



DEVELOPMENT REVIEW COMMITTEE

Tuesday, March 25, 2025, at 10:00 AM
Council Chambers at City Hall Building and Online
110 S. Center Street, Santaquin, UT 84655

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

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

ADA NOTICE

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

AGENDA

NEW BUSINESS

1. Stratton Meadows Final Review

A final review of a 37-lot subdivision located at approximately 840 N. 200 E.

MEETING MINUTES APPROVAL

2. March 11, 2025

ADJOURNMENT

CERTIFICATE OF MAILING/POSTING

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda may be found at www.santaquin.gov, in three physical locations (Santaquin City Hall, Zions Bank, Santaquin Post Office), and on the State of Utah's Public Notice Website, <https://www.utah.gov/pmn/index.html>. A copy of the notice may also be requested by calling (801)754-1904.

BY:

Amalie R. Ottley, City Recorder

ADDRESSES	
LOT	ADDRESS
201	274 E ROYAL LAND DR or 906 N 260 E
202	892 NORTH 260 EAST
203	874 NORTH 260 EAST
204	868 NORTH 260 EAST
205	856 NORTH 260 EAST
206	846 NORTH 260 EAST
207	834 NORTH 260 EAST
208	822 NORTH 260 EAST
209	812 NORTH 260 EAST
210	792 NORTH 260 EAST or 287 EAST 770 NORTH
211	292 EAST 770 NORTH
212	280 EAST 770 NORTH
213	264 EAST 770 NORTH
214	240 EAST 770 NORTH
215	228 EAST 770 NORTH
216	212 EAST 770 NORTH
217	219 EAST 770 NORTH or 798 NORTH 200 EAST
218	231 EAST 770 NORTH
219	243 EAST 770 NORTH or 793 NORTH 260 EAST
220	811 NORTH 260 EAST
221	823 NORTH 260 EAST
222	835 NORTH 260 EAST
223	847 NORTH 260 EAST
224	857 NORTH 260 EAST
225	869 NORTH 260 EAST
226	875 NORTH 260 EAST
227	893 NORTH 260 EAST
228	907 NORTH 260 EAST or 242 EAST ROYAL LAND DR
229	222 EAST ROYAL LAND DR or 908 NORTH 200 EAST
230	894 NORTH 200 EAST
231	876 NORTH 200 EAST
232	870 NORTH 200 EAST
233	858 NORTH 200 EAST
234	848 NORTH 200 EAST
235	836 NORTH 200 EAST
236	824 NORTH 200 EAST
237	816 NORTH 200 EAST

NOTES:

- TYPE II MONUMENT (ALUMINUM CAN AND REBAR) TO BE SET. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
- NDCBU - NEIGHBORHOOD DELIVERY BOX UNIT.
- ALTHOUGH CORNER VISIBILITY AREAS DO NOT IMPACT THE PROPOSED STRUCTURE SETBACKS ON CORNER LOTS, THE DRIVEWAY LOCATIONS MUST BE OUT OF THE CLEAR VIEW AREAS, WHICH MAY IMPACT HOME ORIENTATION.
- AGRICULTURE PROTECTION AREA
THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
a. A RECORDED EASEMENT OR RIGHT-OF-WAY
b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
d. ANY OTHER PROVISION OF LAW

Approved this _____ day of _____, 20____.

ROCKY MOUNTAIN POWER

DOMINION ENERGY QUESTAR CORPORATION

DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY QUESTAR CORPORATION MAY REQUIRE OTHER 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 AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY QUESTAR CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.
Approved this _____ day of _____, 20____.

