



PLANNING COMMISSION

Tuesday, September 28, 2021, at 7:00 PM
Court Room/Council Chambers (2nd Floor) and Online

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person** – Meetings are held on the 2nd floor in the Court Room/Council Chambers at City Hall
- **YouTube Live** – 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.

PUBLIC COMMENT & PUBLIC HEARING PARTICIPATION

As with all City Council and Planning Commission Meetings, we continue to invite the public to provide “Public Comment” (30-minute duration, maximum of 5-minutes per comment). We also continue to hold Public Hearings, as needed, and required on specific issues.

With the post-pandemic restoration of public gatherings, Santaquin City is pleased to restore pre-pandemic meeting protocols by inviting the public to participate in-person. For those interested in providing public comment, we invite you to sign up on the Public Forum Speaker Sheet.

For those who are unable to attend in person, we invite you to submit your comments by email to PublicComment@Santaquin.org wherein they will be distributed to the Mayor and City Council Members for review and consideration. However, they will not be read during the meeting.

To review the Santaquin City Council Meeting Protocols, please go to the following link:
<https://www.santaquin.org/citycouncil/page/santaquin-city-council-protocols>.

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- Lind 2-lot Subdivision Concept Plan**

The Planning Commission will review a concept plan for a single lot split located at 315 N. Center Street.

2. **PUBLIC HEARING- Residential Commercial (RC) Language Amendment**

The Planning Commission will consider modifying Santaquin City Code Title 10 Chapter 20 Section 150, updating the land use table for the Residential Commercial (RC) zone.

3. **PUBLIC HEARING- Animal Rights Provisions**

The Planning Commission will consider modifying Santaquin City Code Title 10 Chapter 64, providing clarification for animal rights.

4. **Cedar Point @ Summit Ridge Plat F Preliminary/Final Review**

A preliminary/final review of a proposed 2-lot subdivision located at 1371 West Cedar Pass Drive.

5. **Santaquin Dentistry and Canyon View Orthodontics Extra Sign Approval**

Santaquin Dentistry and Canyon View Orthodontics is requesting to install an additional sign on the rear of their building located at 463 E. Main Street.

6. **Little Caesar's Extra Sign Approval**

Little Caesar's is requesting to install an additional sign at their building located at Main Street.

7. **Green Hollow Final Plan (Waiver of Park Strip Consideration)**

The Planning Commission will review a request to remove the parking strip requirement for the Green Hollow Subdivision.

OTHER BUSINESS

8. Approval of Meeting Minutes from
August 24, 2021

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 was e-mailed to the Payson Chronicle, Payson, UT, 84651, posted on www.santaquin.org, as well as posted on the State of Utah's Public Notice Website.

BY:



K. Aaron Shirley, City Recorder

MEMO



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: September 24, 2021

RE: **Lind 2-Lot Subdivision Concept Review**

Zone: R-10 Size: .94 Acres Lots: 2
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The Lind Subdivision is located at 315 North Center Street. The proposed subdivision is in the R-8 zone and consists of 2 lots on .94 acres. The applicant is proposing to split the existing lot into two lots. The R-8 zone requires each lot to have minimum of 80 feet of frontage and a minimum lot size of 8,000 square feet. The proposed subdivision meets these requirements. There is an existing house that will be on the corner lot, which will meet all required setbacks.

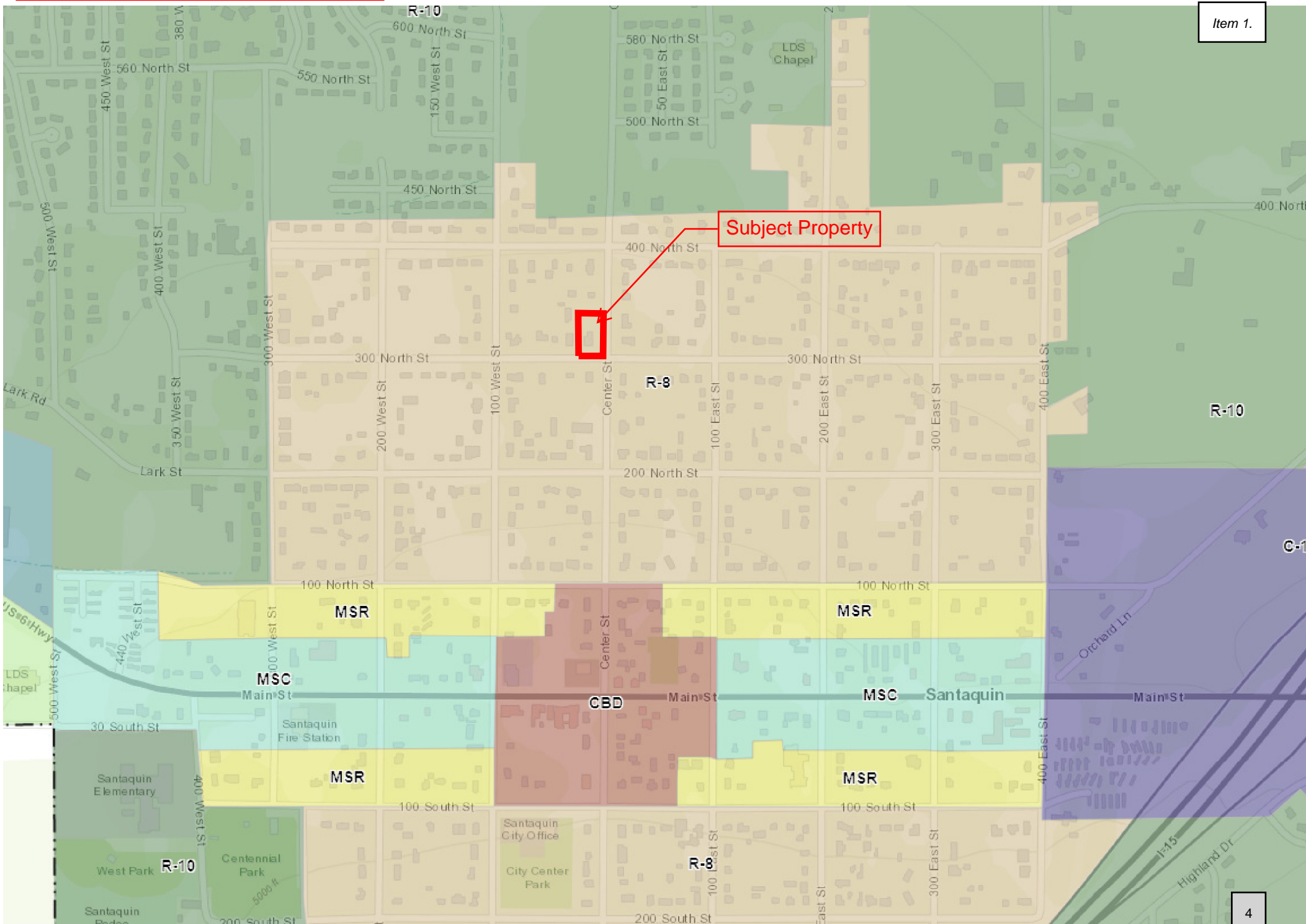
Santaquin City Code requires that all street improvements be put in with any new subdivision. The developer can request a deferral agreement that would defer the street improvements (i.e. sidewalk, curb and gutter, asphalt, etc.) to a later date. The deferral agreement is approved or denied by the City Council. The applicant still hasn't told staff if they would like to pursue a deferral agreement. Staff will need to know if they would like to pursue the deferral agreement when they submit preliminary/final plans

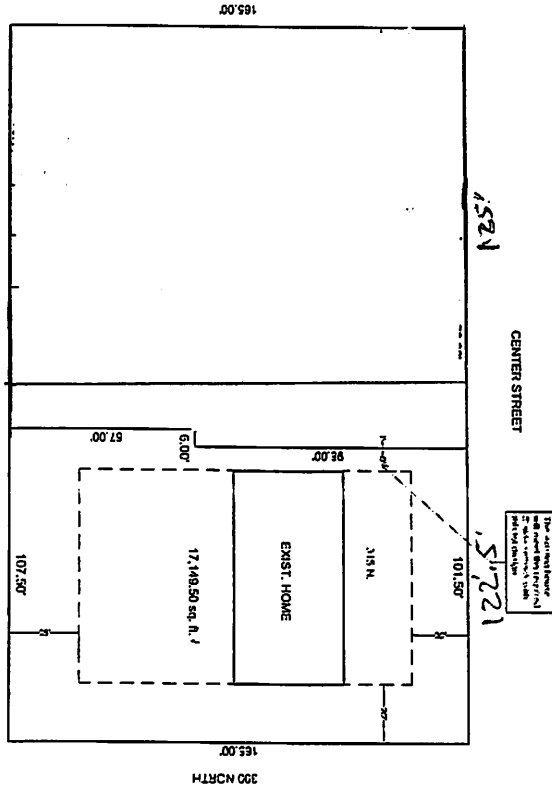
This is a subdivision concept review and is for the Planning Commission to give feedback to the developer. The review of the concept plan shall not constitute an approval of any kind.

Subdivisions with three lots or less have a streamlined review process. After the concept review, the developer will need to submit final subdivision plans. The final plans will be reviewed by the Development Review Committee (DRC) and a recommendation will be forwarded to the Planning Commission. The Planning Commission will be the land use authority and will approve the subdivision. The subdivision has vested rights once it receives final approval by the Planning Commission.

Attachments:

1. Zoning and Location Map
2. Concept Plan





1. SANTAGUIN UTM CITY INFORMATION IS AVAILABLE UPON REQUEST.

1. SANTAGUIN UTM CITY INFORMATION IS AVAILABLE UPON REQUEST.

315 NORTH CENTER STREET
SANTAGUIN, UTAH

REVISIONS

SANTAGUIN, UTAH

DATE: 7/1/11

SCALE: 1" = 40'

PROJECT #

SHEET #

315 NORTH CENTER STREET

SANTAGUIN, UTAH

ORDINANCE NO. **DRAFT**

AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO UPDATE THE LAND USE TABLE IN THE RESIDENTIAL COMMERCIAL (RC) ZONE, 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 20 Section 150 to update the land use table in the Residential Commercial (RC) zone; and

WHEREAS, the Santaquin City Planning Commission held a public hearing on September 28, 2021, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City; 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 20 Section 150 is amended as follows: (underlined text is added, stricken text is deleted)

10.20.150.B: PERMITTED USES:

Permitted Uses: General land uses within the residential commercial zone shall complement the city's general plan for their respective areas. Those uses allowed in the RC zone are listed in the following matrix. Abbreviations and alphabetic use designations in the matrix have the following meanings:

P	The listed use is a permitted use within the represented area, based on city development standards and ordinances.
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C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
A	The listed use is only permitted as an accessory use within the represented area.
N	The listed use is a prohibited use within the represented area.

Use	RC
Accessory apartments	P
Alcohol dispensing establishment	C
Automotive service and repair	C
Automotive service station	C
Cemeteries	P
Child daycare center	C
Commercial, recreation	P
Commercial, retail sales and service	P
Drive-in retail	P
<u>Dwelling, accessory unit attached</u>	<u>P</u>
<u>Dwelling, accessory unit detached</u>	<u>N</u>
Dwelling, caretaker	P
Dwelling, single-family detached	P
Dwellings, multi-family <u>multiple-family</u> , subject to SCC 10.16.060	P
Engraving, publishing, and printing	P
Furniture and appliance stores	P
Golf courses and golf clubhouses (private and public)	P
Gravel, sand, earth extraction, and mass grading when necessary to accomplish the intent of a development project permitted within and in association with the RC Zone and with City Council approval and Planning Commission recommendation for approval of a plan detailing the scope and time schedule for the work to be done	C
Healthcare facility	C
Home occupations, subject to SCC 10.40	P/C
Hotels and motels	C
Institutions	P
Kennel, as a home occupation under SCC 10.40 and subject to animal licensing requirements in SCC 5	P/C

Kennel, as a stand alone commercial business, subject to animal licensing requirements in title 5 of this Code	P
Large scale developments	C
Mobile home parks	C N
Mortuary, funeral home	P
Parking lot	P
Parks	P
Pawnshops	C
Planned unit developments	C
Professional office or financial services	P
Public and quasi-public buildings	P
Recreational vehicle (RV) parks	N
Religious center	P
Residential facilities for persons with a disability pursuant to SCC 10.60 and the Utah Code § 10-9-605	P
Residential facilities for the elderly pursuant to SCC 10.56 and the Utah Code § 10-9-502	P
Schools	P
Seasonal businesses on properties of a commercial use and subject to the provisions of SCC 10.16.300	P
Seasonal businesses on properties of a residential use and subject to the provisions of SCC 10.16.300	C
Stone and monument sales	P
Storage unit facilities	P
Taxidermy shops	P
Telecommunications sites subject to SCC 10.16.340	P/C
Theaters	C
Tire recapping	C
Veterinarian services	P
Wedding chapel	P
Wholesale stores	P

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, October 6th, 2021. 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 5th day of October 2021.

Kirk Hunsaker, Mayor

Councilmember Nick Miller	Voted ____
Councilmember Elizabeth Montoya	Voted ____
Councilmember Lynn Mecham	Voted ____
Councilmember Jennifer Bowman	Voted ____
Councilmember David Hathaway	Voted ____

ATTEST:

K. Aaron Shirley, City Recorder

STATE OF UTAH)
) ss.
 COUNTY OF UTAH)

I, K. AARON SHIRLEY, 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 5th day of October 2021, entitled

“AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO UPDATE THE LAND USE TABLE IN THE RESIDENTIAL COMMERCIAL (RC) ZONE, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABLILITY, 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 5th day of October, 2021.

 K. AARON SHIRLEY
 Santaquin City Recorder

(SEAL)

AFFIDAVIT OF POSTING

STATE OF UTAH)
) ss.
 COUNTY OF UTAH)

I, K. AARON SHIRLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that I posted in three (3) public places the ordinance, which is attached hereto on the 5th day of October, 2021.

The three places are as follows:

1. Zions Bank
2. Post Office
3. City Office

I further certify that copies of the ordinance so posted were true and correct copies of said ordinance.

 K. AARON SHIRLEY
 Santaquin City Recorder

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by K. AARON SHIRLEY.

 Notary Public

SANTAQUIN CITY
ORDINANCE xx-xx-2021

AN ORDINANCE AMENDING ANIMAL CONTROL REGULATIONS, 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 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, animal control regulations serve the public safety, health and welfare of the community by reducing public nuisances, spread of disease, and inhumane treatment of animals; and

NOW THEREFORE, be it ordained by the Council of Santaquin City, in the State of Utah, as follows:

SECTION I. Title 5.08 Animal Control Amendments

Title 5.08.170 Fancier and Hobby Permits is amended as follows: (underlined text is added, stricken text is deleted)

~~Where permitted by the zoning ordinances, o~~Owners of dogs and cats may obtain a Conditional Use permit to keep more than three (3) dogs or cats in a residential area, provided:

1. All household pets on the premises are individually licensed if required by this code;
2. ~~All adult household pets used for breeding are registered with a national registry, such as, but not limited to, the AKC, UKC or Field Dog;~~
3. The property on which the animals will be kept cComplies with zoning requirements, the health department and the applicable regulations for kennels;
4. All other provisions of this chapter are complied with, and no pet or premises is deemed to be a nuisance.
5. The maximum number of household pets allowed on the premises shall be ~~the same as outlined under SCC 10.64.080 paragraph C~~set through Conditional Use approval by the Planning Commission. The Planning Commission shall use the criteria set forth in 10.24.060 and 10.64.080.C when considering requests under this section.
2. The holder of a permit issued under this section may keep one litter intact until the animals reach six (6) months of age; one animal from the litter may be retained until it reaches twelve (12) months of age. At no time may the holder of a permit retain more animals than is indicated on the permit.

Section II. Title 10.64 Animal Rights Amendments

1. Section 10.64.020 Scope is amended as follows: (underlined text is added, stricken text is deleted)

This ~~overlay~~ chapter regulates animal rights in all zones in Santaquin.

2. Section 10.64.080.A Rights Granted by this Chapter is amended as follows: (underlined text is added, stricken text is deleted)
 - A. Legal Nonconforming Animal Rights: Lots containing animal rights which are legally nonconforming, or which hereby become legally nonconforming, with regards to property size or the presence of animal rights shall maintain those rights herefrom in the nature of which they were permitted, unless abandoned or discontinued as provided in SCC ~~10.64.030~~10.28.010.
3. Section 10.64.080.C Rights Granted by this Chapter is amended as follows: (underlined text is added, stricken text is deleted)
 - C. Household Pets: Small animals and fowl may be kept as household pets in all zones subject to the following conditions:
 1. Animals or fowl must be kept in pens, or otherwise secured, unless housed within the dwelling unit.
 2. No more than three (3) cats and no more than three (3) dogs ~~per animal control provisions of the same species shall be kept~~, excluding dependent young under six (6) months of age, shall be kept subject to animal control provisions of SCC Title 5. The Planning Commission may grant a conditional use permit to allow more than the above cats and dogs upon an applicant's demonstration that all Title 5 standards applicable to the number and type of animals will be met and there will be compliance with all nuisance regulations. Conditional Use Permits under this part may not be approved for multi-family or attached single family residences.
 3. All pens, coops, and structures shall be kept clean and free from objectionable odor.
4. Section 10.64.150.A Rights Granted by this Chapter is amended as follows: (underlined text is added, stricken text is deleted)
 - A. ~~Misdemeanor Penalty: Any person violating any provision of this overlay chapter may be charged with a class B misdemeanor and upon conviction thereof shall be punished~~ punishable by a fine as stipulated in the Utah state code, by imprisonment as stipulated in the Utah state code, or by both such fine and imprisonment as well as those penalties outlined in SCC 1.16.010 and the Uniform Fine Schedule as amended from time to time. Each day that said violation is not mitigated will be considered a separate violation.

Section III. Contrary Provisions Repealed.

All 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 City Code as adopted, that sections of this ordinance may be re-numbered or re-lettered, 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. Sections of the ordinance may be re-numbered or re-lettered. 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. 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 VI. Effective Date.

This ordinance shall become effective at 5:00 p.m. on Thursday, _____, 2021. 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 ____th day of _____, 2021.

Kirk Hunsaker, Mayor

Councilmember Nick Miller	Voted ____
Councilmember Elizabeth Montoya	Voted ____
Councilmember Lynn Mecham	Voted ____
Councilmember Jennifer Bowman	Voted ____
Councilmember David Hathaway	Voted ____

ATTEST:

K. Aaron Shipley, City Recorder

MEMORANDUM



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: September 24, 2021

RE: **Cedar Point at Summit Ridge Plat F Subdivision Final Review**

Zone: PC
Size: 1.02 Acres
Lots: 3

The Cedar Point at Summit Ridge Plat F Subdivision is located at 1317 West Cedar Pass Drive. The proposed subdivision is in the Planned Community (PC) zone and is subject to the land use regulations of the R-10 Residential zone. The subdivision consists of 3 lots on 1.02 acres. The proposed subdivision will effectively amend the existing Cedar Point at Summit Ridge Plat C Subdivision.

The proposed subdivision will be taking an existing lot and subdividing it into two lots (Lots 2 & 3). The R-10 zone requires all lots to have a minimum frontage of 80 feet. One of the lots being created was short by less than a foot. The applicant acquired land from the property owner to the west (Lot 1) so both proposed lots can have 80 feet of frontage. All three lots meet the size and frontage requirements of the R-10 zone.

Subdivisions with three lots or less can combine preliminary and final plans into one submittal. This development falls under this process. The final plans were reviewed by the Development Review Committee and a positive recommendation has been forwarded to the Planning Commission. The Planning Commission will be the land use authority for the subdivision.

Recommended Motion: “Motion to approve the Cedar Point at Summit Ridge Plat F Subdivision with the following condition:

- All planning and engineering redlines be addressed.

