use of multiple materials and lettering styles, such as exposed neon, different type styles, use of logos in conjunction with the lettering be implemented.
3. Painted Signs: Painted signs applied directly to any building face, must have specific approval of the ~~community development department~~ Zoning Administrator. ~~If the building is in historic Santaquin,~~ If the sign is located on a

historic building, the sign must have approval ~~of the planning commission upon recommendation~~ of the ~~h~~Historic Preservation ~~commission~~ Committee.

4. Changeable Copy: Wall signs with changeable copy, reader board, or electronic message capability are not allowed.
5. Wall Specified: Buildings or businesses with exposure on the side(s) and front may choose which wall to mount their primary sign upon. Signs are allowed on the rear of the building with ~~planning commission~~ Zoning Administrator approval.
6. Multiple Walls: A sign on a third and fourth wall must be approved by the ~~planning commission~~ Zoning Administrator using the criteria as listed in paragraph E,2.
7. Multi-Tenant Buildings: Owners of buildings that have small offices inside, accessory and/or secondary to the main use, are required to create a building identification sign instead of trying to obtain signage for every tenant. This is especially true for buildings with two (2) or more levels.
8. Sloping Roofs: Wall signs on sloping roofs shall be erected so as to appear as a sign applied to a similarly vertical wall surface and finished in such a manner that the visual appearance from all sides is such that they appear to be part of the building itself. All such signs shall be installed or erected in such a manner that there is no visual support structure such as guywires or braces.
9. Projection: No part of any wall sign or of the sign structure shall project above or below the highest or lowest part of the wall upon which the sign is mounted or painted.
10. Projection From Face Of Building: No wall sign including any light box or structural part, shall project more than eighteen inches (18") from the face of the building to which it is attached. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

Section II. Severability

If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair 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, August 7th, 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 6th day of August 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 6th day of August 2024, entitled

“AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO CLARIFY WALL SIGN REQUIREMENTS AND ALLOW THE ZONING ADMINISTRATOR TO APPROVE MULTIPLE WALL SIGNS, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER’S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.”

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Santaquin City Utah this 6th day of August 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: July 19, 2024

RE: **Santaquin Peaks Industrial Park Subdivision Second Amendment**

Zone: I-1 Size: 2.10 Acres Lots: 1
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The proposed plat amendment amends the Santaquin Peaks Industrial Park—Amended Plat, which is in the Industrial (I-1) Zone. The original subdivision was recorded on June 14, 2023. The entire Plat was amended, and the amendment was recorded on July 12, 2024.

The proposed plat amendment will combine lots 12 and 13 of the Santaquin Peaks Industrial Park—Amended Plat, located at approximately 249 N Nebo Way. There is no size or frontage requirement in the Industrial Zone. The proposed plat amendment meets all Santaquin City Code requirements.

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:

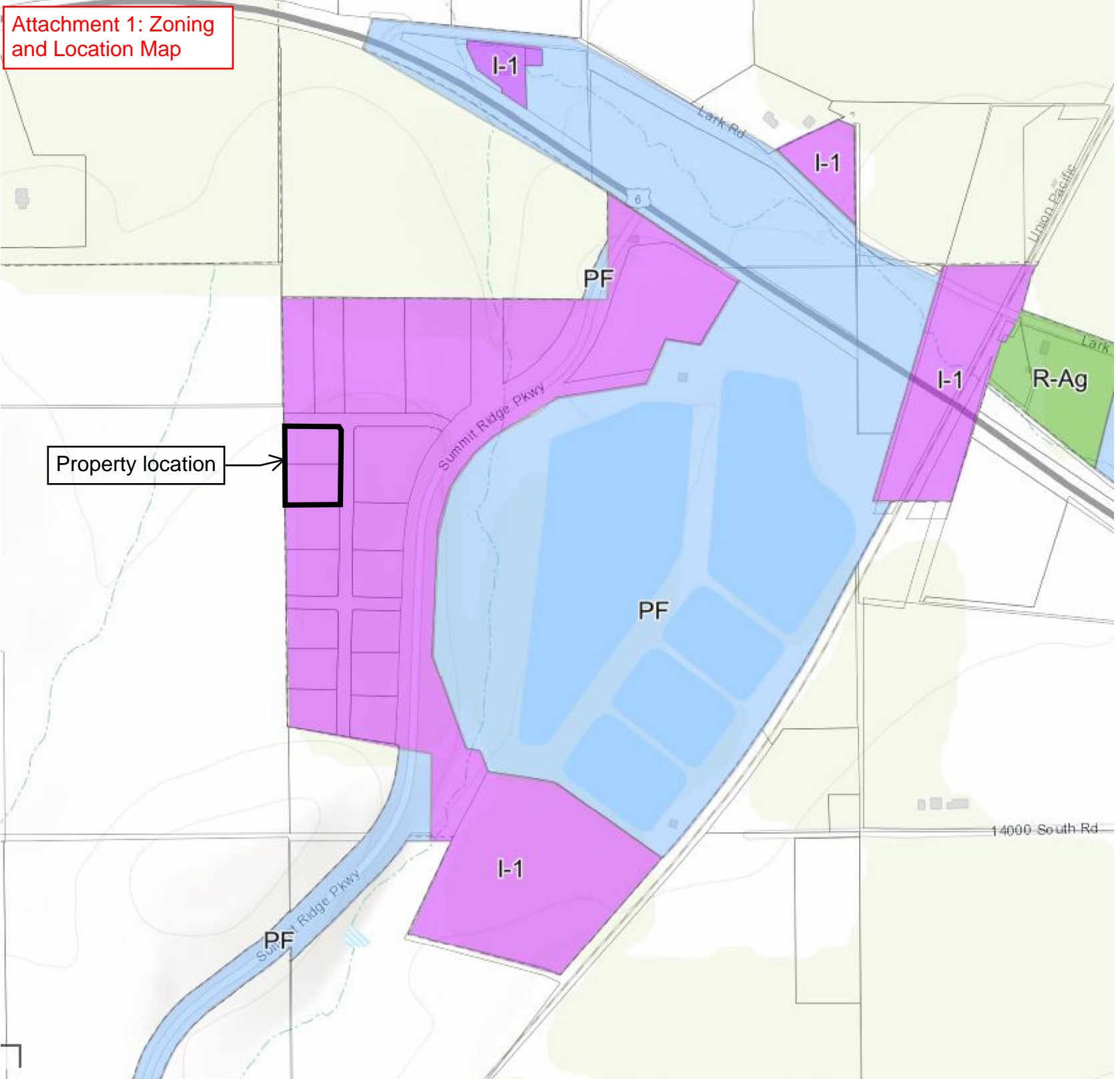
1. The plat amendment is meeting all requirements in SCC 10.20.130 (I-1 Industrial Zone)
2. The plat amendment has followed all requirements in State Code 10-9a-608.

Recommended Motion: “Motion to approve Santaquin Peaks Industrial Park Subdivision Second Amendment.

Attachments:

1. Location and Zoning Map
2. Plat Amendment
3. Original Plat

Attachment 1: Zoning and Location Map



I-1

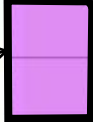
I-1

PF

I-1

R-Ag

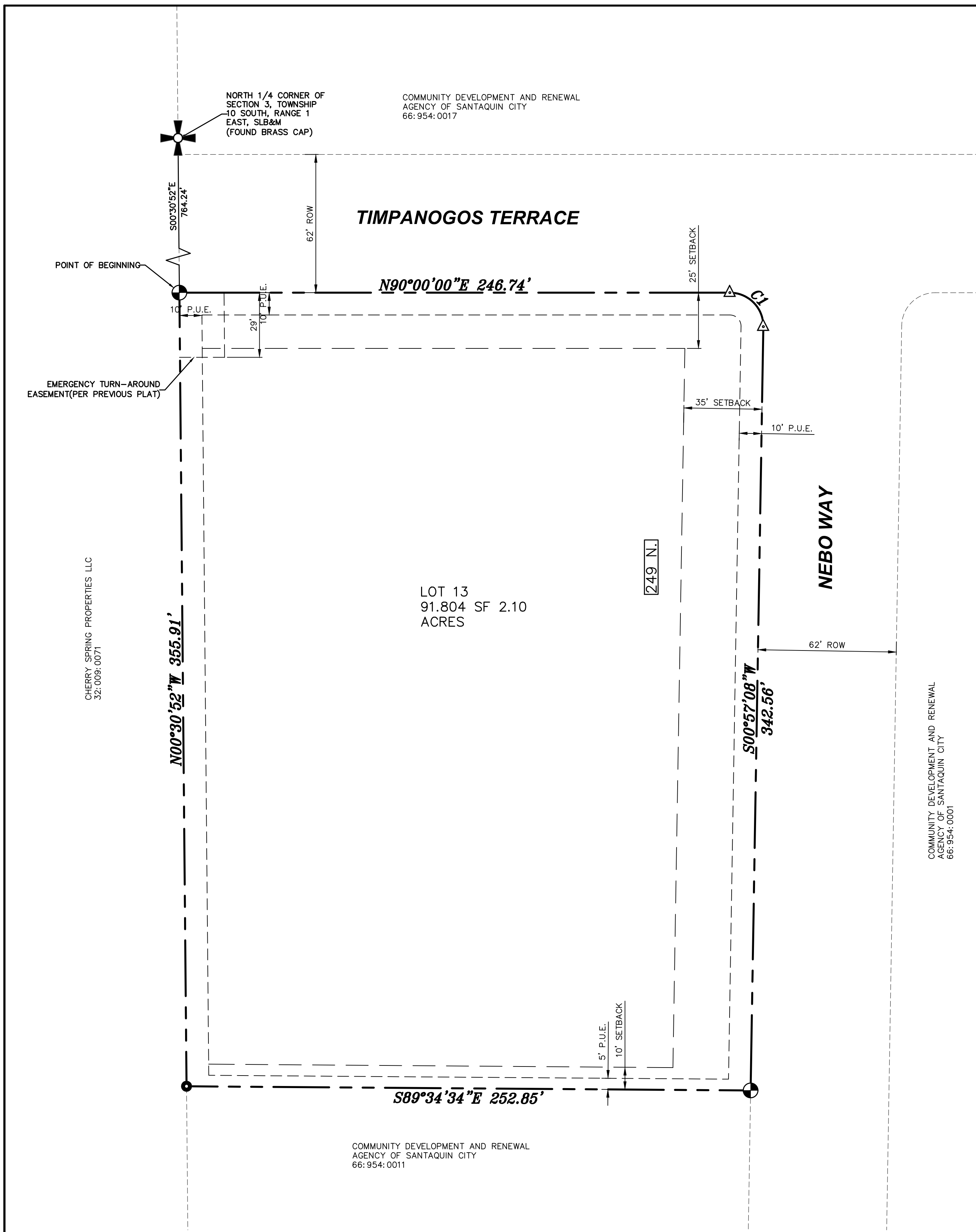
Property location



PF

I-1

14000 South Rd



LEGEND

- UTAH COUNTY MONUMENT
- SET 5/8" REBAR & CAP
- SET CURB PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- SETBACK
- EASEMENT
- CENTERLINE
- ADDRESSES
- PROPOSED LOT NUMBERS