By _____

Title _____

CENTRACOM ACCEPTANCE

APPROVED THIS _____ DAY OF _____, A.D. 20____ BY _____ TITLE _____

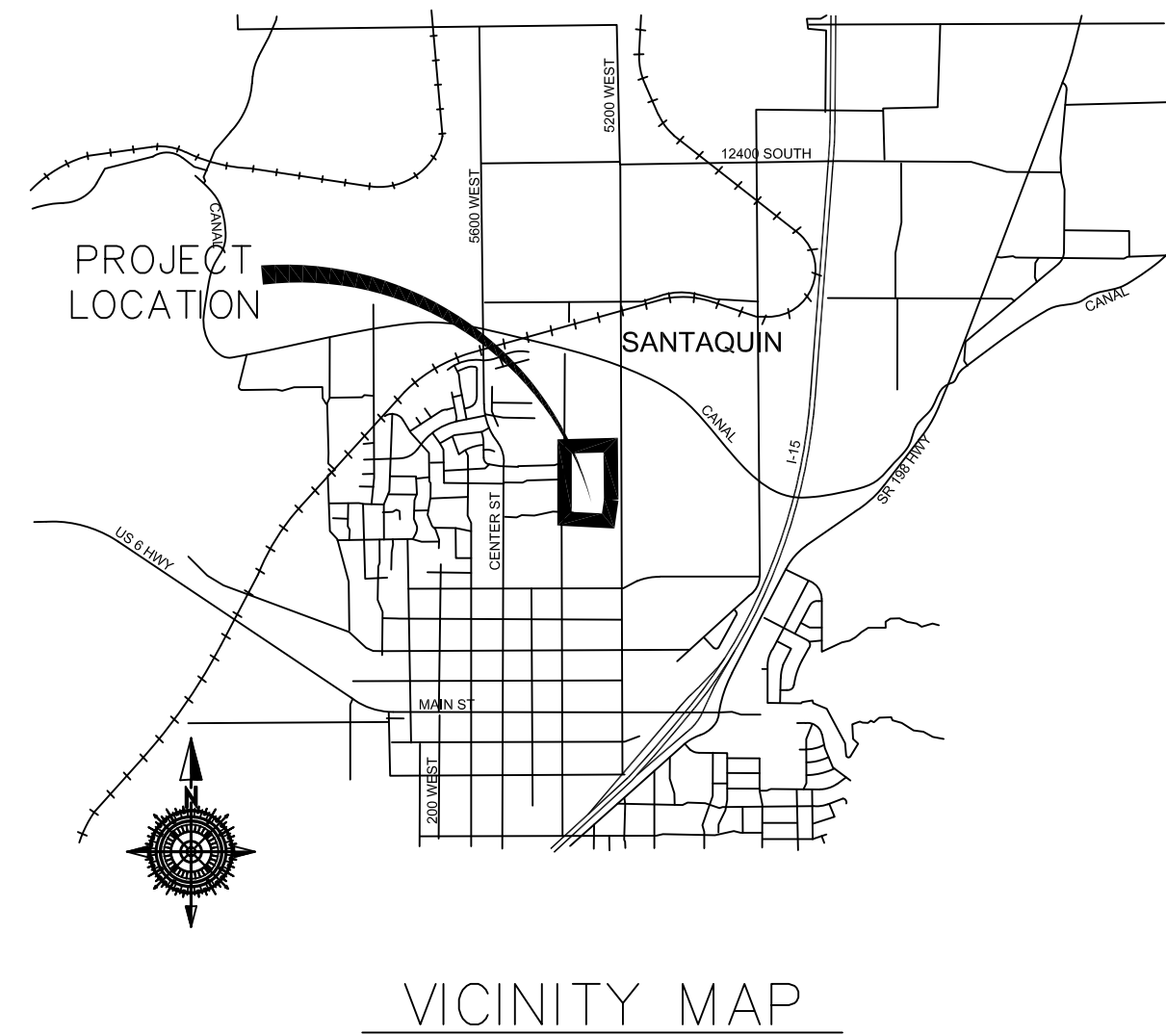
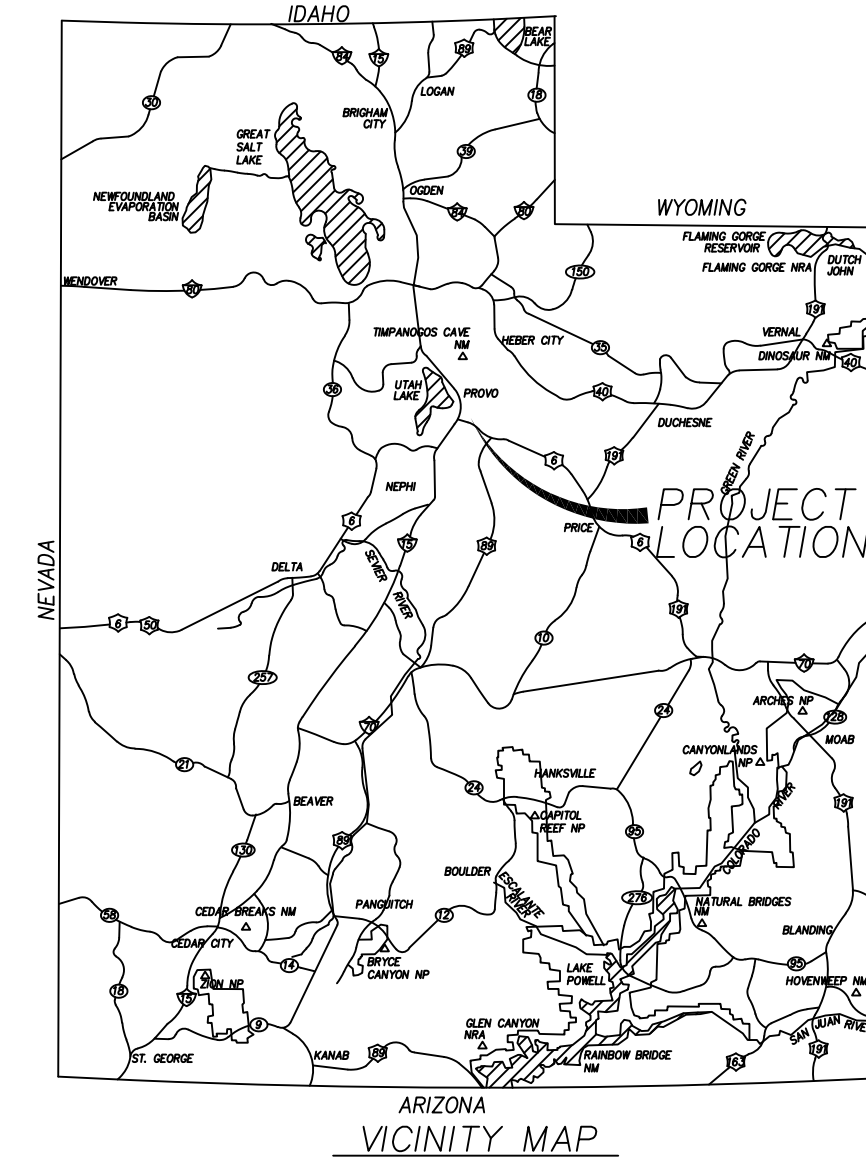
CENTURY LINK ACCEPTANCE

