



## PLANNING COMMISSION

Tuesday, March 26, 2024, at 7:00 PM  
Council Chambers at City Hall Building and Online  
110 S. Center Street, Santaquin, UT 84655

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### MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

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

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### 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: Reduction in Size of Multi-Family Dwelling Units Within the Main Street Business Districts Zone](#)**

[The Santaquin City Planning Commission will conduct a Public Hearing to consider modifying Santaquin City Code 10.20.190 to reduce the minimum square footage requirements for various residential unit sizes in the Main Street Business Districts \(MSBD\) zone, allowing the City to meet State Code Requirements related to Moderate Income Housing.](#)

2. **[PUBLIC HEARING: Extensions for Preliminary and Final Plat Approvals](#)**

[The Santaquin City Planning Commission will conduct a Public Hearing to consider modifying Santaquin City Code sections 11.20.070, 11.20.080, 11.20.090, and 11.20.110 updating code requirements for extensions for preliminary and final plat approvals.](#)

3. **[Vincent Oaks Preliminary Plan](#)**

[The Planning Commission will review a preliminary plan for a 7-lot subdivision located at approximately 850 E. 450 S.](#)

### OTHER BUSINESS

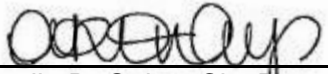
4. Meeting Minutes Approval

March 12, 2024

**ADJOURNMENT**

**CERTIFICATE OF MAILING/POSTING**

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

BY:   
\_\_\_\_\_  
Amalie R. Ottley, City Recorder

# MEMO



To: Planning Commission

From: Ryan Harris, Senior Planner

Date: March 22, 2024

RE: Reduction in Dwelling Size in the Main Street Business Districts Zone (Implementation to Comply with State Moderate Income Housing Requirement)

It is proposed that the Planning Commission and City Council consider amending Santaquin City Code 10.20.190.K.1 to reduce the minimum size of multi-family dwelling units in the Main Street Business Districts Zone. This proposal was created to address one of the City's five strategies to meet the State's moderate-income housing requirements. The applicable strategy and implementation plan is as follows:

Strategy 5 (J) - Implement zoning incentives for moderate-income units in new developments.

Implementation Plan – Santaquin City will consider modifying zoning regulations to reduce the minimum square footage requirements for various residential unit sizes in the Main Street Business Districts (MSBD) zone. The proposal is to reduce the size of the studio, one-bedroom, and two-bedroom apartments by 100 square feet in the Main Street Business Districts (MSBD) Zone.

Benchmarks and Timeline - A legislative process will be initiated by July 1, 2024, and possible action will be implemented by August 1, 2024.

When reviewing the proposal, there are two points to remember. First, reducing the unit size does not translate to higher density. Multi-family projects in the MSBD Zone still require 30% open space and must meet the parking requirements. Santaquin City Code requires each unit to have two parking spaces per unit for residents, and additional parking for guests. Each stall is 20' x 10', and the parking aisle would need to be extended to accommodate the additional parking. Most projects within the MSBD Zone that have been completed in the last few years have maxed out the area they could use for dwelling spaces because of the 30% open space and parking requirements. It would be hard to add additional units, even with the proposed reduction. Second, reducing the minimum size of a dwelling unit does not mean that units will be built at the minimum size. In the past few years, all projects approved in the MSBD Zone have had dwelling unit sizes larger than the minimum size allowed.

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

**Motion:** “Motion to recommend approval/denial of the proposed code amendment which amends Santaquin City Code 10.20.190.K.1.”

## **ORDINANCE NO. DRAFT**

**AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO REDUCE THE SIZE OF MULTI-FAMILY DWELLING UNITS WITHIN THE MAIN STREET BUSINESS DISTRICTS 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 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 state legislature requires that a moderate income housing element be included in the general plan of the City and that it include strategies and an implementation plan to provide moderate income housing; and

**WHEREAS**, the City Council approved a strategy and an implementation plan related to zoning incentives for moderate income units in new developments; and

**WHEREAS**, the City Council desires to amend Santaquin City Code Title 10 Chapter 20 Section 190 to reduce the size of multi-family dwelling units with the Main Street Business Districts Zone to meet one of the five strategies in .

**WHEREAS**, the Santaquin City Planning Commission held a public hearing on March 26, 2024, which hearing was preceded by the posting of public notice on the City’s website ([www.santaquin.org](http://www.santaquin.org)), on the State of Utah’s Public Notice Website, and in at least three public places within the City limits of Santaquin City in accordance with Section 10-3-711 of the Utah State Code; and

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

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

### **Section I. Amendments**

**Title 10 Chapter 20, Section 190 is amended as follows:** (underlined text is added, stricken text is deleted)

- K. Multi-Family Development Standards: The maximum density allowed for multi-family developments shall be conditioned upon the architectural design of the development and its ability to meet the following zone standards. The following housing and open space

and amenities standards shall also be applied to mixed use developments unless addressed in the general standards above.

1. **Minimum Lot and Unit Size:** The minimum lot size for a multi-family development in the Main Street Residential (MSR) area shall be one (1) acre. The minimum density of a multi-family development shall be 8 units/acre. The maximum density of a multi-family development shall be 12 units/acre. The average minimum livable unit area shall be ~~five~~ ~~four~~ hundred (~~500~~~~400~~) square feet for a studio unit, ~~six hundred and fifty~~~~seven hundred fifty~~ (~~750~~~~650~~) square feet for a single bedroom unit, and ~~nine~~ ~~eight~~ hundred (~~900~~~~800~~) square feet for a two (2) bedroom unit. No unit shall have less than ninety percent (90%) of the required average. Units with more than two (2) bedrooms shall provide an additional one hundred fifty (150) square feet per additional bedroom.

## **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, April 3<sup>rd</sup>, 2024. Prior to that time, the City Recorder shall deposit a copy of this ordinance in the official records of the City and place a copy of this ordinance in three places within the City.

PASSED AND ADOPTED this 2<sup>nd</sup> day of April 2024.

\_\_\_\_\_  
Daniel M. Olson, Mayor

Councilmember Art Adcock	Voted	___
Councilmember Brian Del Rosario	Voted	___
Councilmember Lynn Mecham	Voted	___
Councilmember Jeff Siddoway	Voted	___
Councilmember Travis Keel	Voted	___

ATTEST:

\_\_\_\_\_  
Amalie R. Ottley, City Recorder

STATE OF UTAH                    )  
  ) ss.  
COUNTY OF UTAH                )

I, AMALIE R. OTTLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the City Council of Santaquin City, Utah, on the 2<sup>nd</sup> day of April 2024, entitled

**“AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO REDUCE THE SIZE OF MULTI-FAMILY DWELLING UNITS WITHIN THE MAIN STREET BUSINESS DISTRICTS ZONE, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER’S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.”**

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Santaquin City Utah this 2<sup>nd</sup> day of April 2024.

\_\_\_\_\_  
Amalie R. Ottley  
Santaquin City Recorder

(SEAL)

AFFIDAVIT OF POSTING

STATE OF UTAH )  
 ) ss.  
COUNTY OF UTAH )

I, AMALIE R. OTTLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that prior to the ordinance taking effect, I posted a short summary of the ordinance on the Utah Public Notice Website as required by Utah State Code 10-3-711(1)(b) as a Class A Notice and Santaquin City Code 1-2-050(D)

I further certify that copies of the ordinance were posted online at [www.santaquin.org](http://www.santaquin.org), at the City Hall Building at 110 S. Center Street and on the State of Utah’s Public Notice Website, <https://www.utah.gov/pmn/index.html>. A copy of the notice may also be requested by calling (801)754-1904.

\_\_\_\_\_  
AMALIE R. OTTLEY  
Santaquin City Recorder

The foregoing instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_ 2023,  
by AMALIE R. OTTLEY.  
My Commission Expires:

\_\_\_\_\_  
Notary Public



# MEMO



To: Planning Commission

From: Ryan Harris, Senior Planner

Date: March 22, 2024

RE: **Amendment Related to the Subdivision Extension and the Land Use Authority for Plat Amendments**

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It is proposed that the Planning Commission and City Council consider amending language related to subdivision extensions and plat amendments found in several sections in Santaquin City Code (SCC) 10.20.

In the past few months, staff have found some areas in the Code that need to be updated to follow recent changes to the subdivision review process. The proposed amendment will also clarify the subdivision extension process. Below are some of the proposed changes to the Santaquin City Code.

1. Make the Planning Commission the land use authority to extend a preliminary plat.
2. Make the Development Review Committee the land use authority to extend a final plat.
3. Make the Planning Commission the land use authority for subdivision amendments.
4. Clarify how Preliminary and Final Plans are extended when final plats (phases) are recorded.
5. Update the section of code related to vacating a street to match State Code requirements.

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

**Motion:** "Motion to recommend approval/denial of the proposed code amendment which amends Santaquin City Code 10.48.050.E."

## ORDINANCE NO. **DRAFT**

**AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO AMEND THE LAND USE AUTHORITY AND PROCESS FOR AN EXTENSION OF PRELIMINARY PLAT AND FINAL PLAT APPROVALS, 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, and welfare; and

**WHEREAS**, the City Council desires to amend Santaquin City Code Title 11 Chapter 20 to change the land use authority and the process for an extension of preliminary plat and final plat approvals.

**WHEREAS**, the Santaquin City Planning Commission held a public hearing on March 26, 2024, 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 11 Chapter 20 Section 070, Title 11 Chapter 20 Section 080, Title 11 Chapter 20 Section 090, Title 11 Chapter 20 Section 110 is amended as follows:** (underlined text is added, stricken text is deleted)

#### **11.20.070 VALIDITY OF PRELIMINARY PLAT APPROVAL**

- A. ~~Any p~~Preliminary plats approved after the adoption of this ~~section~~ chapter shall ~~be valid for~~ expire three (3) years from the date of such approval, unless otherwise extended as provided in this chapter. ~~and shall remain valid so long as there is a valid and unrecorded final plat within the preliminary plat area.~~
- B. If the developer desires to change an approved preliminary ~~approved~~ plat, ~~(e.g., the location of streets, or increase the number of lots, or substantially alters the original subdivision design from the Planning Commission approved preliminary plat)~~ the developer must submit new preliminary plans for review by the Development Review Committee and pay any associated fees. The Development Review Committee must provide a recommendation concerning the proposed changes before the proposal is forwarded to the Planning Commission for preliminary approval. All previous preliminary approvals shall become null and void upon the preliminary approval of the new submission.

- C. The ~~City Council~~ Planning Commission may grant extensions of the preliminary plat approval in not more than one year increments, provided the preliminary plat still complies with all ordinances in place at the time of application for extension. ~~No person or entity has a vested right to an extension of a preliminary plat approval.~~ Petitions for extension must be received prior to the approval period lapsing and will be subject to fees as set forth by resolution of the City Council. (Ord. 05-02-2012, 5-16-2012, eff. 5-17-2012)

#### **11.20.080 VALIDITY OF FINAL PLAT APPROVAL**

- A. Any final plat approved after April 30, 2024, ~~the adoption of this section~~ shall expire and be void two (2) years after final approval is granted, unless otherwise extended as provided in this chapter.
- B. Developers may petition the ~~city council~~ Development Review Committee for extensions of the final plat approval in increments of not more than one year increments, provided the final plat still complies with all applicable ordinances in place on the date the petition for extension is submitted. Requests for extension must be received prior to the validity period lapsing and will be subject to fees as set forth by resolution of the City Council.
- C. If a final plat, which covers only a portion of the approved ~~final~~ preliminary plat area, is recorded within the validity time of a final plat approval or extension thereof, the validity of ~~the any~~ unrecorded ~~portion~~ phases of the approved ~~final~~ preliminary plat shall be extended for one year from the last date a phase in such preliminary plat area was granted final plat approval, bonded for and recorded. (Ord. 05-02-2012, 5-16-2012, eff. 5-17-2012)

#### **11.20.090 FINAL PLAT DESIGN AND APPROVAL**

- A. Changes From Approved Preliminary Plats: It is recognized that through the final review process the design of street grades, stormwater facilities, and utilities may necessitate changes from preliminary plats approved by the ~~City Council~~ Planning Commission.
1. Minor Changes: The Development Review Committee may, in their discretion, approve minor changes from approved preliminary plats. The types of minor changes contemplated by this section include legal description mistakes, minor boundary changes, reduction of the number of parcels, modifications to road alignments and items that should have been included on the preliminary plat. In such a case, the Community Development Director shall provide written notice to the Planning Commission and City Council of such changes at each body's next meeting.
  2. Major Changes: Major changes from approved preliminary plats, including an increase in the total lots within the development, reduction of approved lot sizes, change of public open space locations, elimination or increase in the number of roads, shall be submitted for review by the ~~Planning Commission~~ Development Review Committee and ~~City Council~~ approved by the Planning Commission.
- B. Final Plat Approval: The Development Review Committee shall be the Land Use Authority for approval of final plat applications. The Development Review Committee may only grant final plat approvals in accordance with paragraph A, SCC 11.20.060 paragraph B, and any conditions or direction the Planning Commission ~~and/or City Council~~ has given relative to the final plat.
- C. Changes To Final Plats Before Recordation: The Development Review Committee shall review any request to modify an approved final plat before it is recorded. Review of such request shall be in accordance with Section 11.20.090, paragraph B. This may include rephrasing of the plat or minor plat boundary changes with adjacent unrecorded plats.
- D. Changes To Recorded Plats: Changes to recorded final plats shall be in accordance with State law. (Ord. 06-04-2010, 6-16-2010, eff. 6-17-2010)

### **11.20.110 VACATING OR CHANGING A SUBDIVISION PLAT**

A fee owner of land, as shown on the last County assessment roll, in a subdivision that has been laid out and platted as provided in this part may file a written petition to have some or all of the plat vacated or amended.

- A. Petition Submittal Requirements: Except as provided in SCC 11.20.120, a petition to vacate, alter, or amend an entire plat, portion of a plat, or a street or lot contained in a plat shall be accompanied by the following:
1. The name and address of all owners of record of the land contained in the entire plat;
  2. The name and address of all owners of record of land adjacent to any street that is proposed to be vacated, altered, or amended; and
  3. The signature of each of these owners who consents to the petition.
- B. Considering And Resolving Petitions: The ~~City Council~~ [Planning Commission](#) may consider and resolve any petition submitted under paragraph A in accordance with the following paragraphs:
1. The City shall provide notice of the petition by mail to the owners within the plat and each affected entity that provides a service to an owner of the record of the portion of the plat that is being vacated or amended at least ten (10) calendar days before the ~~City Council~~ [Planning Commission](#) may approve the vacation or amendment of the plat.
  2. The ~~City Council~~ [Planning Commission](#) shall hold a public hearing within forty-five (45) days after the day on which the petition is filed if:
    1. Any owner within the plat notifies the Municipality of the owner's objection in writing within ten (10) days of mailed notification; or
    2. A public hearing is required because all of the owners in the subdivision have not signed the revised plat.
  3. The public hearing requirement does not apply and the ~~City Council~~ [Planning Commission](#) may consider at a public meeting an owner's petition to vacate or amend a subdivision plat if the petition seeks only to:
    1. Join two (2) or more of the petitioning fee owner's contiguous lots;
    2. Subdivide one or more of the petitioning fee owner's lots, if the subdivision will not result in a violation of a land use ordinance or a development condition;
    3. On a lot owned by the petitioning fee owner, adjust an internal lot restriction imposed by the City; or
    4. Alter the plat in a manner that does not change existing boundaries or other attributes of lots within the subdivision that are not:
      1. Owned by the petitioner; or
      2. Designed as a common area.
- C. Petition To Vacate, Or Alter A Street Or Alley: If a petition is submitted containing a request to vacate or alter any portion of a street or alley within a subdivision the following shall apply:
1. The Planning Commission shall review the request and make a recommendation to the City Council.
  2. The City Council shall hold a public hearing, after providing notice to property owners within three hundred feet (300') of the area being petitioned for vacation or alteration, [and to operators of utilities and culinary water or sanitary sewer facilities located within the bounds of the public street or municipal utility easement sought to be vacated](#). After the public hearing, the City Council may adopt an ordinance granting a petition to vacate some or all of a public street, right-of-way, or easement if it finds that good cause exists for the vacation or alteration and neither the public interest nor any person will be materially injured by the vacation. If the City Council vacates or alters any portion of a street or alley, the City Recorder shall ensure that the plat, [and a legal description of the public street to be vacated are](#) **is** recorded in the Office of the Recorder of the County in which the land is located.

- 3. The action of the City Council vacating or narrowing a street or alley that has been dedicated to public use shall operate to the extent to which it is vacated or narrowed, upon the effective date of the vacating plat, as a revocation of the acceptance thereof, and the relinquishment of the City's fee therein, but the right-of-way and easements therein, if any, of any lot owner and the franchise rights of any public utility may not be impaired thereby. (Ord. 12-01-2017, 3-7-2018, eff. 3-8-2018)

**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**

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PASSED AND ADOPTED this 2<sup>nd</sup> day of April 2024.

\_\_\_\_\_  
Daniel M. Olson, Mayor

Councilmember Art Adcock	Voted	___
Councilmember Brian Del Rosario	Voted	___
Councilmember Lynn Mecham	Voted	___
Councilmember Jeff Siddoway	Voted	___
Councilmember Travis Keel	Voted	___

ATTEST:

\_\_\_\_\_  
Amalie R. Ottley, City Recorder

STATE OF UTAH                    )  
  ) ss.  
COUNTY OF UTAH                )

I, AMALIE R. OTTLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the City Council of Santaquin City, Utah, on the 2<sup>nd</sup> day of April 2024, entitled

**“AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO AMEND THE LAND USE AUTHORITY AND PROCESS FOR AN EXTENSION OF PRELIMINARY PLAT AND FINAL PLAT APPROVALS, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER’S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.”**

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Santaquin City Utah this 2<sup>nd</sup> day of April 2024.