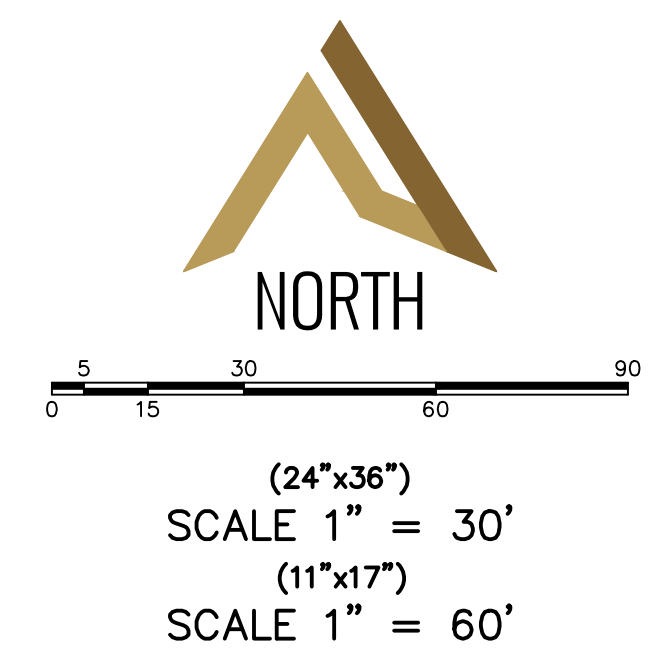


CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.81'	15.00'	21.39'	N44°31'24"W	90°57'11"

DATA TABLE
TOTAL ACREAGE=2.10 ACRES
ZONING= I-1

- NOTES**
- VERTICAL DATA BASED ON NAVD 88.
 - COORDINATE SYSTEM = NAD83
 - THIS PLAT AMENDMENT COMBINES LOTS 12 AND 13 OF SANTAQUIN PEAKS INDUSTRIAL PARK-AMENDED.



SURVEYOR'S CERTIFICATE

I, DAVID F. HUNT DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

David F. Hunt 03-13-24
DATE

BOUNDARY DESCRIPTION

ALL OF LOTS 12 & 13, SANTAQUIN PEAKS INDUSTRIAL PARK SUBDIVISION ACCORDING TO THE OFFICIAL PLAT OF RECORD ON FILE AS MAP 18792 IN THE UTAH COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 13, SAID POINT ALSO LOCATED S00°30'52"E 764.24 FEET FROM THE NORTH 1/4 CORNER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N90°00'00"E 246.74 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT 23.81 FEET, CHORD BEARS S44°31'24"E 21.39 FEET; THENCE S00°57'08"W 324.56 FEET; THENCE N89°34'34"W 252.85 FEET; THENCE N00°30'52"W 355.91 FEET TO THE POINT OF BEGINNING.

AREA = 91,804 SQFT OR 2.10 ACRES

OWNER'S DEDICATION

(I)WE, _____ BEING THE UNDERSIGNED OWNER(S) 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 HEREUNTO SET OUR HANDS(S) THIS _____ DAY OF _____, A.D. 2024.

K & S CAPITAL LLC, BY: SCOTT JACKSON ITS: MANAGER

ACKNOWLEDGMENT

STATE OF UTAH - S.S.
COUNTY OF UTAH - S.S.
ON THE _____ DAY OF _____, A.D. 2024 PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRED, DID SAY THAT THEY ARE THE _____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY THEM IN BEHALF OF SAID _____, AND SAID ACKNOWLEDGED TO ME THAT SAID _____ EXECUTED THE SAME.

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

COMMISSION NUMBER / EXPIRES _____ PRINTED FULL NAME OF NOTARY _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 2024
BY THE SANTAQUIN CITY PLANNING COMMISSION.

CHAIRPERSON, PLANNING COMMISSION _____ DATE _____

DIRECTOR - SECRETARY _____ DATE _____

SANTAQUIN PEAKS INDUSTRIAL PARK 2ND AMENDMENT

AN AMENDMENT OF SANTAQUIN PEAKS INDUSTRIAL PARK - AMENDED,
AMENDING LOTS 12 & 13
SANTAQUIN, UTAH
CONTAINING 1 LOT AND 2.10 ACRES.
LOCATED IN THE NORTH 1/4 OF SECTION 3, OF TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

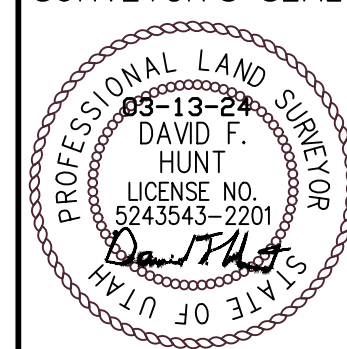
ROCKY MOUNTAIN POWER APPROVAL
APPROVED THIS _____ DAY OF _____, A.D. 2024.
ROCKY MOUNTAIN POWER REPRESENTATIVE _____

CENTURYLINK APPROVAL
APPROVED THIS _____ DAY OF _____, A.D. 2024.
CENTURYLINK REPRESENTATIVE _____

CENTRACOM APPROVAL
APPROVED THIS _____ DAY OF _____, A.D. 2024.
CENTRACOM REPRESENTATIVE _____

CLERK-RECORDER SEAL

SURVEYOR'S SEAL

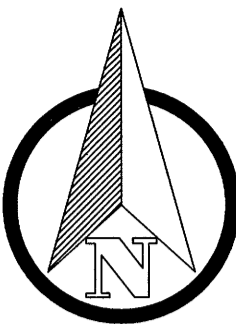


NOTARY PUBLIC SEAL

CITY ENGINEER SEAL

COUNTY RECORDER SEAL

5/9/2024



0 1" = 100' 1"

33 34
4 3
FOUND BRASS CAP MONUMENT

SECTION LINE BASIS OF BEARING N89°30'24"E 2549.01

34 FOUND BRASS CAP MONUMENT

34 35
3 2
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

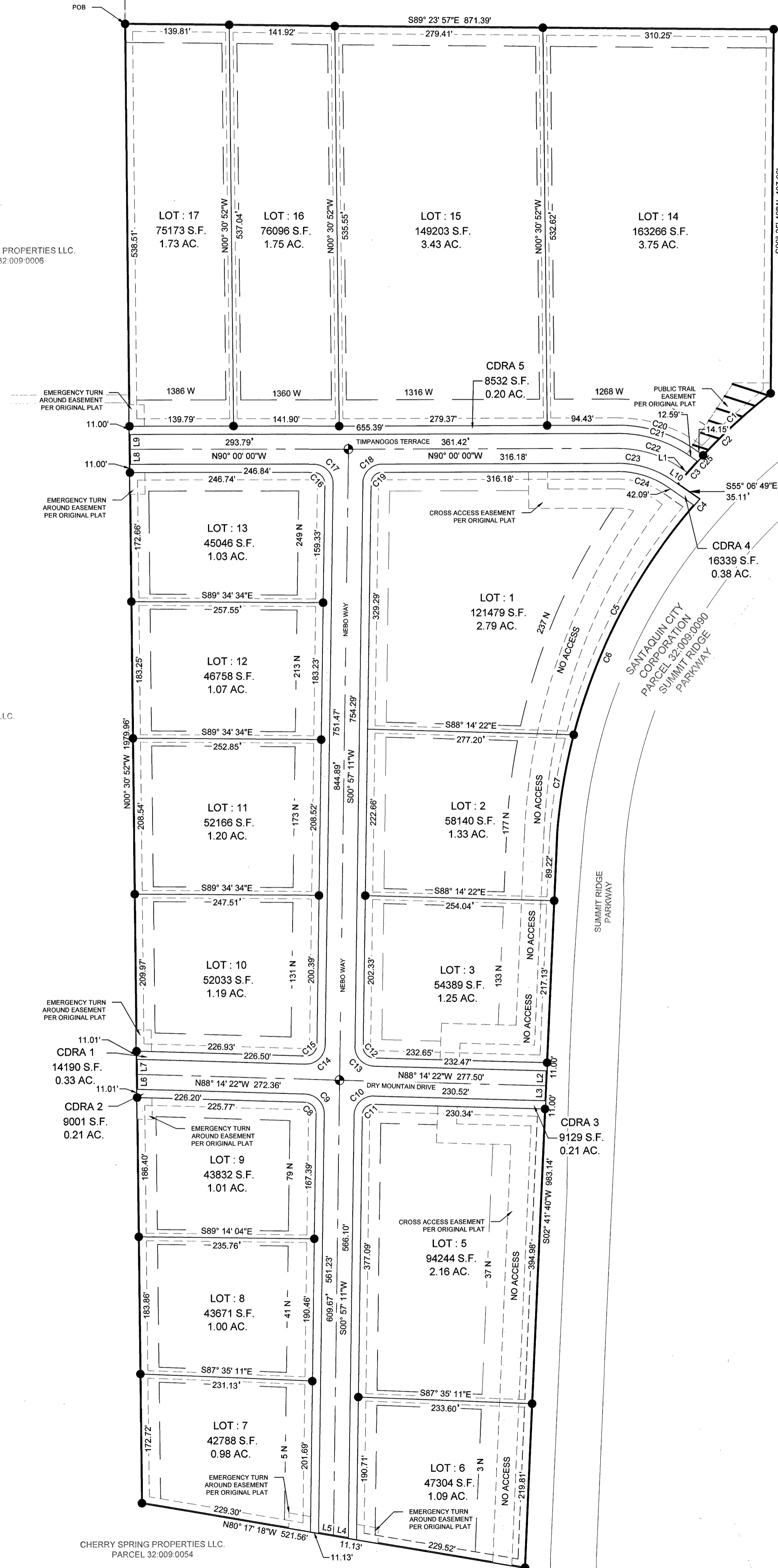
CHERRY SPRING PROPERTIES LLC.
PARCEL 32.009.0006

CHERRY SPRING PROPERTIES LLC.
PARCEL 32.009.0071

CHERRY SPRING PROPERTIES LLC.
PARCEL 32.009.0054

ROWLEY'S SOUTH RIDGE FARMS INC.
PARCEL 32.009.0008

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	40.24	792.00	2°54'40"	S41°08'31"W	40.24
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

#10291 2012

ENT 4-6397-2024 MAP 19291
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 JUL 12 10:54 AM FEE 132.00 BY TH
RECORDED FOR SANTAQUIN CITY

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

SANTAQUIN PEAKS INDUSTRIAL PARK - AMENDED



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

RIMROCK ENGINEERING & DEVELOPMENT

PROJECT NAME	
SANTAQUIN PEAKS INDUSTRIAL PARK-AMENDED	
1" = 100'	PROJECT # SQC2207-01-01
DRAWN: AP	DATE: 05/01/2024
CHECKED: TG	SHEET NO: 2 OF 2

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...