APPROVED THIS _____ DAY OF _____, A.D. 20____ BY _____ TITLE _____

STRATTON MEADOW SUBDIVISION

PROJECT LOCATED IN THE WEST HALF OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN SANTAQUIN CITY, UTAH COUNTY, UTAH

PRELIMINARY PLAT



ROYCE J JOHNSON ACKNOWLEDGMENT
STATE OF UTAH COUNTY OF S.S.
ON THE _____ DAY OF _____, 20____ PERSONALLY APPEARED BEFORE ME _____ FOR AND IN BEHALF OF _____ WHO BEING BY ME DULY SWORN, DID SAY THAT (S)HE IS THE SIGNER(S) OF THE FOREGOING INSTRUMENT, AND THAT THE (S)HE EXECUTED THE SAME.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC RESIDING IN _____ COUNTY

CASCADE SHADOWS INC. ACKNOWLEDGMENT
STATE OF UTAH COUNTY OF S.S.
ON THE _____ DAY OF _____, 20____ PERSONALLY APPEARED BEFORE ME _____ FOR AND IN BEHALF OF _____ WHO BEING BY ME DULY SWORN, DID SAY THAT (S)HE IS THE SIGNER(S) OF THE FOREGOING INSTRUMENT, AND THAT THE (S)HE EXECUTED THE SAME.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC RESIDING IN _____ COUNTY