\_\_\_\_\_  
Amalie R. Ottley  
Santaquin City Recorder

(SEAL)

AFFIDAVIT OF POSTING

STATE OF UTAH )  
 ) ss.  
COUNTY OF UTAH )

I, AMALIE R. OTTLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that prior to the ordinance taking effect, I posted a short summary of the ordinance on the Utah Public Notice Website as required by Utah State Code 10-3-711(1)(b) as a Class A Notice and Santaquin City Code 1-2-050(D)

I further certify that copies of the ordinance were posted online at [www.santaquin.org](http://www.santaquin.org), at the City Hall Building at 110 S. Center Street and on the State of Utah's Public Notice Website, <https://www.utah.gov/pmn/index.html>. A copy of the notice may also be requested by calling (801)754-1904.

\_\_\_\_\_  
AMALIE R. OTTLEY  
Santaquin City Recorder

The foregoing instrument was acknowledged before me on this \_\_\_ day of \_\_\_ 2024,  
by AMALIE R. OTTLEY.  
My Commission Expires:

\_\_\_\_\_  
Notary Public

# MEMORANDUM



To: Planning Commission

From: Ryan Harris, Senior Planner

Date: March 22, 2024

RE: **Vincent Oaks Subdivision Preliminary**

Zone: R-10
Size: 3.65 Acres
Lots: 7

The Sutherland Subdivision is located at 850 East 450 South. The proposed subdivision is in the R-10 Residential zone and has seven lots on 3.65 acres. Lots within the R-10 zone must have a minimum lot size of 10,000 square feet and a minimum lot width of 80 feet. The lot frontage requirement for a corner lot is 95 feet. The proposed lots range from 0.24 acres (10,381 square feet) to 0.51 acres (22,160 square feet), and the lot frontages range from 95 feet to 156.70 feet. All cul-de-sac frontages meet the requirements found in Santaquin City Code (SCC) 11.24.080. All requirements in the R-10 zone (SCC 10.20.080) are being followed.

The applicant will extend a portion of 900 East that is located on their property. The rest of 900 East will be located on the adjacent property in the County. When the adjacent property is annexed and developed, the rest of 900 East will be installed. There will be three lots (Lots 5-7) that will have frontage along 875 East and 900 East. These lots will not have access to 900 East.

On February 13, 2024, the Development Review Committee (DRC) reviewed the preliminary plans for the Vincent Oaks Subdivision and forwarded a favorable recommendation to the Planning Commission.

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

## **Findings**

1. The subdivision plans meet the requirements of the R-10 Zone (SCC 10.20.080).
2. The subdivision plans will meet all Engineering and Public Works requirements found in the Santaquin City Standard Specifications and Drawings and all applicable requirements in Santaquin City Title 11 (Subdivision Regulations) once the condition in the motion is completed.
3. The subdivision has followed the subdivision review process in SCC 11.20.020 and preliminary plans have received a favorable recommendation from the DRC.
4. The subdivision plans (attachment 2) meet all conditions in the DRC motion.

**Recommended Motion:** “Motion to approve the preliminary plans for the Vincent Oaks Subdivision with the following conditions.

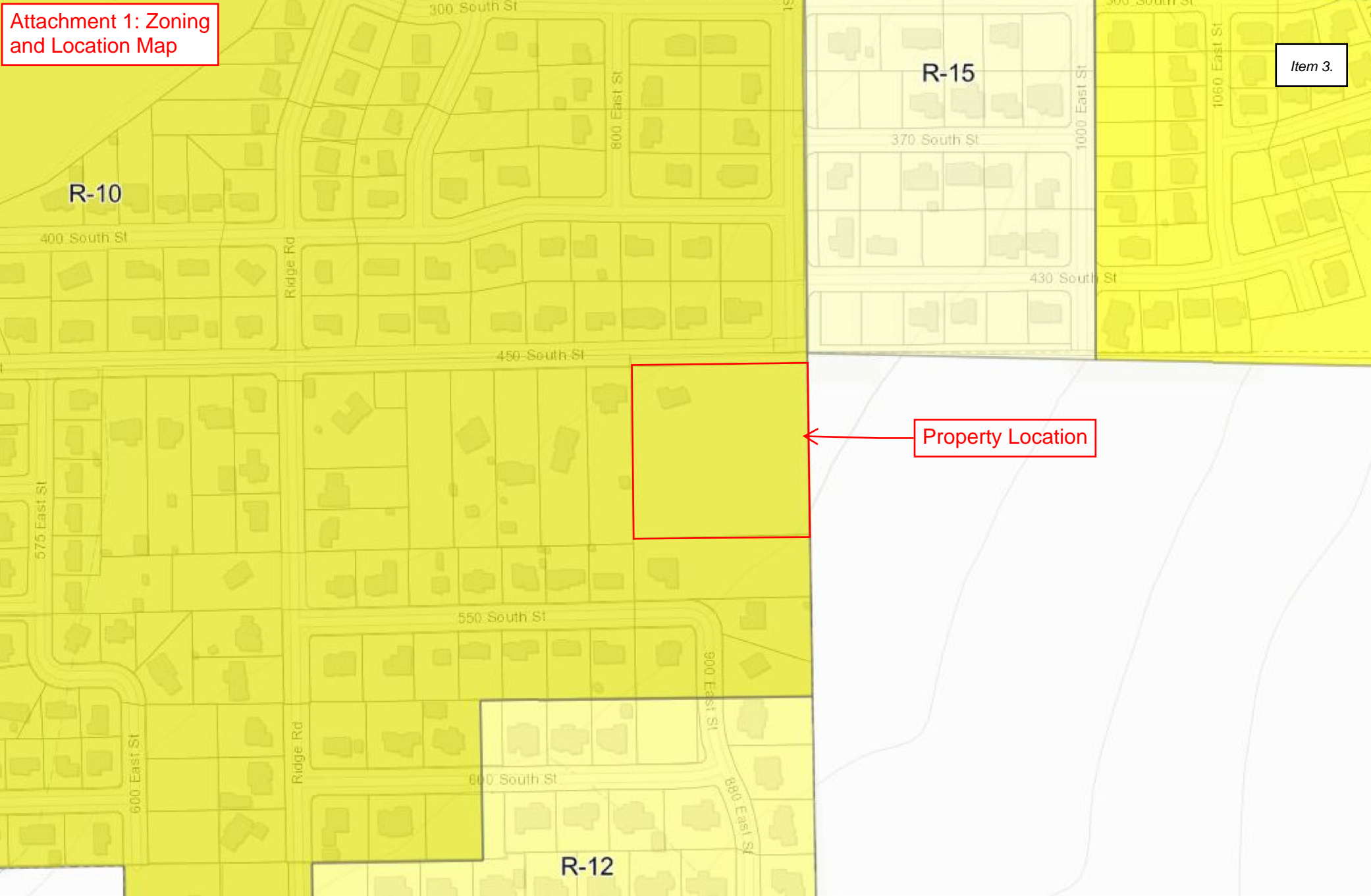
1. All redlines be addressed.

## **Attachments:**

1. Zoning and Location Map
2. Preliminary Plans



Attachment 1: Zoning and Location Map



R-10

R-15

Item 3.

Property Location

R-12

# VINCENT OAKS

## SANTAQUIN, UTAH COUNTY, UTAH

### FEBRUARY 2024

### -INDEX OF PLAN SHEETS-

#### GENERAL

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

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

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

#### ROADWAY/STORM DRAIN

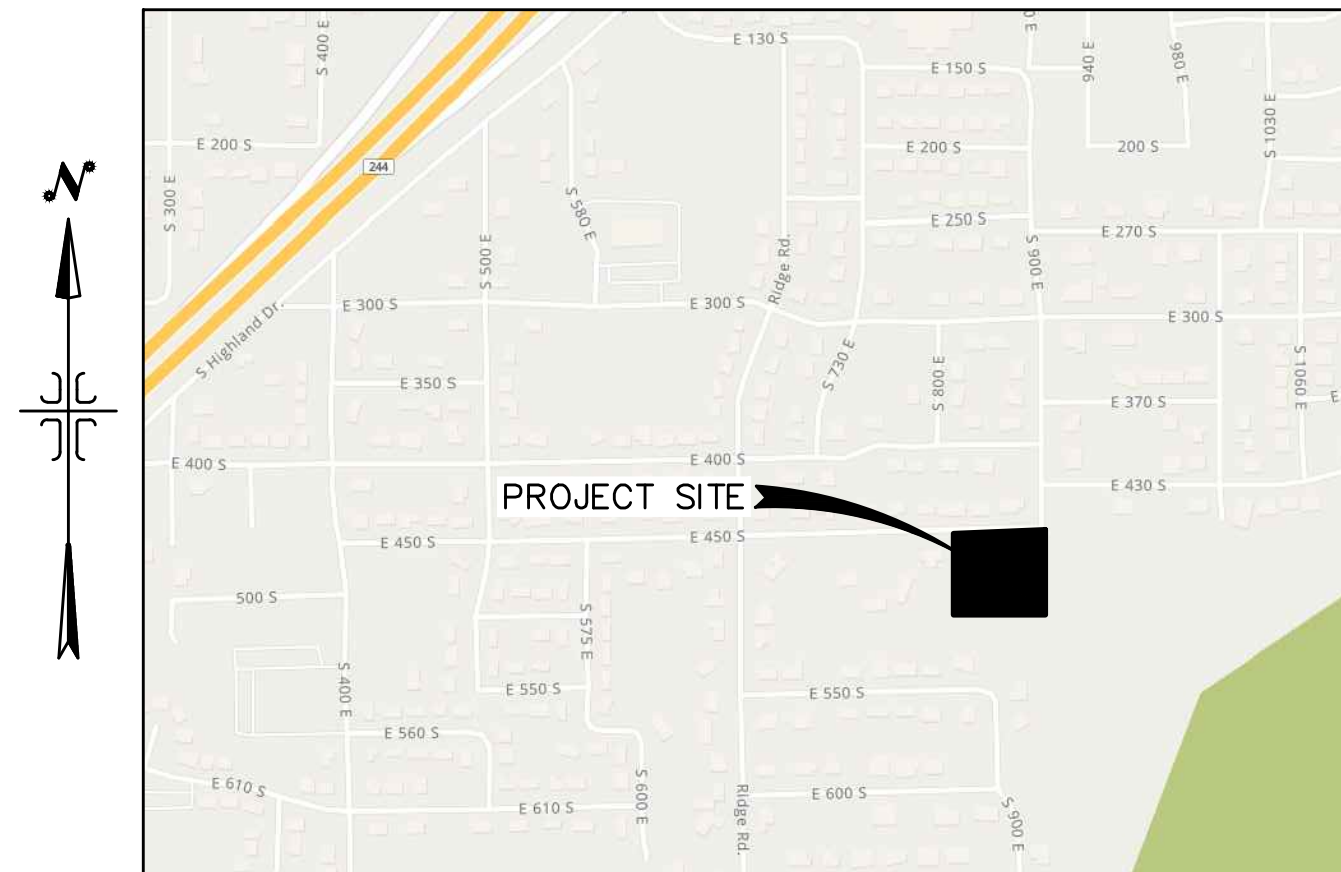
1. ALL ROADWAY CONSTRUCTION SHALL MEET THE MINIMUM REQUIREMENTS OF SANTAQUIN CITY'S TECHNICAL SPECIFICATIONS OR AS APPROVED IN THE PLANS HEREIN.
2. WHEN DISCREPANCIES OCCUR BETWEEN PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. UNTIMELY NOTIFICATION SHALL NEGATE ANY CONTRACTORS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

#### SEWER

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

#### WATER

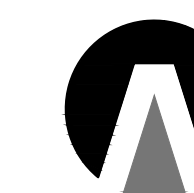
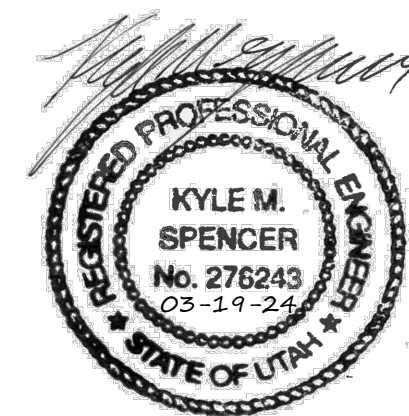
1. THE WATER SYSTEM SHALL BE CONSTRUCTED TO CONFORM WITH THE STANDARDS SET FORTH IN THE "UTAH REGULATIONS FOR PUBLIC DRINKING WATER SYSTEMS", AND THE SANTAQUIN CITY PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND DRAWINGS.
2. CONTRACTOR SHALL NOTIFY NORTHERN ENGINEERING, INC. THREE (3) WORKING DAYS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



VICINITY MAP  
-NTS-

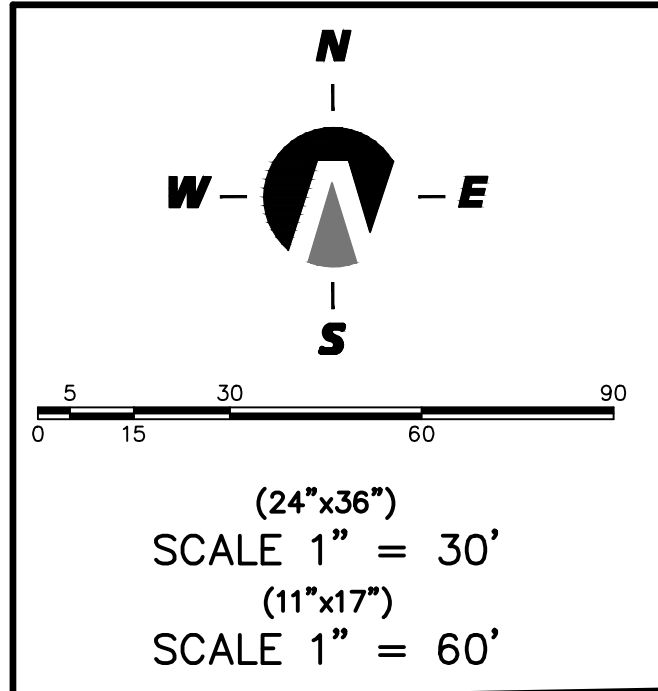
ACCEPTANCE	
SIGNATURE: _____	DATE _____
<i>DEVELOPER</i>	
SIGNATURE: _____	DATE _____
<i>CITY ENGINEER</i>	
SIGNATURE: _____	DATE _____
<i>COMMUNITY DEV. DIRECTOR</i>	
SIGNATURE: _____	DATE _____
<i>PUBLIC WORKS</i>	
SIGNATURE: _____	DATE _____
<i>BUILDING DEPARTMENT</i>	
SIGNATURE: _____	DATE _____
<i>POLICE DEPARTMENT</i>	
SIGNATURE: _____	DATE _____
<i>FIRE DEPARTMENT</i>	

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



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

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



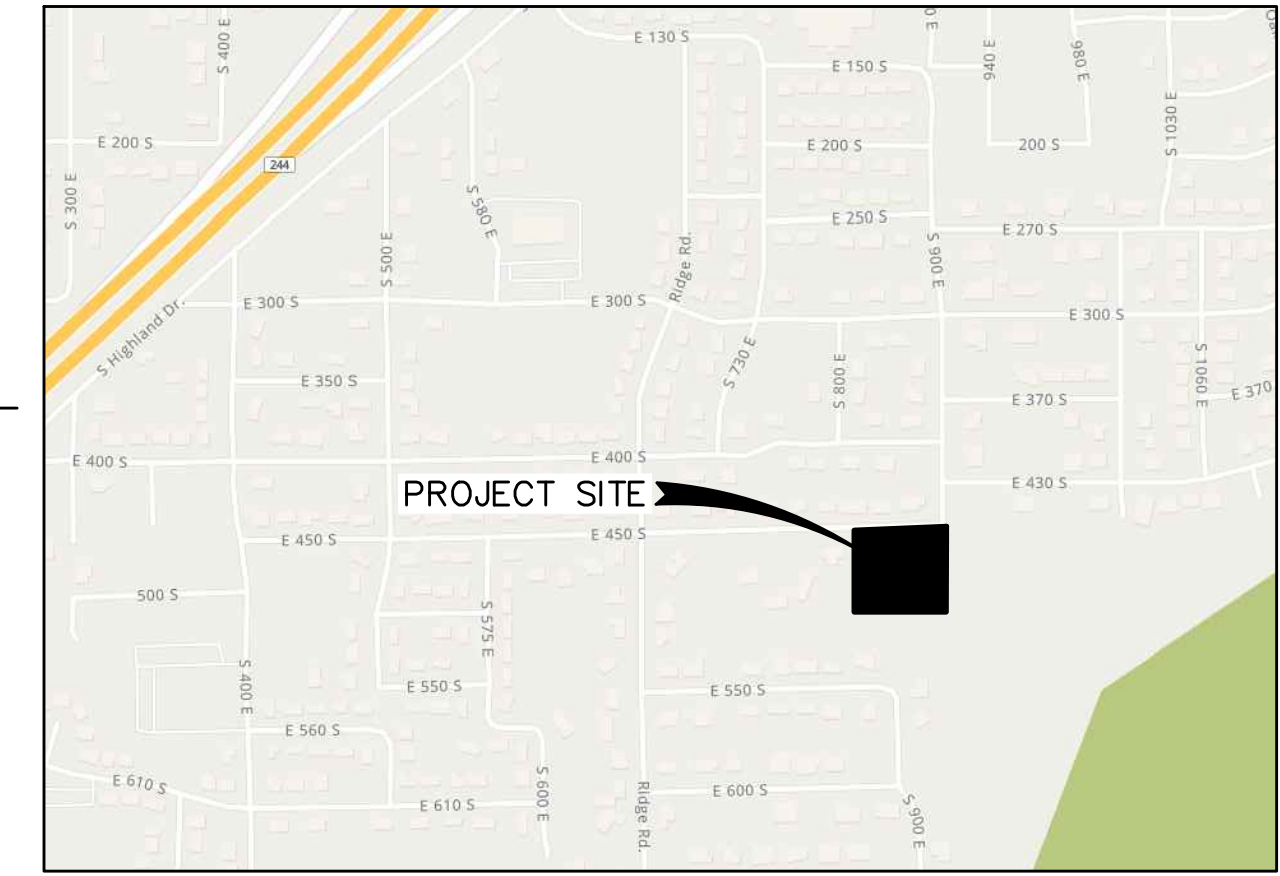
# VINCENT OAKS

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

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

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

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



### SURVEYOR'S CERTIFICATE

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

DATE \_\_\_\_\_ KENNETH E. BARNEY, P.L.S.