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.

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 17 DAY OF May, 2024, A.D.

BY: [Signature] CC CALLAWAY, LLC, CODY R. CHRISTENSEN DATE: 5/17/24

ACKNOWLEDGMENT

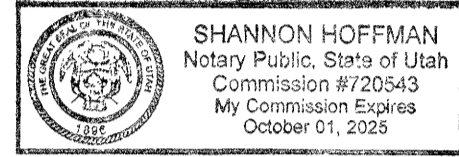
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF May, 2024, BY CODY R. CHRISTENSEN, WHO REPRESENTED THAT (S)HE IS AN AUTHORIZED SIGNER FOR CC CALLAWAY, LLC AND HAS THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

[Signature] SHANNON HOFFMAN SIGNATURE OF NOTARY PUBLIC SHANNON HOFFMAN PRINTED NAME OF NOTARY PUBLIC

RESIDING IN Santaquin, UTAH

STATE OF UTAH } S.S. COUNTY OF UT }

MY COMMISSION EXPIRES: 10/11/29 MY COMMISSION NUMBER: 720543



(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 10th DAY OF May, 2024, A.D.

BY: [Signature] GREENHALGH CONSTRUCTION HOLDINGS, LLC. KIRK GREENHALGH DATE: 5/10/24

ACKNOWLEDGMENT

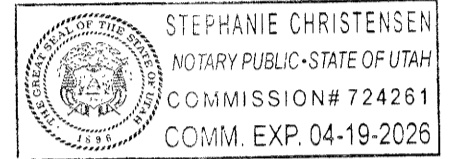
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF May, 2024, BY KIRK GREENHALGH, WHO REPRESENTED THAT (S)HE IS AUTHORIZED SIGNER FOR GREENHALGH CONSTRUCTION, LLC AND HAS THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

[Signature] SHANNON HOFFMAN SIGNATURE OF NOTARY PUBLIC SHANNON HOFFMAN PRINTED NAME OF NOTARY PUBLIC

RESIDING IN Spanish Fork, UTAH

STATE OF UTAH } S.S. COUNTY OF Utah }

MY COMMISSION EXPIRES: 4-19-26 MY COMMISSION NUMBER: 724261



(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 16 DAY OF May, 2024, A.D.

BY: [Signature] CHAIR OF THE COMMUNITY DEVELOPMENT AND RENEWAL AGENCY OF SANTAQUIN CITY DATE: 5/16/24

ACKNOWLEDGMENT

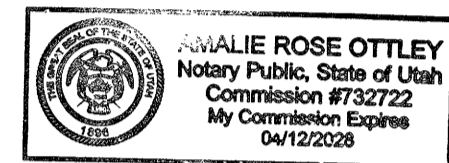
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF May, 2024, BY DANIEL M. OLSON, WHO REPRESENTED THAT (S)HE IS THE CHAIR OF THE COMMUNITY DEVELOPMENT AND RENEWAL AGENCY OF SANTAQUIN CITY AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

[Signature] AMALIE R. OTTLEY SIGNATURE OF NOTARY PUBLIC AMALIE R. OTTLEY PRINTED NAME OF NOTARY PUBLIC

RESIDING IN Utah County, UTAH

STATE OF UTAH } S.S. COUNTY OF Utah }

MY COMMISSION EXPIRES: 04/12/28 MY COMMISSION NUMBER: #732722



(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 23 DAY OF May, 2024, A.D.

BY: [Signature] K&S CAPITAL, LLC, SCOTT JACKSON DATE: 5/23/24

ACKNOWLEDGMENT

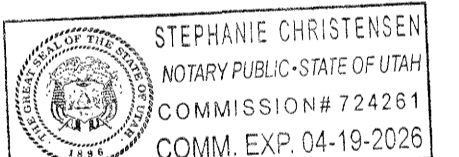
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF May, 2024, BY SCOTT JACKSON, WHO REPRESENTED THAT (S)HE IS AN AUTHORIZED SIGNER FOR K&S CAPITAL, LLC AND HAS THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

[Signature] SHANNON HOFFMAN SIGNATURE OF NOTARY PUBLIC SHANNON HOFFMAN PRINTED NAME OF NOTARY PUBLIC

RESIDING IN Spanish Fork, UTAH

STATE OF UTAH } S.S. COUNTY OF UT }

MY COMMISSION EXPIRES: 4-19-26 MY COMMISSION NUMBER: 724261



(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 17 DAY OF May, 2024, A.D.

BY: [Signature] HYVE HOMES, INC., JIMMY DEGRAFFENREID DATE: 5/17/24

ACKNOWLEDGMENT

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF May, 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] SHANNON HOFFMAN SIGNATURE OF NOTARY PUBLIC SHANNON HOFFMAN PRINTED NAME OF NOTARY PUBLIC

RESIDING IN Santaquin, UTAH

STATE OF UTAH } S.S. COUNTY OF UT }

MY COMMISSION EXPIRES: 10/11/25 MY COMMISSION NUMBER: 720543



(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 16 DAY OF May, 2024, A.D.

BY: [Signature] MAYOR OF SANTAQUIN CITY DANIEL M. OLSON DATE: 5/16/24

ACKNOWLEDGMENT

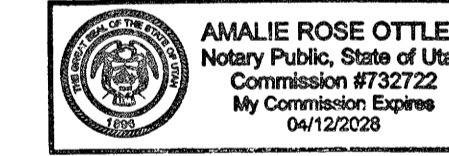
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF May, 2024, BY DANIEL M. OLSON, WHO REPRESENTED THAT (S)HE IS THE MAYOR OF SANTAQUIN CITY AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

[Signature] AMALIE R. OTTLEY SIGNATURE OF NOTARY PUBLIC AMALIE R. OTTLEY PRINTED NAME OF NOTARY PUBLIC

RESIDING IN Utah County, UTAH

STATE OF UTAH } S.S. COUNTY OF Utah }

MY COMMISSION EXPIRES: 04/12/28 MY COMMISSION NUMBER: #732722



(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-AMENDED.

[Signature] TRAVIS R. GOWER P.L.S. 3439364



May 9, 2024 DATE

ENT 46397-2024 MAP# 19291 ANDREA ALLEN UTAH COUNTY RECORDER 2024 JUL 12 10:54 AM FEE 132.00 BY TR RECORDED FOR SANTAQUIN CITY

LEGEND

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

#19291 2B/2

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 23 DAY OF May, 2024.

[Signature] DIRECTOR SECRETARY [Signature] CHAIRMAN PLANNING COMMISSION

CITY ENGINEER [Signature] JON LUNDELL STATE OF UTAH (SEAL)

CLERK - RECORDER [Signature] SANTAQUIN CITY STATE OF UTAH (SEAL)

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...

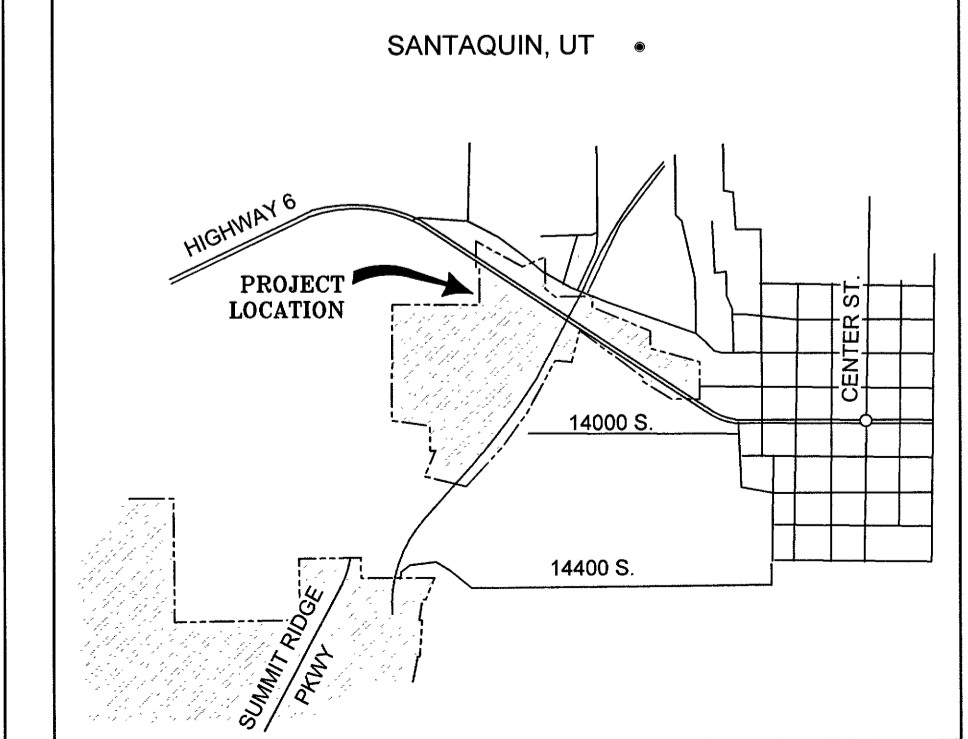
ROCKY MOUNTAIN POWER: [Signature] DATE: 05.10.24 CETRACOM: [Signature] DATE: 05.15.24 CENTURY LINK: [Signature] DATE:

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...

APPROVED THIS 15 DAY OF May, 2024 DOMINION ENERGY BY: [Signature] TITLE: [Signature]

VICINITY MAP



SANTAQUIN PEAKS INDUSTRIAL PARK - AMENDED

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

Table with Project Name: SANTAQUIN PEAKS INDUSTRIAL PARK, Project #: SQC2207-01-01, Date: 05/01/2024, Sheet No: 1 OF 2.