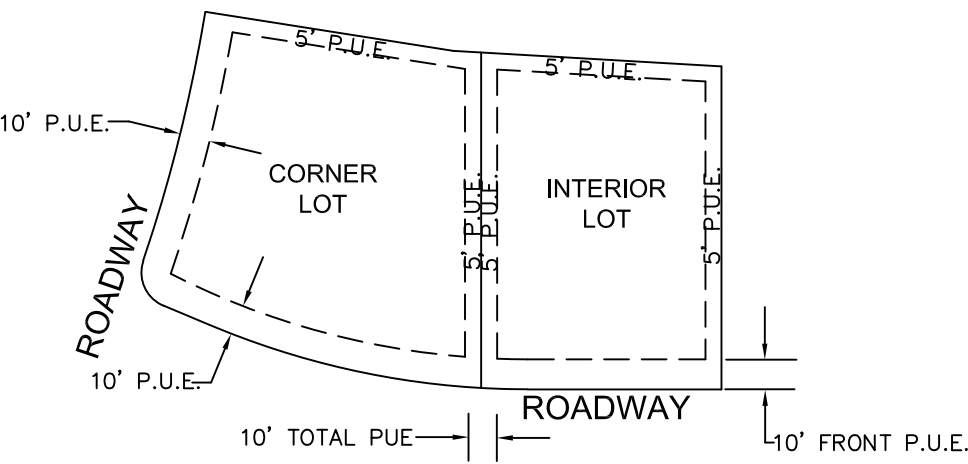
SCHOOL BOARD ACKNOWLEDGMENT
STATE OF UTAH COUNTY OF S.S.
ON THE _____ DAY OF _____, 20____ PERSONALLY APPEARED BEFORE ME _____ FOR AND IN BEHALF OF _____ WHO BEING BY ME DULY SWORN, DID SAY THAT (S)HE IS THE SIGNER(S) OF THE FOREGOING INSTRUMENT, AND THAT THE (S)HE EXECUTED THE SAME.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC RESIDING IN _____ COUNTY

STRATTON ACRES LLC LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
STATE OF UTAH COUNTY OF S.S.
On the _____ day of _____, A.D., 20____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in said State of Utah, _____ who after being duly sworn acknowledged to me that _____ a Limited Liability Company (), that He signed the owners dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein
MY COMMISSION EXPIRES _____ NOTARY PUBLIC RESIDING IN _____ COUNTY

UTAH COUNTY RECORDER
NO. _____ BOOK _____ PAGE _____ DATE _____
STATE OF UTAH, COUNTY OF WASATCH, TIME _____, FEE _____
RECORDED AND FILED AT THE REQUEST OF _____
COUNTY RECORDER

NEBO SCHOOL DISTRICT ACKNOWLEDGMENT
STATE OF UTAH COUNTY OF S.S.
ON THE _____ DAY OF _____, 20____ PERSONALLY APPEARED BEFORE ME _____ FOR AND IN BEHALF OF _____ WHO BEING BY ME DULY SWORN, DID SAY THAT (S)HE IS THE SIGNER(S) OF THE FOREGOING INSTRUMENT, AND THAT THE (S)HE EXECUTED THE SAME.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC RESIDING IN _____ COUNTY