### BOUNDARY DESCRIPTION

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

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

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

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

### OWNER'S DEDICATION

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

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

BY: \_\_\_\_\_ BY: \_\_\_\_\_

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

S.12

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

P.O.B.

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

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

- ### LEGEND
- ⊕ FOUND BRASS CAP
  - ⊙ SET 5/8" IRON PIN
  - △ CALCULATED POINT, NOT SET
  - PROPERTY BOUNDARY
  - - - CENTERLINE
  - - - RIGHT-OF-WAY LINE
  - LOT LINE
  - - - SECTION LINE
  - - - EASEMENT
  - - - EXISTING DEED LINE
  - ▨ PUBLIC ROADWAY DEDICATED TO SANTAQUIN CITY

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

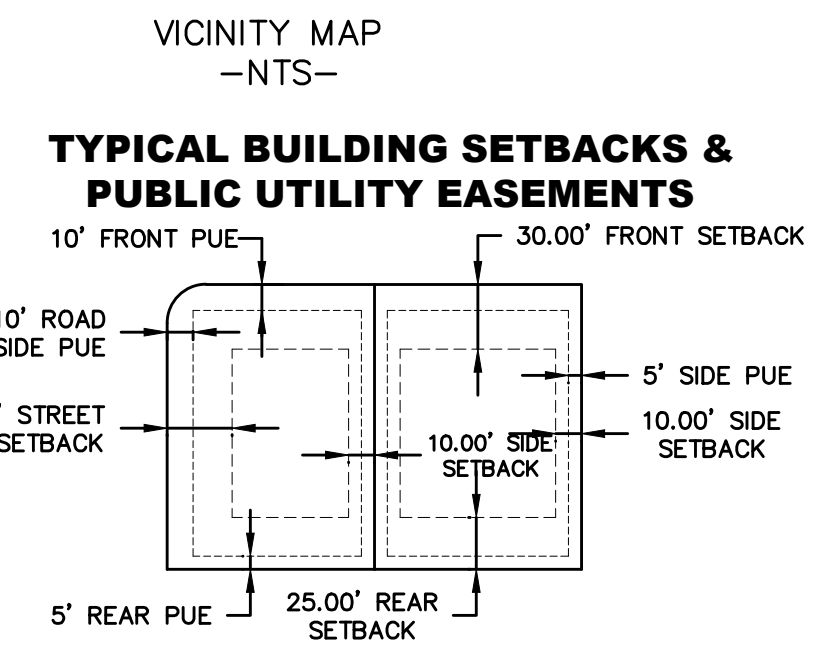
LINFORD, JAMES FULLMER & CHERYL  
48:214:0001  
[893 E.]

**NOTES:**

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

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

LYLE J SMART  
FAMILY PARTNERSHIP  
32:018:0177



**DOMINION ENERGY UTAH - NOTE:**

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

QUESTAR GAS COMPANY  
dba DOMINION ENERGY UTAH

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

**ROCKY MOUNTAIN POWER ACCEPTANCE**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY THE ROCKY MOUNTAIN POWER COMPANY.

BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

**CENTURY LINK ACCEPTANCE**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY THE CENTURY LINK COMPANY.

BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

**CENTRACOM ACCEPTANCE**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY THE CENTRACOM COMPANY.

BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	18.32'	15.00'	17.21'	S34°59'44"E	69°58'28"
C2	48.60'	50.00'	46.71'	S27°50'46"W	55°41'32"
C3	56.95'	60.00'	54.83'	S28°30'10"W	54°22'44"
C4	70.00'	60.00'	66.09'	S32°08'27"E	66°50'31"
C5	70.00'	60.00'	66.10'	N81°02'58"E	66°50'39"
C6	70.22'	60.00'	66.28'	N14°05'53"E	67°03'32"
C7	5.43'	60.00'	5.43'	N22°01'32"W	51°11'19"
C8	21.48'	50.00'	21.32'	N12°18'36"W	24°37'12"
C9	17.78'	15.00'	16.76'	N33°57'54"E	67°55'48"
C10	18.30'	15.00'	17.18'	S36°02'39"E	69°53'38"
C11	82.51'	645.00'	82.45'	S3°45'43"E	71°14'48"
C12	104.78'	645.00'	104.85'	S12°04'47"E	91°18'23"
C13	145.12'	645.00'	144.82'	S23°10'43"E	125°32'29"
C14	18.54'	81.00'	18.50'	N6°33'27"E	13°06'54"
C15	213.33'	600.00'	212.21'	S10°17'00"E	202°22'19"

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

### ACKNOWLEDGMENT

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 20\_\_\_\_, BEFORE ME, \_\_\_\_\_, PERSONALLY APPEARED \_\_\_\_\_ AND \_\_\_\_\_, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAMES ARE SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.

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

### ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF SANTAQUIN, COUNTY OF UTAH, 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. 20\_\_\_\_.

APPROVED BY MAYOR \_\_\_\_\_  
CITY ENGINEER (SEE SEAL) \_\_\_\_\_ CITY RECORDER (SEE SEAL) \_\_\_\_\_

### PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY THE SANTAQUIN CITY PLANNING COMMISSION.

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ COMMUNITY DEVELOPMENT DIRECTOR \_\_\_\_\_

## VINCENT OAKS

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

SANTAQUIN \_\_\_\_\_ UTAH COUNTY, UTAH

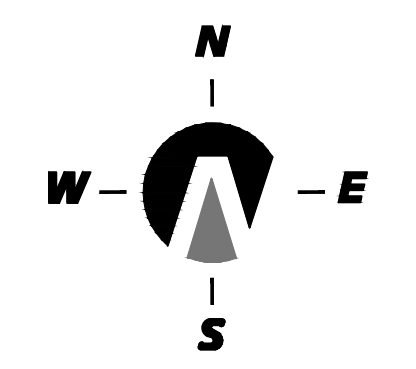
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NOTARY PUBLIC SEAL

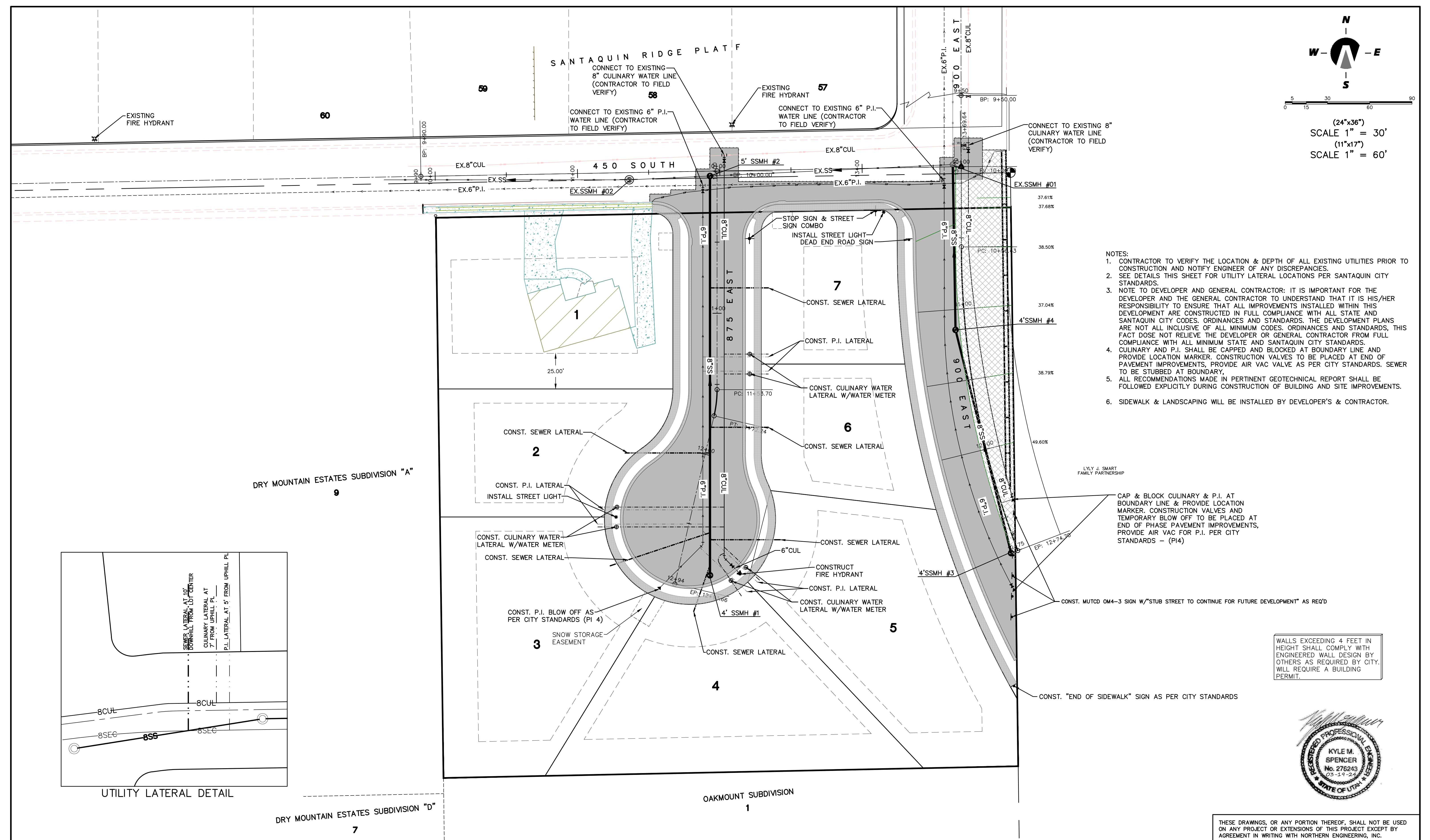
SURVEYOR'S SEAL  
K. E. BARNEY  
No. 172762  
STATE OF UTAH

CLERK-RECORDER SEAL

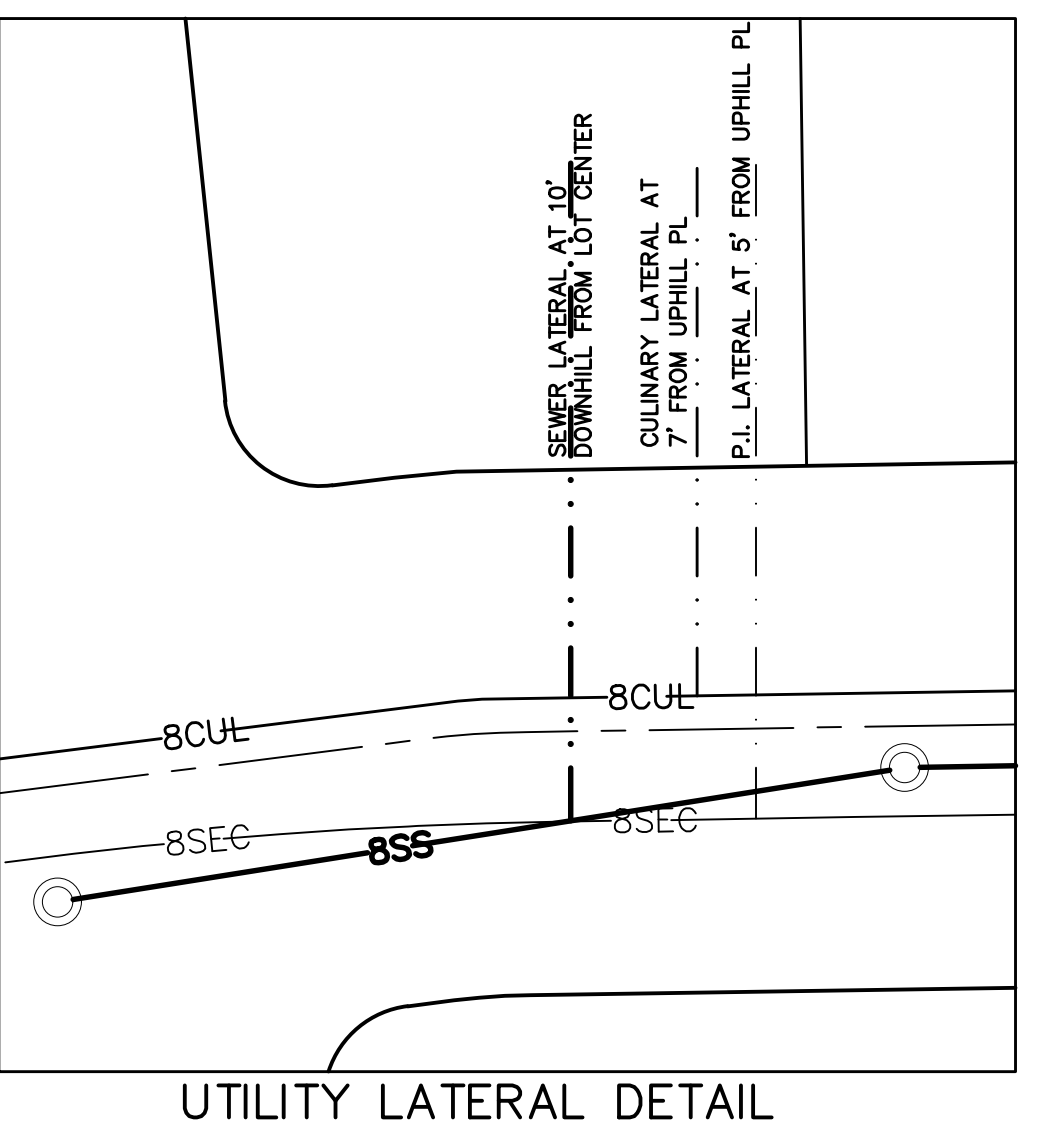
UTAH COUNTY RECORDER STAMP



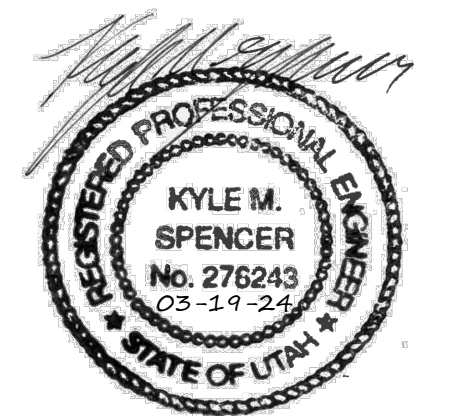
SCALE 1" = 30'  
(24"x36")  
SCALE 1" = 60'  
(11"x17")



- NOTES:
1. CONTRACTOR TO VERIFY THE LOCATION & DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
  2. SEE DETAILS THIS SHEET FOR UTILITY LATERAL LOCATIONS PER SANTAQUIN CITY STANDARDS.
  3. NOTE TO DEVELOPER AND GENERAL CONTRACTOR: IT IS IMPORTANT FOR THE DEVELOPER AND THE GENERAL CONTRACTOR TO UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THE DEVELOPMENT PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY STANDARDS.
  4. CULINARY AND P.I. SHALL BE CAPPED AND BLOCKED AT BOUNDARY LINE AND PROVIDE LOCATION MARKER. CONSTRUCTION VALVES TO BE PLACED AT END OF PAVEMENT IMPROVEMENTS, PROVIDE AIR VAC VALVE AS PER CITY STANDARDS. SEWER TO BE STUBBED AT BOUNDARY.
  5. ALL RECOMMENDATIONS MADE IN PERTINENT GEOTECHNICAL REPORT SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
  6. SIDEWALK & LANDSCAPING WILL BE INSTALLED BY DEVELOPER'S & CONTRACTOR.