5/8/2024 E:\Proj\Santaquin Summit Parkway\Number\06-Prop\Santaquin Summit Ridge Sub-Plat- Amendment Final.dwg

Sec. 5, T10S, R1E, S16E M: T L U P O T E Santaquin Peaks Industrial Park

MEMORANDUM



To: Planning Commission

From: Ryan Harris, Senior Planner

Date: July 19, 2024

RE: **Bello Corner Infill Reduction Request**

Zone: R-8
Size: 0.61 Acres
Lots: 3

The Bello Corner Subdivision is located at 215 South Center Street. The proposed subdivision is in the R-8 zone and consists of 3 lots on 0.61 acres. The proposed subdivision is located in the R-8.

The applicant is requesting to use the infill reduction standards in Santaquin City Code (SCC) 10.32. The infill reduction standard allows a 20% reduction of the frontage and lot size. In the R-8 zone, the lot size can be reduced to 6,400 square feet, and the frontage can be reduced to 64 feet if approved by the Planning Commission.

The applicant is not seeking a reduction in lot size, as all three lots meet the 8,000 square-foot requirement in the R-8 Zone. The request focuses on a frontage reduction for Lots 2 & 3, which would bring the frontage for Lot 2 from 80' to 65.69' and Lot 3 from 80' to 77.92. This reduction request falls within the 20% requirement. The frontages of Lots 2 & 3 cannot be expanded due to the existing house on Lot 1. If the frontages of Lots 2 & 3 were to expand, the home on Lot 1 would not meet setback requirements.

The Planning Commission has the discretion to approve or deny the request. The approval of the infill reduction is required for the subdivision to move forward.

Motion: Motion to approve/deny the Bello Corner Subdivision infill reduction request, reducing the frontage requirement for Lot 2 to 65.69' and Lot 3 to 77.92'.

Attachments:

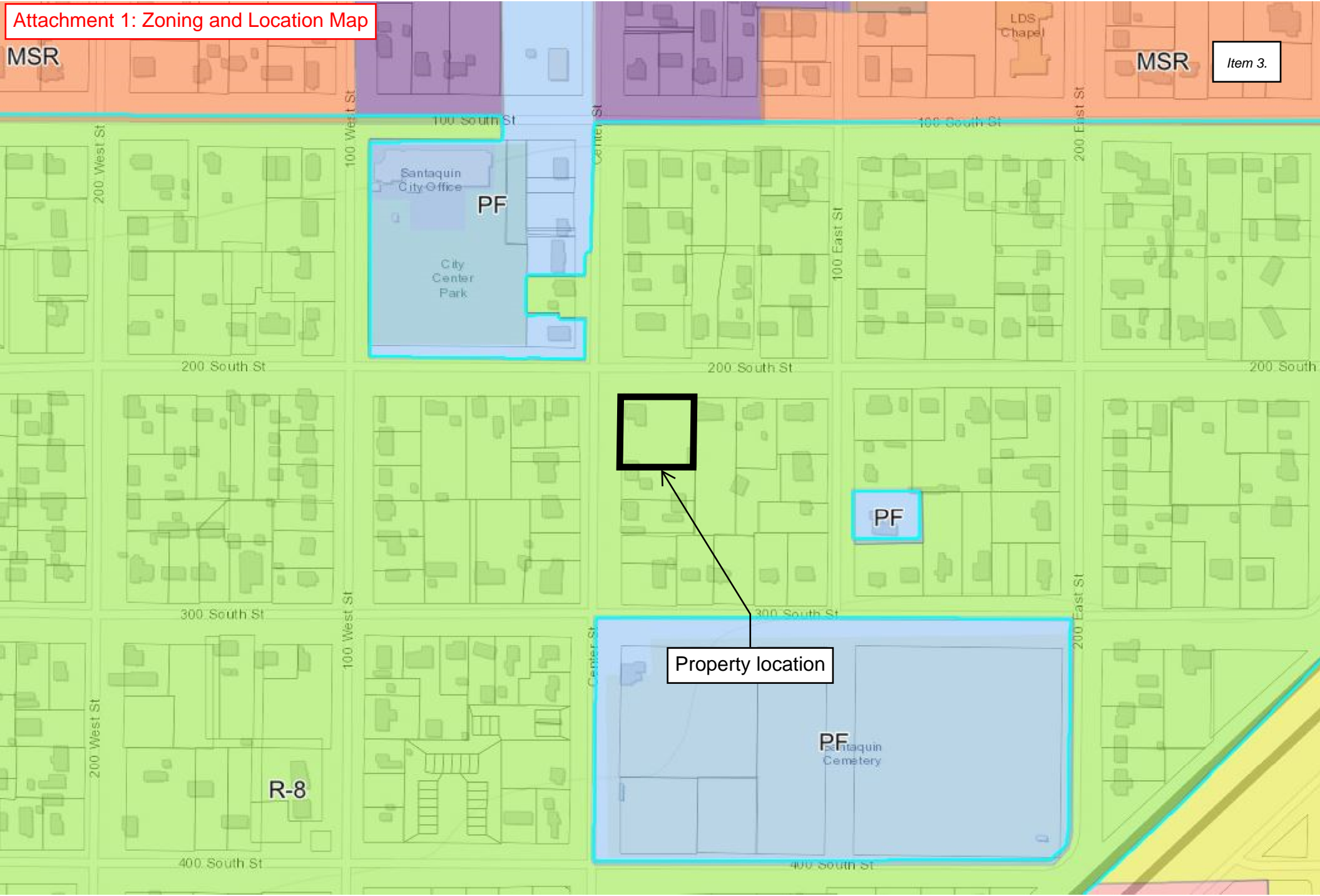
1. Zoning and Location Map
2. Subdivision Plat

Attachment 1: Zoning and Location Map

MSR

MSR

Item 3.



Santaquin City Office
City Center Park
PF

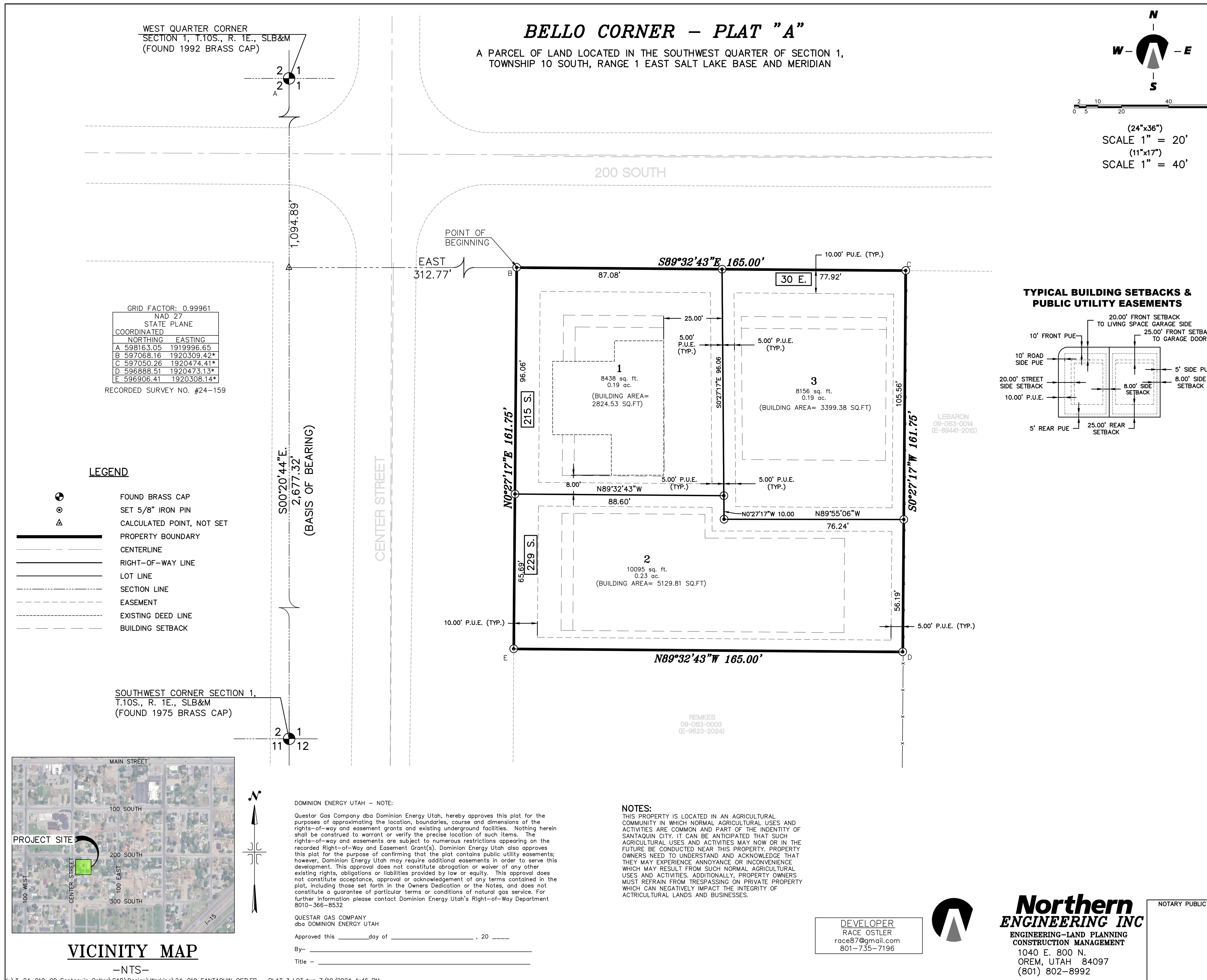
PF



Property location

Santaquin Cemetery
PF

R-8



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 (PARCEL'S 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 54-80-2, 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

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 6, PLAT "A", SANTAQUIN CITY SURVEY, SAID CORNER LIES 1,094.89 FEET S.0°20'44"E. ALONG THE SECTION LINE AND 312.77' EAST OF THE WEST X CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE BLOCK LINE S.89°32'43"E. 165.00 FEET, THENCE S.00°27'17"W. 161.75 FEET, THENCE N.89°32'43"W. 165.00 FEET, TO THE BLOCK LINE, THENCE ALONG THE BLOCK LINE N.00°27'17"E. 161.75 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS 26,689 SQUARE FEET IN AREA OR 0.61 OF AN ACRE, MORE OR LESS (AS DESCRIBED).

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 TO SANTAQUIN CITY FOR PERPETUAL USE OF THE PUBLIC.

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

BY: _____ BY: _____
 RACE OSTLER

ACKNOWLEDGMENT
 STATE OF UTAH }
 COUNTY OF UTAH } S.S.
 ON THIS _____ DAY OF _____, IN THE YEAR 20____
 BEFORE ME, _____, PERSONALLY APPEARED _____, PROVED
 ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME IS
 SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT HE OR SHE
 EXECUTED THE SAME.