TYPICAL LOT P.U.E. DETAILS

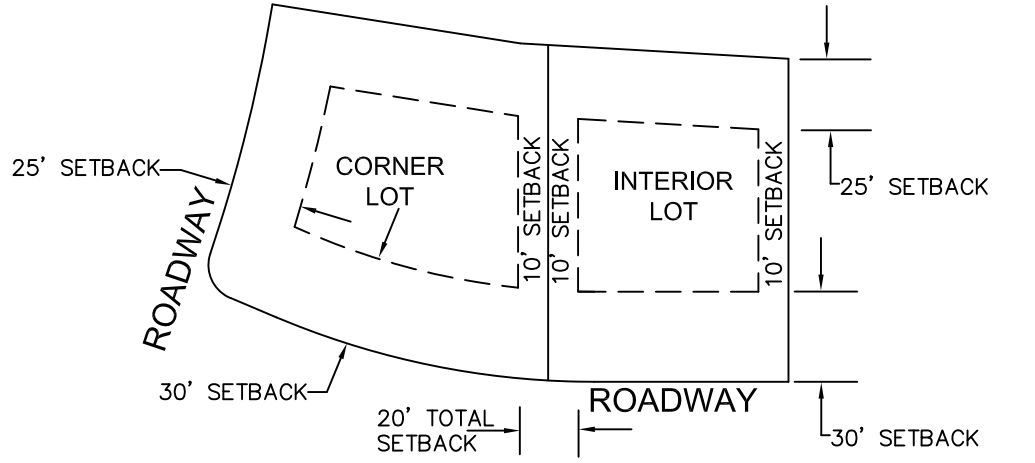


INTERIOR AND CORNER LOTS

UNLESS OTHERWISE NOTED ON PLAT
NOTES:
1) 10 FEET PUE FRONT AND STREET SIDES.
2) 5 FEET PUE REAR AND 5' PUE SIDE LOT LINES.

NOT TO SCALE

TYPICAL LOT SETBACK DETAILS



INTERIOR AND CORNER LOTS

UNLESS OTHERWISE NOTED ON PLAT
NOTES:
1) 30FT FRONT SETBACK
2) 25FT REAR SETBACK
3) 10FT SIDE LOT SETBACK

NOT TO SCALE

I, ROBERT LAW, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR WITH TALISMAN CIVIL CONSULTANTS AND THAT I HOLD LICENSE NO. 9679986 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 56, CHAPTER 22, PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THE PLAT IS STRATTON MEADOW SUBDIVISION, SANTAQUIN, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE SALT LAKE COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND.

BOUNDARY DESCRIPTION

Beginning at a point that is North 89°32'33" East, 1570.29 feet and South 0.83 feet from the West Quarter Corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian and commencing in a northern direction along a 224.94-foot radius curve to the right, thence along the arc of said curve 14.58 feet through a central angle of 3°42'49" (chord bears North 3°56'11" East, 14.58 feet); thence North 5°37'26" East, 124.25 feet to a point on 527.50-foot curve to the left; thence along the arc of said curve 38.78 feet through a central angle on a 4°15'44" (chord bears North 3°31'04" East, 38.77 feet); thence North 1°24'42" East, 198.92 feet to a point on a 15.00-foot radius curve to the right; thence along the arc of said curve 23.19 feet through a central angle of 88°35'18" (chord bears North 45°42'21" East, 20.95 feet); thence North 31.00 feet; thence East 2.27 feet; thence North 31.00 feet; thence East, 430.89 feet; thence South 0°00'03" East, 902.78 feet; thence South 7°35'03" East, 64.42 feet; thence South 1°00'01" East, 124.53 feet; thence South 88°59'59" West, 521.40 feet; thence North 0°40'42" West, 216.36 feet; thence South 89°37'56" West, 6.38 feet; thence North 2°13'20" East, 432.43 feet; thence South 89°06'16" East, 34.20 feet back to the point of beginning.
Parcel contains 12.28 acres and 37 lots.

PRELIMINARY PLAT FOR REVIEW ONLY

DATE: _____

OWNER'S DEDICATION AND CONSENT TO RECORD

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

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

BOARD OF EDUCATION NEBO SCHOOL DISTRICT

ROYCE J JOHNSON

STRATTON ACRES LLC ANDY FLAMM (MANAGER)

CASCADE SHADOWS INC. KIMBALL STRATTON (MANAGER)

STRATTON MEADOW SUBDIVISION

A SINGLE FAMILY PROJECT LOCATED IN THE WEST HALF OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN.