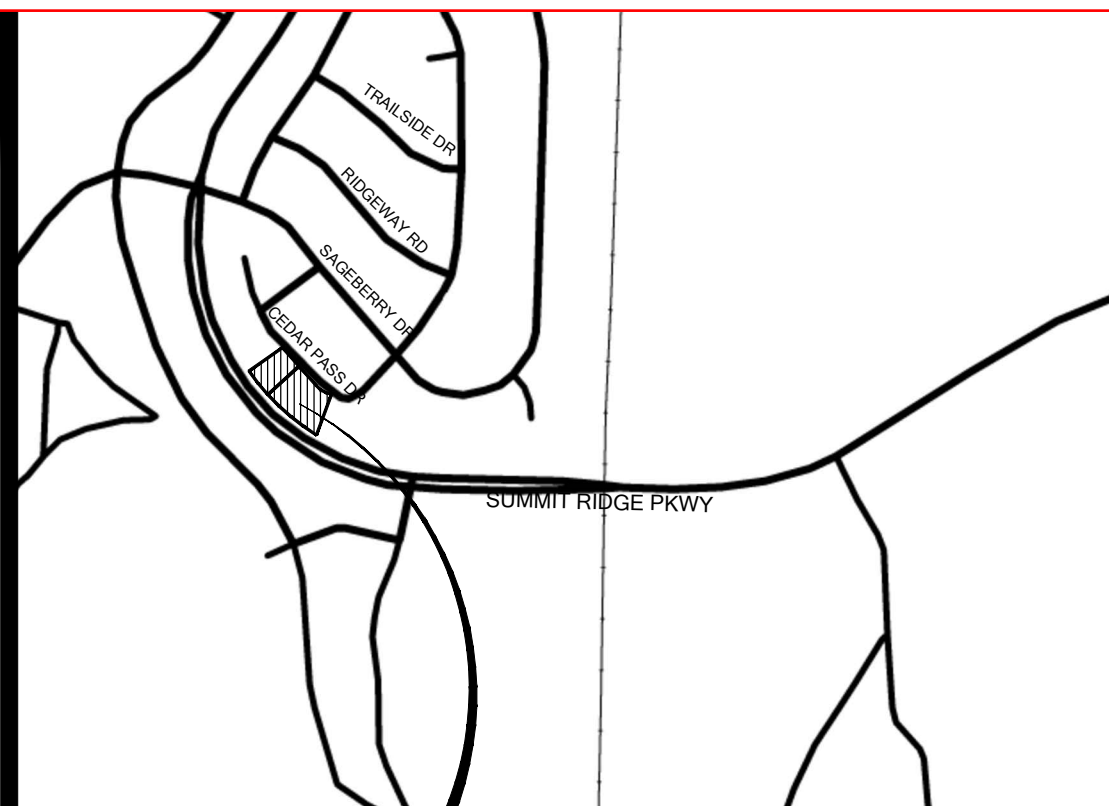
Attachments:

1. Zoning and Location Map
2. Concept Plan

Project Location



6800 W. 2nd St.



LOCATION OF PROJECT VICINITY MAP

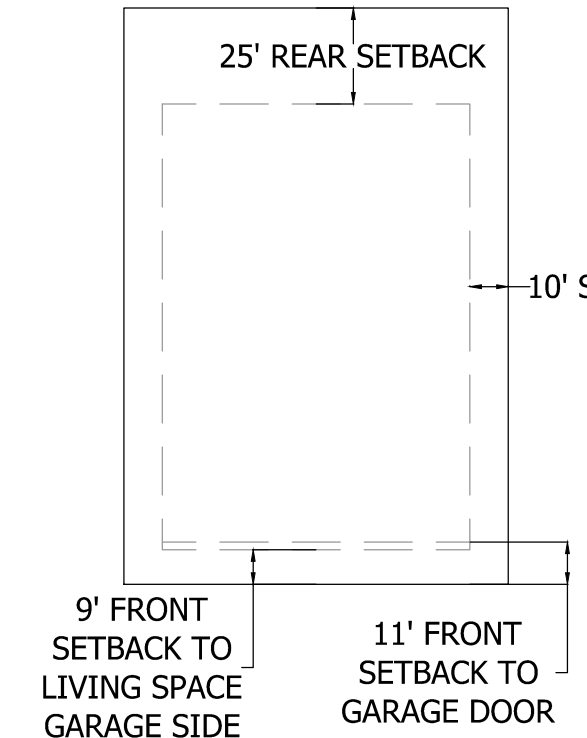
SCALE: N.T.S.

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.

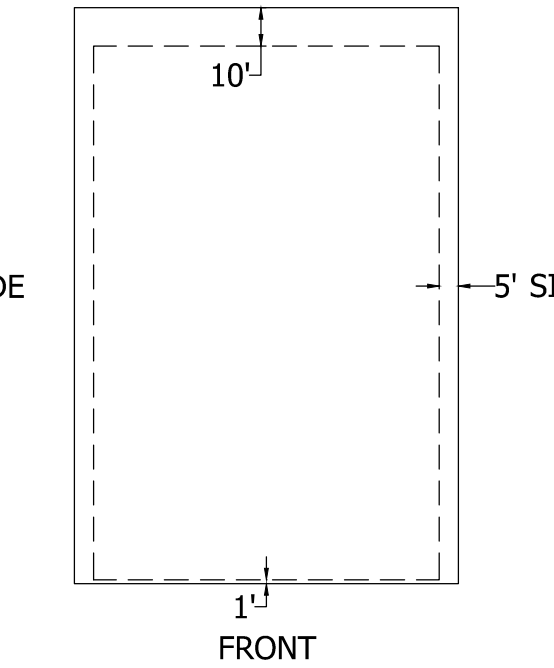
- NOTES:
- 1) NO LOT OR RESIDENTIAL ACCESS IS ALLOWED ONTO SUMMIT RIDGE PARKWAY. TEMPORARY ACCESS FOR LANDSCAPING, GRADING, ETC. WILL NOT BE ALLOWED ALONG WITH NO PERMANENT ACCESS.
 - 2) THE LOTS ARE SUBJECT TO SPECIFIC GRADING AND DRAINAGE REQUIREMENTS. DETAILS MAY BE OBTAINED FROM SANTAQUIN CITY.
 - 3) NEIGHBORHOOD DELIVERY COLLECTION BOX UNIT (NDCBU) 4'X4' EASEMENT IN FAVOR OF SANTAQUIN CITY POST OFFICE

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	341.05	852.00	22.93	338.77	N51° 00' 55"W
C2	65.89	100.00	37.75	64.70	S64° 44' 26"E
C3	115.40	852.00	7.76	115.32	N58° 36' 10"W
C4	115.40	852.00	7.76	115.32	N50° 50' 31"W
C5	110.24	852.00	7.41	110.16	N43° 15' 12"W

TYPICAL INTERIOR LOT BUILDING SETBACK (MINIMUM)

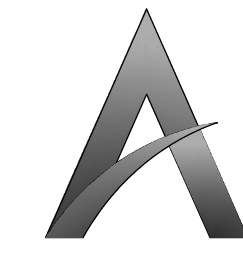


TYPICAL INTERIOR LOT PUBLIC UTILITY EASEMENTS REAR



LEGEND

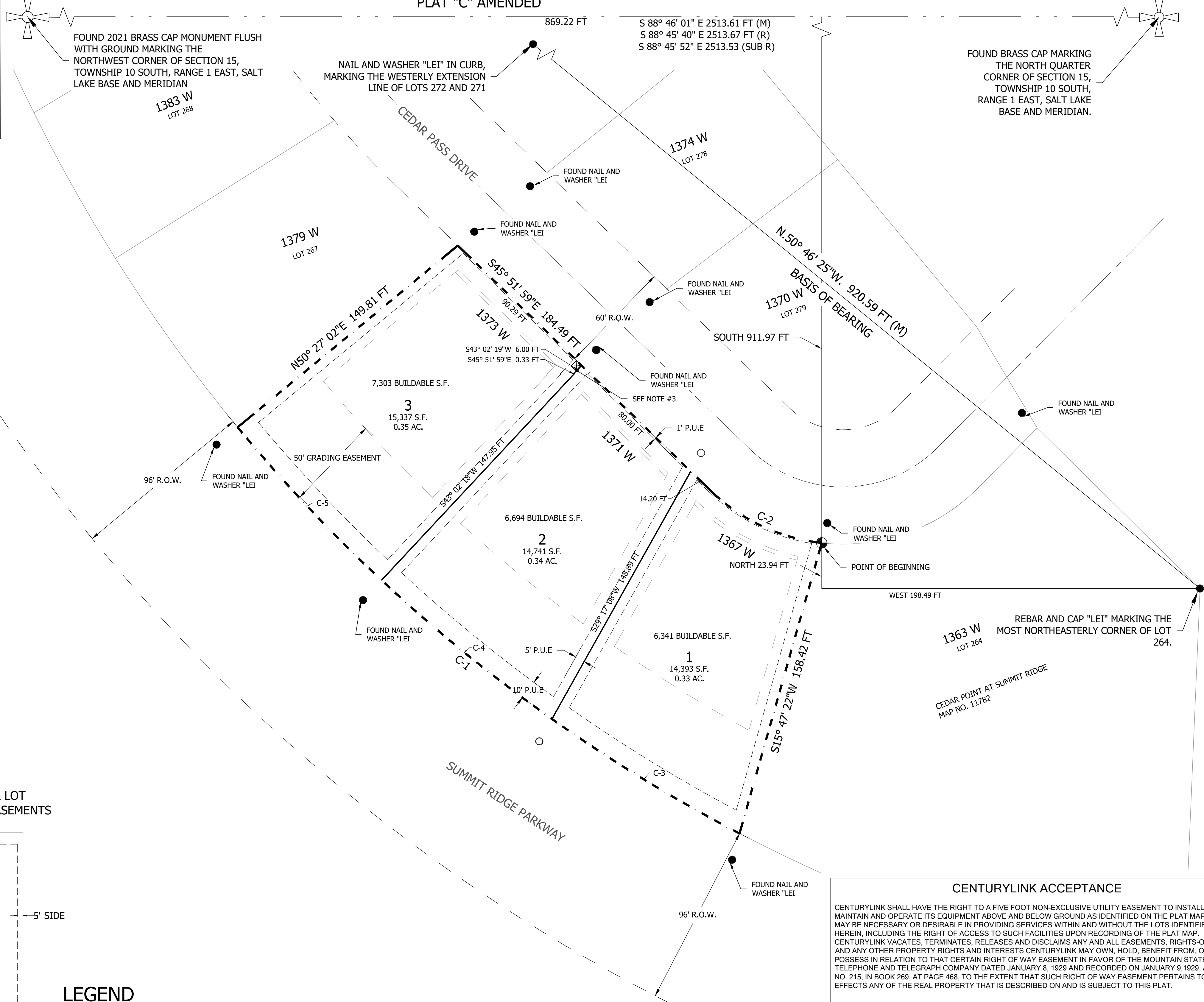
- SET 3/8" REBAR & PLASTIC CAP MARKED LS 10719099
- FOUND SURVEY MONUMENT
- ✚ FOUND GOVERNMENT MONUMENT (AS NOTED)
- - - - - BOUNDARY LINE
- — — — LOT LINE
- — — — DEED LINES
- — — — EASEMENT LINE/P.U.E
- — — — RIGHT OF WAY LINE
- — — — CENTER LINE
- — — — BUILDING SETBACK
- — — — SECTION LINE



SCALE: 1' = 30'

CEDAR POINT AT SUMMIT RIDGE PLAT "F"

NW¼ SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
INCLUDES AN AMENDMENT OF LOTS 266 AND 265 OF THE CEDAR POINT AT SUMMIT RIDGE PLAT "C" AMENDED



CENTURYLINK ACCEPTANCE

CENTURYLINK SHALL HAVE THE RIGHT TO A FIVE FOOT NON-EXCLUSIVE UTILITY EASEMENT TO INSTALL, MAINTAIN AND OPERATE ITS EQUIPMENT ABOVE AND BELOW GROUND AS IDENTIFIED ON THE PLAT MAP AND AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES UPON RECORDING OF THE PLAT MAP. CENTURYLINK VACATES, TERMINATES, RELEASES AND DISCLAIMS ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, AND ANY OTHER PROPERTY RIGHTS AND INTERESTS CENTURYLINK MAY OWN, HOLD, BENEFIT FROM, OR POSSESS IN RELATION TO THAT CERTAIN RIGHT OF WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY DATED JANUARY 8, 1929 AND RECORDED ON JANUARY 9, 1929, AS ENTRY NO. 215, IN BOOK 269, AT PAGE 468, TO THE EXTENT THAT SUCH RIGHT OF WAY EASEMENT PERTAINS TO OR EFFECTS ANY OF THE REAL PROPERTY THAT IS DESCRIBED ON AND IS SUBJECT TO THIS PLAT.

DATE

DOMINION ENERGY ACCEPTANCE

DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THE 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'S RIGHT OF WAY DEPARTMENT AT 1-800-366-5632.

APPROVED THIS ____ DAY OF _____, 20__

DOMINION ENERGY COMPANY

BY: _____

TITLE: _____

UTILITIES 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 OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WITH INTERFERES WITH THE USE OF THE PUE WITH OUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

DATE

DATE

SURVEYOR'S CERTIFICATE

I, SPENCER J. MCCUTCHEON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 10719099 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND THAT A SURVEY OF THE DESCRIBED TRACT OF LAND HAS BEEN COMPLETED BY ME IN ACCORDANCE WITH SECTION 17-23-17 AND THAT I HAVE VERIFIED ALL MEASUREMENTS, HAVE PLACED MONUMENTS AS SHOWN HEREON.

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

A PARCEL OF LAND THAT LIES FULLY WITHIN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, COMPRISING OF 1.02 ACRES .35 OF AN ACRES OF LOT 266 OF THE CEDAR POINT AT SUMMIT RIDGE PLAT "C" AMENDED SUBDIVISION AS FOUND IN THE UTAH COUNTY RECORDER'S OFFICE MAP NO. 11782 AND 0.67 OF AN ACRE OF LOT 265 OF THE SAID CEDAR POINT SUBDIVISION, BASIS OF BEARING FOR SAID PARCEL IS NORTH AS DETERMINED BY GPS OR N 50° 46' 25" W 920.59 FEET, MEASURED, BETWEEN THE FOUND MONUMENTS MONUMENTING THE EXTENSION LINE OF LOTS 272 AND 271 AND THE MOST NORTHEASTERLY CORNER OF LOT 265 OF SAID SUBDIVISION. SUBJECT PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 265 OF THE CEDAR POINT AT SUMMIT RIDGE AMENDED PLAT "C" AS FOUND IN THE UTAH COUNTY RECORDER'S OFFICE MAP NO. 11782 SAID POINT LIES 198.49 FEET WEST AND 23.94 FEET NORTH OF A FOUND REBAR AND CAP MARKED "LEI" MARKING THE MOST NORTHEASTERLY CORNER OF LOT 264 OF SAID SUBDIVISION, SAID NORTHEASTERLY CORNER OF SAID LOT 265 ALSO LIES 869.22 FEET S 88° 46' 01" E ALONG THE SECTION LINE (BY RECORD S 88° 45' 52" E) AND 911.97 FEET SOUTH OF THE FOUND 2021 UTAH COUNTY BRASS CAP MARKING THE NORTHWEST CORNER OF SECTION 15 TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE ALONG THE EASTERLY LINE OF SAID LOT 265 AS MARKED BY TWO FOUND WASHER AND NAILS IN THE CURB MARKING THE SAID LINE S 15° 47' 22" W (BY RECORD N 15° 47' 00" E) 158.42 FEET TO THE SOUTHERLY LINE OF SAID SUBDIVISION AND THE NORTHERLY 96 FOOT RIGHT OF WAY LINE OF SUMMIT RIDGE PARKWAY AND TO A POINT OF CURVATURE, NORTHERLY 341.05 FEET ALONG THE ARC OF A 852.00 RADIUS CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF 22° 56' 06" (NOTE: CHORD BEARS N 51° 00' 55" W 338.77 FEET) TO THE SOUTHWESTERLY CORNER OF LOT 266; THENCE ALONG SAID LOT 266 THE FOLLOWING (2) TWO COURSES (1) N 50° 27' 02" E 148.81 FEET (BY RECORD N 50° 26' 40" E) BETWEEN TWO FOUND WASHER AND NAILS IN THE CURB TO THE SOUTHERLY 60 FOOT RIGHT-OF-WAY LINE OF CEDAR PASS DRIVE, (2) S 45° 51' 59" E 184.49 FEET (BY RECORD S 45° 52' 21" E) ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT OF CURVATURE, SOUTHERLY 65.89 FEET ALONG THE ARC OF A 100 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 37° 44' 58" (NOTE: CHORD BEARS S 64° 44' 26" E FOR 64.70 FEET) TO A POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 44,471 SQUARE FEET OR 1.021 ACRES OF LAND.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, WE, THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS CEDAR POINT AT SUMMIT RIDGE PLAT "F", AND DO HEREBY DEDICATE, GRANT AND CONVEY TO SANTAQUIN CITY, UTAH: (1) ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; (2) THOSE CERTAIN PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE; AND (3) THOSE PARCELS DESIGNATED AS PUBLIC OPEN SPACE, PARKS, TRAIL OR EASEMENTS, OR OF SIMILAR DESIGNATION. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS. THIS ____ DAY OF _____, 2021.

ANTHONY BRYAN OLAYO
KYLE STEVEN OLAYO
PEGUY JACQUES, MANAGER
JACQUES CONSTRUCTION LLC

DATE
DATE
DATE

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, A.D. 2021, ANTHONY BRYAN OLAYO AND KYLE STEVEN OLAYO, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION NUMBER: _____ MY COMMISSION EXPIRES: _____

SIGNED (TO NOTARY PUBLIC COMMISSIONED IN UTAH) PRINTED FULL NAME OF NOTARY

LIMITED COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, A.D. 2021, PEGUY JACQUES, MANAGER OF JACQUES CONSTRUCTION LLC, THE SIGNER OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION NUMBER: _____ MY COMMISSION EXPIRES: _____

SIGNED (TO NOTARY PUBLIC COMMISSIONED IN UTAH) PRINTED FULL NAME OF NOTARY

PLANNING COMMISSION APPROVAL

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

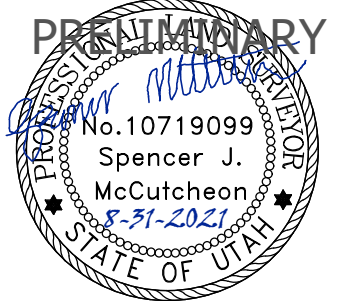
DIRECTOR-SECRETARY CHAIRMAN, PLANNING COMMISSION

CEDAR POINT AT SUMMIT RIDGE PLAT "F"

A RESIDENTIAL SUBDIVISION LOCATED WITHIN THE SW¼ OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.
INCLUDES AN AMENDMENT OF LOTS 266 AND 265 OF THE CEDAR POINT AT SUMMIT RIDGE PLAT "C" AMENDED

RECORDER SEAL ENGINEER SEAL SURVEYOR SEAL

UTAH COUNTY RECORDING CERTIFICATE

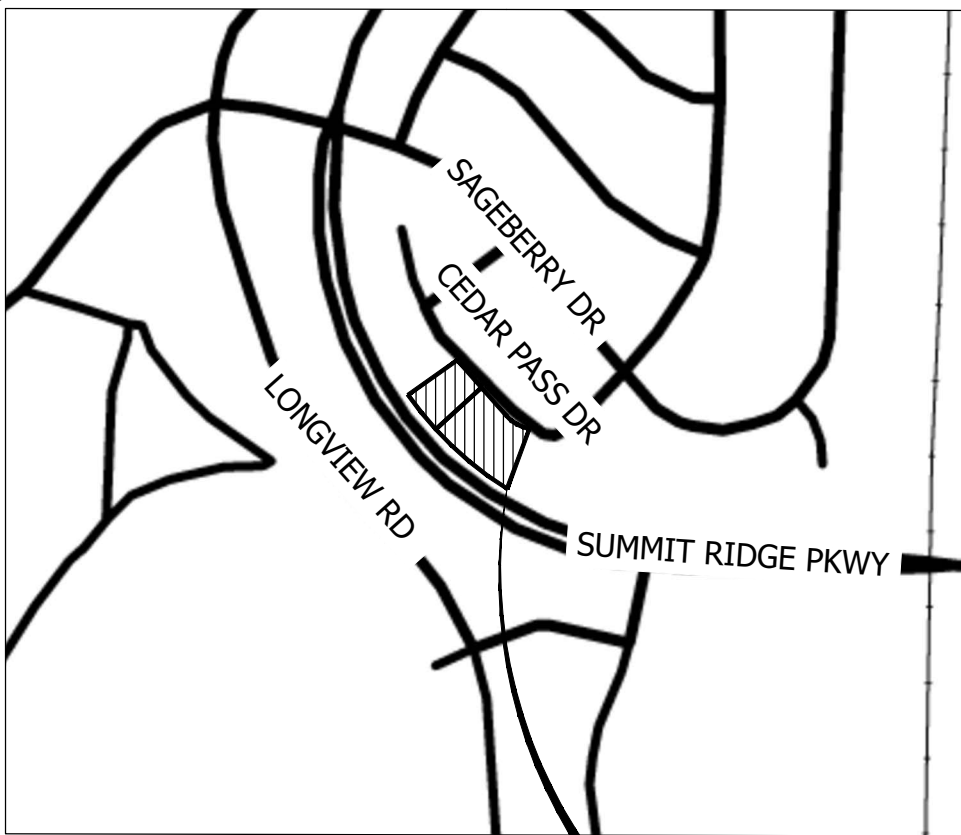


TYPICAL SETBACKS

SCALE: 1" = 50'



APPEX Engineering, Inc.
661 N. Main St., Spanish Fork, UT



PROJECT
LOCATION

NORTH

VICINITY MAP

SCALE: N.T.S.

SHEET INDEX

- C-1
- C-2
- C-3
- C-4
- D-1
- COVER SHEET
- DEMOLITION PLAN
- UTILITY PLAN
- GRADING AND DRAINAGE PLAN
- DETAIL SHEET

DENSITY TABLE	
ZONING CLASSIFICATION	PC
TOTAL ACREAGE	0.67 AC
UNITS PER ACRE	2.94 AC

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	341.05	852.00	22.93	338.77	N51° 00' 55"W
C2	65.89	100.00	37.75	64.70	S64° 44' 26"E
C3	115.40	852.00	7.76	115.32	N58° 36' 10"W
C4	115.40	852.00	7.76	115.32	N50° 50' 31"W
C5	110.24	852.00	7.41	110.16	N43° 15' 12"W

NORTH

COVER SHEET

SCALE: 1" = 30'

0

30

60



CEDAR POINT AT SUMMIT RIDGE

PEGUY JACQUES
SANTAQUIN, UTAH

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.