NOTARY PUBLIC _____
 NOTARY FULL NAME _____ A NOTARY COMMISSIONED IN UTAH
 COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

ACCEPTANCE BY LEGISLATIVE BODY
 THE CITY COUNCIL OF SANTAQUIN, COUNTY OF UTAH, 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 _____ A.D. 20____.

APPROVED BY MAYOR _____ ATTEST _____
 CITY ENGINEER (SEE SEAL) CITY RECORDER (SEE SEAL)

PLANNING COMMISSION APPROVAL
 APPROVED THIS _____ DAY OF _____, A.D. 2024 BY THE
 SANTAQUIN CITY PLANNING COMMISSION.

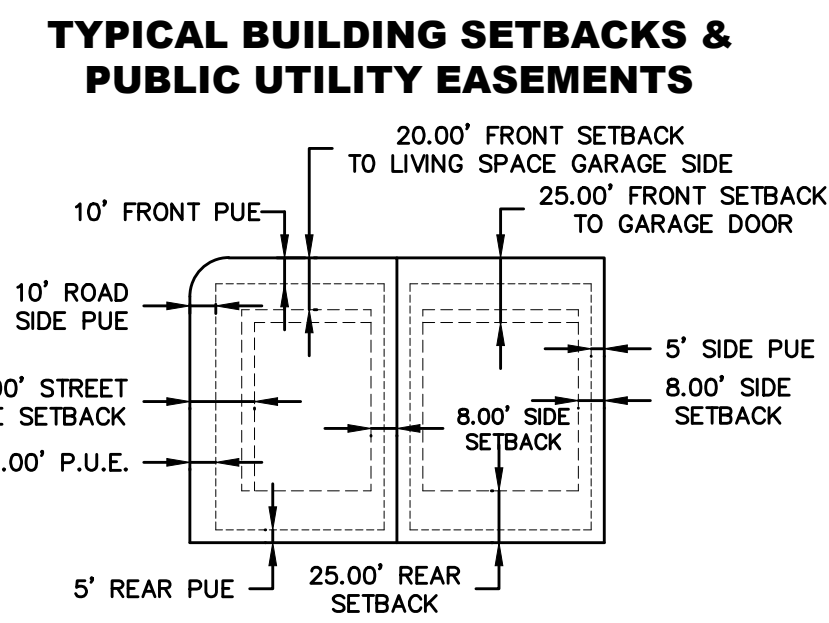
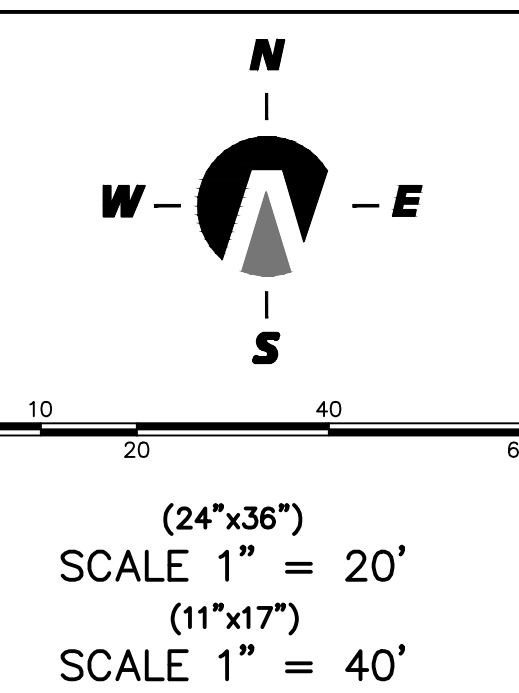
CHAIRPERSON, PLANNING COMMISSION _____ DATE _____
 DIRECTOR, SECRETARY _____ DATE _____

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

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

BELLO CORNER - PLAT "A"
 A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN
 SANTAQUIN _____ UTAH COUNTY, UTAH
 SCALE: 1" = 20 FEET

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



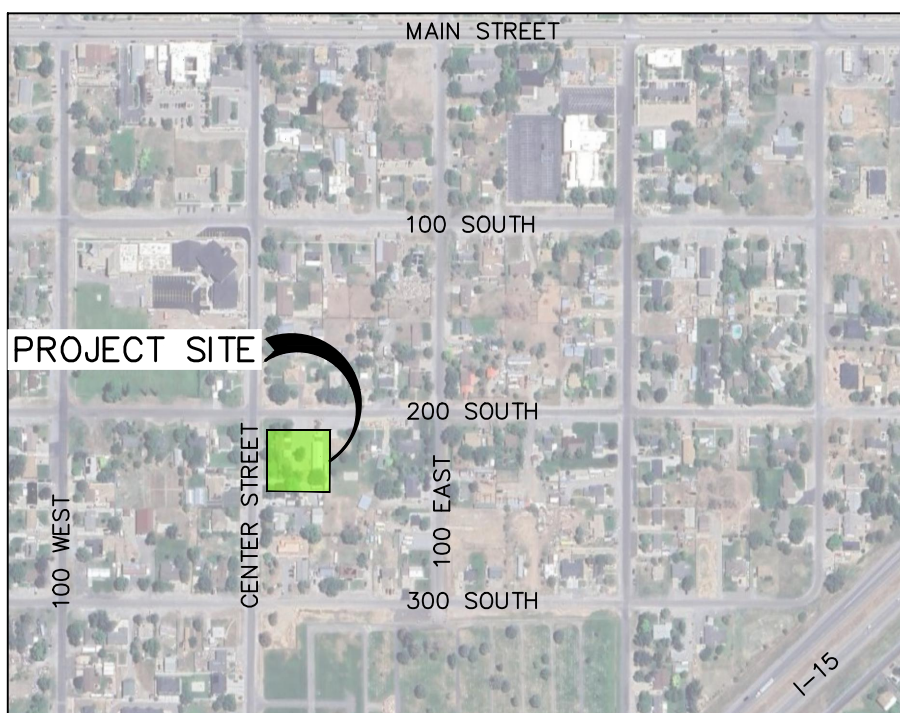
GRID FACTOR: 0.99961
 NAD 27
 STATE PLANE
 COORDINATED

	NORTHING	EASTING
A	598163.05	1919996.65
B	597068.16	1920309.42*
C	597050.26	1920474.41*
D	596888.51	1920473.13*
E	596906.41	1920308.14*

RECORDED SURVEY NO. #24-159

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- BUILDING SETBACK



VICINITY MAP

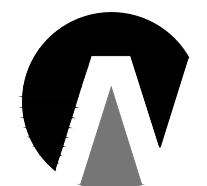
-NTS-

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 801-366-8532

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

NOTES:
 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.

DEVELOPER
 RACE OSTLER
 race87@gmail.com
 801-735-7196



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

MEMORANDUM



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: July 19, 2024

RE: **Bello Corner Preliminary Subdivision**

Zone: R-8
Size: 0.61 Acres
Lots: 3

The Bello Corner subdivision is located at 215 South Center Street. The proposed subdivision is in the R-8 Residential Zone and is three lots on 0.61 acres. Lots within the R-8 zone must have a minimum lot size of 8,000 square feet and a minimum lot width of 80 feet. The proposed lots range from 0.19 acres (8,156 square feet) to 0.23 acres (10,095 square feet), and the lot frontages range from 65.69 feet to 96.06 feet.

Santaquin City Code requires that all street improvements be included in any new subdivision. The developer requested to defer the street improvements (e.g., sidewalk, curb and gutter, asphalt, etc.) to a later date. The City Council approved a deferral agreement for the Bello Corner Subdivision on July 2, 2024.

The previous agenda item was an infill reduction request to reduce the frontage requirement for Lots 2 and 3. If the request was granted, all frontage and size requirements for the subdivision would be met. Lots 2 and 3 would not meet the frontage requirements if the request was not granted.

On July 9, 2024, the DRC reviewed the preliminary plans for Bello Corner Subdivision and forwarded a favorable recommendation to the Planning Commission, with the condition that redlines be addressed.

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

After preliminary approval from the Planning Commission, the DRC must approve the final plat before the developer can record any lots. The DRC may only approve a plat submittal after finding that the development standards of subdivision title, the zoning title, the laws of the State of Utah, and any other applicable ordinances, rules, and regulations have been or can be met before the recordation or construction beginning.

Findings

1. The subdivision plans meet the requirements of the R-8 Zone (SCC 10.20.070) if the infill reduction is granted.
2. The subdivision plans meet all Engineering and Public Works requirements found in the Santaquin City Standard Specifications and Drawings.
3. The City Council has approved a deferral agreement to deferral street improvements to a later date.
4. All applicable requirements in Santaquin City Title 11 (Subdivision Regulations) have been met.