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF SANTAQUIN, COUNTY OF UTAH, HEARBY 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 _____

APPROVED _____ CITY ENGINEER (SEE SEAL BELOW) ATTEST _____ CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

CHAIRPERSON, PLANNING COMMISSION _____ DATE _____

DIRECTOR, SECRETARY _____ DATE _____

COUNTY RECORDER SEAL CITY CLERK SEAL SURVEYORS SEAL CITY ENGINEER SEAL

SHEET NO
1
2

STRATTON MEADOW SUBDIVISION

PROJECT LOCATED IN THE WEST HALF OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN SANTAQUIN CITY, UTAH COUNTY, UTAH

CASCADE SHADOWS INC
29:041:0142

STRATTON, KIMBELL T & MARLENE EVANS
29:042:0062

KIMBALL STRATTON
29:042:0062

BOARD OF EDUCATION
NEBO SCHOOL DISTRICT
29:042:0061

JOHNSON, ROYCE J & GEORGIE
29:041:0022

STICKNEY, JESSE & MELINDA
34:619:0011

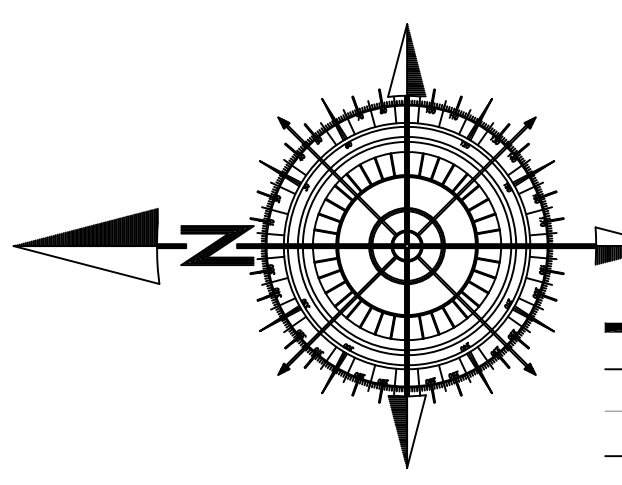
HUNT, AARON & HEATHER
34:357:0024



MERITAGE HOMES OF UTAH INC
29:042:0076

BOARD OF EDUCATION
NEBO SCHOOL DISTRICT
34:619:0001

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C200	23.19'	15.00'	20.95'	S45°42'21"W	88°35'18"
C201	23.38'	15.00'	21.08'	N45°20'46"W	89°18'29"
C202	23.74'	15.00'	21.34'	S44°39'14"W	90°41'31"
C203	23.64'	15.00'	21.27'	S45°50'46"E	90°18'30"
C204	23.48'	15.00'	21.16'	N44°09'14"E	89°41'30"
C205	24.41'	15.00'	21.81'	S44°22'31"E	93°15'00"
C206	22.71'	15.00'	20.60'	S45°37'29"W	86°46'10"
C207	14.58'	247.50'	14.58'	S3°56'11"W	3°22'30"
C208	38.78'	527.50'	38.77'	S3°31'04"W	4°12'44"



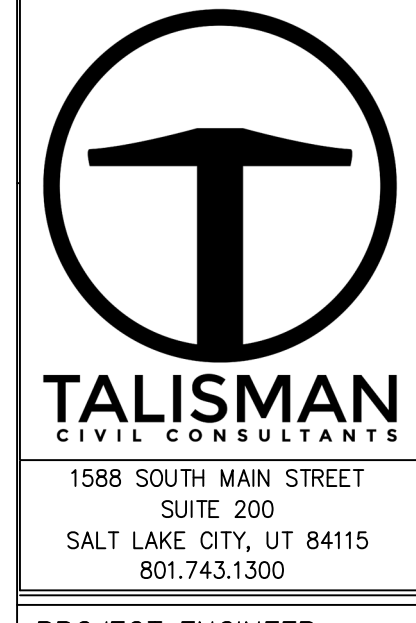
40 0 40 80
SCALE IN FEET
1"=40' (24"x36" SIZE ONLY)
LEGEND

- PHASE BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- P.U.E. LINE
- SETBACKS
- EXISTING UDOT MONUMENT
- ◆ SECTION CORNER
- NEW ROAD MONUMENT
- EXISTING REBAR AND CAP

SHEET NO
2
2

SANTAQUIN CITY RECORDER
NO. _____ BOOK _____ PAGE _____ DATE _____
STATE OF UTAH, COUNTY OF WASATCH, TIME _____, FEE _____
RECORDED AND FILED AT THE REQUEST OF _____
COUNTY RECORDER

SURVEYOR OF RECORD:



PROJECT ENGINEER:



WEST QUARTER CORNER SECTION 36
TOWNSHIP 9 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN



DRC Members in Attendance: Senior Planner Ryan Harris, Building Official Randy Spadafora, Lieutenant Mike Wall, Fire Department Rep. Allen Duke, EIT Megan Wilson, City Manager Norm Beagley, and Public Works Director Jason Callaway.