REVISIONS	
DATE	BY



CEDAR POINT AT SUMMIT RIDGE
COVER SHEET


DATE: 9-21-2021

LOCATION: SANTAQUIN, UTAH

FOR: PEGUY JACQUES

DRAWING: C-1





DEMOLITION PLAN

SCALE: 1" = 20'

0

20

40



APEX
Engineering, Inc.
661 N. Main St., Spanish Fork, UT

REVISIONS	
DATE	REMARKS



Richard A.
Hatfield
9-21-2021
2774512
STATE OF UTAH

CEDAR POINT AT SUMMIT RIDGE
DEMOLITION PLAN

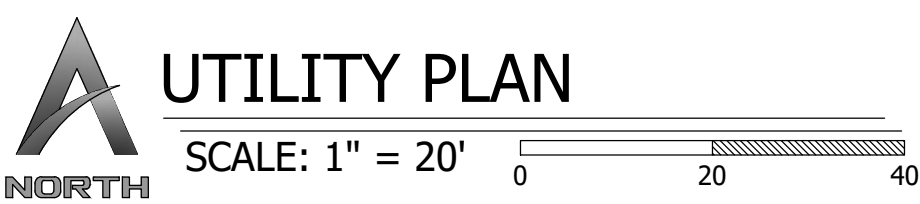
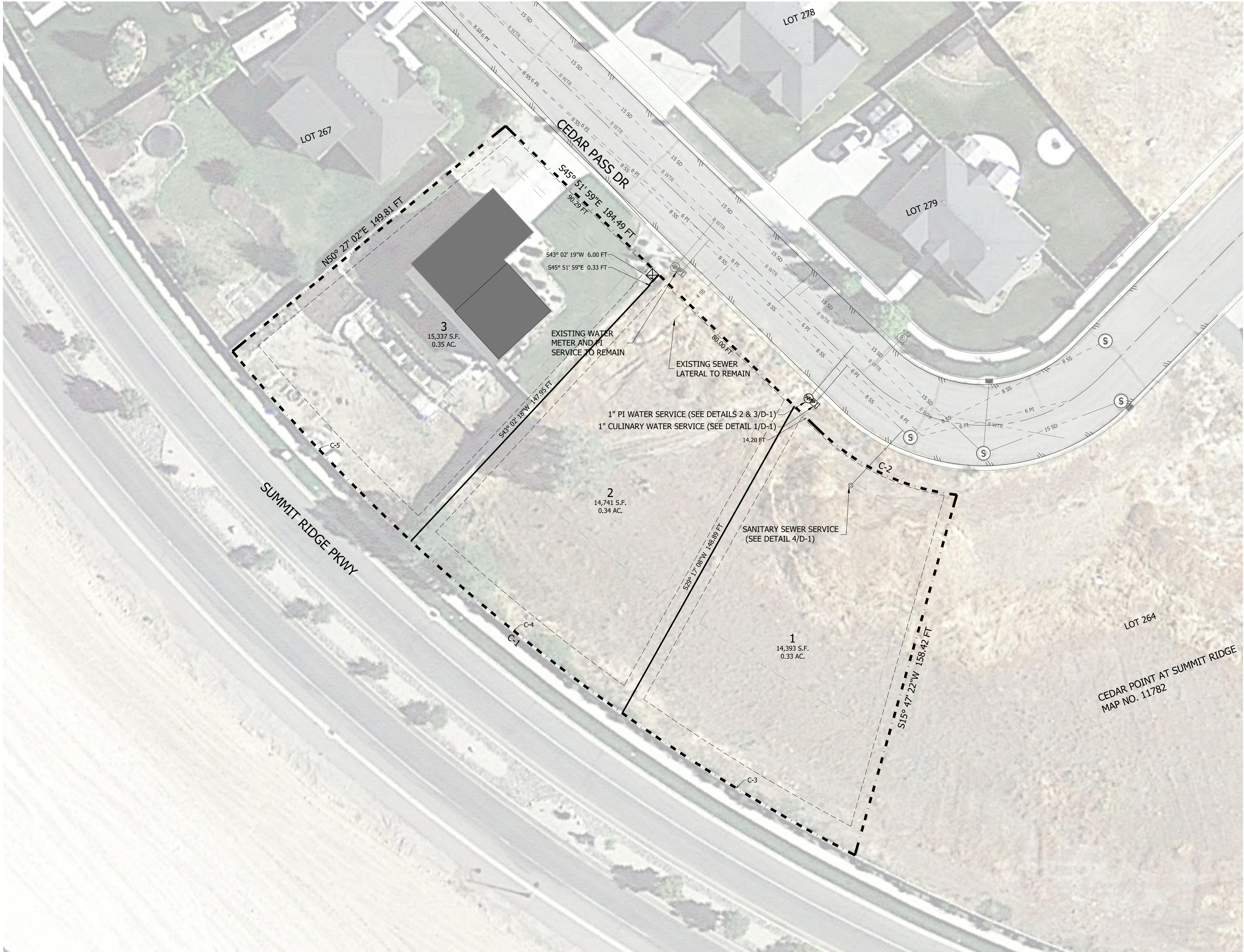
FOR: PEGUY JACQUES

LOCATION: SANTAQUIN, UTAH

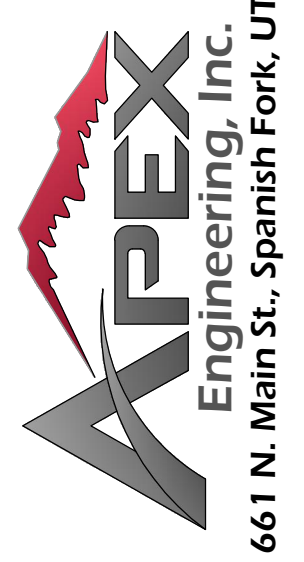
DATE: 9-21-2021

C-2

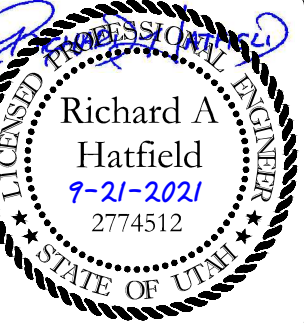
19



NOTE: T-PATCH IS REQUIRED FOR ALL UTILITY TRENCHES. ROAD CUT FEES WILL BE APPLICABLE.



REVISIONS	
DATE	REMARKS



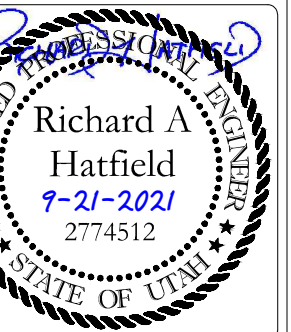
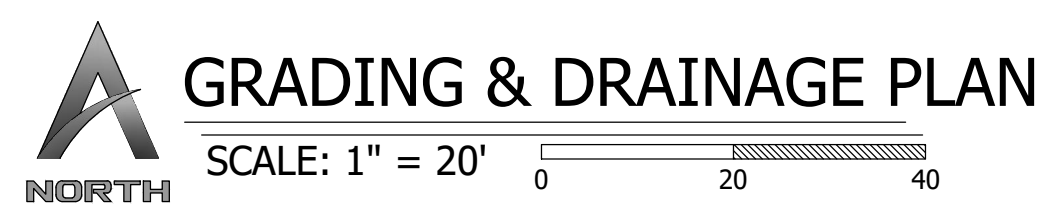
CEDAR POINT AT SUMMIT RIDGE
UTILITY PLAN

FOR: PEGUY JACQUES

LOCATION: SANTAQUIN, UTAH

DATE: 9-21-2021

DRAWING: C-3



CEDAR POINT AT SUMMIT RIDGE
GRADING & DRAINAGE PLAN

FOR: <i>PECUY JACQUES</i>	LOCATION: <i>SANTAQUIN, UTAH</i>	DATE: <i>9-21-2021</i>
---------------------------	----------------------------------	------------------------

C-4



Professional Engineer
Richard A Hatfield
9-21-2021
2774512
LICENSED PROFESSIONAL ENGINEER
STATE OF UTAH

DRAWING:
D-1

MEMO



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: September 24, 2021

RE: **Santaquin Dentistry and Canyon Creek Orthodontics Additional Sign Request**

Santaquin Dentistry and Canyon Creek Orthodontics will be located in Ridley's Pad Site C building and will occupy the west portion of the building. The applicant submitted a sign permit on September 10, 2021 and is proposing four signs. There will be four signs, two on the front (south elevation) and two on the rear (north elevation) of the building. If there is a sign on the rear of the building, Planning Commission approval is needed. The rear of the building on Ridley's Pad Site C is the elevation facing the parking lot. The front of the building is considered the elevation facing Main Street.

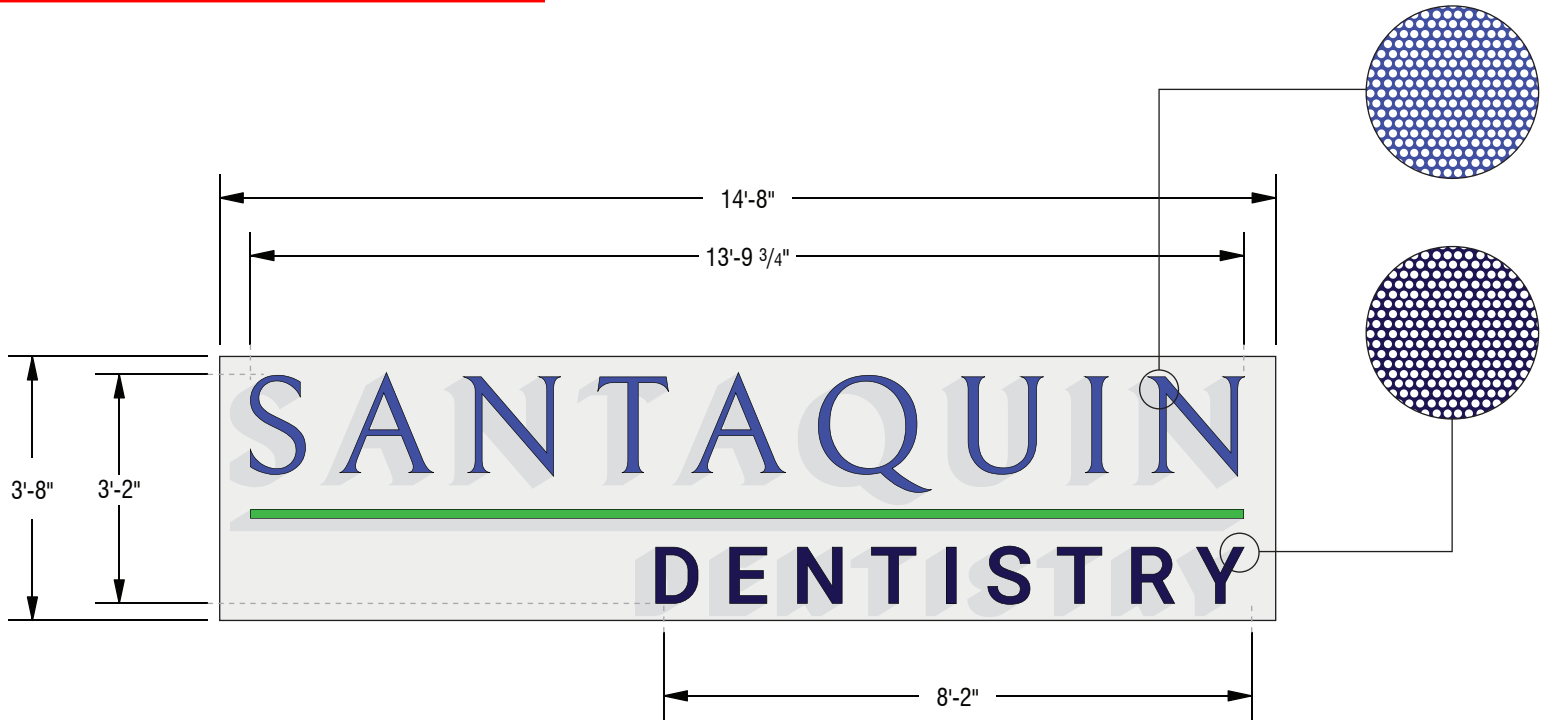
Santaquin City Code 11.44.080.E.5 says, "Wall Specified: Buildings or businesses with exposure on the side(s) and front may choose which wall to mount their sign upon. Signs are allowed on the rear of the building with planning commission approval.

The proposed signs meet all requirements found in SCC 10.44.080.E.2. The proposed signs are not considered cabinet signs. The letters are all individually lite and attached to the background. The background will not be lite. The signs also meet all area requirements for the primary and secondary walls.

Recommended Motion: "Motion to approve or deny the proposed Santaquin Dentistry Signs.

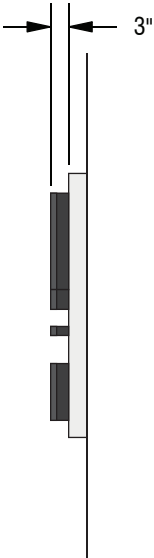
Attachments:

1. Proposed Sign Plans



FRONT ILLUMINATED CHANNEL LETTERS

- FACES**
- .1875" Acrylite White Acrylic
 - 1st Surface Applied Vinyl
 - Gerber High Performance Translucent Vivid Green (230-156 ■)
 - High Performance Printed Perforated Vinyl (■)
 - High Performance Printed Perforated Vinyl (■)
- TRIMCAP**
- 1" Jewelite Black Trimcap
- RETURNS**
- 3" Deep - .040 Aluminum
 - Pre-Painted; Alliance Metals Raven Black
- BACKS**
- .040 Aluminum Backs
- ILLUMINATION**
- White LED
 - Samsung 9000K
- INSTALLATION**
- Lettering Mounted to 3" Aluminum Raceway
 - Painted; Satin Finish (Napa 42075 ■)



A Project Detail

SCALE 3/8" = 1'0"

Qty: 2 / ☒ Install

43.70

B Side Detail

SCALE 3/8" = 1'0"



SQUARE FOOTAGE BREAKDOWN

Total Building sf: 1,554.43 sq. ft.

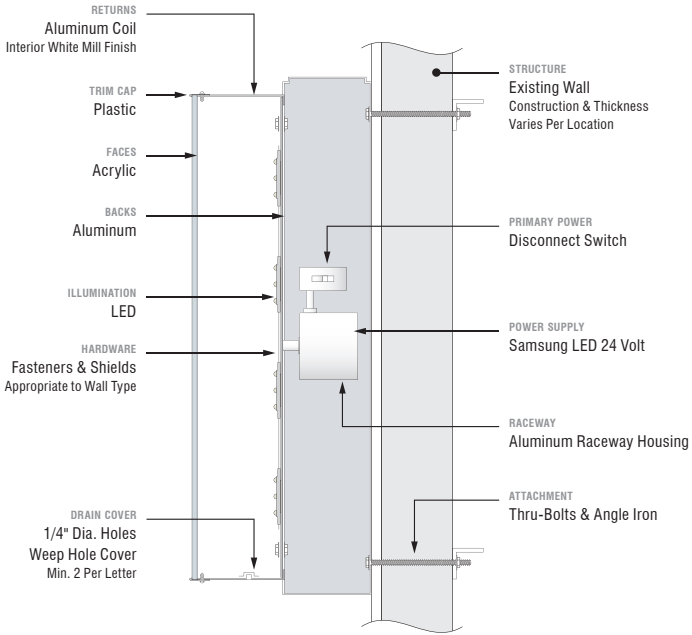
15% = 233.16 sq. ft.

Proposed Signage:

Santaquin = 43.70 sq. ft.

Canyon = 33.38 sq. ft.

Total = 77.02






C South Elevation View

SCALE 1/8" = 1'0"

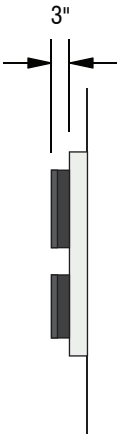
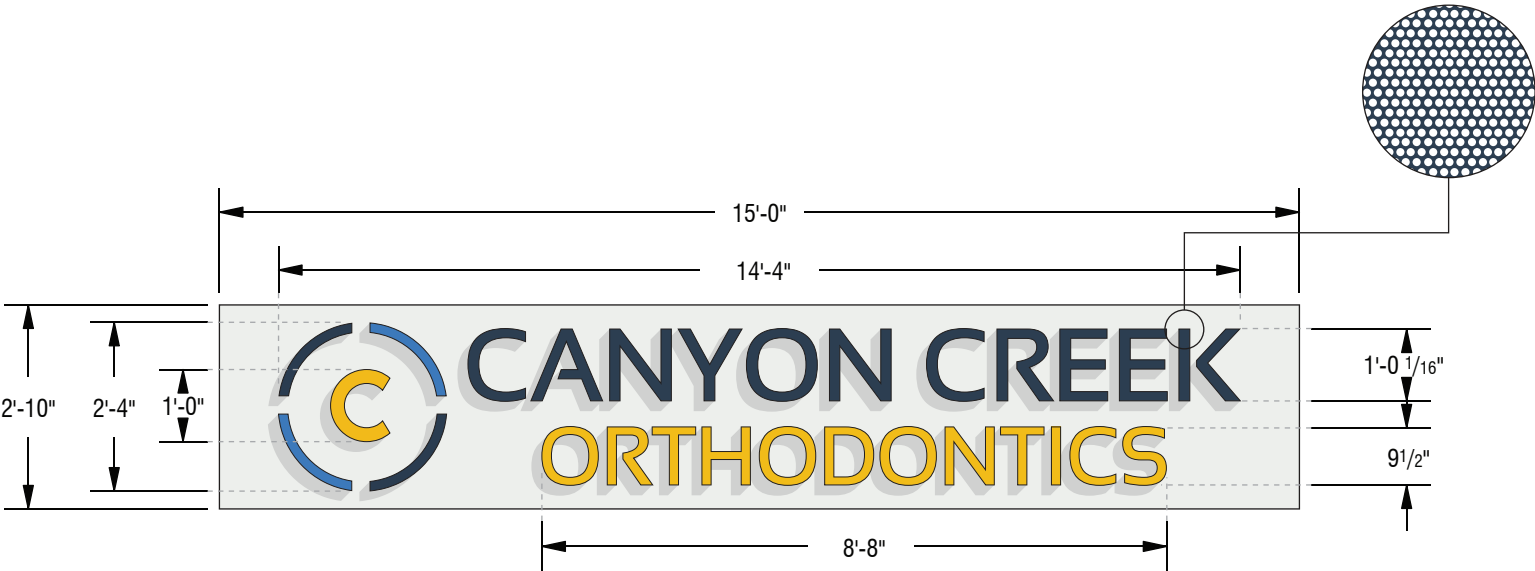
D Section Detail - Typical

NTS

	UL LABEL PLACEMENT	WALL SIGNS	FIRST LETTER/CHARACTER: PLACE LABEL ON THE LEFT RETURN. FOLLOWING LETTERS/CHARACTERS: PLACE LABEL ON TOP OR IN A DISCREET PLACE SO THEY ARE NOT SEEN FROM PEDESTRIAN VIEW. ALL LABELS TO BE CENTERED AND STRAIGHT.			FILE PATH: NEW JOBSD / COMPANY NAME / DESIGN / DESIGN NUMBER					
	ALL ELECTRICAL COMPONENTS TO BE U.L. LISTED, APPROVED AND MARKED PER N.E.C. 600-4. Inspected and labeled in accordance with UL Standards using UL listed parts and methods of installation in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.	APPROVED	CLIENT SIGNATURE		DATE		COMPANY	Santaquin Dentistry		DESIGN #	SD S CL 003-21
							ADDRESS	400 East Main Street		DATE	09/21/21
		APPROVED	LANDLORD SIGNATURE		DATE		CITY STATE	Santaquin, Utah 84655		SHEET	<div>24</div>
							CUSTOMER			SR	
Volts Req'd: <u>120V</u> Total Amps: <u>20.0</u> Circuits Req'd: <u>1</u>		Primaries and final connection to sign by certified electrician. Client to provide primary electric feed to within 6 feet of sign location.									