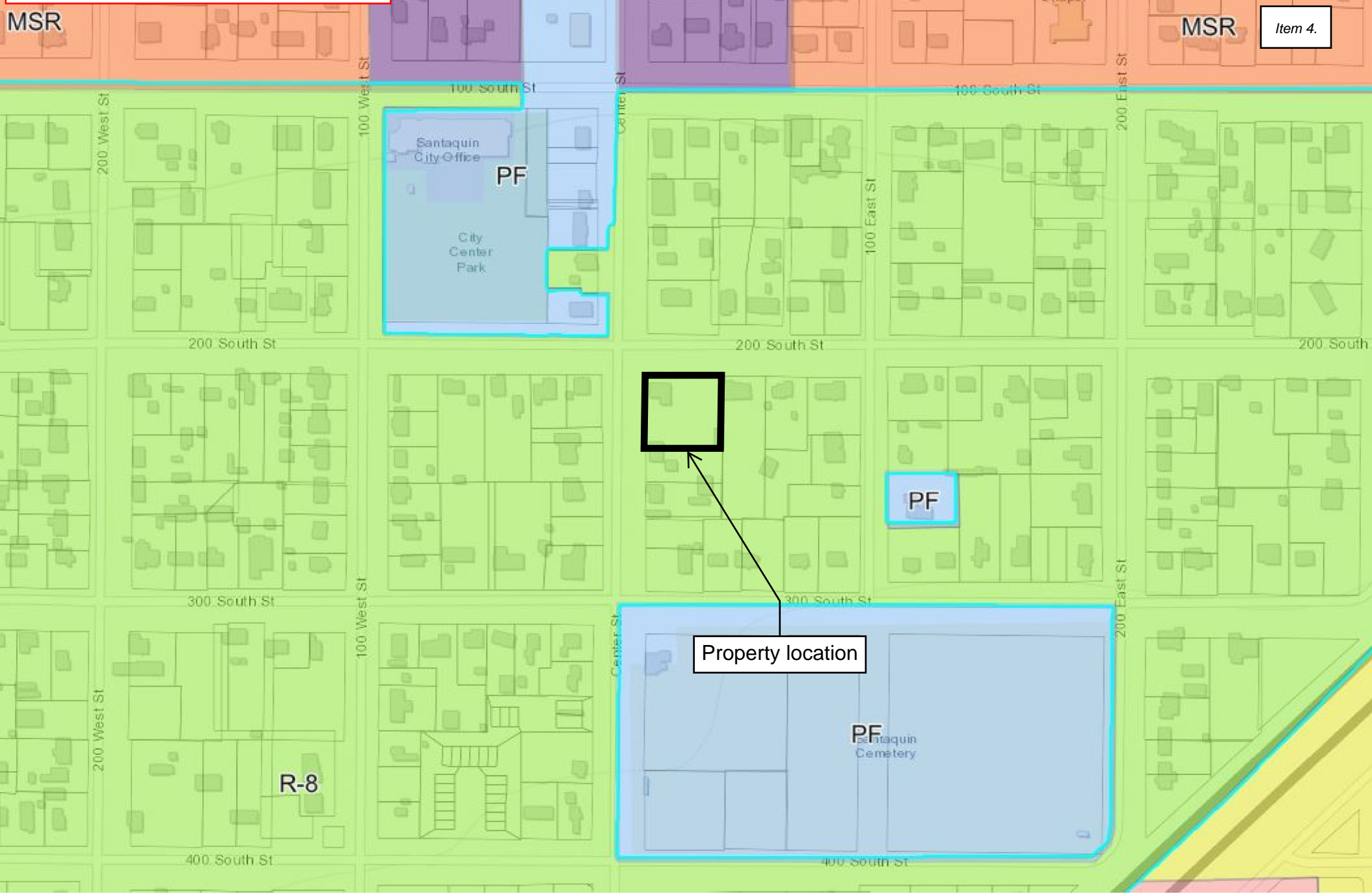
5. The subdivision has followed the subdivision review process in SCC 11.20.020 and preliminary plans have received a favorable recommendation from the DRC.
6. The subdivision plans (attachment 2) have met all conditions in the DRC motion.

Motion: “Motion to approve/deny/table the preliminary plans for the Bello Corner Subdivision.

Attachments:

1. Zoning and Location Map
2. Preliminary/Final Plans

Attachment 1: Zoning and Location Map



Item 4.

Property location

PF

R-8

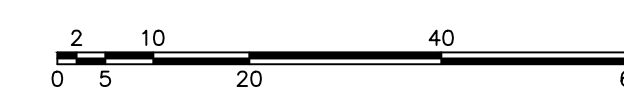
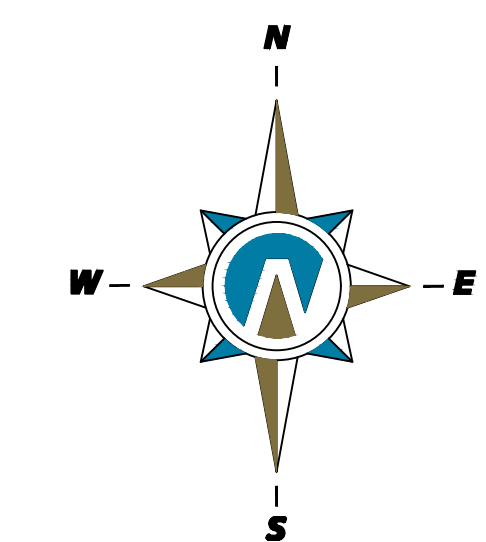
PF

PF
Santaquin
Cemetery

BELLO CORNER

SANTAQUIN, UTAH

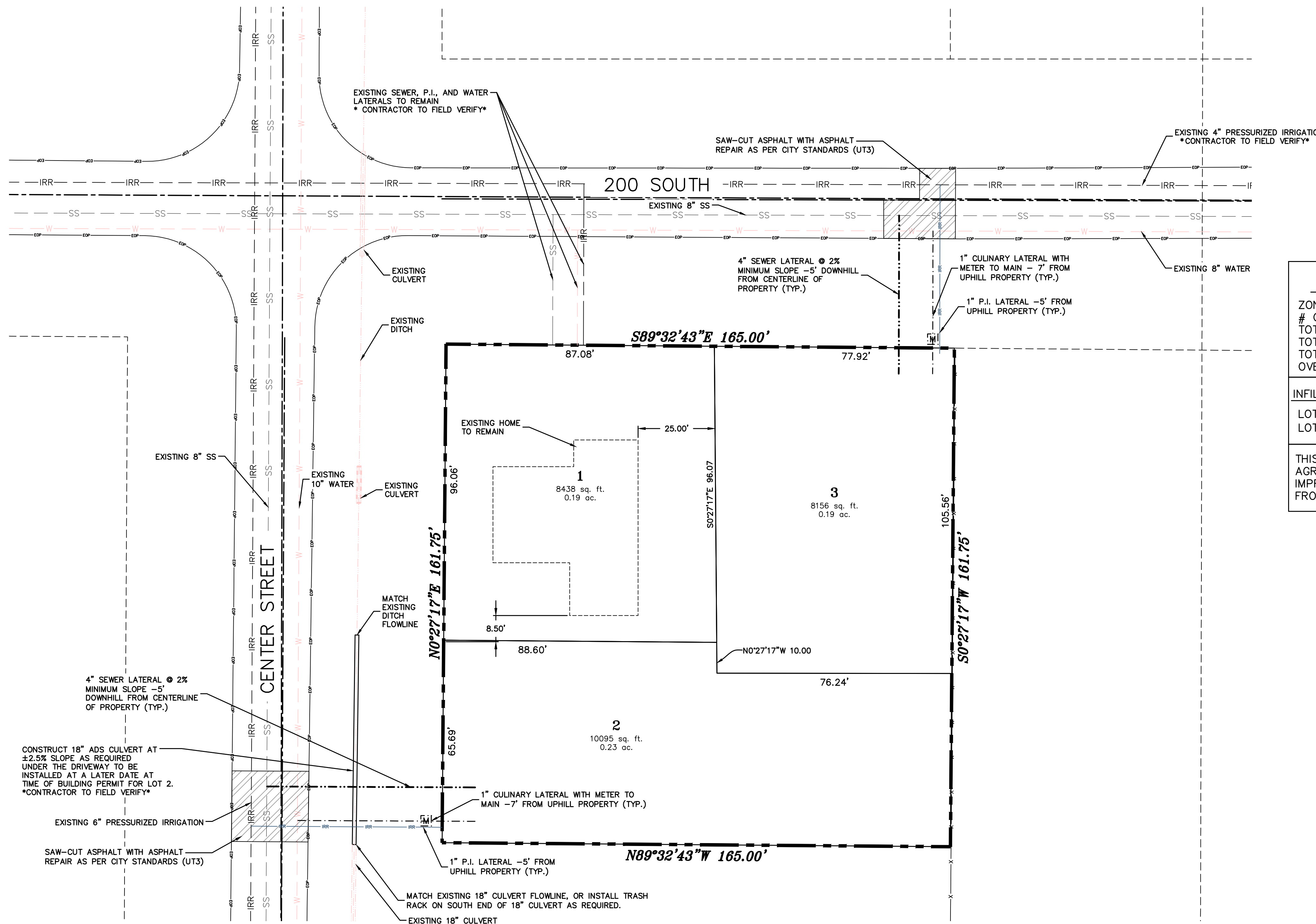
MAY, 2024



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

NOTES:
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.

NOTES:
CONTRACTORS REQUIRED TO VERIFY LOCATION OF EXISTING UTILITIES IN CENTER STREET AND 200 SOUTH STREET. TEE PATCH STREET REPAIR AS REQUIRED.



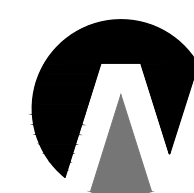
TABULATIONS BELLO CORNER	
ZONE: R-8	
# OF LOTS:	3 LOTS
TOTAL ACREAGE IN DEVELOPMENT =	0.61 ACRE
TOTAL ACREAGE IN LOTS =	0.61 ACRES
TOTAL ACREAGE IN DEDICATED ROW =	0.0 ACRES
OVERALL DENSITY =	4.92 UNITS PER ACRE
INFILL REDUCTION REQUEST:	
LOT 2 - FRONTAGE REDUCTION FROM 80' TO 65.69' (17.9%)	
LOT 3 - FRONTAGE REDUCTION FROM 80' TO 77.92' (2.6%)	
THIS IS PROJECT IS REQUESTING AN IMPROVEMENT DEFERRAL AGREEMENT WITH SANTAQUIN CITY COUNCIL FOR STREET IMPROVEMENTS ALONG CENTER STREET AND 200 SOUTH STREET FRONTAGE	

RECORDED SURVEY NO. #24-159

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.

NO.	REVISIONS	BY	DATE	REV. COGO FILE	DATE
5					
4					
3					
2					
1					

K:\3-24-019-00_Santaquin_Ostler\CAD\Design\Working\24-019_SANTAQUIN_OSTLER - BASE AND SHEET SET.dwg



Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

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

BELLO CORNER

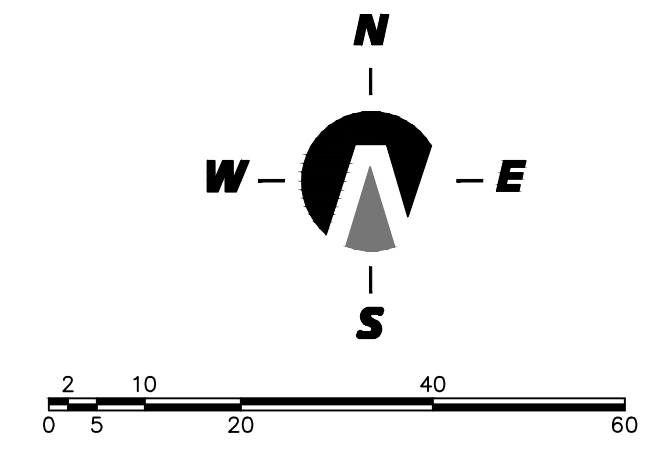
SITE PLAN
SANTAQUIN, UTAH

JOB NO.
3-24-019
SHEET NO.
SP-01

WEST QUARTER CORNER SECTION 1, T.10S., R. 1E., SLB&M (FOUND 1992 BRASS CAP)

BELLO CORNER - PLAT "A"