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



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

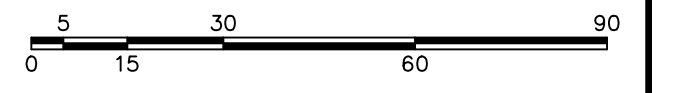
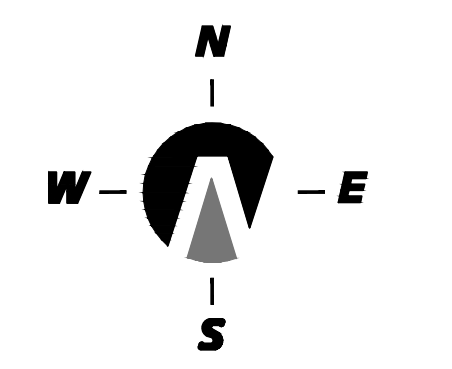
5		DESIGNED BY:		DATE:
4		DRAWN BY:		DATE:
3		CHECKED BY:		DATE:
2		APPROVED BY:		DATE:
1		COGO FILE:		DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:

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

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

**VINCENT OAKS**

UTILITY PLAN	JOB NO. 3-23-014
SANTAQUIN, UTAH	SHEET NO. <b>3</b>

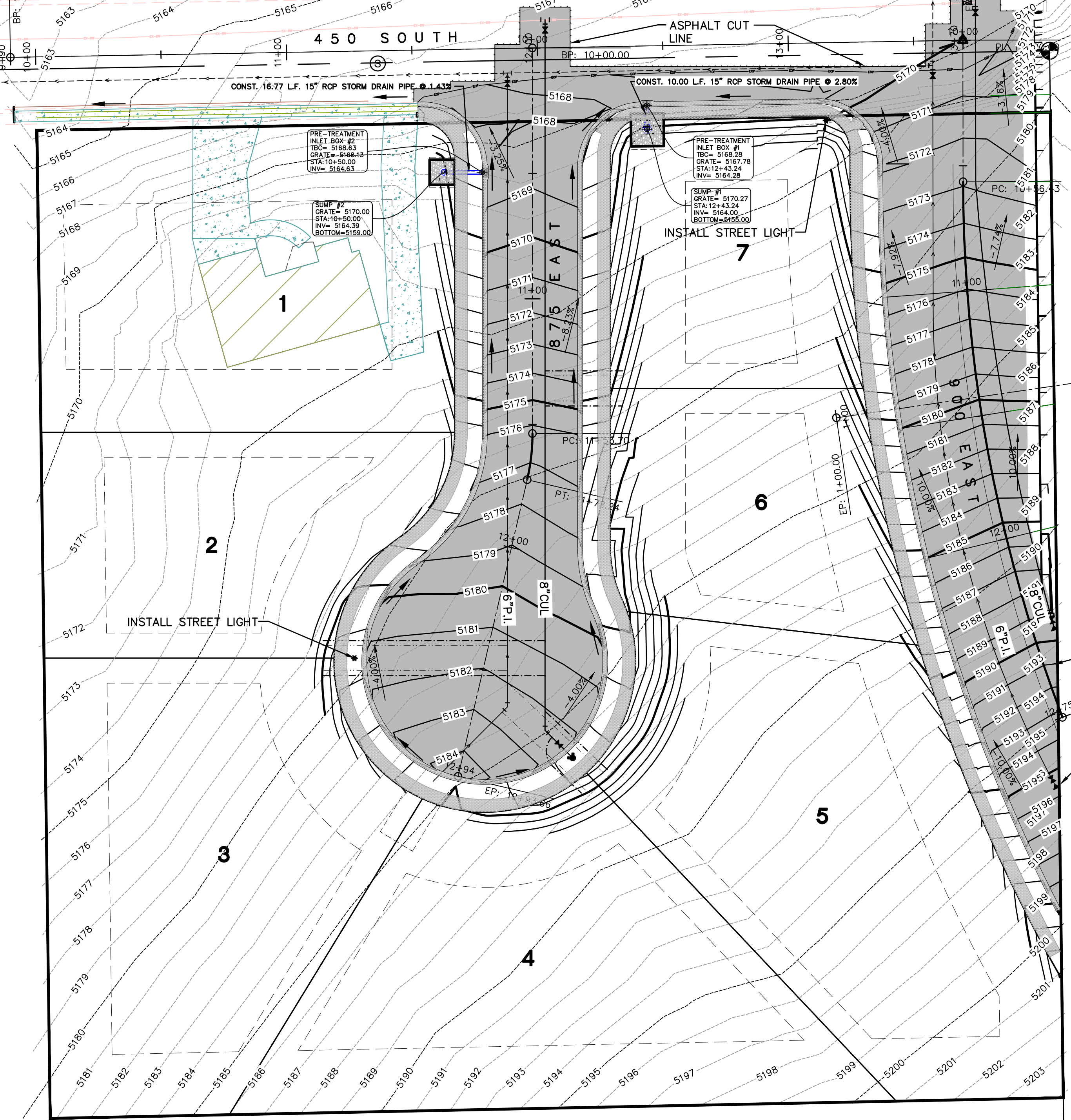


(24"x36")  
SCALE 1" = 30'  
(11"x17")  
SCALE 1" = 60'

SANTAQUIN RIDGE PLAT F

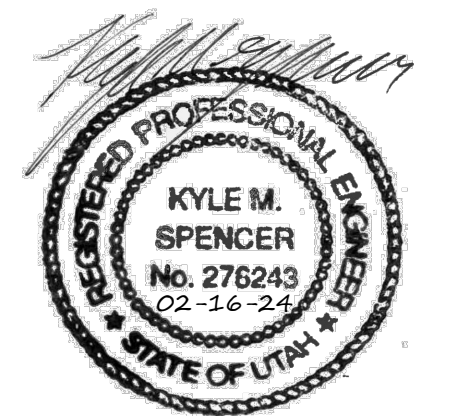
450 SOUTH

9000 EAST

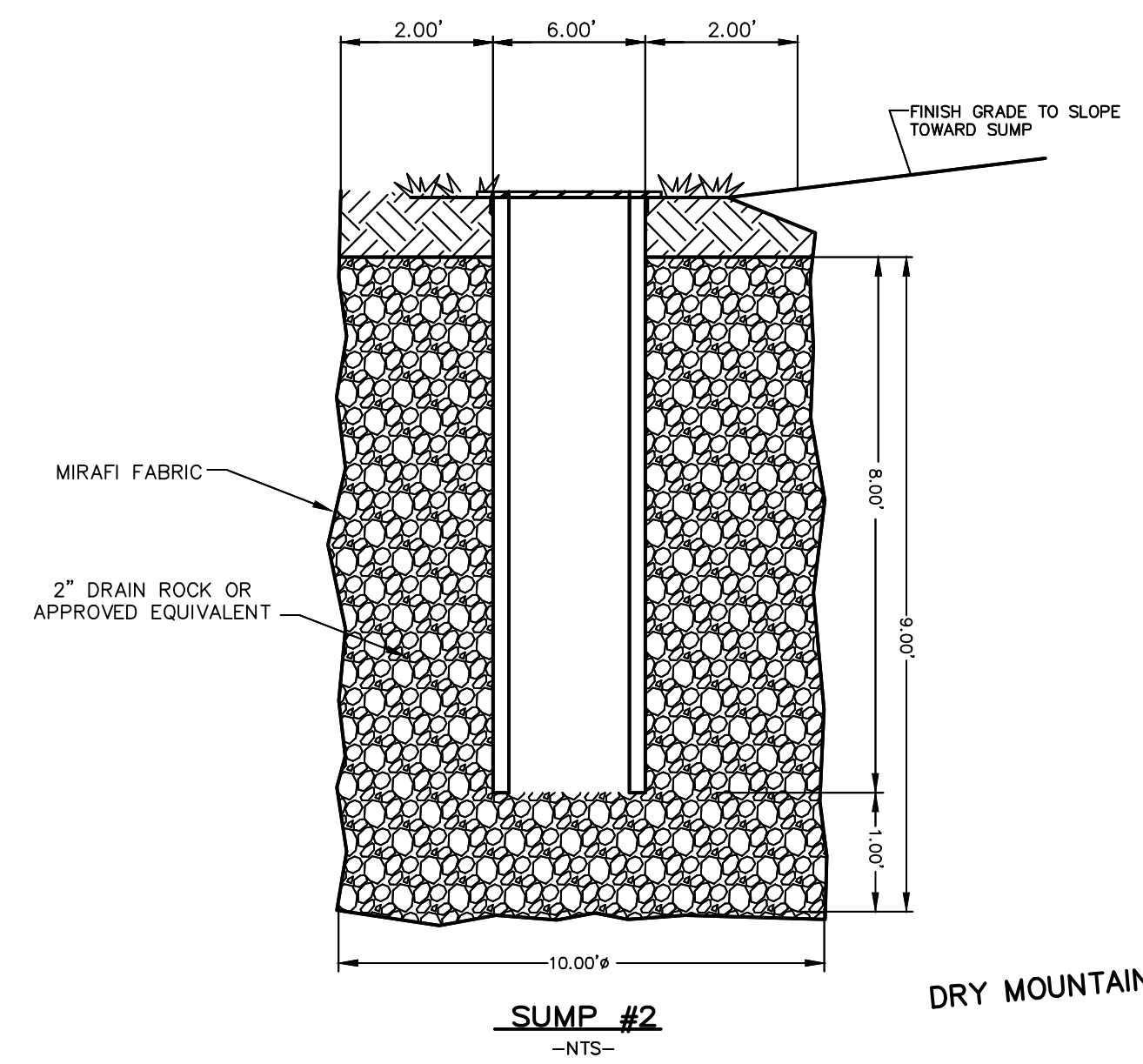


- NOTES:
1. CONTRACTOR TO VERIFY THE LOCATION & DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
  2. SEE DETAILS SHEET DT-02 FOR UTILITY LATERAL LOCATIONS PER SANTAQUIN CITY STANDARDS.
  3. NOTE TO DEVELOPER AND GENERAL CONTRACTOR: IT IS IMPORTANT FOR THE DEVELOPER AND THE GENERAL CONTRACTOR TO UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THE DEVELOPMENT PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS, THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY STANDARDS.
  4. CULINARY AND P.I. SHALL BE CAPPED AND BLOCKED AT BOUNDARY LINE AND PROVIDE LOCATION MARKER. CONSTRUCTION VALVES TO BE PLACED AT END OF PAVEMENT IMPROVEMENTS, PROVIDE AIR VAC VALVE AS PER CITY STANDARDS. SEWER TO BE STUBBED AT BOUNDARY.
  5. ALL RECOMMENDATIONS MADE IN PERTINENT GEOTECHNICAL REPORT SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.
  6. SIDEWALK & LANDSCAPING WILL BE INSTALLED BY DEVELOPER'S & CONTRACTOR.

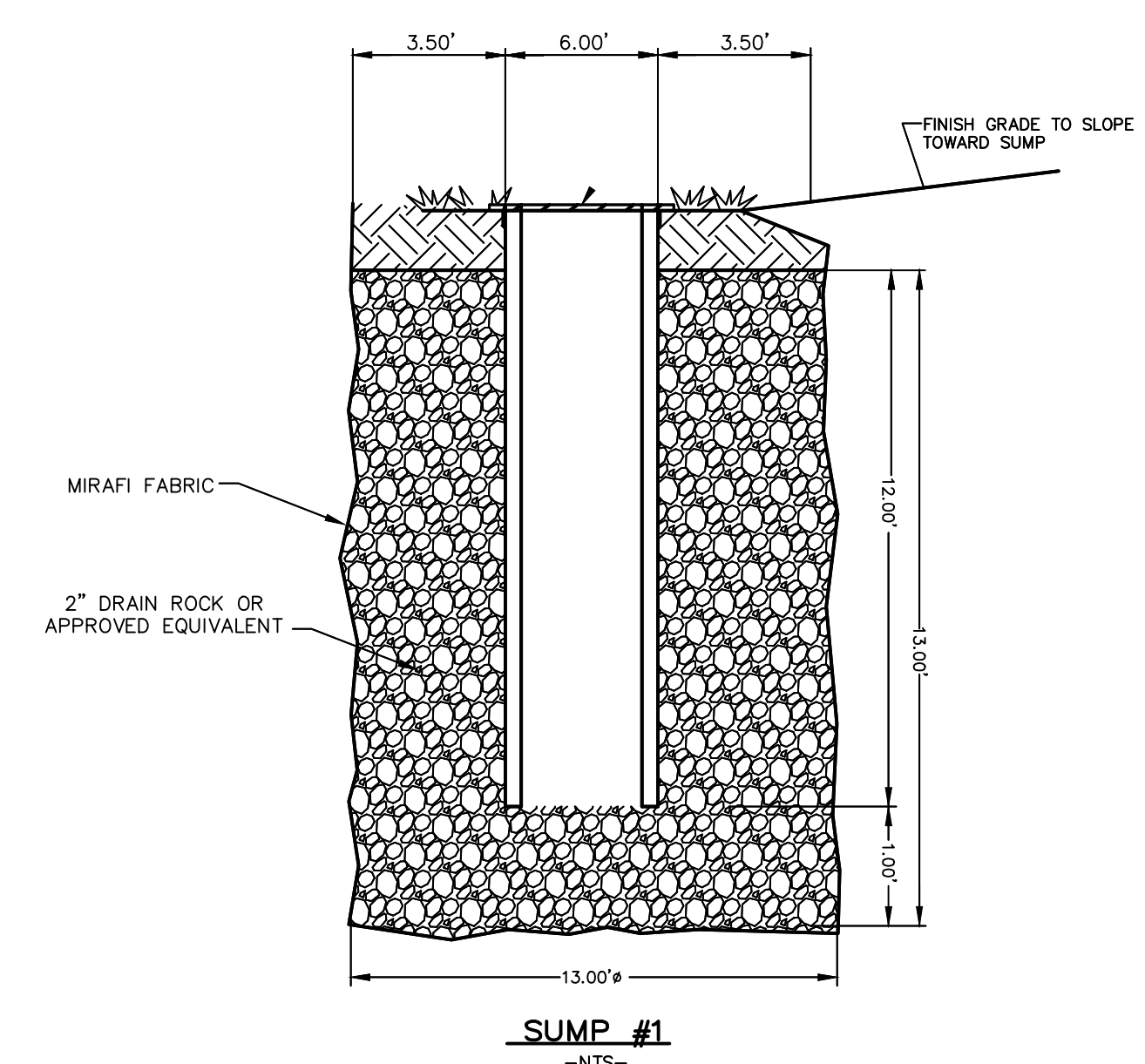
CAP & BLOCK CULINARY & P.I. AT BOUNDARY LINE & PROVIDE LOCATION MARKER CONSTRUCTION VALVES TO BE PLACED AT END OF PAVEMENT IMPROVEMENTS, PROVIDE AIR VAC FOR P.I. PER CITY STANDARDS.



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



SUMP #2  
-NTS-



SUMP #1  
-NTS-

5		DESIGNED BY:		DATE:
4		DRAWN BY:		DATE:
3		CHECKED BY:		DATE:
2		APPROVED BY:		DATE:
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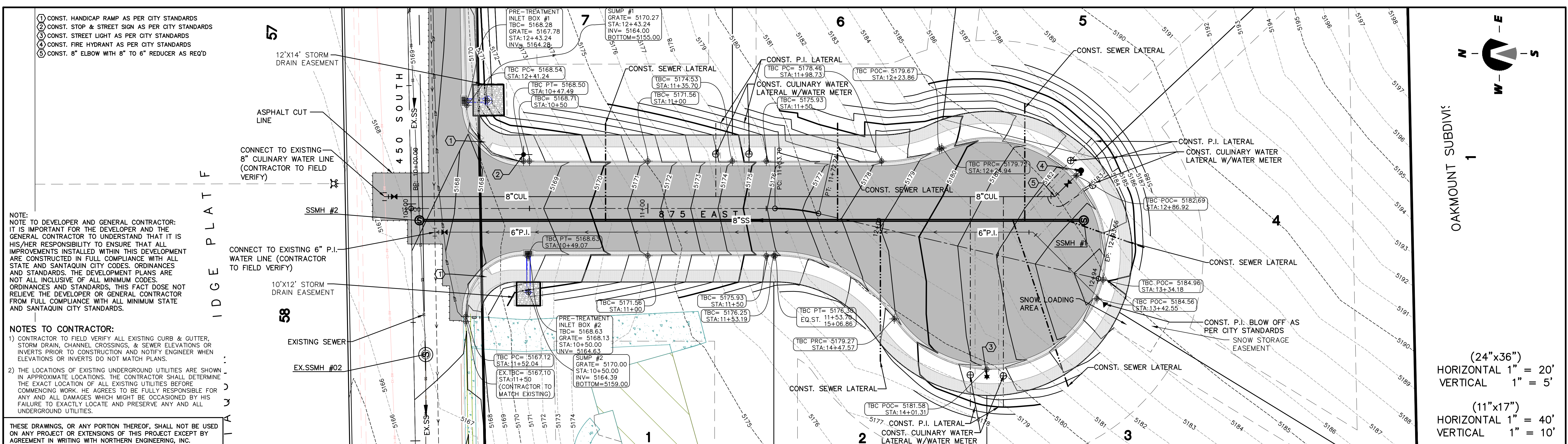


**Northern ENGINEERING INC**  
ENGINEERING-LAND PLANNING  
CONSTRUCTION MANAGEMENT

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

**VINCENT OAKS**

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

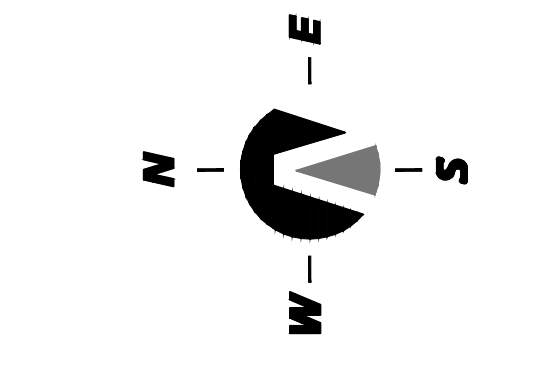


- 1 CONST. HANDICAP RAMP AS PER CITY STANDARDS
- 2 CONST. STOP & STREET SIGN AS PER CITY STANDARDS
- 3 CONST. STREET LIGHT AS PER CITY STANDARDS
- 4 CONST. FIRE HYDRANT AS PER CITY STANDARDS
- 5 CONST. 8" ELBOW WITH 8" TO 6" REDUCER AS REQ'D