FRONT ILLUMINATED CHANNEL LETTERS

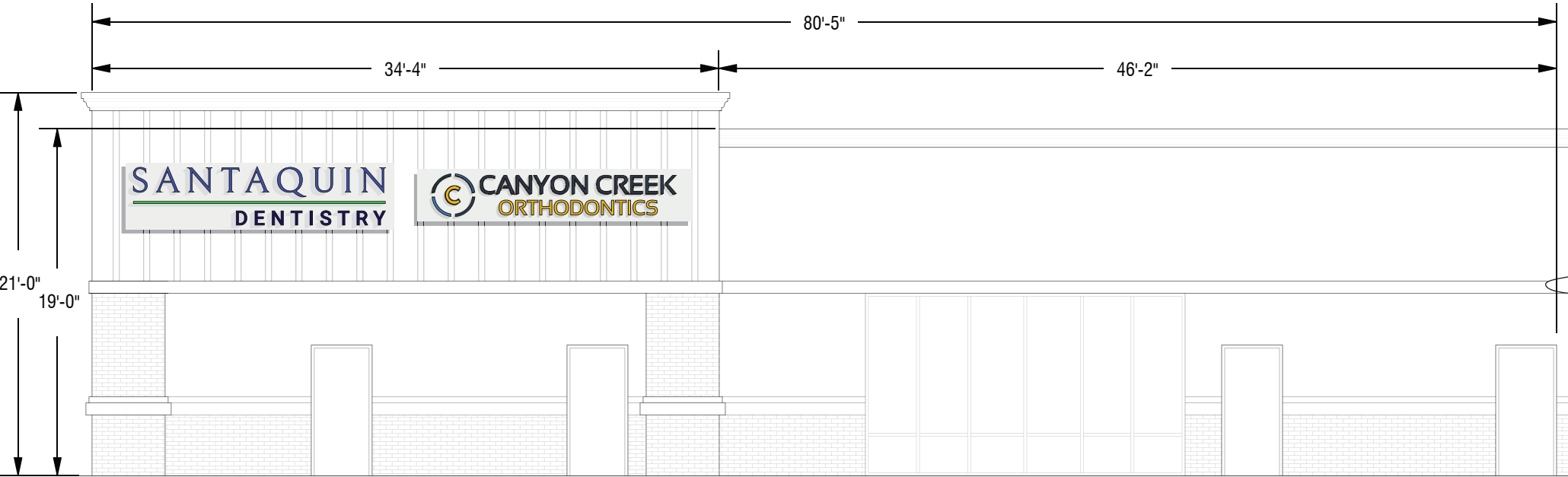
- FACES**
.1875" Acrylite White Acrylic
1st Surface Applied Plotted Vinyl
Gerber High Performance Translucent Olympic Blue (230-57 ■)
Gerber High Performance Translucent Mango (230-125 ■)
High Performance Printed Perforated Vinyl (■)
- TRIMCAP**
1" Jewelite Black Trimcap
- RETURNS**
3" Deep - .040 Aluminum
Pre-Painted; Alliance Metals Raven Black
- BACKS**
.040 Aluminum Backs
- ILLUMINATION**
White LED
Samsung 9000K
- INSTALLATION**
Lettering Mounted to 3" Aluminum Raceway
Painted; Satin Finish (Napa 42075 ■)



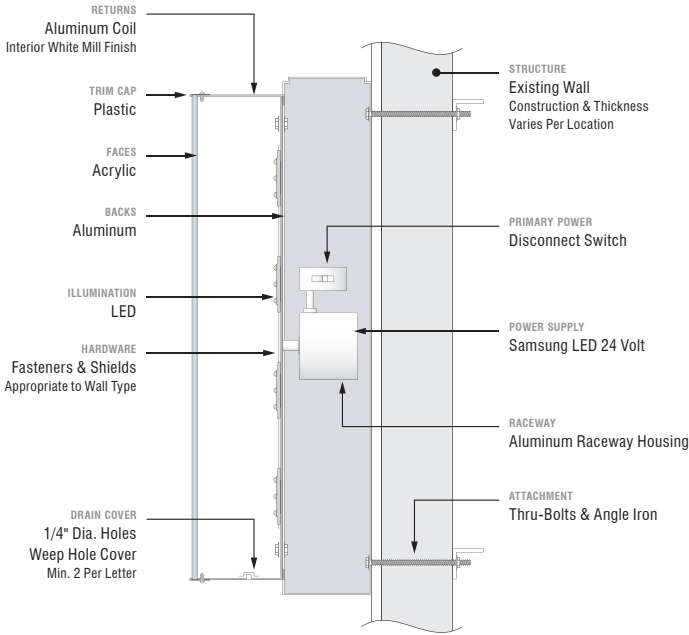
A Project Detail
SCALE 3/8" = 1'0"

Qty: 2 / ☉ Install
33.08 ☒

B Side Detail
SCALE 3/8" = 1'0"





SQUARE FOOTAGE BREAKDOWN
Total Building sf: 1,554.43 sq. ft.
15% = 233.16 sq. ft.
Proposed Signage:
Santaquin = 43.70 sq. ft.
Canyon = 33.38 sq. ft.
Total = 77.02



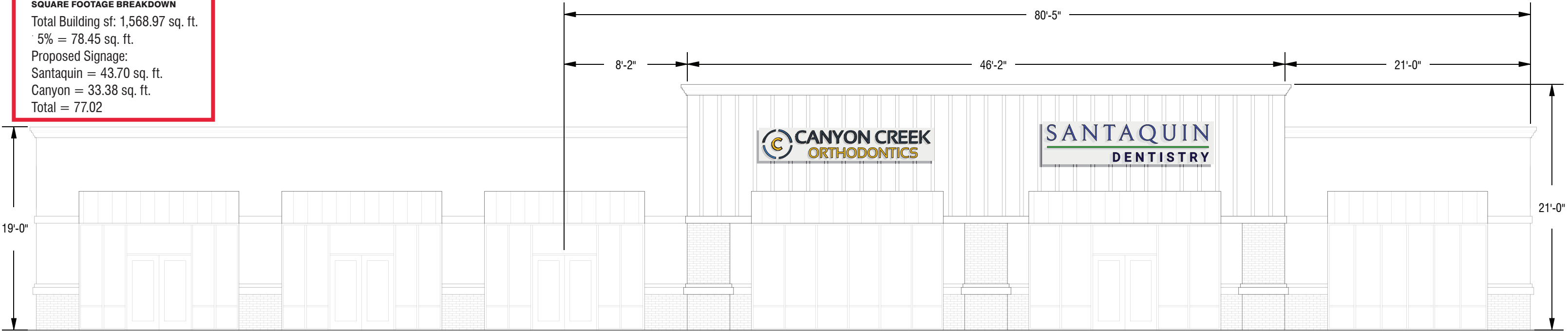
C South Elevation View
SCALE 1/8" = 1'0"

D Section Detail - Typical
NTS






		UL LABEL PLACEMENT		WALL SIGNS		FIRST LETTER/CHARACTER: PLACE LABEL ON THE LEFT RETURN. FOLLOWING LETTERS/CHARACTERS: PLACE LABEL ON TOP OR IN A DISCREET PLACE SO THEY ARE NOT SEEN FROM PEDESTRIAN VIEW. ALL LABELS TO BE CENTERED AND STRAIGHT.				FILE PATH: NEW JOBSD / COMPANY NAME / DESIGN / DESIGN NUMBER											
		ALL ELECTRICAL COMPONENTS TO BE U.L. LISTED, APPROVED AND MARKED PER N.E.C. 600-4. Inspected and labeled in accordance with UL Standards using UL listed parts and methods of installation in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.						APPROVED		CLIENT SIGNATURE		DATE		COMPANY		Santaquin Dentistry		DESIGN #		SD S CL 003-21	
														ADDRESS		400 East Main Street		DATE		09/21/21	
										LANDLORD SIGNATURE		DATE		CITY STATE		Santaquin, Utah 84655		SHEET		25	
								Volts Req'd: <u>120V</u> Total Amps: <u>20.0</u> Circuits Req'd: <u>1</u>						Primaries and final connection to sign by certified electrician. Client to provide primary electric feed to within 6 feet of sign location.						CUSTOMER	

SQUARE FOOTAGE BREAKDOWN

Total Building sf: 1,568.97 sq. ft.
5% = 78.45 sq. ft.
Proposed Signage:
Santaquin = 43.70 sq. ft.
Canyon = 33.38 sq. ft.
Total = 77.02



E North Elevation View
SCALE 1/8" = 1'0"

	UL LABEL PLACEMENT	WALL SIGNS	FIRST LETTER/CHARACTER: PLACE LABEL ON THE LEFT RETURN. FOLLOWING LETTERS/CHARACTERS: PLACE LABEL ON TOP OR IN A DISCREET PLACE SO THEY ARE NOT SEEN FROM PEDESTRIAN VIEW. ALL LABELS TO BE CENTERED AND STRAIGHT.			FILE PATH: NEW JOBSD / COMPANY NAME / DESIGN / DESIGN NUMBER					
	ALL ELECTRICAL COMPONENTS TO BE U.L. LISTED, APPROVED AND MARKED PER N.E.C. 600-4. Inspected and labeled in accordance with UL Standards using UL listed parts and methods of installation in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.		APPROVED	CLIENT SIGNATURE	DATE	COMPANY	Santaquin Dentistry		DESIGN #	SD S CL 003-21	
						ADDRESS	400 East Main Street		DATE	09/21/21	
			APPROVED	LANDLORD SIGNATURE	DATE	CITY STATE	Santaquin, Utah 84655		SHEET		
Volts Req'd: <u>120V</u> Total Amps: <u>20.0</u> Circuits Req'd: <u>1</u>			Primaries and final connection to sign by certified electrician. Client to provide primary electric feed to within 6 feet of sign location.			CUSTOMER			SR	Zane Latimer	801.7
											

MEMO



To: Planning Commission
 From: Ryan Harris, Staff Planner
 Date: September 24, 2021
 RE: **Little Caesars Additional Sign Request**

Little Ceasers will be located in the Ridley's Pad Site C building and will occupy the east portion of the building. The applicant submitted a sign permit on September 8, 2021 and is proposing three signs. It is proposed that one sign be on each of the three sides of the building. If it is proposed that signs be on more than 2 sides of the building, Planning Commission approval is needed.

Santaquin City Code 10.44.080.E.6 says, "Multiple Walls: A sign on a third and fourth wall must be approved by the planning commission using the criteria as listed in paragraph E.2."

Santaquin City Code 10.44.080.E.2 says, "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:

1. 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.
2. 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 square footage 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 additional sign if the planning commission 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."

If there is a sign on the back of the building, Planning Commission approval is needed. The back of the building on Ridley's Pad Site C is the elevation facing the parking lot. The front of the building is considered the elevation facing Main Street.

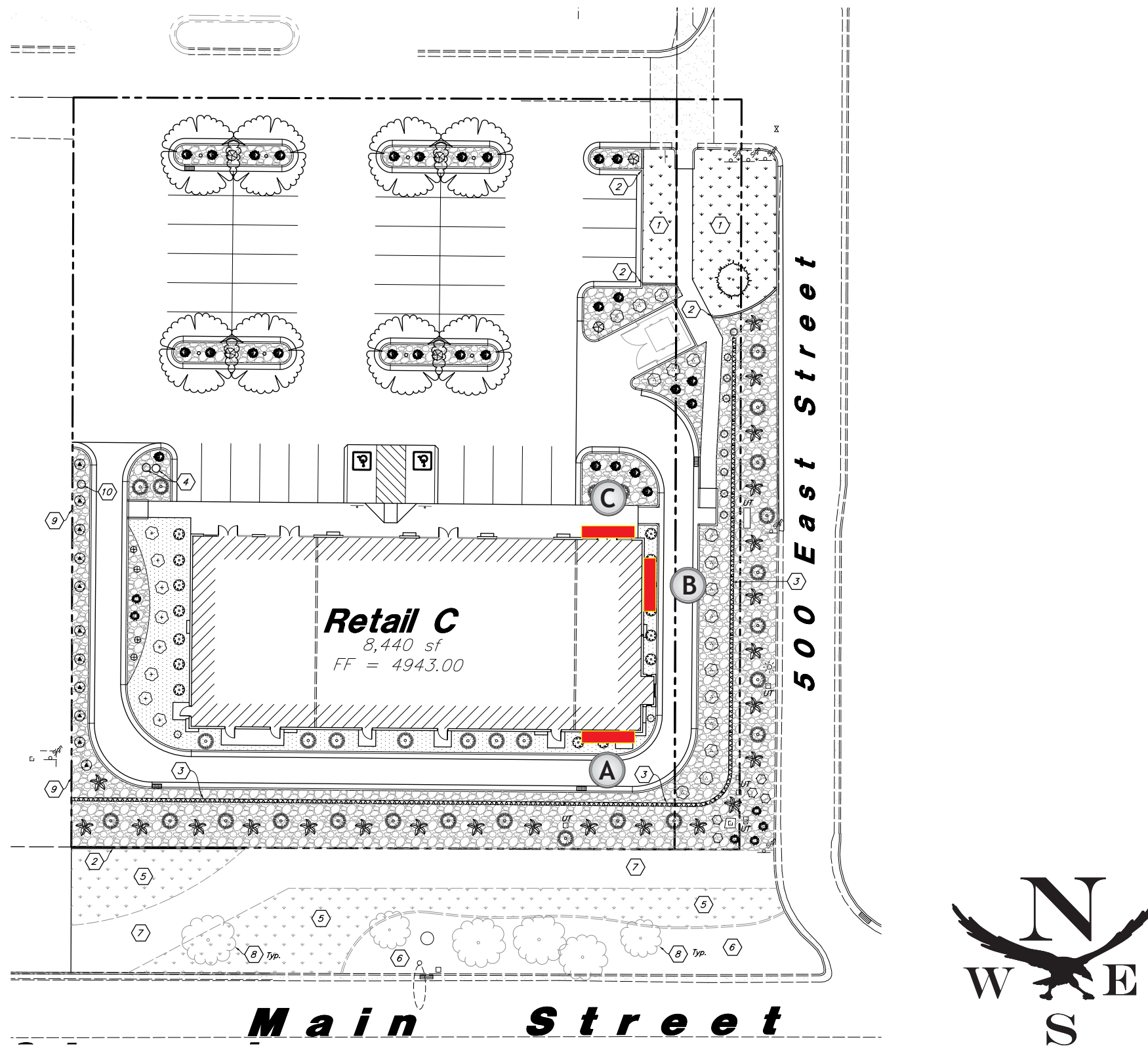
Santaquin City Code 11.44.080.E.5 says, “Wall Specified: Buildings or businesses with exposure on the side(s) and front may choose which wall to mount their sign upon. Signs are allowed on the rear of the building with planning commission approval.

The proposed signs meet all requirements found in SCC 10.44.080.E.2. The signs are not considered cabinet signs and the signs also meet all area requirements for the primary and secondary walls.

Recommended Motion: “Motion to approve or deny the proposed Little Caesars Signs.

Attachments:

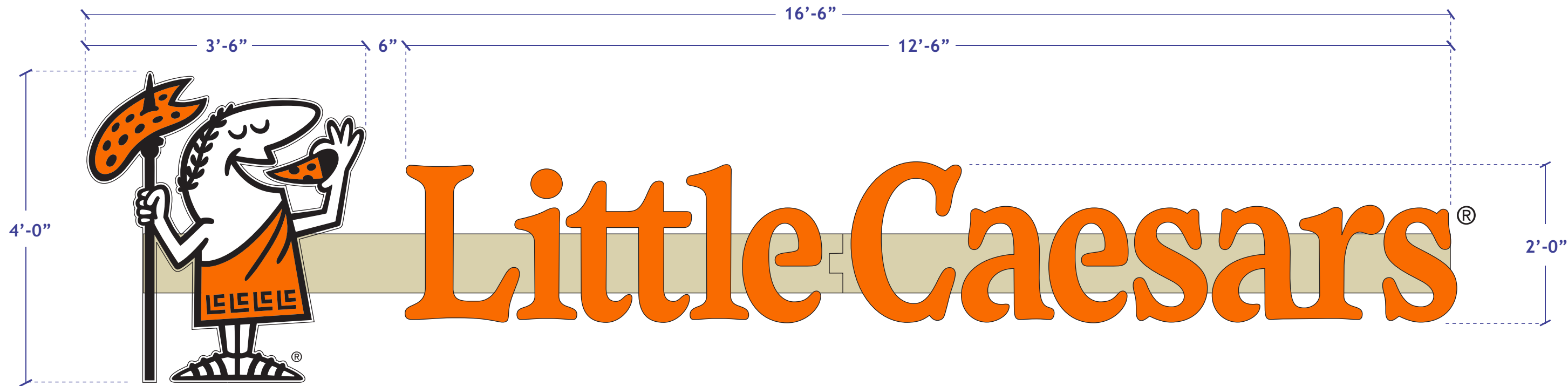
1. Proposed Sign Plans



 SITE PLAN
SIGN PLACEMENTS

[illegible]

CITY STAMP:



LED ILLUMINATED CHANNEL LETTERS

One set required

Scale: 3/4" = 1'-0"

1. Dedicated Electrical Circuit (Provided by Others)
2. 5" Deep Channel Letter Returns - Matte Black
3. 3/16" 3728 white acrylic with 2119 orange acrylic infill and 7725-12 black vinyl overlays where required for logo
3/16" 2119 orange acrylic for letters
4. Sloan Prism White LED modules and Sloan Prism Orange
5. 3/8" Toggle Bolt Through 1/4" Aluminum Flat Bar
6. #12 x 1" Sheet Metal Screw (Minimum 4 Per Letter)
7. Emergency Disconnect Switch
8. UL listed 12V LED power Supply
9. Low Voltage LED Wire to Power Supply
10. Aluminum Raceway
11. 1" Black Jewelite Trimcap
12. 1/4" weep hole for water drainage
13. Finished Building Surface and Structure

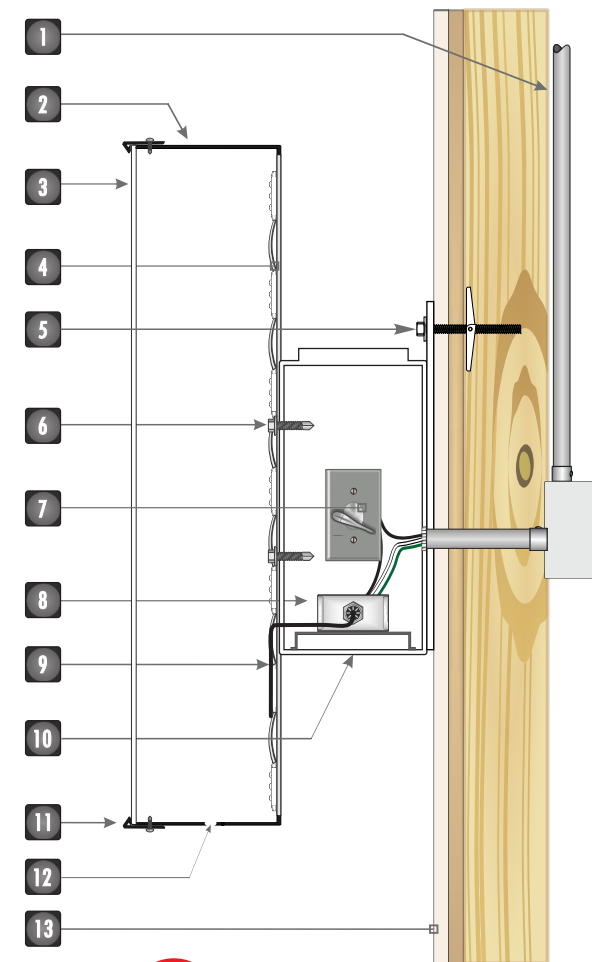
CIRCUIT IS ON MECHANICAL TIMECLOCK SUPPLIED BY ELECTRICIAN
CIRCUIT IS ON PHOTOCELL SUPPLIED BY ELECTRICIAN

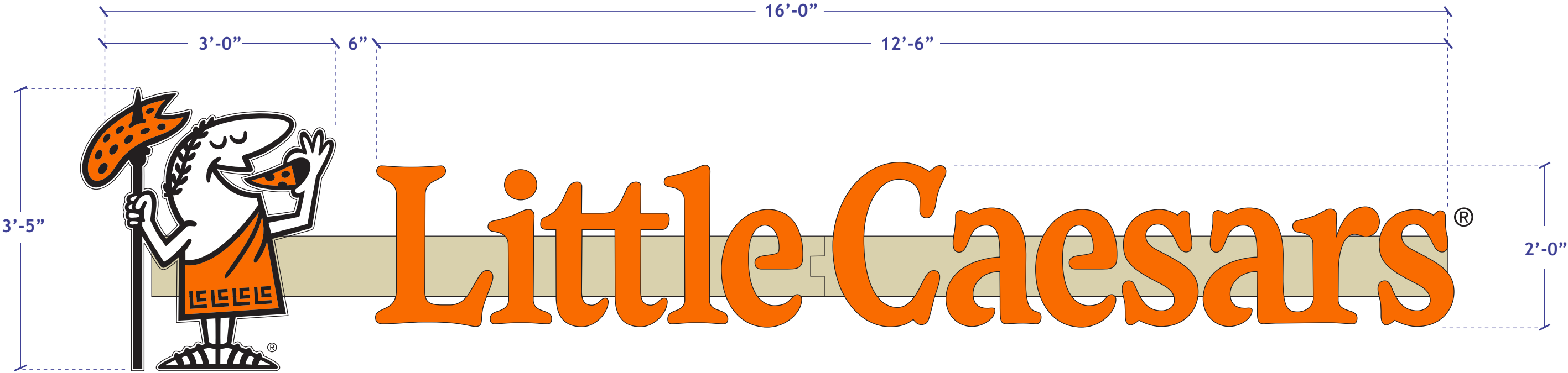
EXISTING LIGHTING CONTROLS ARE NRCC-LTS-01-E COMPLIANT
SIGN CONTRACTOR IS NOT RESPONSIBLE FOR PRIMARY POWER

ALL DIMENSIONS, ACCESS,
AND CONDITIONS TO BE
FIELD VERIFIED
PRIOR TO MANUFACTURE

NOTE
ONE 120v/20a DEDICATED SIGN CIRCUIT NEEDED
FOR SIGN. TENANT RESPONSIBLE FOR ALL POWER
NEEDS FOR SIGN. INSTALLER WILL ONLY WIRE

This sign is intended to be installed in accordance with the requirements
of Article 600 of the National Electrical Code and/or other applicable codes.