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



GRID FACTOR: 0.99961	
NAD 27	
STATE PLANE	
COORDINATED	
NORTHING	EASTING
A 598163.05	1919996.65
B 597068.16	1920309.42*
C 597050.26	1920474.41*
D 596888.51	1920473.13*
E 596906.41	1920308.14*

RECORDED SURVEY NO. #24-159

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- BUILDING SETBACK

SOUTHWEST CORNER SECTION 1, T.10S., R. 1E., SLB&M (FOUND 1975 BRASS CAP)



VICINITY MAP

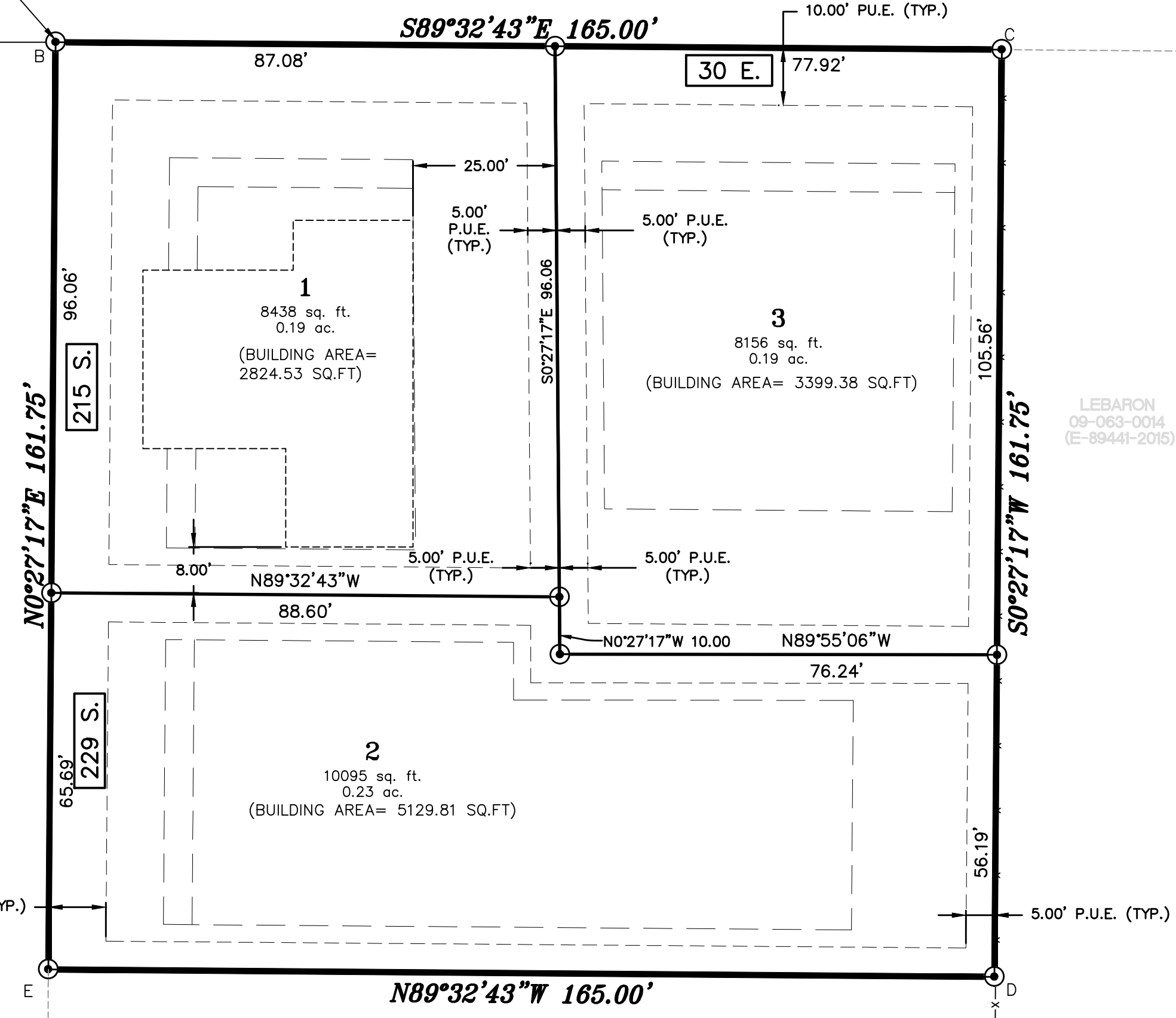
-NTS-

1,094.89'
S00°20'44"E.
2,677.32'
(BASIS OF BEARING)

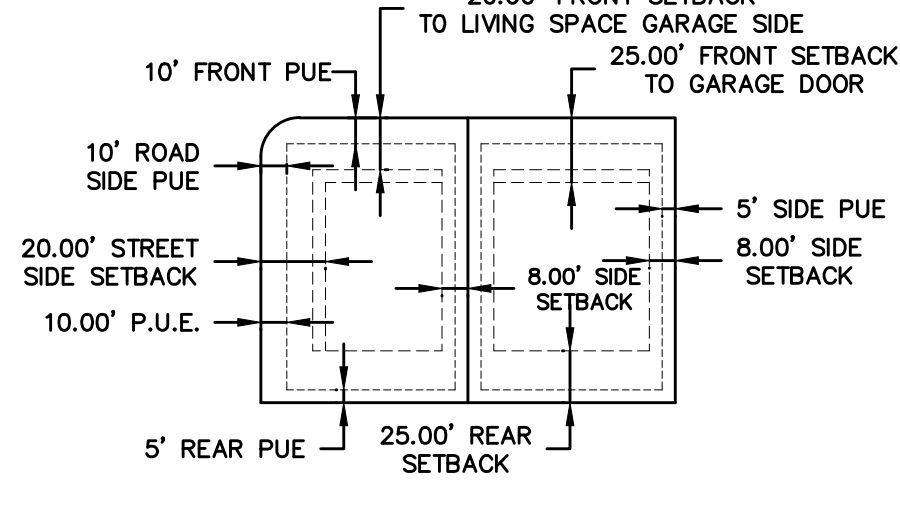
CENTER STREET

POINT OF BEGINNING

EAST 312.77'



TYPICAL BUILDING SETBACKS & PUBLIC UTILITY EASEMENTS



LEBARON 09-063-0014 (E-88441-2015)

REMARKS 09-063-0003 (E-9629-2024)

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 801-366-8532

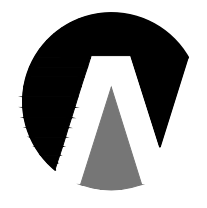
QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH

Approved this _____ day of _____, 20____
By- _____
Title - _____

NOTES:

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.

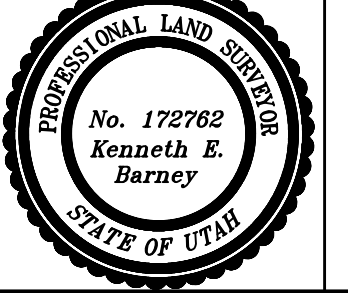
DEVELOPER
RACE OSTLER
race87@gmail.com
801-735-7196



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

SCALE: 1" = 20 FEET

SANTAQUIN UTAH COUNTY, UTAH

BELLO CORNER - PLAT "A"

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

SANTAQUIN UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET

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 54-80-2, 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

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 6, PLAT "A", SANTAQUIN CITY SURVEY, SAID CORNER LIES 1,094.89 FEET S.0°20'44"E. ALONG THE SECTION LINE AND 312.77' EAST OF THE WEST 1/4 CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE BLOCK LINE S.89°32'43"E. 165.00 FEET, THENCE S.0°27'17"W. 161.75 FEET, THENCE N.89°32'43"W. 165.00 FEET, TO THE BLOCK LINE, THENCE ALONG THE BLOCK LINE N.0°27'17"E. 161.75 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS 26,689 SQUARE FEET IN AREA OR 0.61 OF AN ACRE, MORE OR LESS (AS DESCRIBED).

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 TO SANTAQUIN CITY FOR PERPETUAL USE OF THE PUBLIC.

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

BY: _____ RACE OSTLER BY: _____

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.
ON THIS _____ DAY OF _____, IN THE YEAR 20____
BEFORE ME, _____, PERSONALLY APPEARED _____, PROVED
ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME IS
SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT HE OR SHE
EXECUTED THE SAME.

NOTARY PUBLIC _____
NOTARY FULL NAME _____ A NOTARY COMMISSIONED IN UTAH
COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF SANTAQUIN, COUNTY OF UTAH, 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 _____, A.D. 20____.

APPROVED BY MAYOR _____

APPROVED _____ ATTEST _____
CITY ENGINEER (SEE SEAL) CITY RECORDER (SEE SEAL)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2024 BY THE SANTAQUIN CITY PLANNING COMMISSION.

CHAIRPERSON, PLANNING COMMISSION _____ DATE _____

DIRECTOR, SECRETARY _____ DATE _____

ROCKY MOUNTAIN POWER ACCEPTANCE

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

CENTRACOM ACCEPTANCE

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



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

Commissioner LaDawn Moak was excused from the meeting.

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

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

INVOCATION/INSPIRATIONAL THOUGHT

Commissioner Romero offered an inspirational thought.

PLEDGE OF ALLEGIANCE

Commissioner Weight led the Pledge of Allegiance.

PUBLIC FORUM

Commission Chair Wood opened the Public Forum at 7:03 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 7:03 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS:

1. Public Hearing: Warranty Requirements for Infrastructure Improvements

Senior Planner Harris presented the proposed code amendment clarifying language in section 11.44.030 of the Santaquin City Code. The current code requires a warranty period of two (2) years, but the City Engineer and the Public Works Director can reduce it to one (1) year if specific requirements are met. He indicated that changes need to be made to better align the Santaquin City Code with the State Code. The proposed changes are:

1. The warranty period will now be one (1) year.
2. The City Engineer can extend the warranty period for more than a year if one of the items below can be shown.
 - a. a. "Prior poor performance by the applicant and or the applicant's contractor or subcontractor."
 - b. b. "The area upon which the infrastructure will be constructed contains suspect soil, and the City has not otherwise required the applicant to mitigate the suspect soil." (Suspect soils can be found when a geotechnical report is completed, which is required during the subdivision review process.)
3. If the City Engineer determines that a one-year warranty period is insufficient due to one of the items listed above, the City Engineer shall determine the appropriate length of the warranty period, to protect the public interest.

Commission Chair Wood opened the Public Hearing at 7:06 p.m.

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

Commission Chair Wood closed the Public Hearing at 7:07 p.m.

Commissioners discussed what criteria the City looks at when considering if a contractor has poor performance. Senior Planner Harris indicated that the Public works and Engineering Departments both look at their own checklists during the warranty period to make sure that expectations are being met. He also stated that as the warranty period will be lessened from two years to one year in most cases, the City will closely monitor infrastructure improvements in that given time.