NOTE:  
 NOTE TO DEVELOPER AND GENERAL CONTRACTOR:  
 IT IS IMPORTANT FOR THE DEVELOPER AND THE  
 GENERAL CONTRACTOR TO UNDERSTAND THAT IT IS  
 HIS/HER RESPONSIBILITY TO ENSURE THAT ALL  
 IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT  
 ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL  
 STATE AND SANTAQUIN CITY CODES, ORDINANCES  
 AND STANDARDS. THE DEVELOPMENT PLANS ARE  
 NOT ALL INCLUSIVE OF ALL MINIMUM CODES,  
 ORDINANCES AND STANDARDS, THIS FACT DOES NOT  
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- NOTES TO CONTRACTOR:
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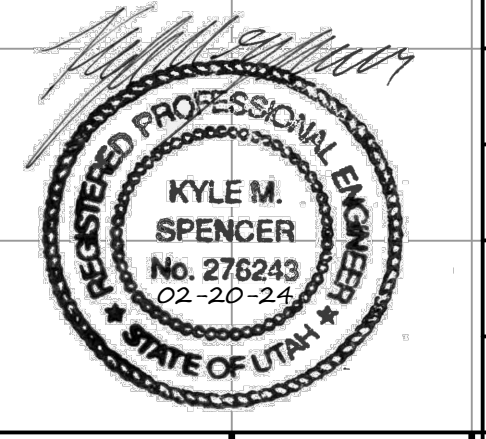
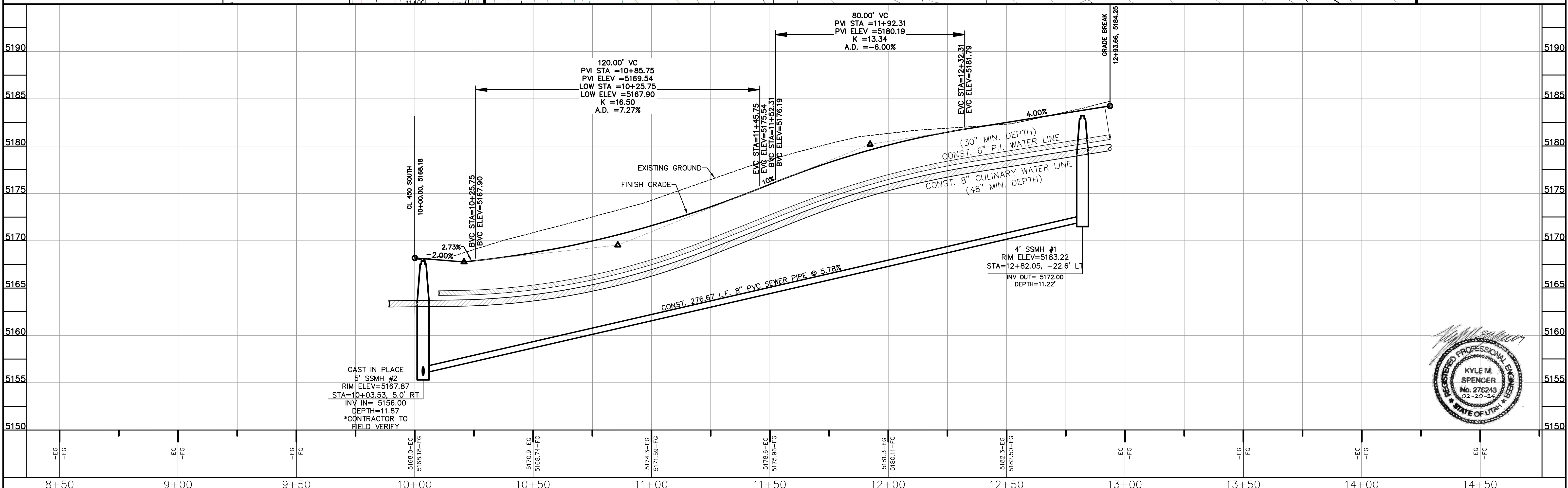
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OAKMOUNT SUBDIVISION  
 1

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

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



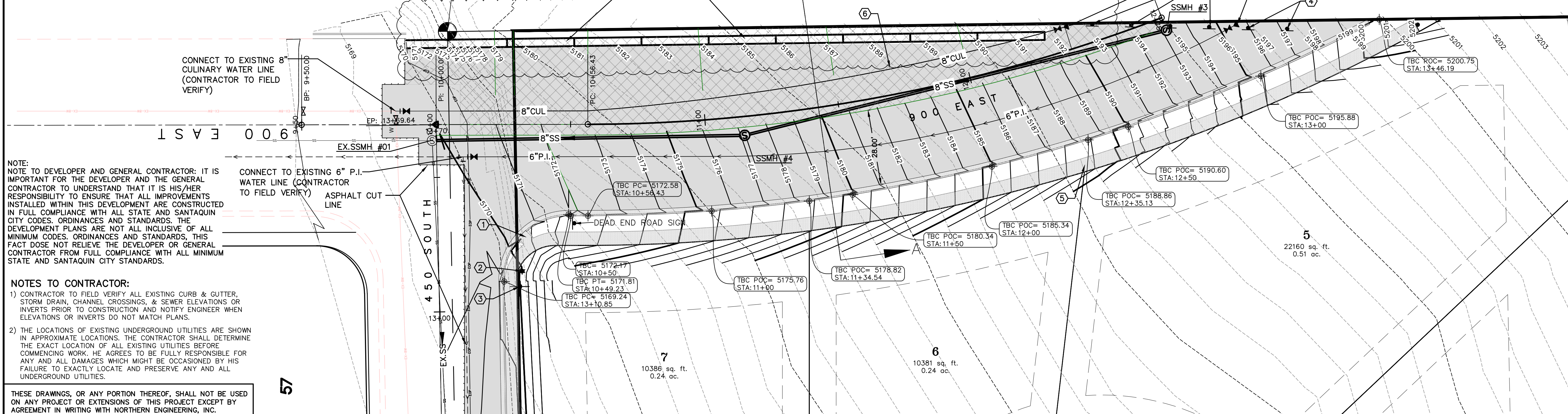
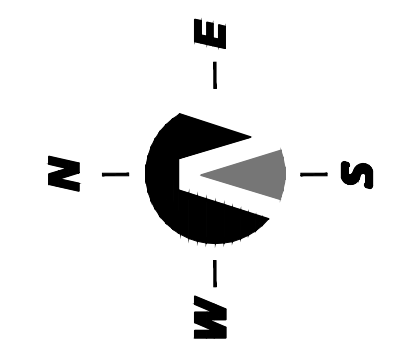
5	DESIGNED BY:	DATE:		<b>Northern</b> <b>ENGINEERING INC</b> ENGINEERING-LAND PLANNING CONSTRUCTION MANAGEMENT	1040 E. 800 N. OREM, UTAH 84097 (801) 802-8992	<b>VINCENT OAKS</b>	875 EAST STREET PLAN & PROFILE SANTAQUIN, UTAH	JOB NO.
4	DRAWN BY:	DATE:						3-23-014
3	CHECKED BY:	DATE:						
2	APPROVED:	DATE:						
1	COGO FILE:	DATE:						
NO.	REVISIONS	BY	DATE	REV. COGO FILE:	DATE:			SHEET NO.
								PP-01

- 1) CONST. HANDICAP RAMP AS PER CITY STANDARDS
- 2) CONST. STREET LIGHT AS PER CITY STANDARDS
- 3) CONST. STREET / STOP SIGN COMBO AS PER CITY STANDARDS
- 4) CONST. MUTCO OM4-3 SIGN W/"STUB STREET FOR FUTURE DEVELOPMENT" AS REQ'D
- 5) CONST. "END OF SIDEWALK" SIGN AS PER CITY STANDARDS
- 6) CONTRACTOR REQ'D TO EXTEND PROPOSED STREET & INFRASTRUCTURE IMPROVEMENTS AS CLOSE TO PROPERTY BOUNDARY AS PRACTICALLY POSSIBLE WHILE STAYING WITHIN PROJECT BOUNDARY

COORDINATE W/UTAH COUNTY SURVEYING DEPARTMENT FOR THE REPLACEMENT OF EXISTING COUNTY MONUMENTED CORNER OR PRESERVE IN PLACE AS REQ'D.

TEMPORARY MASS BLOCK WALL (HEIGHT VARIES) AS REQ'D TO PRESERVE CONSTRUCTION LIMITS ONTO ADJACENT PROPERTY.

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



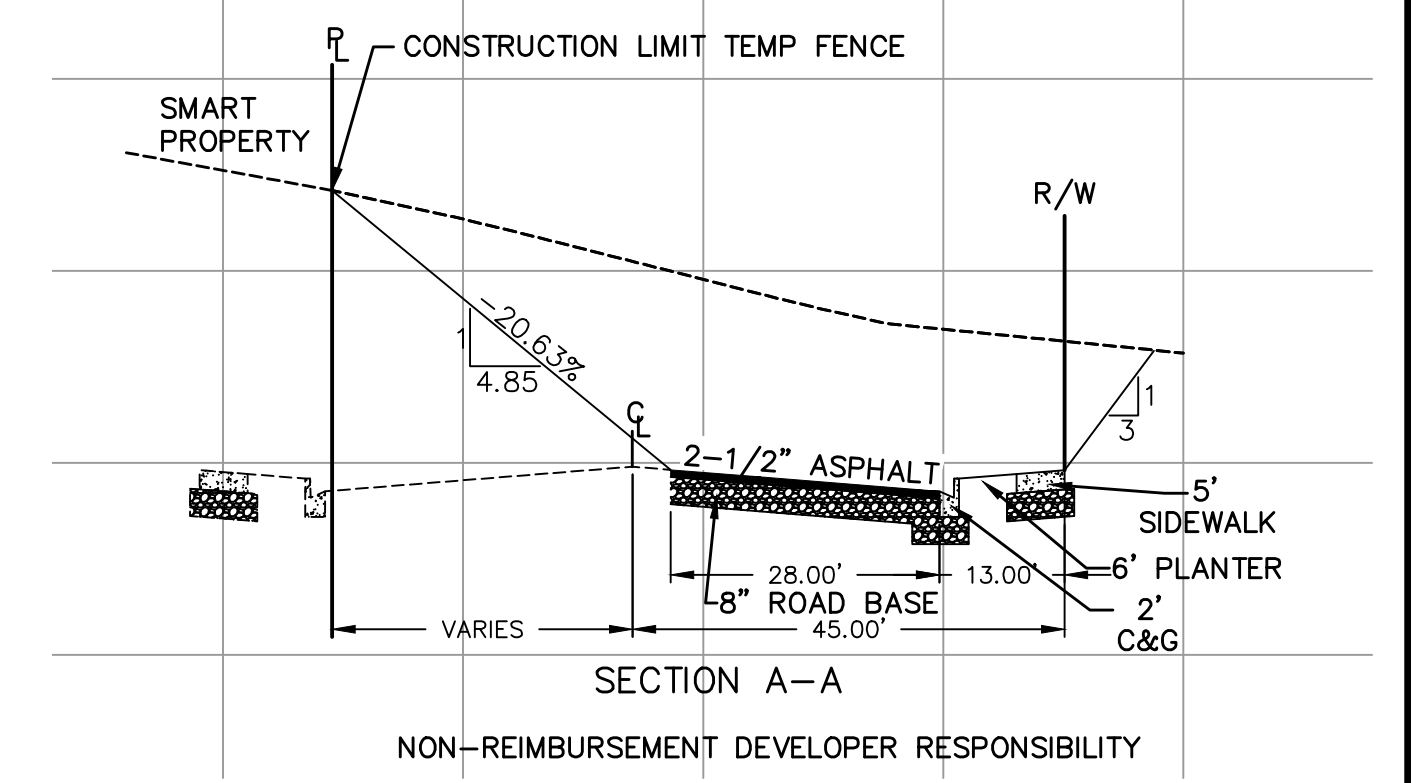
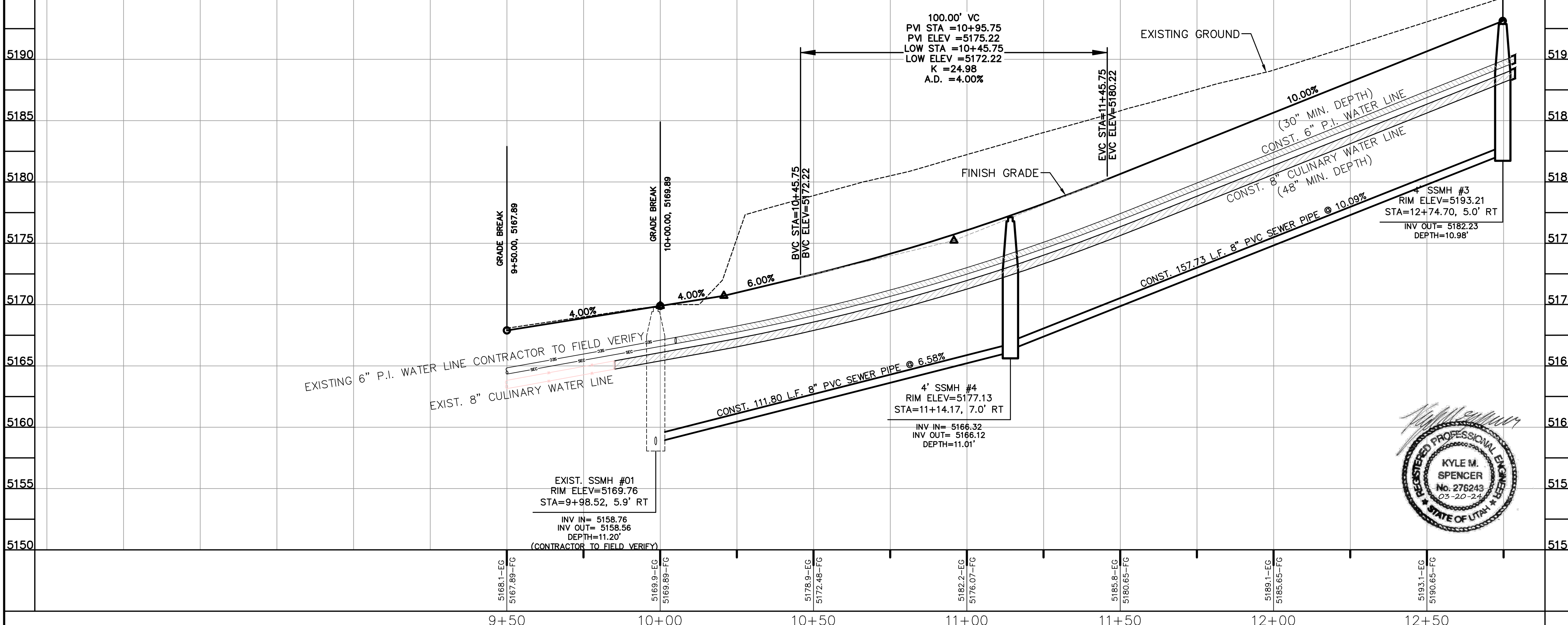
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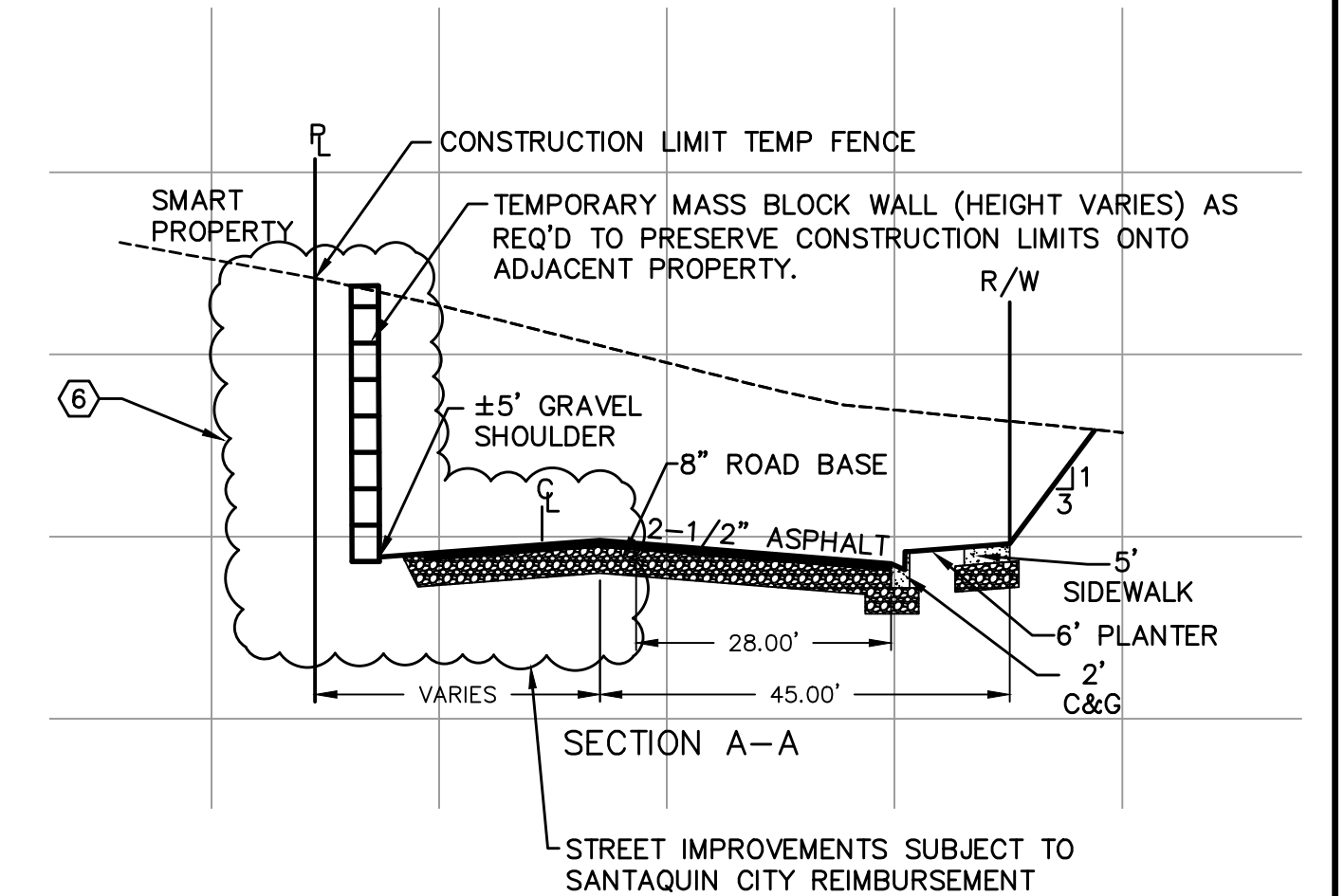
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(24"x36")  
HORIZONTAL 1" = 20'  
VERTICAL 1" = 5'