B

LED ILLUMINATED CHANNEL LETTERS

One set required

Scale: 1" = 1'-0"

1. Dedicated Electrical Circuit (Provided by Others)
2. 5" Deep Channel Letter Returns - Matte Black
3. 3/16" 3728 white acrylic with 2119 orange acrylic infill and 7725-12 black vinyl overlays where required for logo
3/16" 2119 orange acrylic for letters
4. Sloan Prism White LED modules and Sloan Prism Orange
5. 3/8" Toggle Bolt Through 1/4" Aluminum Flat Bar
6. #12 x 1" Sheet Metal Screw (Minimum 4 Per Letter)
7. Emergency Disconnect Switch
8. UL listed 12V LED power Supply
9. Low Voltage LED Wire to Power Supply
10. Aluminum Raceway
11. 1" Black Jewelite Trimcap
12. 1/4" weep hole for water drainage
13. Finished Building Surface and Structure

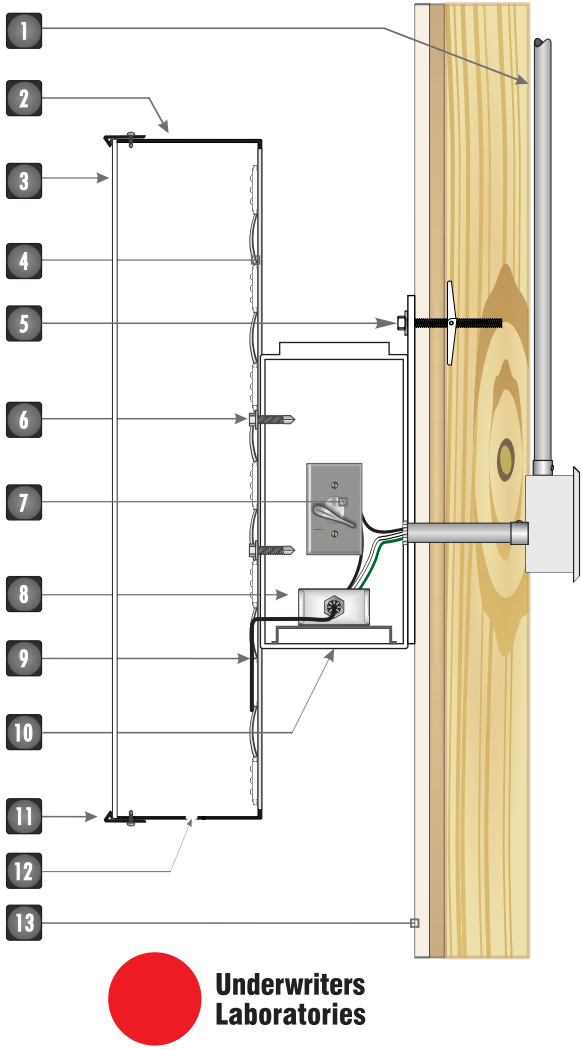
CIRCUIT IS ON MECHANICAL TIMECLOCK SUPPLIED BY ELECTRICIAN
CIRCUIT IS ON PHOTOCELL SUPPLIED BY ELECTRICIAN

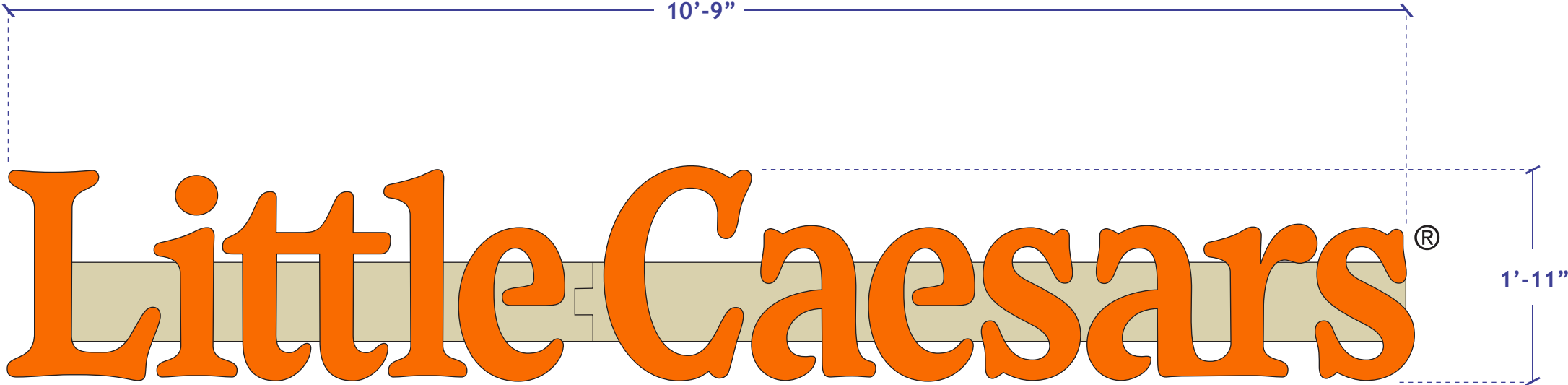
EXISTING LIGHTING CONTROLS ARE NRCC-LTS-01-E COMPLIANT
SIGN CONTRACTOR IS NOT RESPONSIBLE FOR PRIMARY POWER

ALL DIMENSIONS, ACCESS,
AND CONDITIONS TO BE
FIELD VERIFIED
PRIOR TO MANUFACTURE

NOTE
ONE 120v/20a DEDICATED SIGN CIRCUIT NEEDED
FOR SIGN. TENANT RESPONSIBLE FOR ALL POWER
NEEDS FOR SIGN. INSTALLER WILL ONLY WIRE

This sign is intended to be installed in accordance with the requirements
of Article 600 of the National Electrical Code and/or other applicable codes.





LED ILLUMINATED CHANNEL LETTERS

One set required

Scale: 3/4" = 1'-0"

- 1. Dedicated Electrical Circuit (Provided by Others)
- 2. 5" Deep Channel Letter Returns - Matte Black
- 3. 3/16" 2119 orange acrylic for letters
- 4. Sloan Prism White LED modules and Sloan Prism Orange
- 5. 3/8" Toggle Bolt Through 1/4" Aluminum Flat Bar
- 6. #12 x 1" Sheet Metal Screw (Minimum 4 Per Letter)
- 7. Emergency Disconnect Switch
- 8. UL listed 12V LED power Supply
- 9. Low Voltage LED Wire to Power Supply
- 10. Aluminum Raceway
- 11. 1" Black Jewelite Trimcap
- 12. 1/4" weep hole for water drainage
- 13. Finished Building Surface and Structure

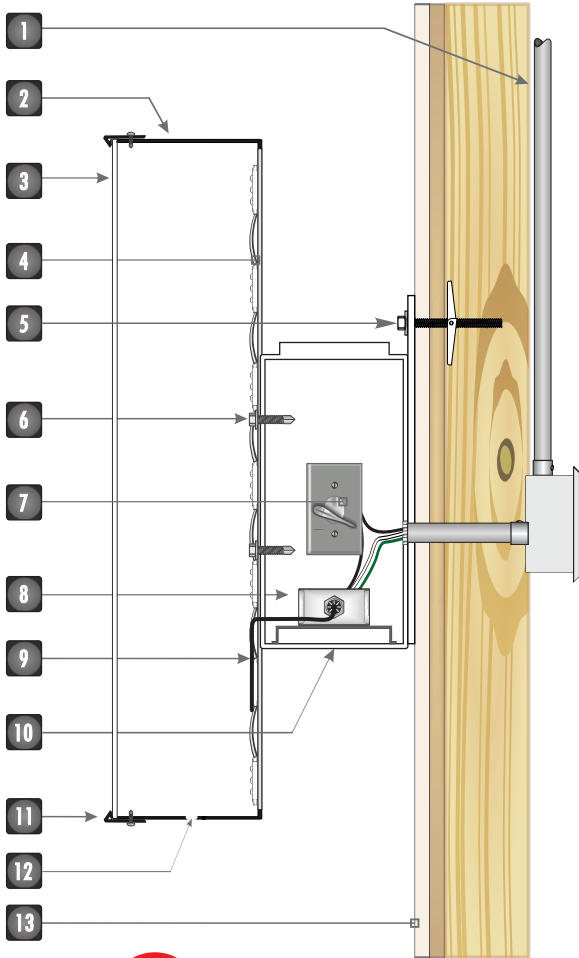
CIRCUIT IS ON MECHANICAL TIMECLOCK SUPPLIED BY ELECTRICIAN
CIRCUIT IS ON PHOTOCELL SUPPLIED BY ELECTRICIAN


EXISTING LIGHTING CONTROLS ARE NRCC-LTS-01-E COMPLIANT
SIGN CONTRACTOR IS NOT RESPONSIBLE FOR PRIMARY POWER

ALL DIMENSIONS, ACCESS,
AND CONDITIONS TO BE
FIELD VERIFIED
PRIOR TO MANUFACTURE

NOTE
ONE 120v/20a DEDICATED SIGN CIRCUIT NEEDED
FOR SIGN. TENANT RESPONSIBLE FOR ALL POWER
NEEDS FOR SIGN. INSTALLER WILL ONLY WIRE

This sign is intended to be installed in accordance with the requirements
of Article 600 of the National Electrical Code and/or other applicable codes.

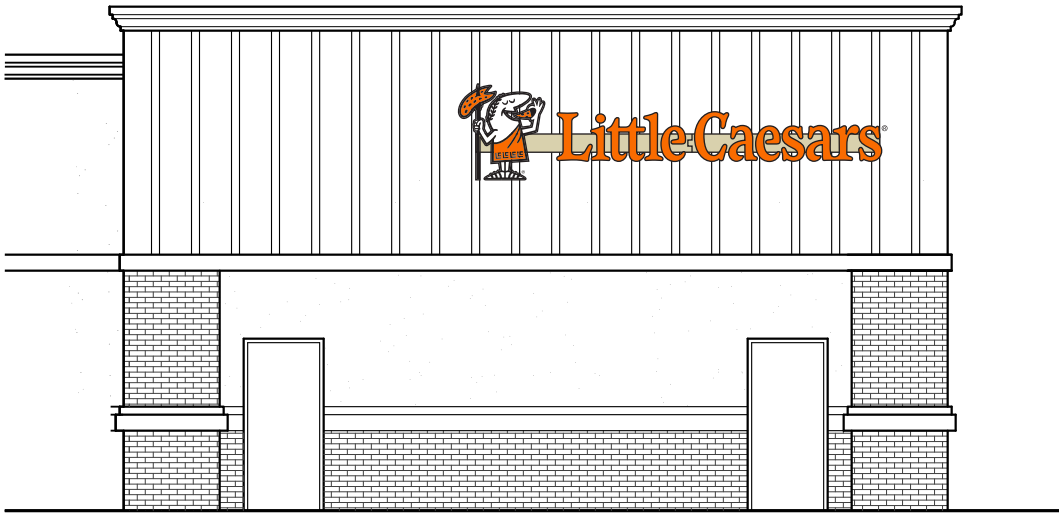


DATE: JUNE 30, 2021	PROJECT NAME: LITTLE CAESARS		This is an original unpublished drawing created by Eagle Signs. It is submitted for your personal use in conjunction with a project being planned for you by Eagle Signs, and shall not be reproduced, used by or disclosed to any firm or corporation for any purpose whatsoever without written permission.	FIRST REVISION	<input type="checkbox"/>	This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This Includes proper grounding and bonding of the sign.
SCALE: AS NOTED	ADDRESS:	NE CORNER OF MAIN ST & 500 EAST, PAD C		SECOND REVISION	<input type="checkbox"/>	
DRAWN BY: C. SMITH		SANTAQUIN, UT 98837		THIRD REVISION	<input type="checkbox"/>	
			<div> Underwriters Laboratories Inc. LISTED</div>			



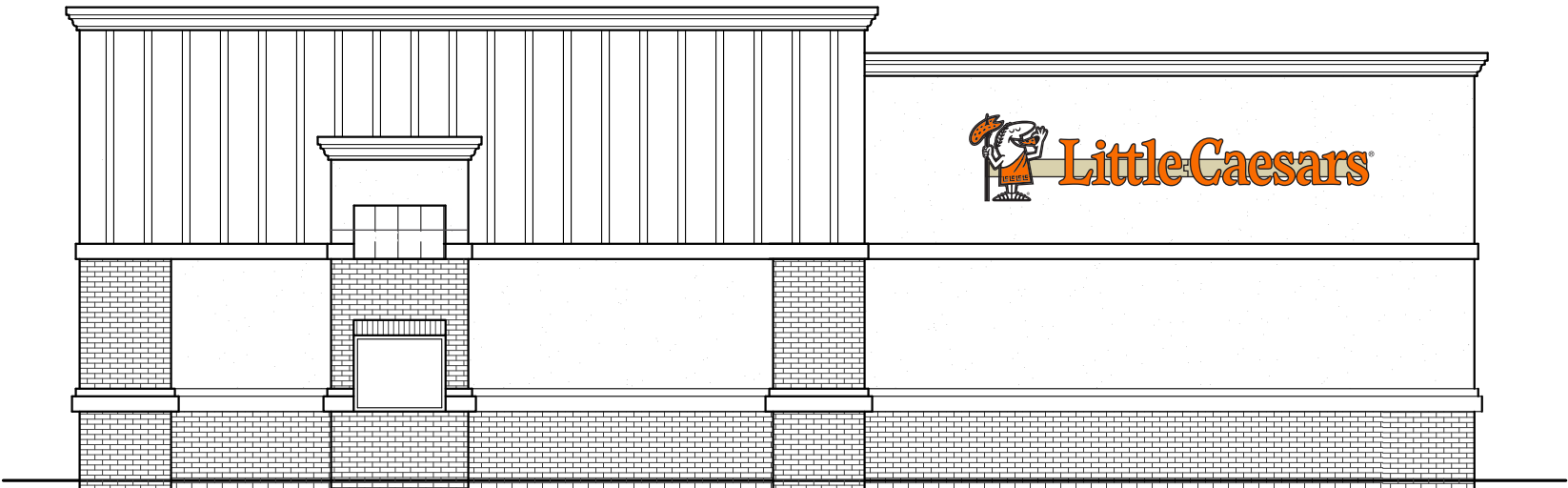
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

MEMO



To: Planning Commission
From: Ryan Harris, Staff Planner
Date: September 24, 2021
RE: **Removal of Park Strip in the Green Hollow Subdivision**

After some discussion with the developer at the September 14th Development Review Committee meeting, it has been requested that the Planning Commission consider whether it is best to waive the park strip requirement in the Green Hollow subdivision. The Planning Commission has the authority to waive the park strip requirement per Santaquin City Code 11.24.020.F. The code says, “Park Strips: Park strips shall be required on all streets, as determined within the roads master plan, unless otherwise determined by the planning commission, and shall be designed and installed according to the city construction standards”

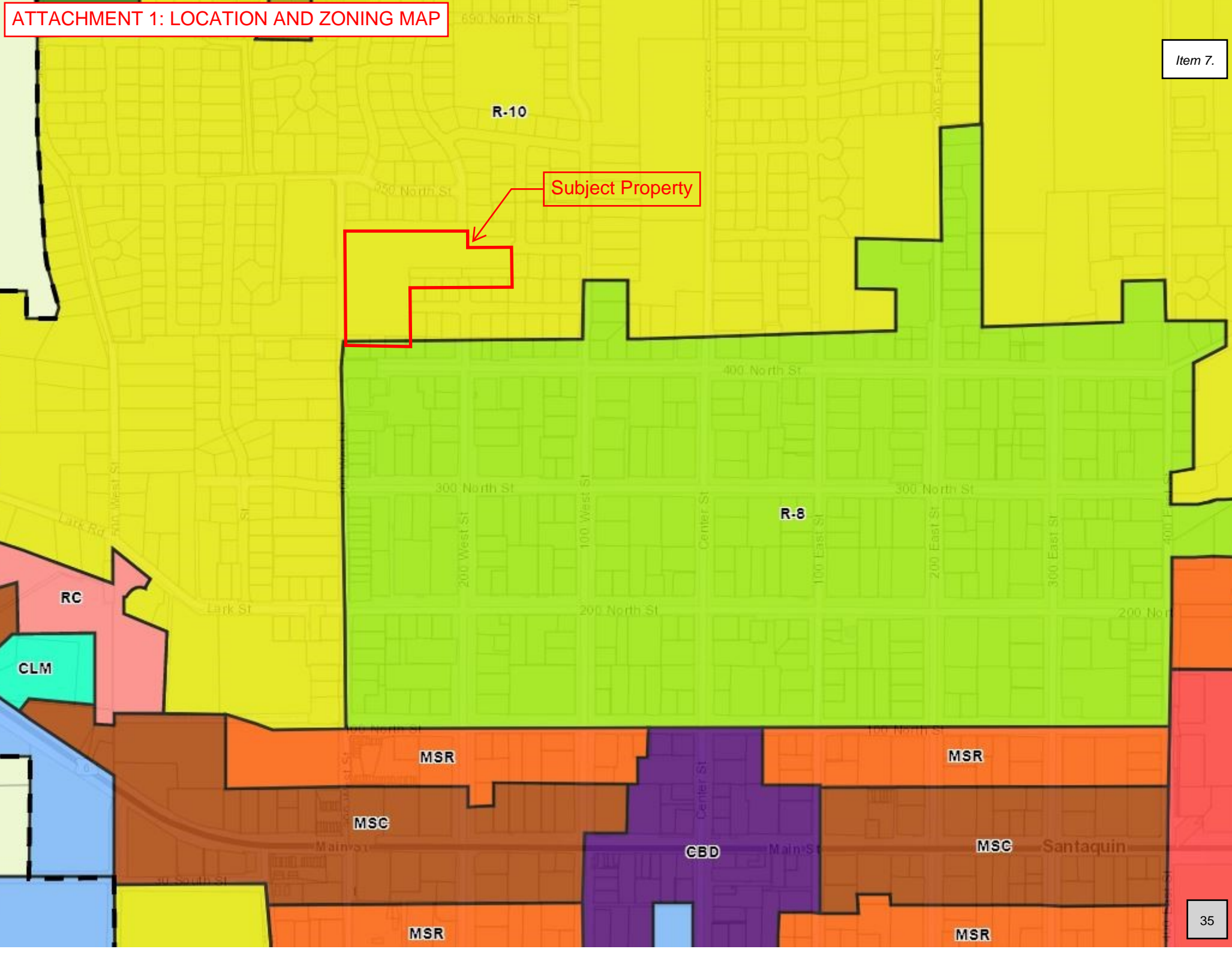
The Development Review Committee and developer discussed the road widths within the development and the surrounding roads that connect to the development. The proposed subdivision follows the standard road cross section, which includes park strips. However, when the roads connect to the proposed subdivision, the amount of asphalt will need to narrow and expand in order to accommodate the installation of required park strips within the subdivision. This is causing some concerns.

The developer is indifferent about whether or not there is a park strip in the Green Hollow subdivision. The Development Review Committee can see pros and cons for having a park strip. However, because of the level of north/south traffic that is expected on 200 West when the subdivision is constructed, it is suggested that at least the park strip on 200 West be waived.

Recommended Motion: “Motion to (approve or deny) a waiver of the park strip requirement for all or part of the Green Hollow Subdivision.