Commissioner Tolman made a motion to recommend approval of the proposed code amendment which amends Santaquin City Code 11.44.030 Clarifying Warrant Requirements for Infrastructure Improvements. Commissioner Nixon seconded the motion.

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

The motion passed.

2. O'Reilly's Auto Parts Sign Request

Senior Planner Harris presented the request from O'Reilly's Auto Part Store to place signs on all four sides of their new store being constructed at 500 W. Main Street. If signs are proposed on more than two sides of a building, the request goes to the Planning Commission to review. Senior Planner Harris showed the members of the commission where the signs will be placed. Commissioner Tolman inquired if a monument sign will also be placed at the site. Senior Planner Harris confirmed the location of the monument sign. Members of the commission agreed that the request was straightforward.

Commissioner Romero made a motion to approve O'Reilly's Auto Parts Sign Request. Commissioner Weight seconded the motion.

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

The motion passed.

3. Detached Accessory Dwelling Units Discussion

Senior Planner Harris discussed with the Planning Commission a recent Accessory Dwelling Unit Open House held by the City. He indicated that the open house was well attended by the public. He reported back to the commission and discussed the following four main points of feedback received from residents at the open house. (See attached slides.)

- **The setback from the property line needs to be reduced.**
Senior Planner Harris pointed out the City Code that states that “the setbacks of a detached accessory dwelling unit shall be at least 12 feet from the primary dwelling and 10 feet from the side and rear property lines.” Residents that attended the open house indicated that it was difficult to meet the setback requirements as set forth in the City Code.
Residents suggested that the code be amended to allow a single-story ADU to be 3 feet from the property line and two-story ADUs be 10 feet from the property line. Planning Commissioners discussed how utilities may be affected by moving a detached ADU closer to the property line. Senior Planner Harris suggested that if the setback requirement is reduced that a letter from utility companies be required in order to confirm that utilities don’t exist and will not be installed along any possible easements.
- **The rear yard on corner lots is a challenge.**
Senior Planner Harris indicated that detached ADUs shall not cover more than a combined total of 25% of the rear or side yard. Corner lots pose a challenge for owners as the rear yard ends at the same distance from the property line as the main dwelling. Residents suggested that the ADUs be allowed on corner lots to the property line along the road rather than the main home. Members of the Planning Commission discussed that as long as the ADU meets the standard set back requirements, lining up the ADU with the primary dwelling would not be necessary.
- **Should Home Occupations/businesses be allowed in ADUs?**
Senior Planner Harris reported that many individuals asked if home occupations/businesses would be allowed in detached ADUs. He indicated that currently, the City Code is silent on the subject. As such, the City would deem it not allowable by the code. However, the code does allow for a home business to occupy 25% of the main home or 50% of an accessory building such as a garage or shed, Commissioners discussed how to define what percentage of the ADU may be used for a home business and allow it as long as it meets all other standard requirements in the code.
- **The height requirement for ADUs should be amended.**
Lastly, Senior Planner Harris reported that a contractor asked that the height requirement for ADUs be amended to allow for taller structures. Currently, the City Code requires that the ADU cannot exceed the height of the primary home. The contractor suggested that the maximum height of an ADU be allowed at 24 feet in height. After discussion, the Planning Commission agreed that the current City Code requirements should remain as is.

The Planning Commission directed staff to research what other municipalities are doing in regards to detached accessory dwelling units and bring back the topic to Planning Commission for more discussion.

OTHER BUSINESS

4. Meeting Minutes Approval

Commissioner Romero made a motion to approve the Planning Commission meeting minutes from April 23, 2024. Commissioner Tolman seconded the motion.

Commissioner Hoffman Yes

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

The motion passed.

ADJOURNMENT

Commissioner Weight made a motion to adjourn the meeting.

The meeting was adjourned at 8:21 p.m.

City Recorder – Amalie R. Ottley

Planning Commission Chair – Trevor Wood

DRAFT



ADU OPEN HOUSE DISCUSSION

Feedback From Residents

Item 5.

Feedback #1 – The setback from the property line needs to be reduced.

Feedback #2 – Rear yard on corner lots is a challenge.

Feedback #3 – Should Home occupations be allowed in ADU's.

Feedback #4 – The height requirement for ADU's should be amended.

FEEDBACK #1 - THE SETBACK FROM THE PROPERTY LINE NEEDS TO BE REDUCED.

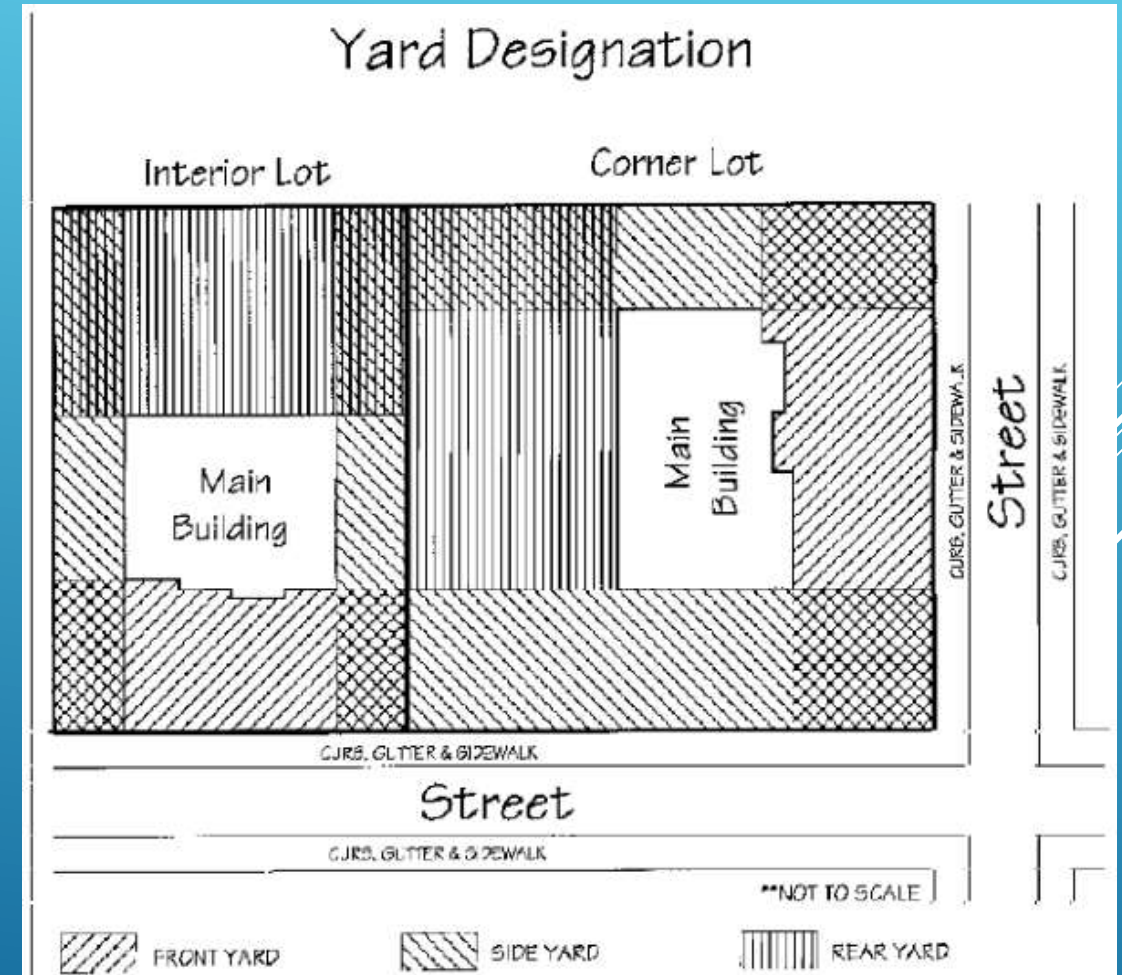
Item 5.

- ▶ Size and Setbacks: The maximum footprint of a detached accessory dwelling unit shall be 800 square feet. The maximum square footage of a detached accessory dwelling unit shall be 1,600 square feet. The maximum height of a detached accessory dwelling unit shall not exceed the height of the primary dwelling unit or 24 feet, whichever is less. **The setbacks of a detached accessory dwelling unit shall be at least 12 feet from the primary dwelling and 10 feet from the side and rear property lines.**
- ▶ Suggestions from residents:
 - ▶ Allow a single-story ADU to be 3 feet from property line. Accessory building are allowed within 3 feet if they are fire rated. If it is a two-story ADU, keep it at 10 feet.
 - ▶ The other suggestions were to allow the ADU to be between 3-7 feet from the property line.

FEEDBACK #2 - REAR YARD ON CORNER LOTS IS A CHALLENGE

Item 5.

- ▶ Location: **Detached accessory dwelling units shall only be allowed in the rear yard of a single-family dwelling.**
Detached accessory dwelling units cannot be subdivided from the primary dwelling and cannot be sold separately from the primary dwelling. Either the primary dwelling or the detached accessory dwelling unit need to be owner occupied. Detached accessory dwelling units cannot be leased for a term longer than 2 years without a renewal agreement.
- ▶ SCC 10.16.140 AREA OF ACCESSORY BUILDINGS
 - ▶ Accessory buildings in any residential zone shall not cover more than a combined total of twenty five percent (25%) of the rear or side yard, as applicable.
- ▶ Suggestions from residents:
 - ▶ Extend the rear lot of corner lots to the property line along the road.



FEEDBACK #3 – SHOULD HOME OCCUPATIONS BE ALLOWED IN ADU'S

Item 5.

- ▶ Currently, Santaquin City Code is silent on home occupation in ADU's. The home occupation ordinance allows a home occupation to be within the home (500 square feet or 25% whichever is less) or they can use 50% of a garage, shed, etc.

FEEDBACK #4 - THE HEIGHT REQUIREMENT FOR ADU'S SHOULD BE AMENDED

Item 5.

- ▶ Size and Setbacks: The maximum footprint of a detached accessory dwelling unit shall be 800 square feet. The maximum square footage of a detached accessory dwelling unit shall be 1,600 square feet. **The maximum height of a detached accessory dwelling unit shall not exceed the height of the primary dwelling unit or 24 feet, whichever is less.** The setbacks of a detached accessory dwelling unit shall be at least 12 feet from the primary dwelling and 10 feet from the side and rear property lines.
- ▶ Suggestions from residents:
 - ▶ Allow the maximum height of the ADU to be 24 feet in height. Remove the provision that it can't be higher than the main home.