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



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



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

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

**VINCENT OAKS**

900 EAST STREET PLAN & PROFILE  
SANTAQUIN, UTAH

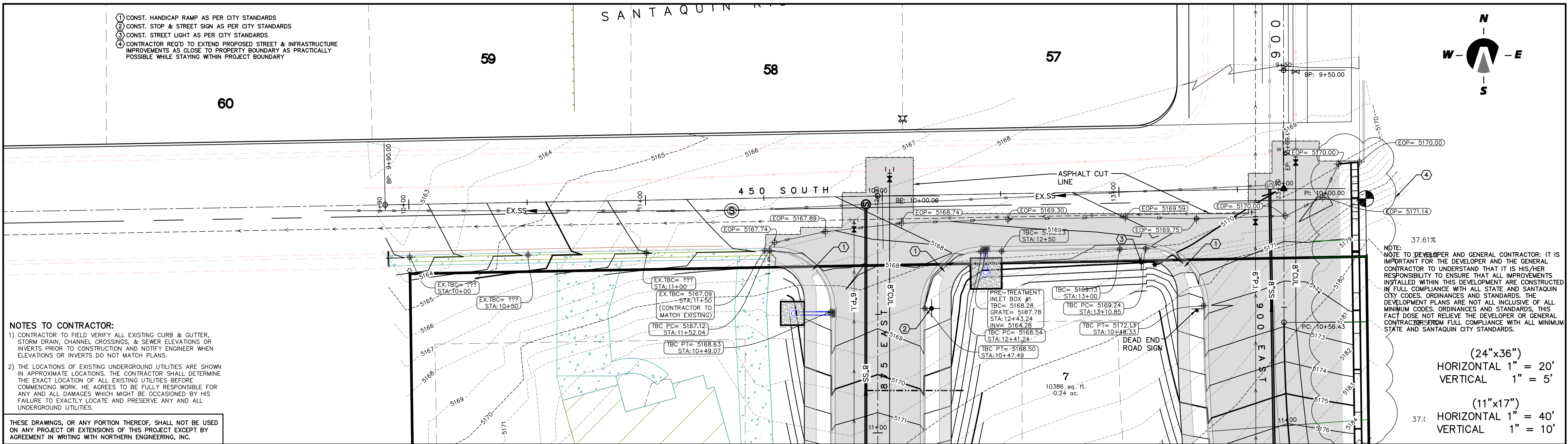
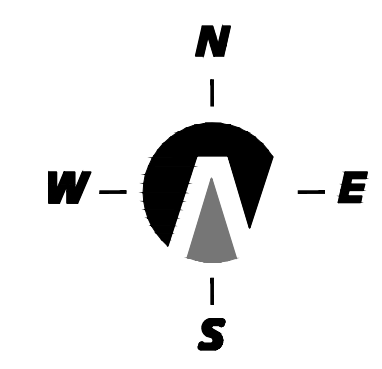
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3-23-014

SHEET NO.  
PP-02

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- 1) CONST. HANDICAP RAMP AS PER CITY STANDARDS
- 2) CONST. STOP & STREET SIGN AS PER CITY STANDARDS
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SANTAQUIN



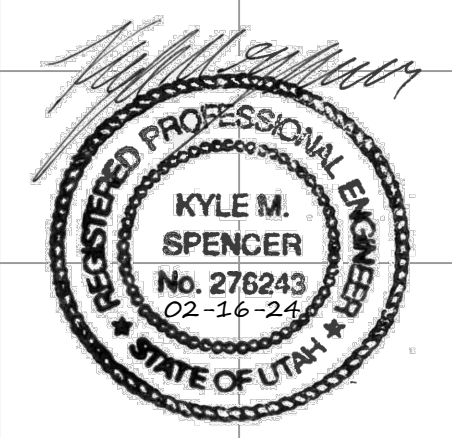
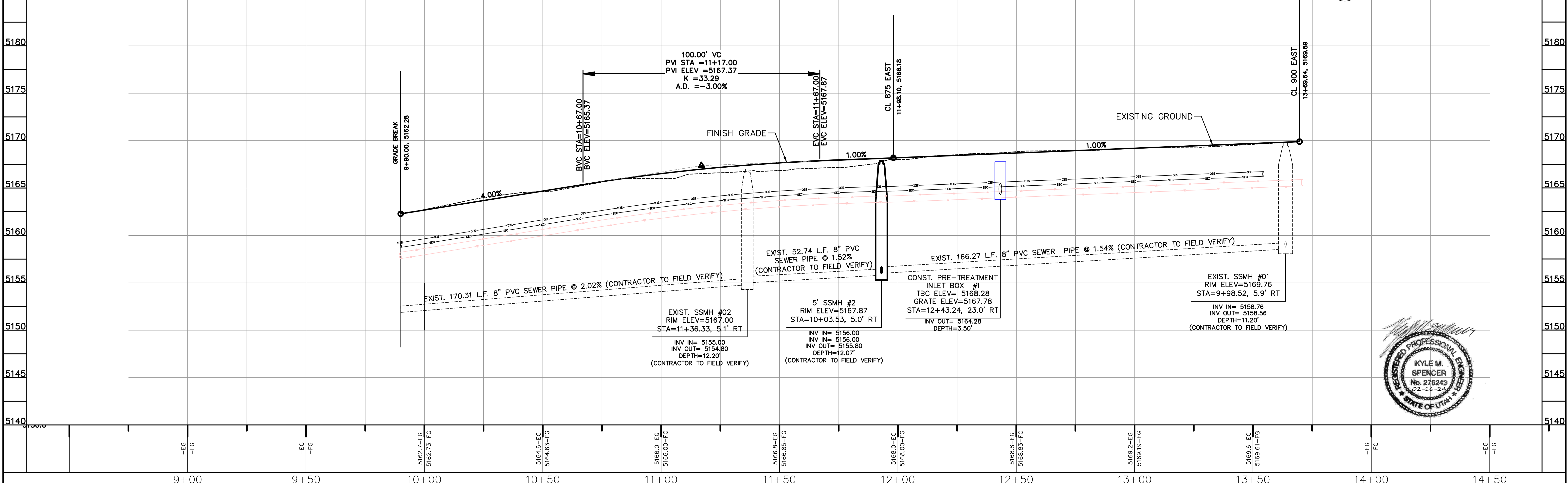
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**Northern ENGINEERING INC**  
ENGINEERING-LAND PLANNING  
CONSTRUCTION MANAGEMENT

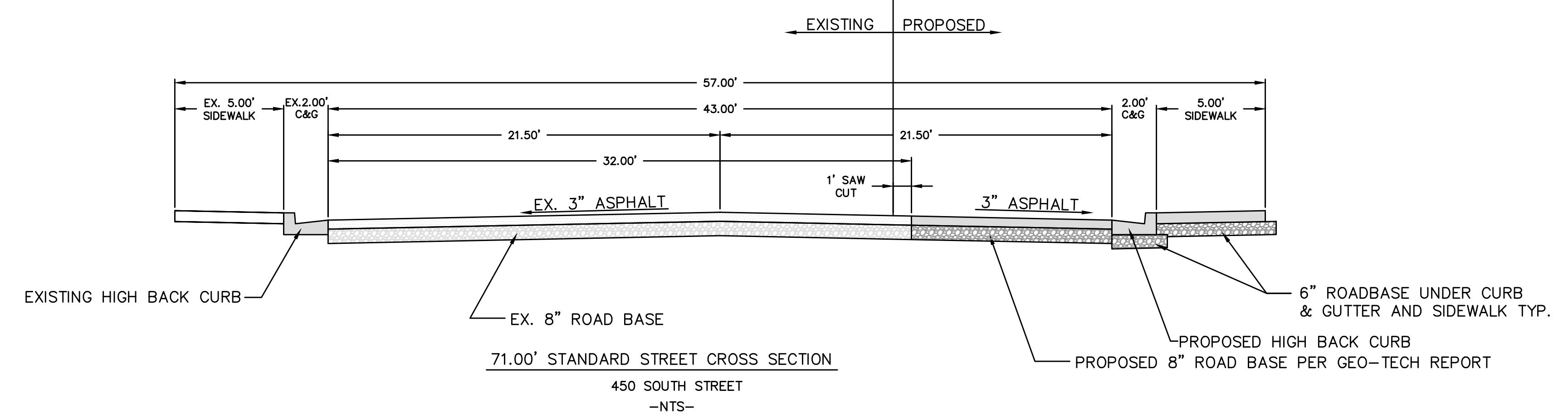
1040 E. 800 N.  
OREM, UTAH 84097  
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**VINCENT OAKS**

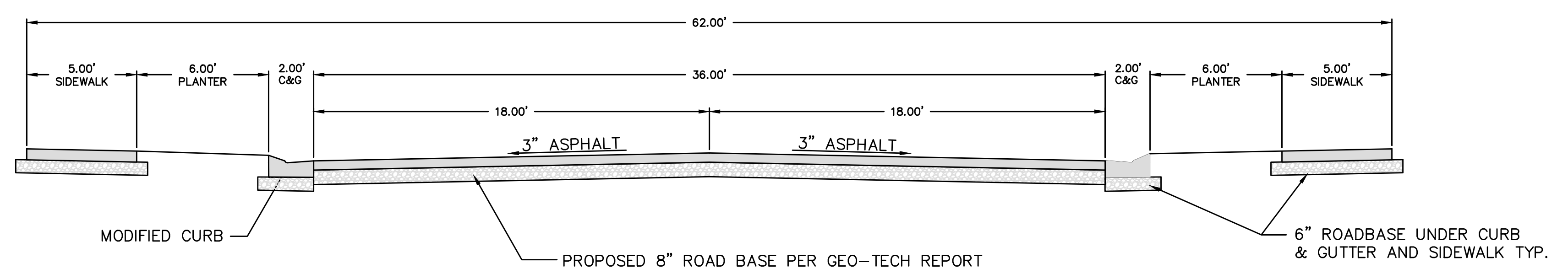
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SANTAQUIN, UTAH

JOB NO. 3-23-014  
SHEET NO. PP-03

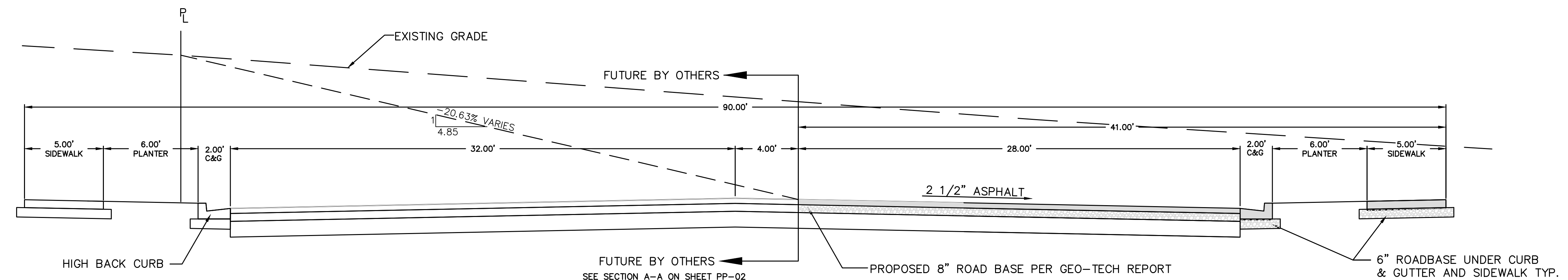




71.00' STANDARD STREET CROSS SECTION  
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-NTS-

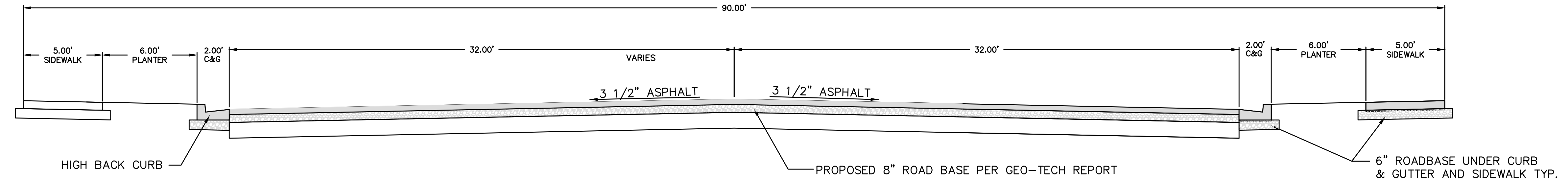


62.00' STANDARD STREET CROSS SECTION  
875 EAST STREET  
-NTS-

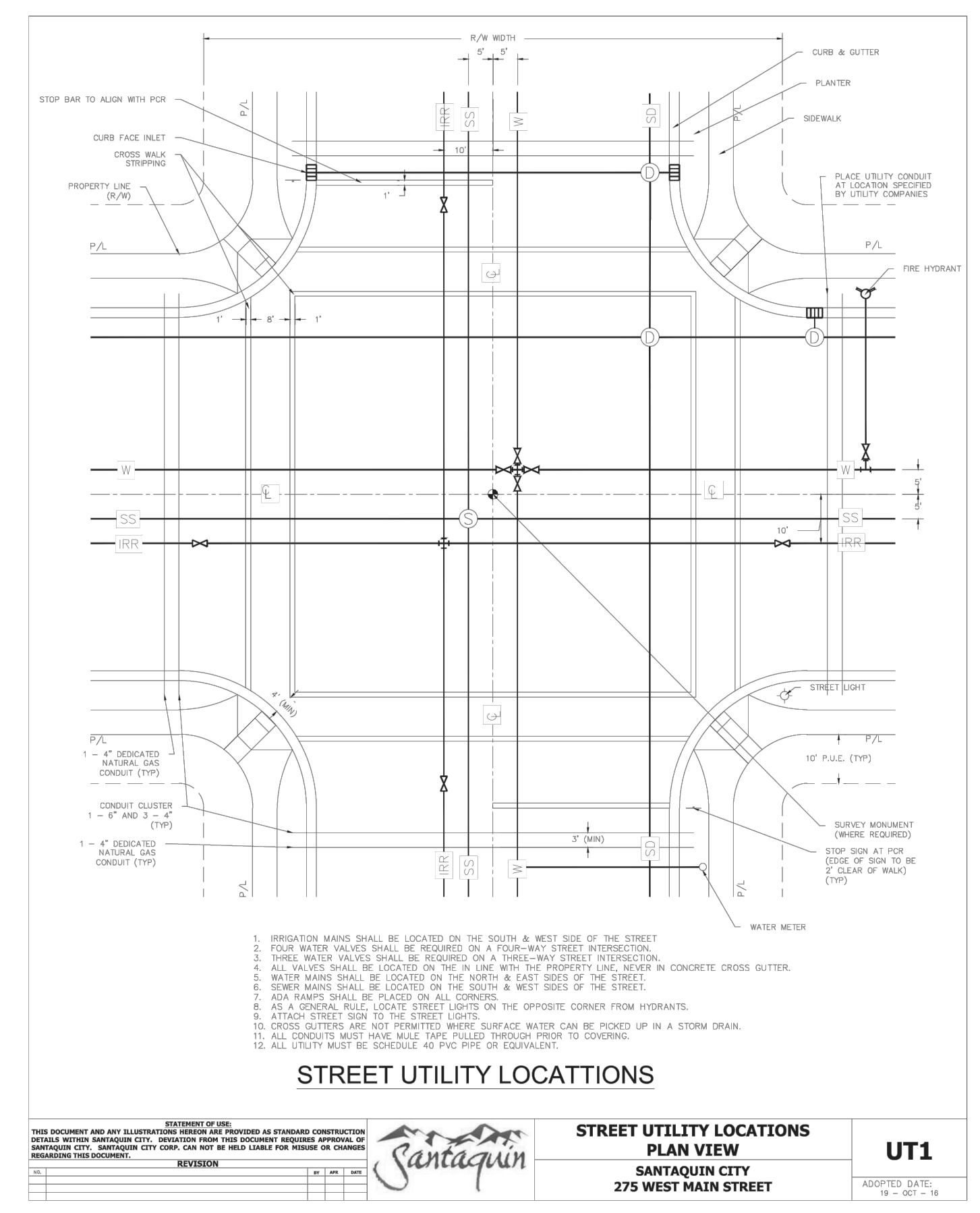
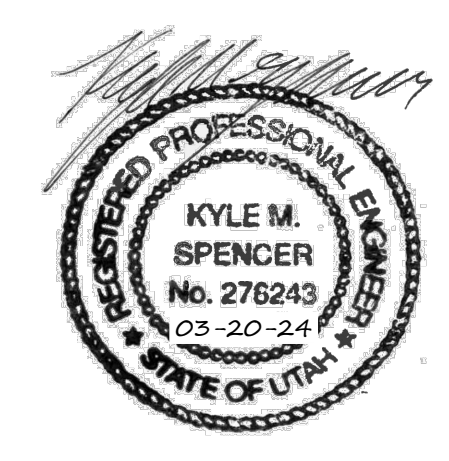


90.00' STANDARD STREET CROSS SECTION OPTION 1  
900 EAST STREET  
-NTS-

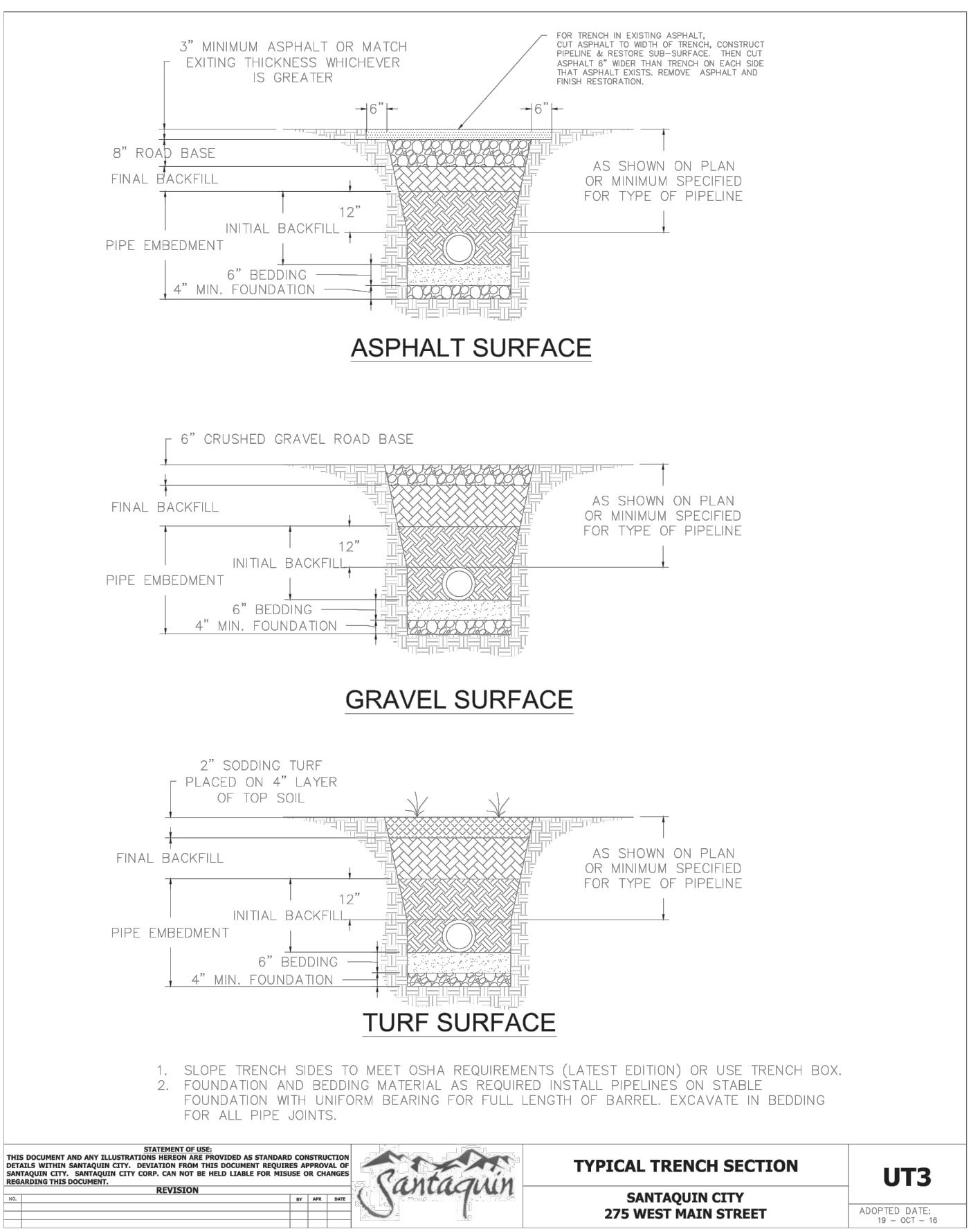
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90.00' STANDARD STREET CROSS SECTION  
900 EAST STREET  
-NTS-