Attachments:

1. Location and Zoning Map
2. Green Hollow Final Plans



GREEN HOLLOW SUBDIVISION

A RESIDENTIAL SUBDIVISION









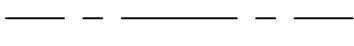

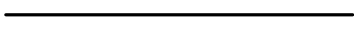
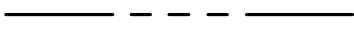
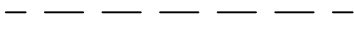
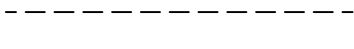

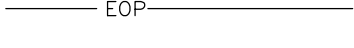
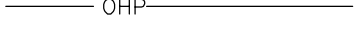
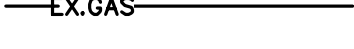
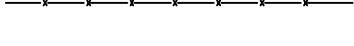
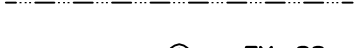







SANTAQUIN, UTAH COUNTY, UTAH

FINAL PLAN SET

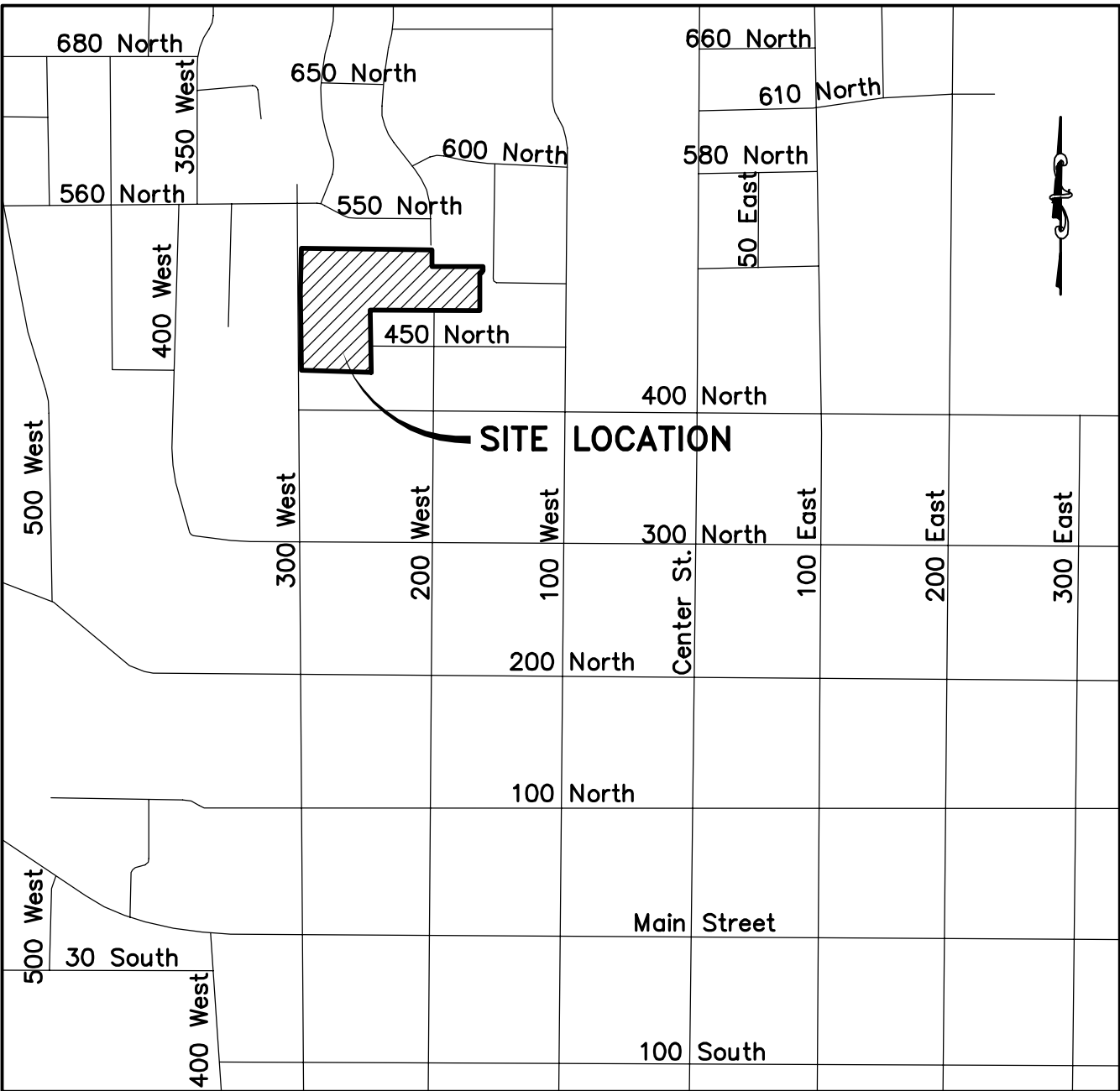
APRIL 2019

-SHEET INDEX-

SHEET NAME

LEGEND	
LEGEND APPLIES TO ALL SHEETS	
	SECTION CORNER
	EXISTING VALVE
	EXISTING POWER POLE
	PROPOSED STREET LIGHT
	PROPOSED FIRE HYDRANT
	EXISTING SIGN
	EXISTING STREET SIGN
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	BUILDING SETBACK
	EASEMENT
	EXISTING DEED LINE
	EDGE OF PAVEMENT
	EXISTING OVER HEAD POWER
	EXISTING GAS
	EXISTING FENCE LINE
	EXISTING DITCH
	EXISTING SANITARY SEWER W/MANHOLE
	PROPOSED IRRIGATION LINE
	EXISTING CULINARY WATERLINE
	EXISTING PRESSURIZED IRRIGATION
	PROPOSED CULINARY WATERLINE
	PROPOSED PRESSURIZED IRRIGATION
	PROPOSED SEWER LINE

SHEET	
1	COVER & INDEX
2	FINAL PLAT
3	UTILITY PLAN
4	GRADING PLAN
5	EXISTING TOPOGRAPHY
6	RECORD OF SURVEY (BY OTHERS)
PP-01	350 WEST – STREET PLAN & PROFILE – STA. 10+00 TO STA. 13+50
PP-02	300 WEST – STREET PLAN & PROFILE – STA. 13+50 TO STA. 16+50
PP-03	500 NORTH – STREET PLAN & PROFILE – STA. 10+00 TO STA. 14+50
PP-04	500 NORTH – STREET PLAN & PROFILE – STA. 14+50 TO STA. 18+70.50
PP-05	200 WEST – STREET PLAN & PROFILE – STA. 10+00 TO STA. 13+50
PP-06	450 NORTH – STREET PLAN & PROFILE – STA. 10+00 TO STA. 13+50
DT-01	DETAIL SHEET
DT-02	DETAIL SHEET



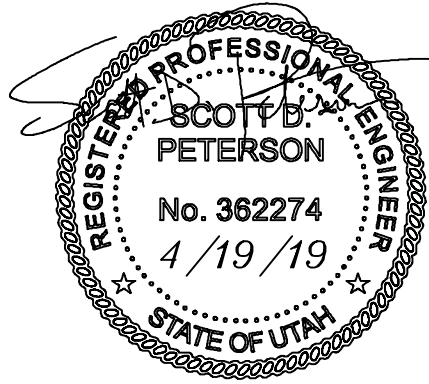
VICINITY MAP
-NTS-

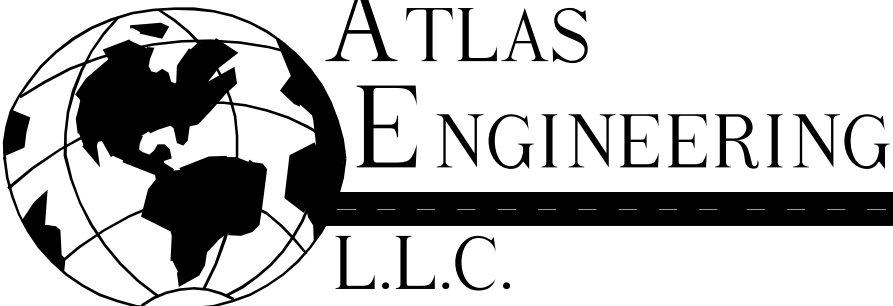
OWNER/DEVELOPER
JIMMY DEGRAFFENREID
WOODLAND HILLS, UTAH
801-830-5490

DATA TABLE:
TOTAL ACREAGE=7.73
TOTAL # OF LOTS=22
TOTAL ACREAGE IN LOTS=5.86
DENSITY UNITS/ACRE=2.85
ZONING: R-10

GENERAL NOTES:
1. ALL RECOMMENDATIONS MADE IN GEOTECHNICAL REPORT SHALL BE FOLLOWED.
2. ALL CONSTRUCTION SHALL BE DONE ACCORDING TO SANTAQUIN CITY STANDARDS AND SPECIFICATIONS, AS ADOPTED 2012.
3. NAD 83 COORDINATE SYSTEM.

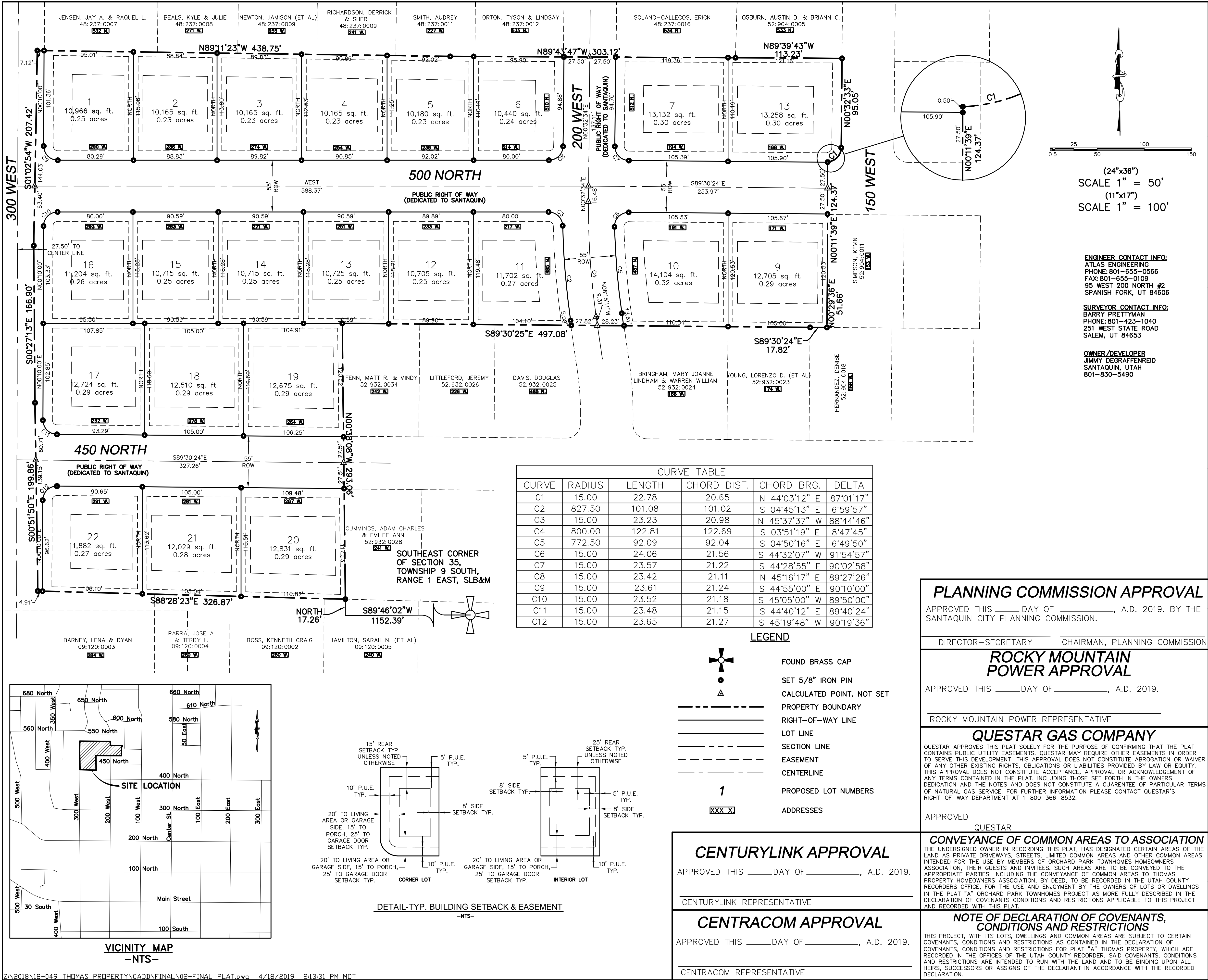
NOTE TO DEVELOPERS AND GENERAL CONTRACTORS:
IT IS IMPORTANT FOR THE DEVELOPER AND THE GENERAL CONTRACTOR TO UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THE DEVELOPMENT PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY STANDARDS.





ATLAS
ENGINEERING
L.L.C.

PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N STE A
SPANISH FORK, UT 84660



SURVEYOR'S CERTIFICATE

I, BARRY L. PRETTYMAN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166406 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.

SURVEYOR _____ DATE _____

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES S89°46'02"W 1152.39 FEET ALONG THE SECTION LINE AND NORTH 17.26 FEET FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N00°38'08"W 293.06 FEET; THENCE S89°30'25"E 497.08 FEET; THENCE S89°30'24"E 17.82 FEET, THENCE N00°29'36"E 51.66 FEET, N00°11'39"E 124.37 FEET, THENCE N00°32'33"E 95.05 FEET; THENCE N89°39'43"W 113.23 FEET; THENCE N89°43'47"W 303.12 FEET, THENCE S01°02'54"W 207.42 FEET, THENCE S00°27'13"E 166.90 FEET, THENCE S00°51'50"E 199.86 FEET, THENCE S88°28'23"E 326.87 FEET TO THE POINT OF BEGINNING. CONTAINING 7.73 ACRES.

OWNER'S DEDICATION

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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 2019.

OWNER: _____ OWNER: _____

OWNER: _____ OWNER: _____

ACKNOWLEDGMENT

STATE OF UTAH >S.S.
COUNTY OF UTAH >

ON THE _____ DAY OF _____, A.D. 2019, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF SANTAGUIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 2019.

APPROVED BY MAYOR _____

APPROVED _____ ATTEST _____

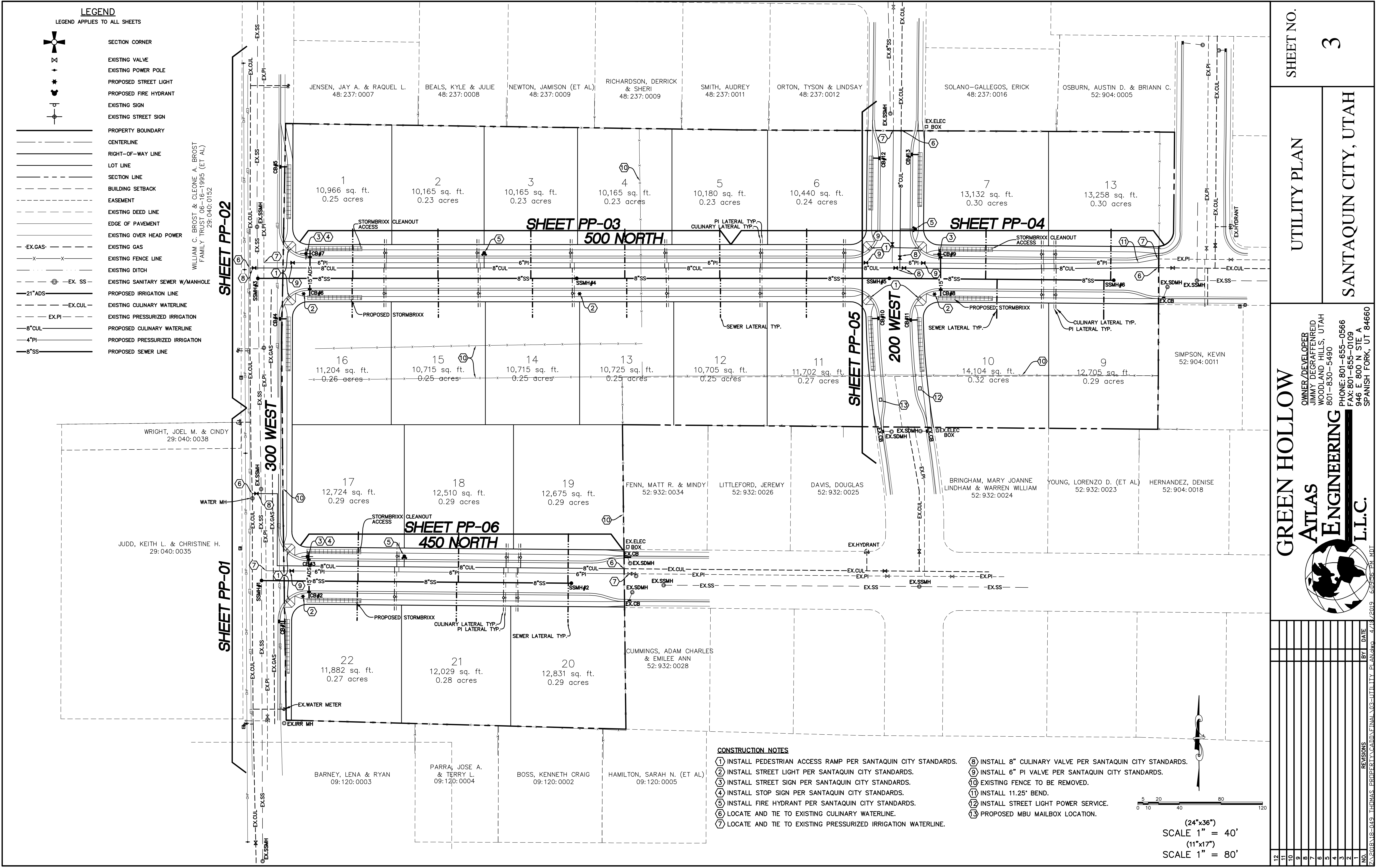
ENGINEER (SEE SEAL) _____ CLERK-RECORDER _____