Others in Attendance: Assistant City Manager Jason Bond, Recorder Amalie Ottley, and Alex Rugg (Centracom).

City Engineer Jon Lundell and Fire Chief Ryan Lind were excused from the meeting.

1. Amsource Commercial Preliminary Subdivision

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

The applicants were not in attendance at the meeting.

EIT Megan Wilson indicated that the storm drain gallery must be relocated to the outside of the asphalt area. The storm drain plan needs to include the location of the storm drain gallery and the temporary retention basin areas. She added that the fire hydrant must be relocated directly adjacent to the roadway.

Building Official Spadafora indicated that proposed addressing has been added to the plat. He noted that Lot #5 could be addressed off of Highland Drive or 900 East depending on access to/from the site.

Lieutenant Wall encouraged a stop sign to be installed between lots #2 and #3 on the private drive. Manager Beagley recommended that this be a 3-way stop sign.

Fire Department Representative Allen Duke reiterated Megan's assessment that the fire hydrant needs to be relocated directly adjacent to the roadway.

Public Works Director Callaway indicated that fire lines need to be stubbed into the lot, including a 6-inch sprinkler system line. Manager Beagley clarified that other subdivisions have stubbed fire connections at the lot lines to negate road cuts and to serve multiple lots/businesses.

Manager Beagley added that second access is required in both lots #1 and # 5, indicating that the future frontage road connecting to highland drive on the southwest side of the property will likely need to be finished and executed as part of the plans. Manager Beagley noted that, according to the existing development agreement, the current connecting frontage road is ultimately the city's responsibility. However, if the developer needs the road, they will need to install it, and the city will work with the developer on a future reimbursement agreement.

Senior Planner Harris indicated that the applicant would need to provide a Public Land Survey System (PLSS) Certificate from a the Utah County Surveyor's Office. He pointed out notes on the plans updating the proper signature blocks for the plans. He also indicated that the utility and cross access easements need to be shown on the plat, not just in the Covenants, Conditions, & Restrictions (CC&Rs). Senior Planner noted that the Utah Department of Transportation (UDOT) needs to provide written verification

of the property acquisition near Main Street. He reiterated that the developer needs to provide written verification that the neighboring business (Big-O Tires) agrees to a cross-access easement allowing for the required second access to lots #1 and possibly to #5. Manager Beagley added that an easement will be required on the plat for the relocation of the storm drain infiltration gallery.

Manager Beagley made a motion to table the Amsource Commercial Preliminary Subdivision. Building Official Spadafora seconded the motion.

Lieutenant Mike Wall	Yes
Public Works Director Jason Callaway	Yes
Fire Department Rep – Allen Duke	Yes
City Manager Norm Beagley	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Yes
EIT Megan Wilson	Yes

The motion passed.

Meeting Minutes Approval

February 25, 2025

Lieutenant Wall made a motion to approve the meeting minutes from February 25, 2025. Fire Department Rep. Allen Duke seconded the motion.

Lieutenant Mike Wall	Yes
Public Works Director Jason Callaway	Yes
Fire Department Rep – Allen Duke	Yes
City Manager Norm Beagley	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Yes
EIT Megan Wilson	Yes

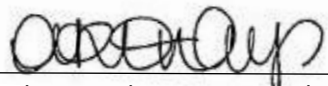
The motion passed.

Adjournment

Lieutenant Wall made a motion to adjourn the meeting.

The meeting was adjourned at 10:51 a.m.

Jon Lundell, City Engineer



Amalie R. Ottley, City Recorder