STREET UTILITY LOCATIONS  
PLAN VIEW  
SANTAQUIN CITY  
275 WEST MAIN STREET  
UT1  
ADOPTED DATE: 10-1-2024



TYPICAL TRENCH SECTION  
SANTAQUIN CITY  
275 WEST MAIN STREET  
UT3  
ADOPTED DATE: 10-1-2024

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**Northern ENGINEERING INC**  
ENGINEERING-LAND PLANNING  
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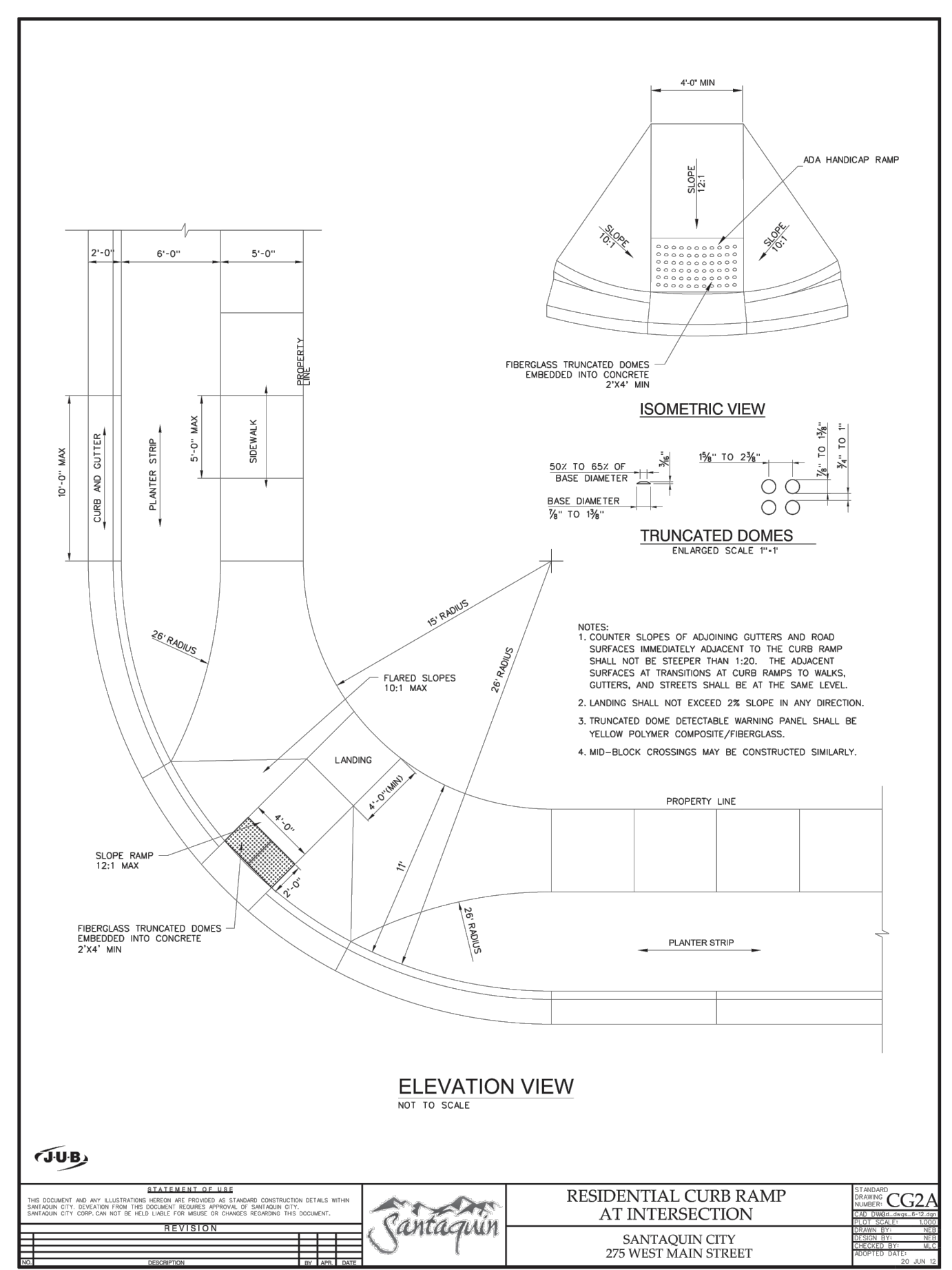
1040 E. 800 N.  
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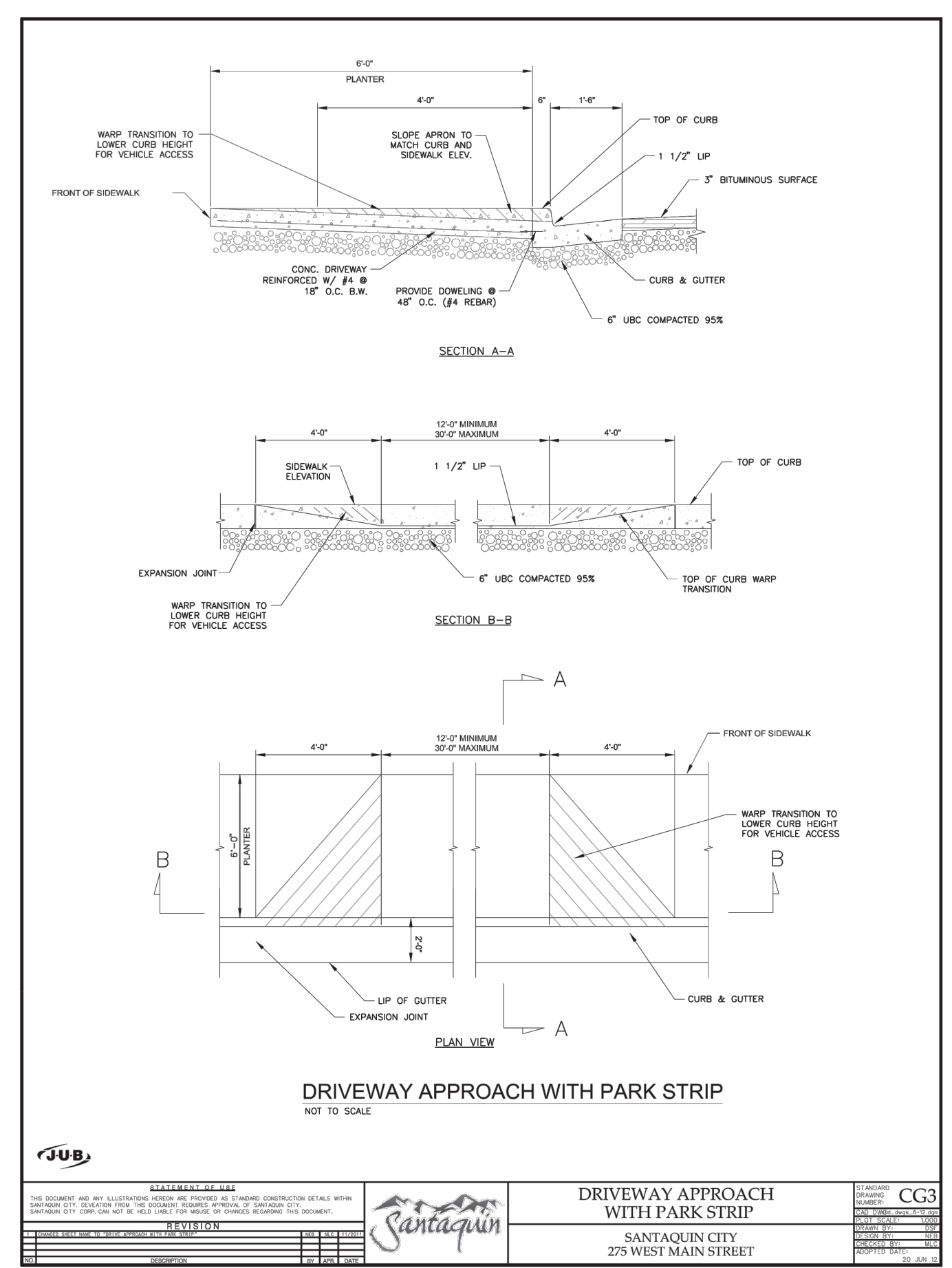
DETAILS  
SANTAQUIN, UTAH