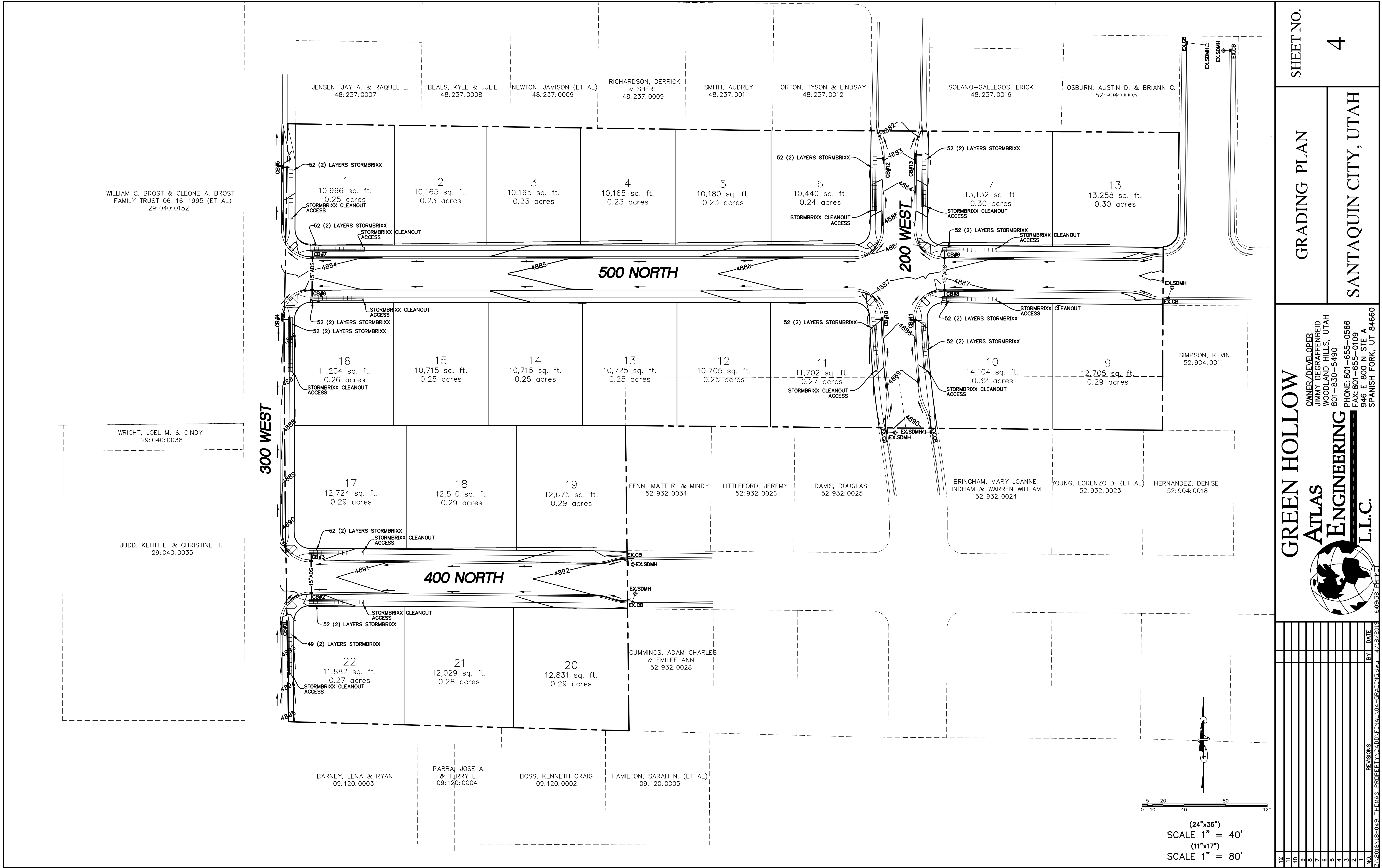
GREEN HOLLOW

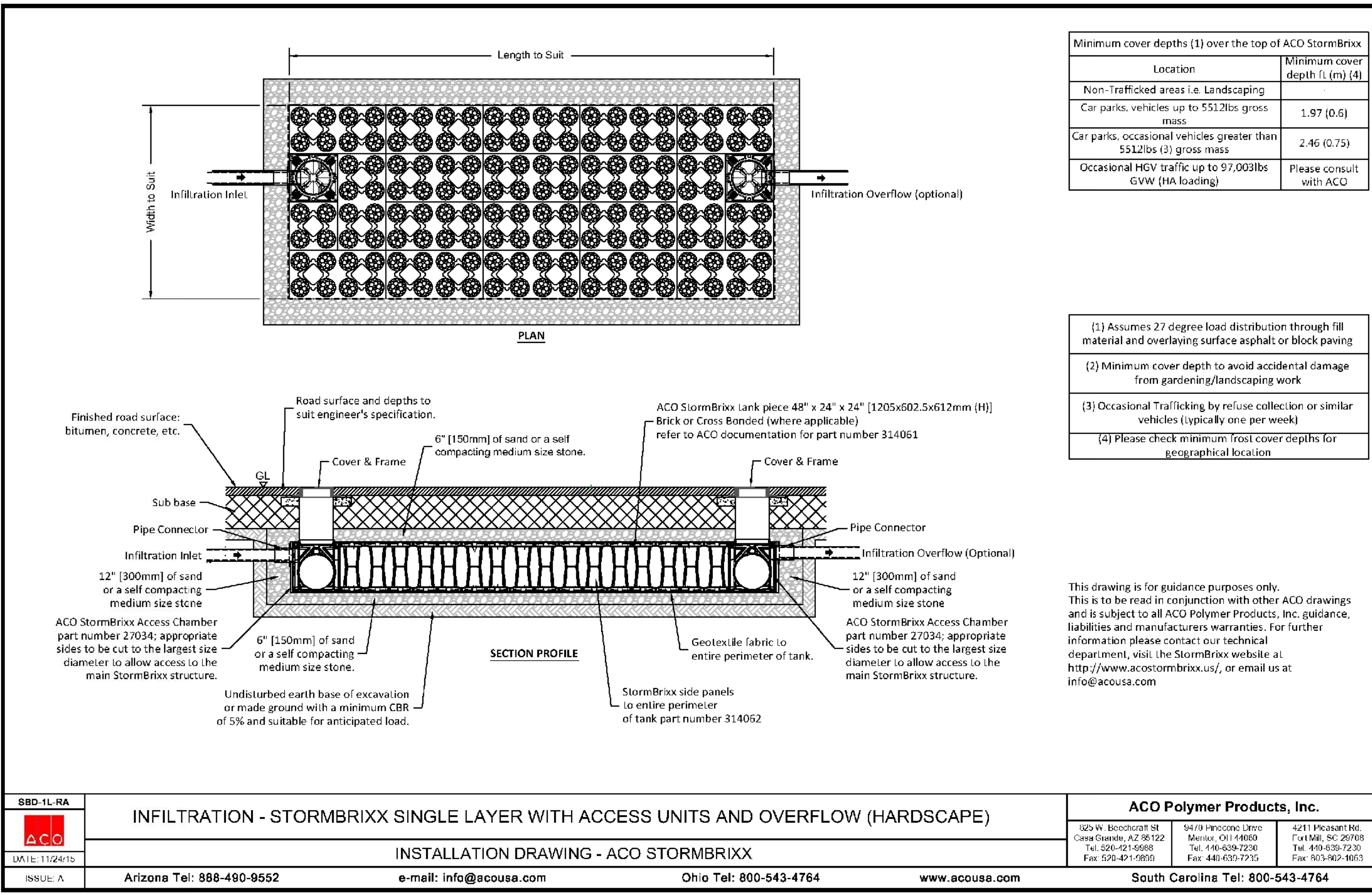
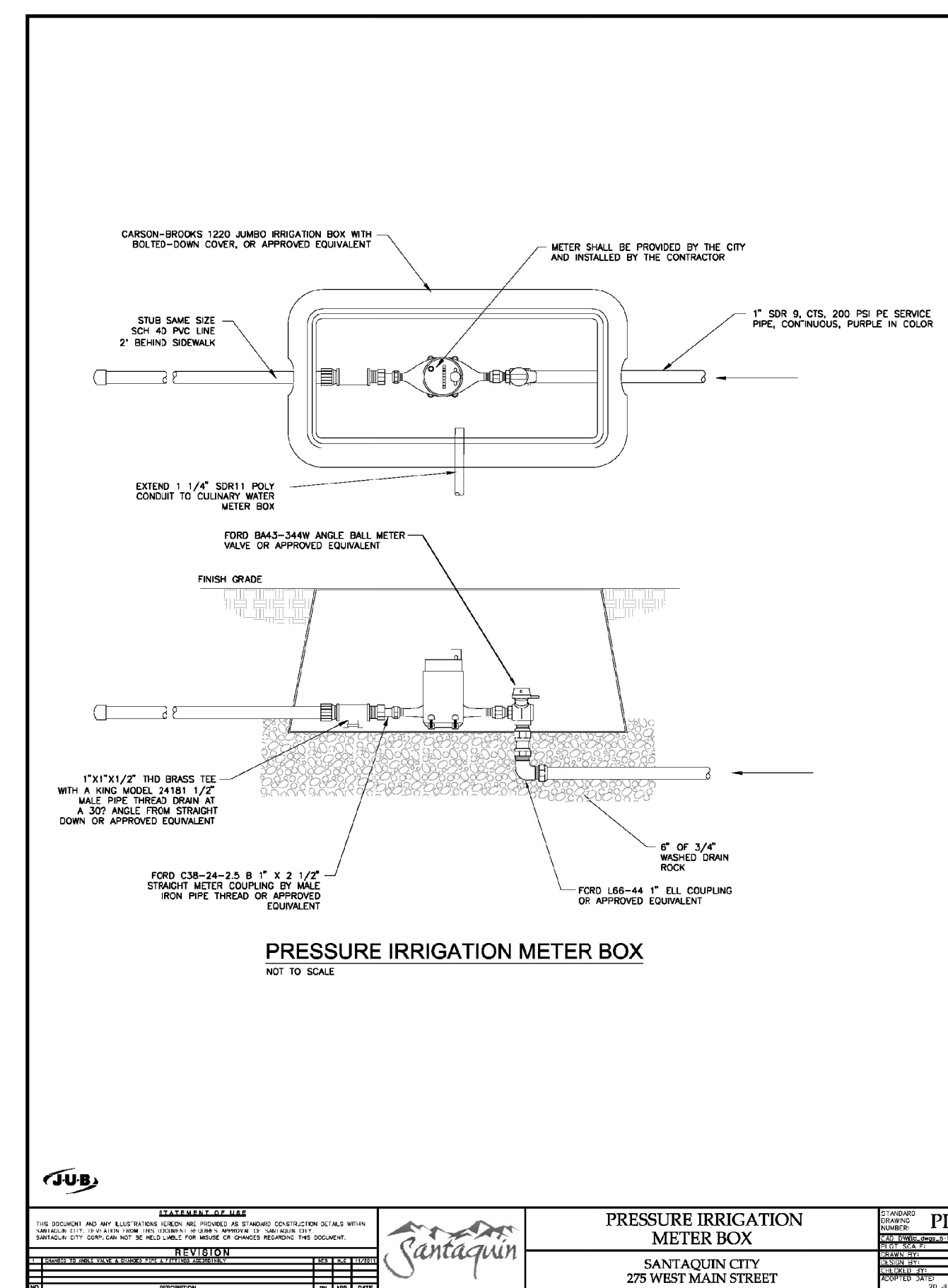
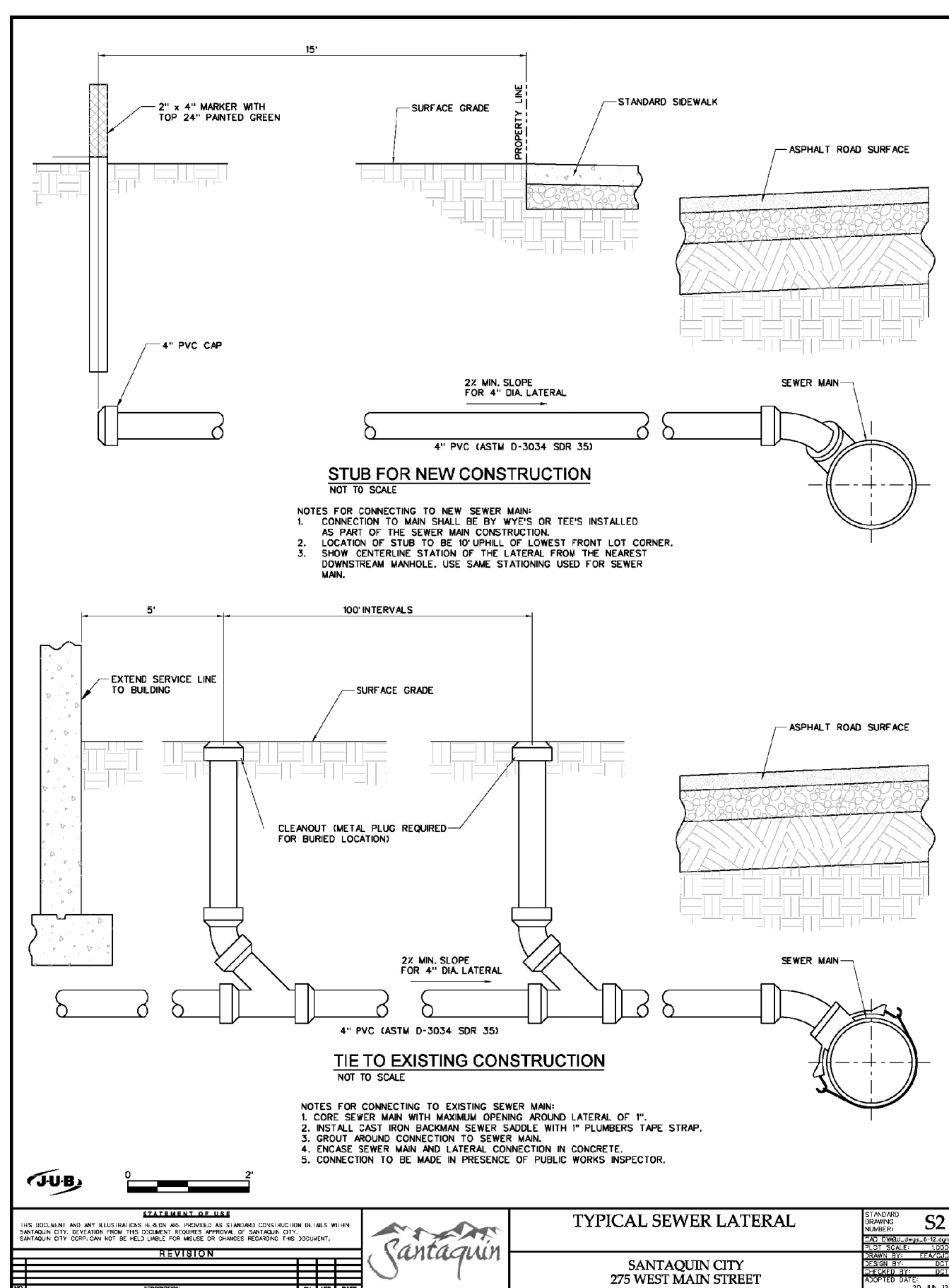
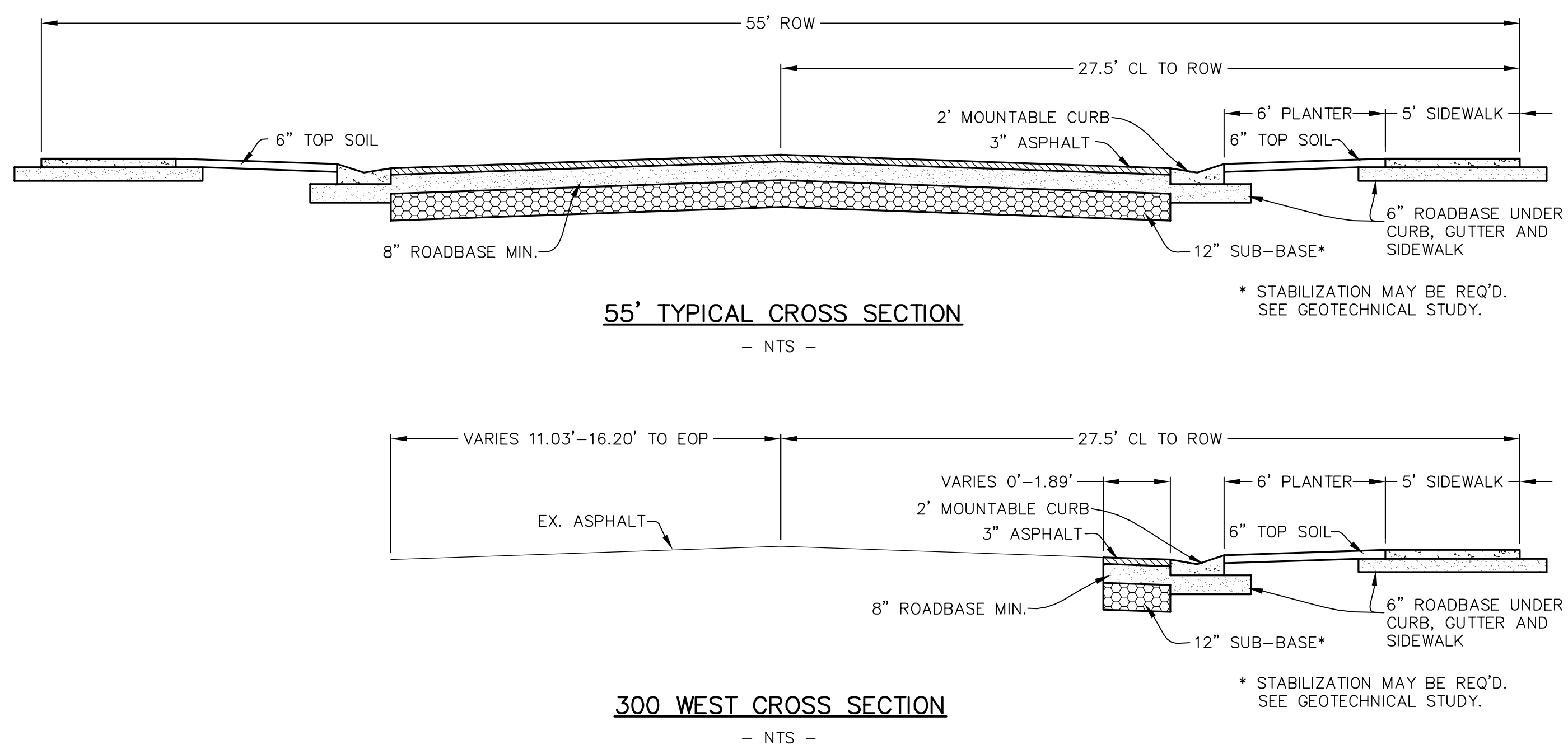
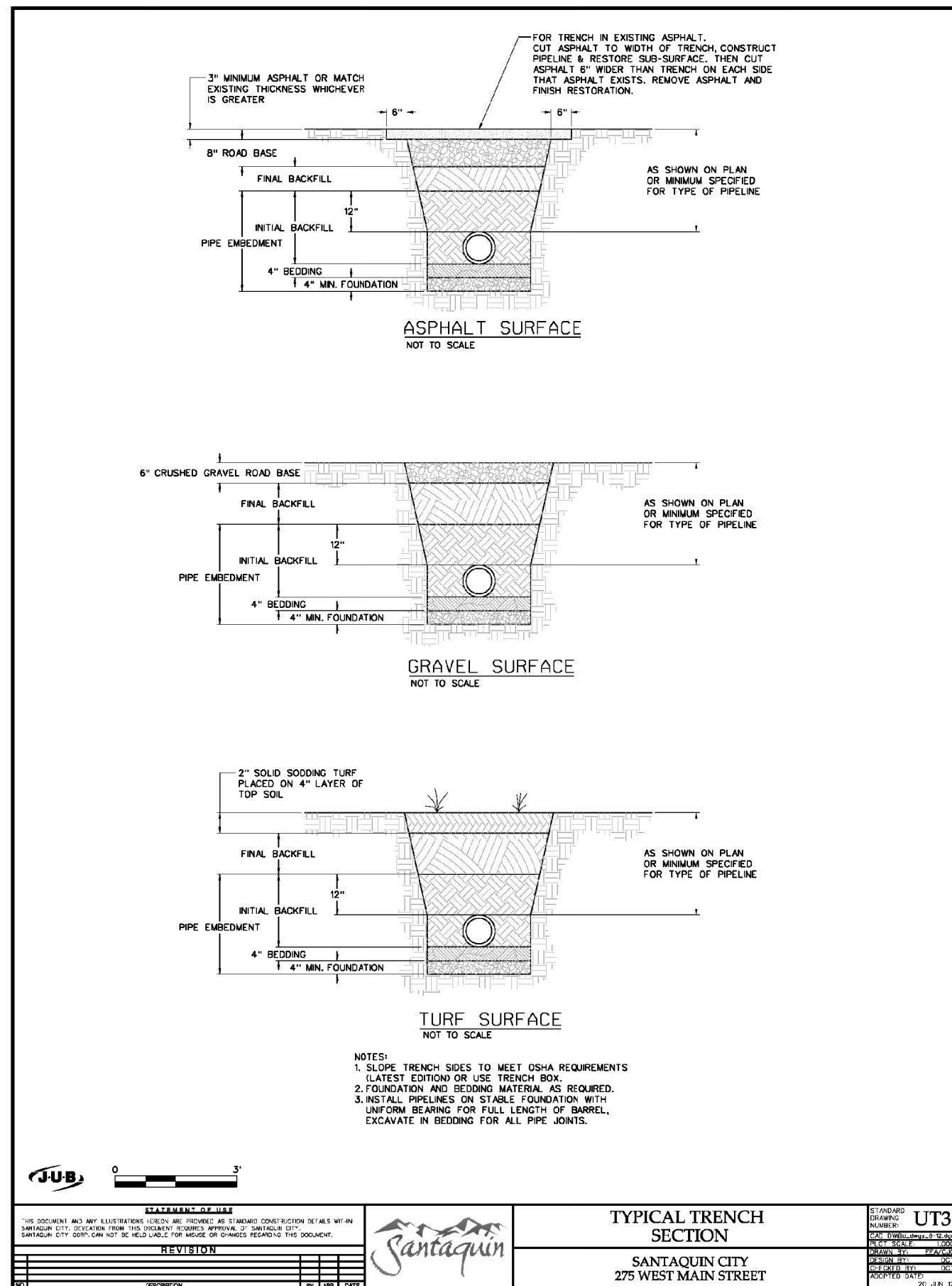
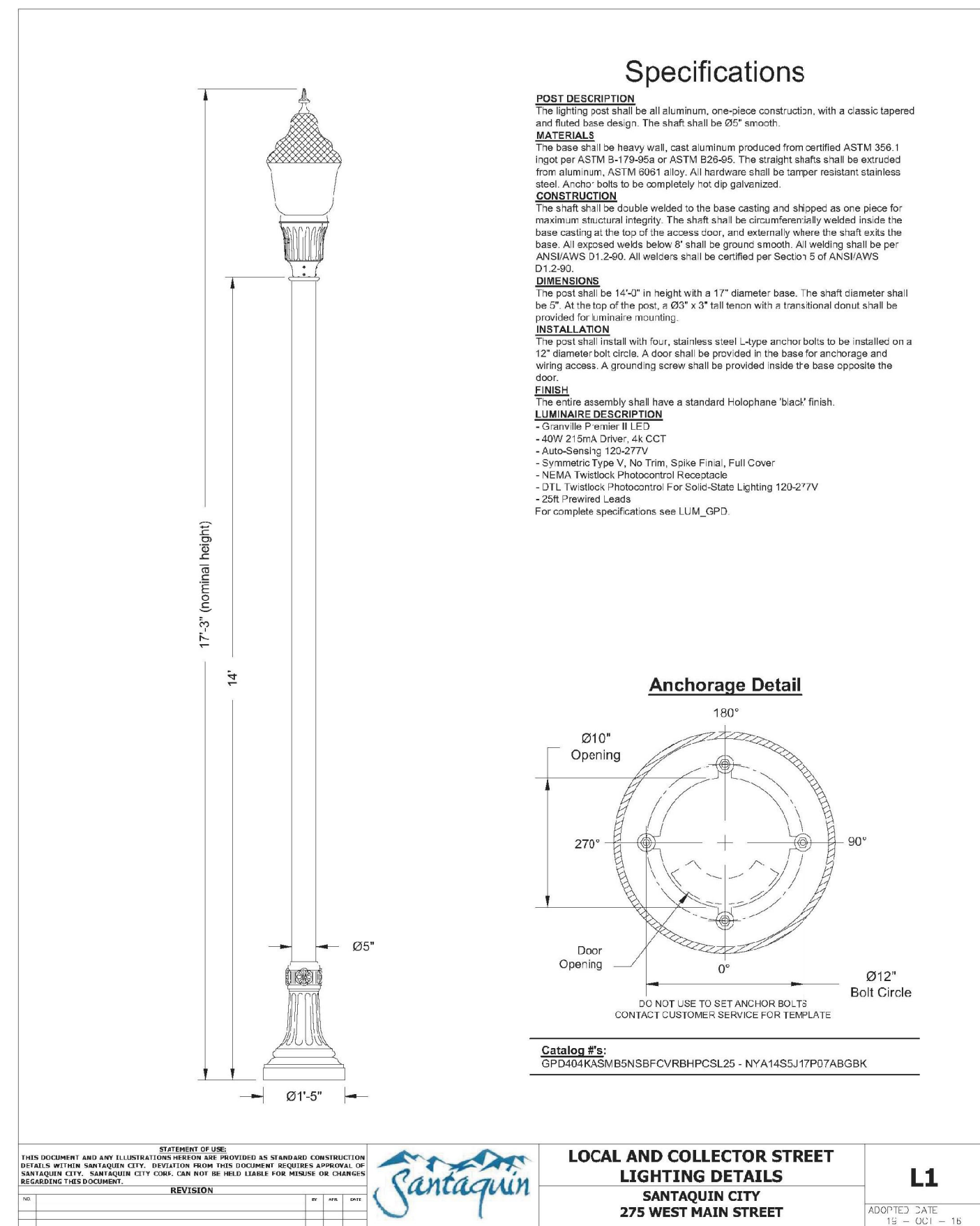
PLAT "A"
SANTAGUIN CITY, UTAH COUNTY, UTAH
CONTAINING 20 LOTS AND 7.73 ACRES
LOCATED BETWEEN THE SOUTHEAST CORNER AND THE SOUTH 1/4 CORNER OF SECTION 35, TOWNSHIP 9 SOUTH RANGE 1 EAST.

SHEET 1 OF 1

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY ENGINEER SEAL CLERK-RECORDER SEAL







SHEET NO.
DT-01

DETAIL SHEET

SANTAQUIN CITY, UTAH

OWNER/DEVELOPER
JIMMY DEGRAFFENREID
SANTAQUIN, UTAH
801-830-5490

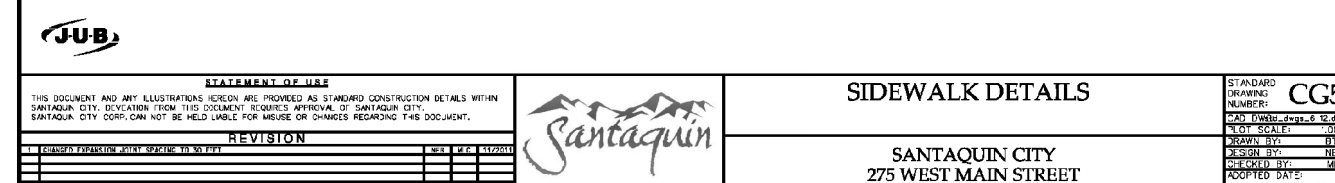
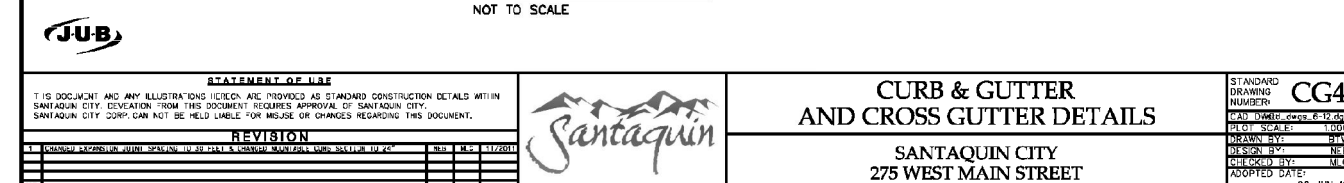
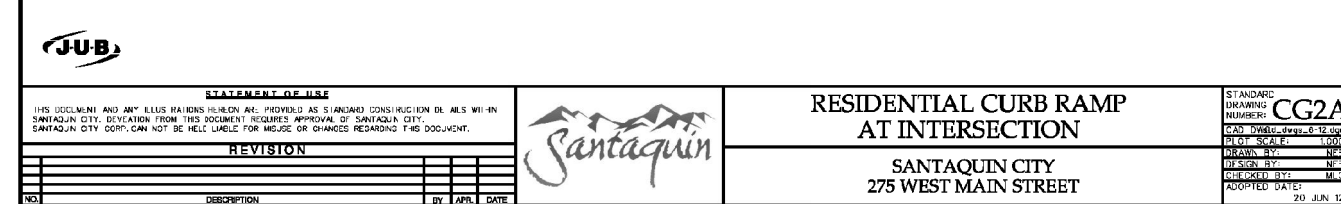
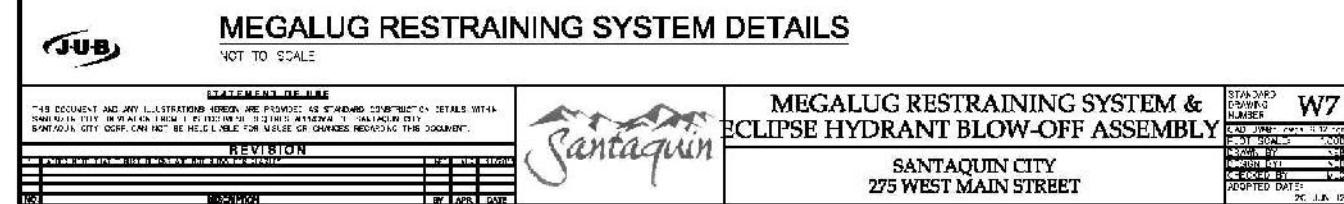
PHONE: 801-855-0566
FAX: 801-855-0565
546 E. 800 N. SUITE A
SPANISH FORK, UT 84660

GREEN HOLLOW

ATLAS
ENGINEERING
L.L.C.

NO.	REVISIONS	BY	DATE
12			
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2/2018/18-049 THOMAS PROPERTY CADD/FINAL DT-01-01.dwg 4/18/2019 2:01:48 PM JH



NO.	REVISIONS	BY	DATE
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Planning Commission Meeting Minutes

Tuesday, August 24, 2021

Planning Commission Members in Attendance: Trevor Wood, Kylie Lance, Drew Hoffman, Brad Gunnell, Kody Curtis and Sarah Jorgensen.

Others in Attendance: City Manager Ben Reeves, Community Development Director Jason Bond, City Attorney Brett Rich, Bruce Baird, Randall Ercanbrack, Rick Lybbert, Brad Horrocks, Jared Bingham, Brad Gilson (Attending Via Zoom), Stephen Larsen, and Wes Bott.

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

Invocation/Inspirational Thought: Commissioner Lance shared an inspirational thought.

Pledge of Allegiance: Commissioner Curtis led the Pledge of Allegiance.

Order of Agenda Items: Commission Chair Wood suggested switching agenda items one and two to discuss the new proposed zone prior to the requested rezone.

Public Forum: Commission Chair Wood opened the Public Forum at 7:03 p.m. there were no comments, so he closed the Public Forum at 7:03 p.m.

PUBLIC HEARING- Commercial Light Manufacturing (CLM) Zone Creation

The Planning Commission will consider establishing a Commercial Light Manufacturing (CLM) zone.

Mr. Bond explained that agenda items one and two are related. He indicated that this agenda item is a legislative action. Mr. Bond clarified that part of the Ercanbrack rezone request includes the creation of a new zone: The Commercial Light Manufacturing (CLM) Zone.

Mr. Bond summarized that 3-4 years ago the Planning Commission suggested a rezone for areas that front Main Street, specifically the West side. Mr. Ercanbrack's property was part of the proposed rezone. Mr. Ercanbrack came to that meeting and indicated that he had a development agreement with the city. Mr. Bond noted that the development agreement was drafted in 2002 with a sunset of 10 years. Staff has subsequently been working with Mr. Ercanbrack to find a solution moving forward. Mr. Bond shared an exhibit from the development agreement that shows the proposed zoning for the property (See Attachment 'A').

Mr. Bond explained that the CLM zone was created by taking the RC zone and using it as a template. The residential uses were removed and replaced with light manufacturing uses. He stated that they worked with Mr. Ercanbrack and his legal Counsel to figure out what uses would fit in this zone. Mr. Bond pointed out specific uses are not permitted such as slaughterhouses.

PLANNING COMMISSION MEETING
TUESDAY August 24, 2021
PAGE 2 OF 9

He added that Commissioner Jorgensen pointed out that Accessory Apartments are listed as a permitted use within this zone. As no other residential uses are allowed in this zone, it doesn't make sense to have Accessory Apartments permitted.

PUBLIC HEARING- Commission Chair Wood opened the Public Hearing at 7:14 p.m.

Mr. Bruce Baird Legal Counsel for Mr. Ercanbrack introduced himself. He stated that he believes this new zone is a good planning tool that may be applicable in other zones within the city. He noted that they are happy to remove Accessory Apartments as a permitted use, it was unintentionally left in the proposed zone language.

Commission Chair Wood closed the Public Hearing at 7:16 p.m.

Commissioner Gunnell asked if the requirements for the proposed new conditional uses are set out within code? Mr. Bond answered that staff would like the Commission's input on those conditions and have time to propose and write them for each conditional uses within the zone.

Commissioner Gunnell stated that he would like to see storage units removed as a permitted use within this zone. Commissioner Lance agreed. Mr. Bond explained that this proposed zone would only apply to the parcel of land where the existing industrial building is located. The current building has been used for storage purposes. Commissioner Gunnell suggested that this be addressed in the development agreement by allowing it as an existing use but removing it as a permitted use within the zone. This way new storage units would not be allowed within the zone if the ownership were to change.

Commissioner Curtis asked what the current zone wasn't allowing that is needed? Mr. Reeves answered that light industry wasn't an allowed use within the current RC zone. Commissioner Curtis asked is the proposed zone was created to fit the current use of the building, or the future of the building? Mr. Bond stated that it is both, so the building can be used as something like what is being used as now.

Commissioner Jorgensen stated that she likes the idea of bringing in a business that wouldn't compete with current local businesses and would support the tax base. Mr. Reeves pointed out that an industrial use would create jobs.

Commissioner Lance asked if there is an area that outlines light pollution, hours of operation, etc. Mr. Bond stated that this would need to be fleshed out within the conditional uses. Commissioner Lance stated that this needs to be discussed if high density housing will be surrounding it. Commissioner Hoffman noted that an industrial use involving metals will include chemicals, smells, heat, etc. He pointed out that the containment and disposal would need to be discussed within the conditions.

The Commission gave staff the direction to begin the process to update the conditional use code.

Motion: Commissioner Lance motioned to forward a positive recommendation to the City Council for the creation of a Commercial Light Manufacturing (CLM) zone with the condition that new storage facilities and accessory apartments be excluded as permitted uses. Commissioner Jorgensen seconded.

Roll Call:

Commissioner Hoffman

Aye

PLANNING COMMISSION MEETING
TUESDAY August 24, 2021
PAGE 3 OF 9

Commissioner Curtis	Aye
Commissioner Jorgensen	Aye
Commissioner Gunnell	Aye
Commissioner Lance	Aye
Commissioner Wood	Aye

The motion passed unanimously 6 to 0.

PUBLIC HEARING- Ercanbrack Rezone Request

The Planning Commission will review a proposal to rezone approximately 15.19 acres of property located at 580 W. Main Street. It is proposed that approximately 7.90 acres of property be rezoned from Residential Commercial (RC) zone to Main Street Commercial (MSC) zone. It is proposed that approximately 3.20 acres of property be rezoned from Residential R-10 zone to Residential Commercial (RC) zone. It is proposed that approximately 4.09 acres of property be rezoned from Residential Commercial (RC) zone to Commercial Light Manufacturing (CLM) zone.

PUBLIC HEARING- Commission Chair Wood opened the Public Hearing at 7:49 p.m.

Mr. Bruce Baird stressed that they have worked with staff regarding the proposed rezone and development agreement. Specifically making sure to provide buffer zones between commercial and residential zones.

Commission Chair Wood closed the Public Hearing at 7:51 p.m.

Commissioner Curtis asked if the current R-10 zone has any road access available to it? Mr. Bond answered that a single-family home is already built there and there is access to it from Lark Street. The intention is to continue 100 N. to Lark Street and loop over to the west and connect to Main Street. Mr. Randall Ercanbrack explained that 100 N. is currently a private road. He stated that ideally, they would like to provide 3 access points. Commissioner Jorgensen indicated that she would like to see the connectivity in the area increased.

Commissioner Lance stated that locating high density next to transit makes sense and will provide a good buffer between industrial facilities. She asked if there is a requirement within the development agreement stipulating how many access points would be required? Mr. Reeves stated that code requires two access points. Commissioner Gunnell asked what the current cap of residential density in the MSC zone is? Mr. Bond answered that there is no cap but whether the land can meet the open space and parking requirements. The proposed density is 15.7 units per acre over the density of the project. Mr. Bond indicated that subdivision requirements would still be reviewed and need to be met for each project.

Commissioner Wood stated that he expected the development to be more specific and asked how common it is to have an open-ended agreement like this? Mr. Bond answered that a lot of the development agreements look like this, it may look different to the Commission because they are familiar with development agreements that are tied to a PUD. This is more of a broad high-level look at a piece of property. Commissioner Wood pointed out a note in the development agreement stating that if the zoning boundaries were to change that could be done administratively. Mr. Baird explained that the zoning boundaries could be moved to up to 10%

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for this specific project due to the road locations not being 100% set. Mr. Rich explained that they tried to narrow it down so minor adjustments can be an administrative action like a boundary line adjustment.

Commissioner Lance asked for clarification regarding section 3.2.7 of the development agreement regarding Planning and Zoning Modification. Mr. Baird explained that this clause would allow the development to conform with architectural standards updated throughout the city unless the requirements would unreasonably increase the cost of the development.

Commissioner Wood asked if this plan is open ended or if Mr. Ercanbrack has specific uses for these proposed zones? Mr. Ercanbrack stated that right now the property is orchard, and he doesn't know how long it will be until it is developed. He stated that his grandson and son will be developing it moving forward. He indicated that this agreement would help protect the city as well.

Mr. Bond explained that although this plan may seem vague it is a lot more detailed than the current zoning. Commissioner Wood expressed appreciated that even though there aren't more details, it addresses the main concerns that the Commission had when wanting to rezone Main Street years ago.

Motion: Commissioner Curtis motioned to forward a positive recommendation to the City Council for the proposed Ercanbrack Rezone Request for the property at 580 W. Main Street. Commissioner Hoffman seconded.

Roll Call:

Commissioner Wood	Aye
Commissioner Lance	Aye
Commissioner Gunnell	Aye
Commissioner Jorgensen	Aye
Commissioner Curtis	Aye
Commissioner Hoffman	Aye

The motion passed unanimously 6 to 0.

PUBLIC HEARING- Santaquin 94 LLC Rezone Request

The Planning Commission will review a proposal to rezone approximately 0.93 acres of property located at 94 W. Main Street. The current zoning of the property is the Central Business District (CBD). The proposal is to rezone it to the Main Street Commercial (MSC) zone.

Mr. Bond explained that this is a proposal to rezone the property at 94 W. Main Street from the Central Business District (CBD) to the Main Street Commercial (MSC) zone.

PUBLIC HEARING- Commission Chair Wood opened the Public Hearing at 8:17 p.m.

Mr. Rick Lybbert introduced himself as a physical therapist with Mountainland Physical Therapy. He explained that they have worked with the Canyon View Medical Clinic in Santaquin for 13 years. With the growth of the City they need a new building. The zoning has changed since they built the existing doctor's office, which zoning would require them to build a two-story building.

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He indicated that they would prefer a single level building which would be more conducive for patients who need physical therapy. He pointed out that the lot is adjacent to the Main Street Commercial zone.

Mr. Brad Horrocks echoed Mr. Lybbert's comments. He noted that they desire to have a new space but still be in proximity of the Canyon View Medical Clinic. This would allow them to stay in the community.

Commission Chair Wood closed the Public Hearing at 8:21 p.m.

Commissioner Gunnell stated that he doesn't have a problem accommodating a business growing in town.

Commissioner Lance explained that her uncle owns the Stone Ridge Plaza building on Main Street. She stated that it was required to be built as 3 stories, and she's concerned that it will stick out as there are no other 3 story buildings in the area. Mr. Lybbert clarified that this single-story building would have a 25-foot parapet wall and it will meet the height requirements within the MSC zone.

Commissioner Curtis asked how tall the existing Canyon View Medical Building is? Mr. Lybbert answered that measuring from the ground to the mid roofline it is estimated to be 19 feet tall. Mr. Bond explained that the existing building is a legal non-conforming use so the requirements for this new building will be different. Mr. Lybbert indicated that they want to match the zoning requirements as much as possible, while still using similar colors so it doesn't feel out of place. He indicated that they want to build a beautiful building while still being appropriate for physical therapy use. Mr. Bond noted that this building will be subject to the requirements of the zoning and the Architectural Review Committee.

Commissioner Wood noted that the language in the MSC zone doesn't show medical offices as a permitted use. Mr. Bond answered that it is included within the definition of a professional office. Commissioner Wood noted that there is a clause stating that if 40% of the property is being changed the entire property needs to be brought up to the zoning requirements. Mr. Bond stated that it was drawn out and calculated and it did not exceed the 40% threshold. Commissioner Wood stated that he has no problems with this proposed rezone.

Motion: Commissioner Jorgensen motioned to send a positive recommendation to the City Council for the Santaquin 94 LLC Rezone. Commissioner Lance Seconded.

Roll Call:

Commissioner Hoffman	Aye
Commissioner Curtis	Aye
Commissioner Jorgensen	Aye
Commissioner Gunnell	Aye
Commissioner Lance	Aye
Commissioner Wood	Aye

The motion passed unanimously 6 to 0.

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PUBLIC HEARING- Summit Ridge Commercial 8-lot Subdivision

The Planning Commission will review a preliminary plan for a proposed 8-lot commercial subdivision located at approximately 1500 S. South Ridge Farms Road.

Mr. Bond clarified that generally Public Hearings are not held for a Preliminary Plan but there was a discrepancy with the original Notice. It was re-noticed at the preliminary stage to ensure that all noticing requirements were met. He stated that staff has been working with the applicant and requested a clearer phasing plan to better understand the site work required for each phase.

PUBLIC HEARING- Commission Chair Wood opened the Public Hearing at 8:36 p.m. There were no comments, so he closed the Public Hearing at 8:36 p.m.

Commissioner Lance indicated that she likes to see more commercial lots become available in town. Commissioner Hoffman asked if the access will be cut off to the South Ridge Farms Road during construction? Mr. Reeves answered that there will be continuous access to the road throughout the project. Commissioner Jorgensen asked if the existing HOA building would remain? Mr. Bond confirmed this.

Motion: Commissioner Lance motioned to forward a positive recommendation to the City Council for the Summit Ridge Commercial 8-lot Subdivision. Commissioner Curtis seconded.

Roll Call:

Commissioner Wood	Aye
Commissioner Lance	Aye
Commissioner Gunnell	Aye
Commissioner Jorgensen	Aye
Commissioner Curtis	Aye
Commissioner Hoffman	Aye

The motion passed unanimously 6 to 0.

PUBLIC HEARING- DeGraffenried 2-lot Subdivision

The Planning Commission will review a concept plan for a proposed single lot split located at 245 E. 100 N.

Mr. Bond explained that the proposed single lot split would create two lots which would be roughly half acre lots.

PUBLIC HEARING- Commission Chair Wood opened the Public Hearing at 8:40 p.m. There were no comments, so he closed it at 8:40 p.m.

Commissioner Jorgensen asked if the developer is required to install curb gutter and sidewalk? Mr. Bond indicated that staff would look to the developer to see if they would like to apply for a deferral agreement for the improvements. If they would, this would have to be approved by the City Council. The developer is also allowed to install the infrastructure up front. Staff usually encourages deferral agreements to avoid an island of improvements within the core area of town.

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Commission Chair Wood suggested moving agenda item 7 up to accommodate the applicant who was in attendance.

Grey Cliff Mass Grading Conditional Use Permit

The Planning Commission will review a request for a Mass Grading Conditional Use Permit; to prepare the property for development of the proposed Grey Cliffs Subdivision located east of State Road 198 and approximately 600 N.

Mr. Bond noted that this item was tabled at the last meeting as the Commissioners indicated that they would like more information. He shared Mr. Beagley's thoughts who indicated that this development could be considered approved, as there is an existing development agreement in place. Mr. Bond noted that the items that were not addressed last time have now been addressed. Mr. Steve Larsen indicated that this is a big project that will take a long time, their goal is to do the least amount of work during the summer and work during the off season. Mr. Bond noted that the applicant will need to indicate specific points of entry away from the orchards. This can be worked out prior to the city council meeting.

Commissioner Wood pointed out several cuts on the hillside that will still be steep. He asked how the developer will control erosion during the process? Mr. Larsen explained that there are different variables that are yet to be determined. They are expecting a lot of rock in that area. Some of the exploratory cuts they have made will be absorbed into the changes, such as including them in future trails.

Commissioner Jorgensen asked if there will be a water tank located within this development? Mr. Larsen stated that it is an option, but it may not be needed. Right now, a booster pump station would be put in down below in lieu of a tank. He explained that they are committed to control dust but will try to do so in the off season by sourcing from their wells and using natural whether. Mr. Bond explained that determining what the requirements are for water would be part of engineering's preliminary review.

Motion: Commissioner Gunnell motioned to forward a positive recommendation to the City Council for The Grey Cliffs Mass Grading Conditional Use Permit with the following conditions: That the haul route be located as far from the orchards as possible, and that staff's recommended conditions be included,

1. That all activities comply with Santaquin City regulations pertaining to mass grading operations as found in Title 10-6-28 of the Santaquin City Code.
2. Provide appropriate bonding for the site.
3. The applicant provides a water meter for the proposed connection to Santaquin City water and set up an account for appropriate billing.
4. Provide copies of UDOT approval for access to and from the site. Commissioner Curtis seconded.

Roll Call:

Commissioner Hoffman	Aye
Commissioner Curtis	Aye
Commissioner Jorgensen	Aye

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Commissioner Gunnell	Aye
Commissioner Lance	Aye
Commissioner Wood	Aye

The motion passed unanimously 6 to 0.

PUBLIC HEARING- Major Home Occupation Pre-School (The Reading Tree Preschool)

The Planning Commission will review a proposed Major Home Occupation for The Reading Tree Preschool located at 497 Firestone Drive.

Mr. Bond explained that this proposal is coming before the Commission because the applicant would like to have more than 8 students at their preschool, this is more than a minor home occupation allows. They are proposing to have one class daily with 12 children.

PUBLIC HEARING- Commission Chair Wood opened the Public Hearing at 9:01 p.m. There were no comments, so he closed the Public Hearing at 9:01 p.m.

Commissioner Gunnell explained that his concern is that parents will be parking on the road waiting to pick up the children. He noted Commissioner Adcock (who was not in attendance) expressed concern regarding the narrowness of the road. Mr. Bond indicated that the proposed traffic plan is to have the cars go in one way and out the other. Commissioner Lance stated that she thinks traffic could be a problem regardless of if it's 8 or 12 cars. Commissioner Hoffman pointed out that no public comments were received, so they can assume that there are no concerns from the neighbors.

Motion: Commissioner Jorgensen motioned to approve The Conditional Use Permit for the Major Home Occupation Pre-School *The Reading Tree Preschool*. Commissioner Lance seconded.

Roll Call:

Commissioner Wood	Aye
Commissioner Lance	Aye
Commissioner Gunnell	Aye
Commissioner Jorgensen	Aye
Commissioner Curtis	Aye
Commissioner Hoffman	Aye

The motion passed unanimously 6 to 0.

OTHER BUSINESS

Approval of Meeting Minutes from

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Motion: Commissioner Lance motioned to approve the Planning Commission Minutes from August 10, 2021. Commissioner Curtis seconded. The motion passed unanimously in the affirmative.

Mr. Bond explained that the next scheduled meeting is September 14th. There will be a regional training event in lieu of the meeting. He stated that he will send the invitations to the Commissioners and asked that they RSVP to the meeting.

ADJOURNMENT

Commissioner Lance motioned to adjourn at 9:15 p.m.

Trevor Wood, Commission Chair

Kira Petersen, Deputy Recorder