JOB NO.  
3-23-014

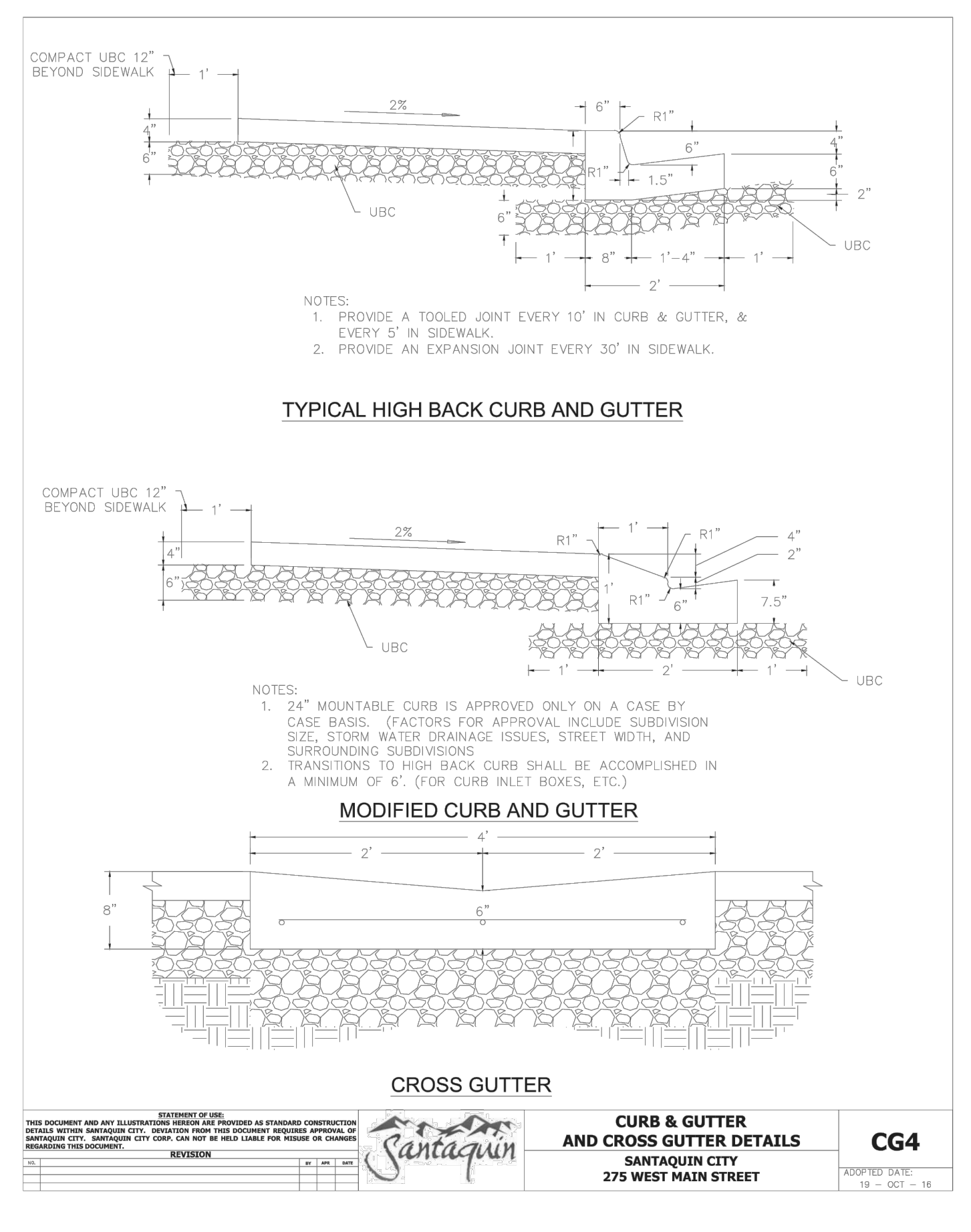
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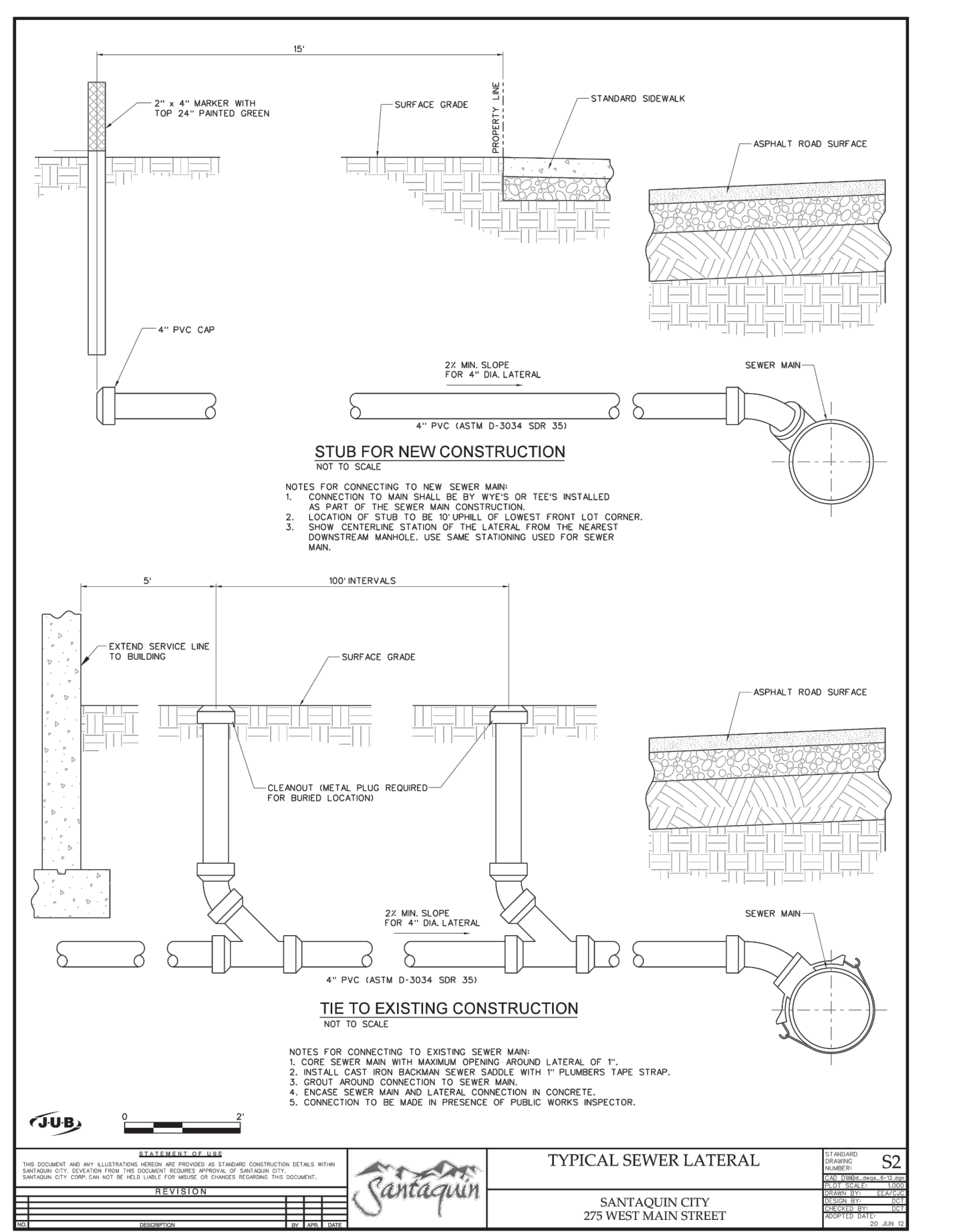
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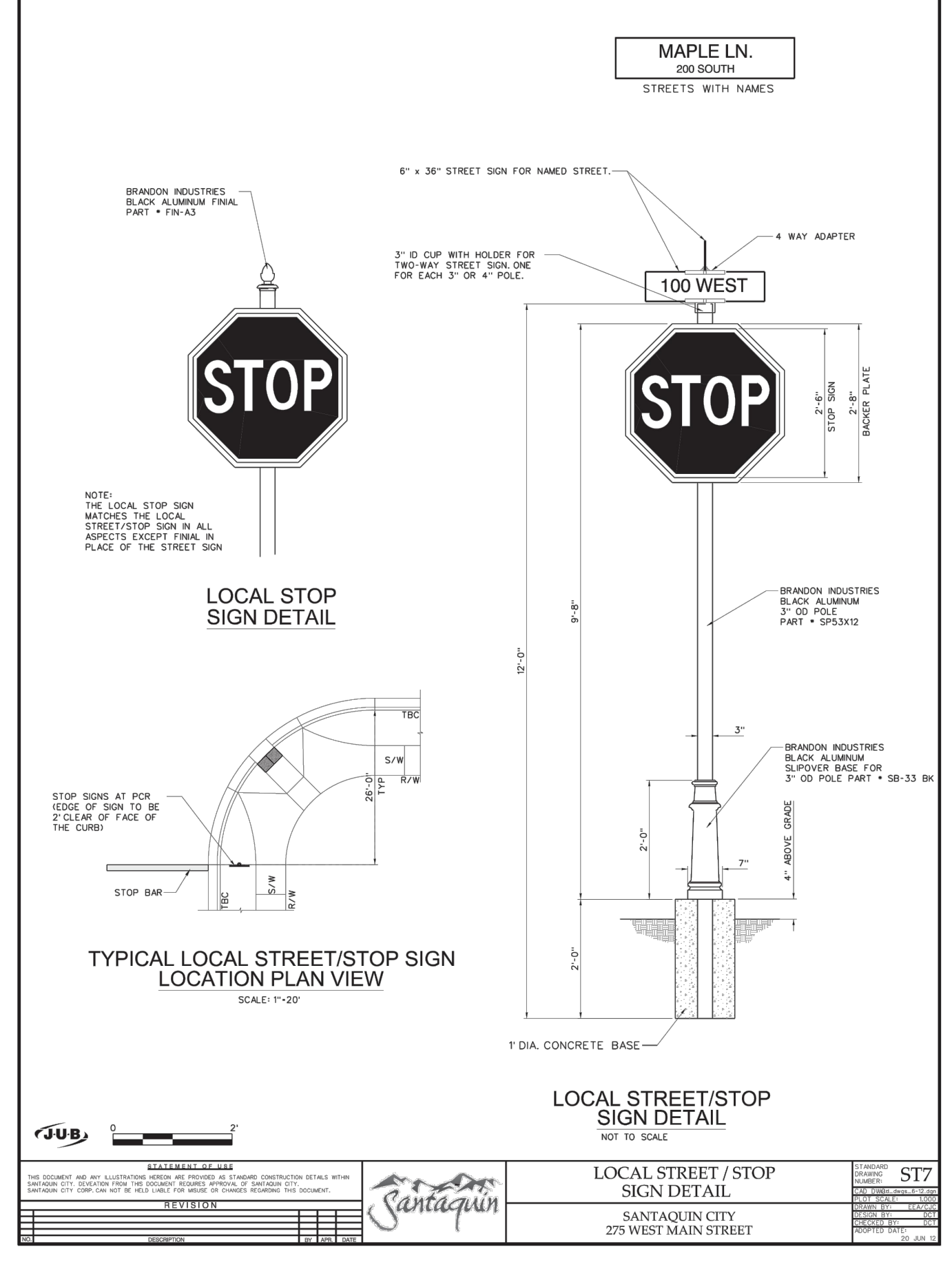
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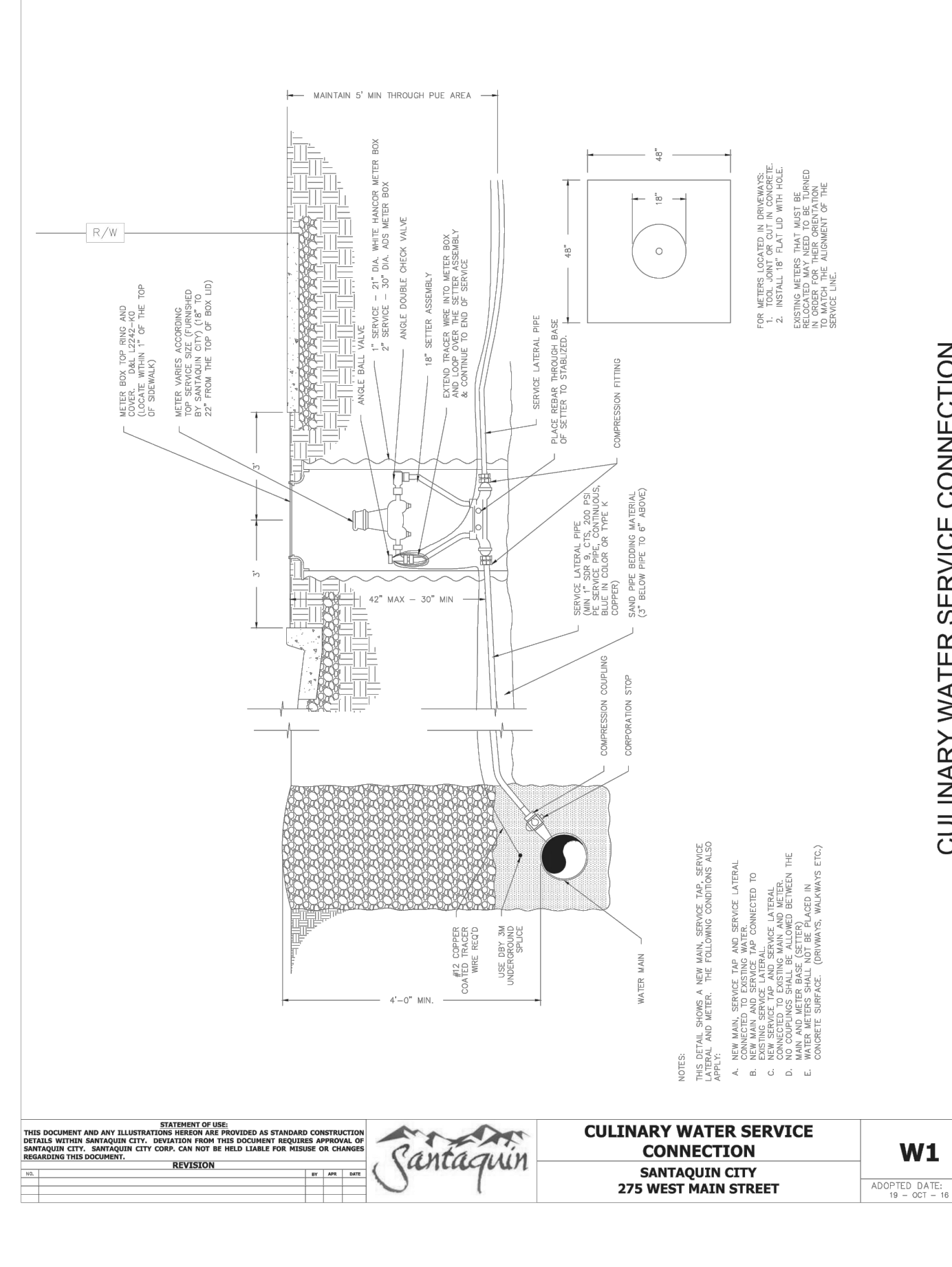
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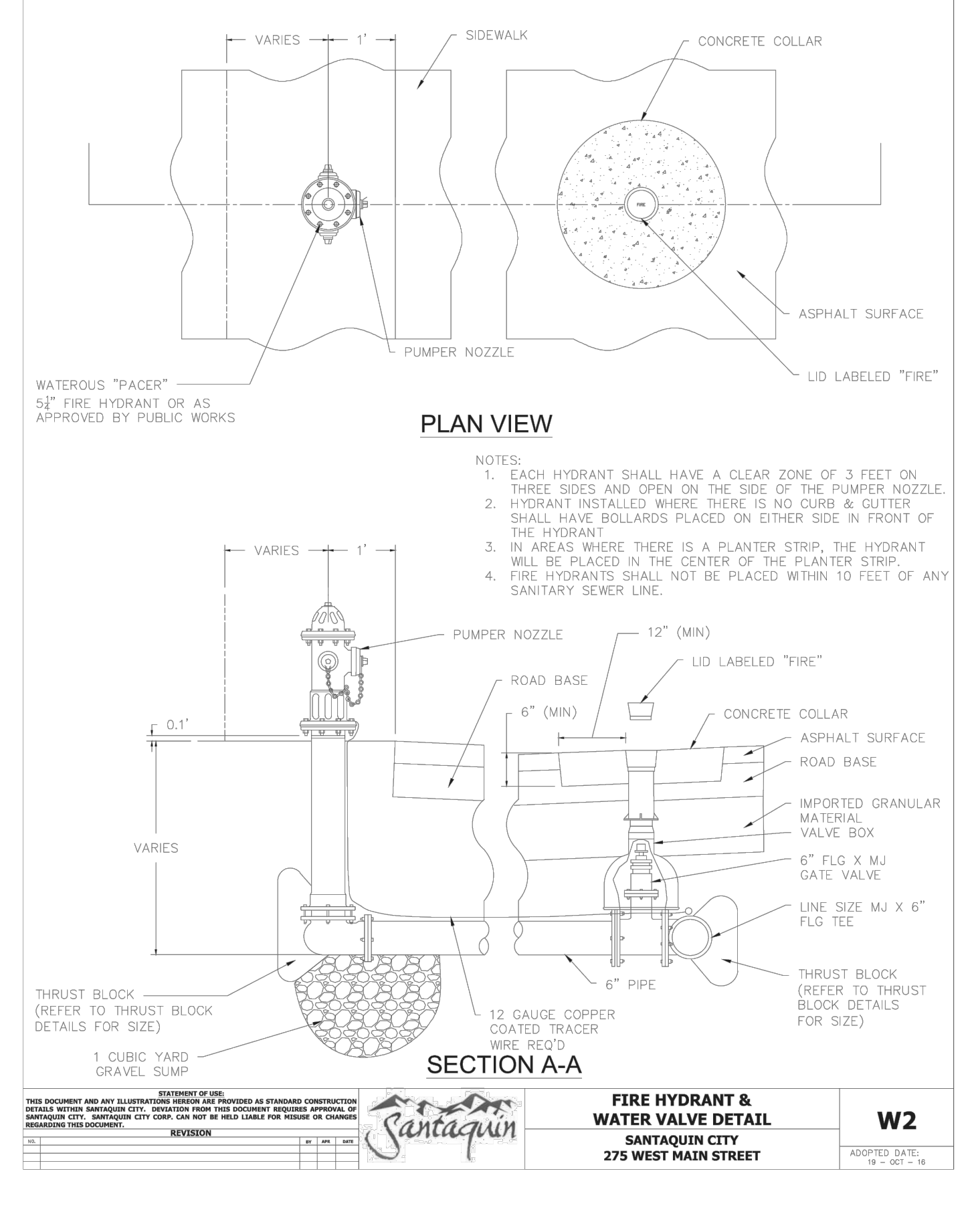
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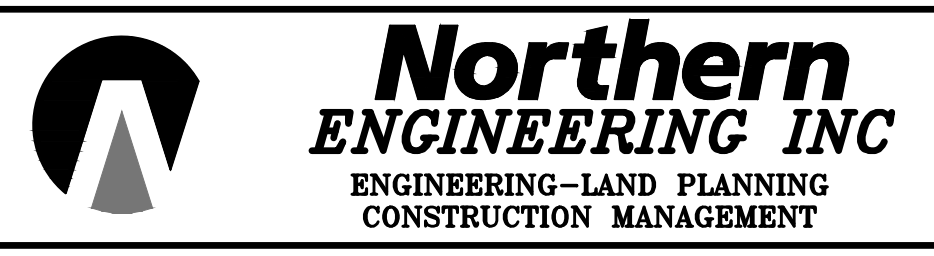
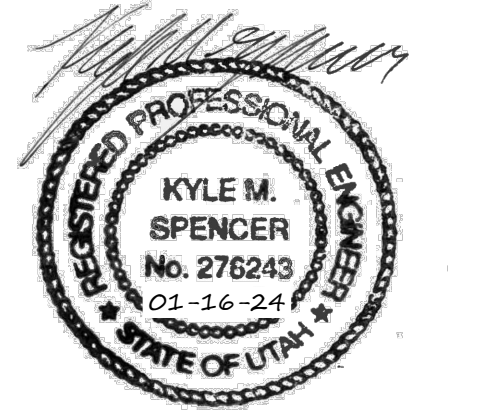


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VINCENT OAKS

DETAILS  
SANTAQUIN, UTAH

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

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**Planning Commission Members in Attendance:** Commissioners Trevor Wood, Mike Weight, Ladawn Moak, Drew Hoffman, BreAnna Nixon, and Jessica Tolman.

Commissioner Michael Romero was excused from the meeting.

**Others in Attendance:** Assistant Manager Bond, Senior Planner Ryan Harris, Recorder Amalie Ottley, EIT Megan Wilson, City Council Member Jeff Siddoway, Kenyon Farley, Russell Nelson, Julie Bingham, Steve Larsen, and Chris Wall.

Various members of the public also attended the meeting.

Commission Chair Wood called the meeting to order at 7:05 p.m.

**INVOCATION/INSPIRATIONAL THOUGHT**

Commissioner Moak offered an inspirational thought.

**PLEDGE OF ALLEGIANCE**

Commissioner Weight led the Pledge of Allegiance.

**PUBLIC FORUM**

Commissioner Wood opened the Public Forum at 7:07 p.m.

Kenyon Farley attended the meeting and wished to address the Planning Commission in the Public Forum. He expressed his concerns about the Grey Cliffs Mass Grading Permit Extension. He stated that he farms the orchards north of the Grey Cliffs development. He explained that the mass grading at the Grey Cliffs development has affected the crop production of his tart cherry trees. He indicated that the mass grading has brought dust to the orchards, which in turn has brought more mites. He also expressed that he feels that the owner of the property could do more with the water trucks to keep the dust at bay.

Commissioner Wood closed the Public Forum at 7:11 p.m.

**DISCUSSION & POSSIBLE ACTION ITEMS:**

**1. PUBLIC HEARING: VanCon Temporary Concrete Batch Plant Conditional Use Permit**

Senior Planner Harris presented the application from VanCon for a temporary concrete batch plant conditional use permit at approximately 1100 West Lark Road. The proposed batch plant is in the Public Facilities (PF) zone, and is a conditional use in the PF zone. The batch plant must meet all requirements in Santaquin City Code (SCC) 10.20.180.H.3.

The site plan (attachment 2) shows where the batch plant will operate, the location of the water tower, the parking location, and the track out location. The area on the site plan showing where the batch plant will be is 594' from the nearest residence, which meets the City Code. The site plan also lists that no structures will be located within 10' of Highway 6 and 20' from Lark Rd., which meets the setback requirements for the PF Zone. The applicant has also submitted a Mitigation Plan (attachment 3) that explains how the applicant plans to control dust and noise. A restoration plan has been submitted and is located on the site plan. Staff has reviewed the plans, and they meet Santaquin City Code Requirements.

Commissioner Wood opened the Public Hearing at 7:16 p.m.

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

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

Planning Commissioners discussed wording in the mitigation plan as well as timelines and location of the proposed plant. Planning Commissioner Nixon expressed her concern about the location of the batch plant being close to agricultural property. Senior Planner Harris and EIT Megan Wilson both indicated that the plans were reviewed by staff and the conditions for the application have been met.

Commissioner Hoffman made a motion to approve the conditional use permit for the proposed VanCon temporary concrete batch plant with the following conditions:

1. The temporary concrete batch plant shall follow the requirements in SCC 10.20.180.H.3.
2. The site plan shall be followed. (attachment 2)
3. The mitigation plan shall be followed. (attachment 3).
4. The reclamation plan shall be followed when the temporary batch plant is no longer in operation (attachment 2).

Commissioner Weight seconded the motion.

Commissioner Hoffman	Yes
Commissioner Moak	Yes
Commissioner Nixon	No
Commissioner Romero	Absent
Commissioner Tolman	Yes
Commissioner Weight	Yes
Commissioner Wood	Yes

The motion passed.

## 2. PUBLIC HEARING: Quick Quack Car Wash Conditional Use Permit

Planner Harris presented the application from Lonestar Builders for a Quick Quack Car Wash conditional use permit located at 78 North 500 East. The proposed carwash is in the Interstate Commercial (C-1) Zone, and carwashes are a conditional use within this zone. Conditional uses are looked at as permitted uses, and conditions can be added to help reduce any negative impacts from the site. Any added conditions need to be listed in the Santaquin City Code, and there are no requirements for car washes in the City Code. The conditional use code (SCC 10.24.060) lists some general factors that can be considered for conditional uses

Commissioner Wood opened the Public Hearing at 7:33 p.m.

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

Commissioner Wood closed the Public Hearing at 7:33 p.m.

The applicant, Russell Nelson, attended the meeting and addressed the Planning Commission members. He spoke of the positive experience he has had when working with Quick Quack carwashes in Utah.

Members of the commission asked if the carwash would pay for water rights and/or reclaim the water used on their site. Mr. Nelson indicated that the company would pay the impact fees associated with the car wash as required by the City and will reclaim water at the site.

Commissioner Hoffman made a motion to approve the conditional use permit for the proposed Quick Quack Carwash at 78 N 500 E with the following conditions:

1. The applicant completes the City's site plan process, including DRC and ARC reviews.
2. All Santaquin City Code, standards and specifications be met.
3. A business license be obtained before operation.

Commissioner Moak seconded the motion.

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

The motion passed.

### 3. PUBLIC HEARING: Kids Academy Daycare Conditional Use Permit

Senior Planner Harris presented the conditional use application submitted by Julie Bingham for a Kids Academy Daycare located at 806 E. 150 S. The applicant will own the home and run a daycare out of the residence but will not live there. The applicant proposes to have 16 children at the daycare, which the State allows if they meet all state requirements. The proposed daycare does not fall under the provisions of a home occupation because the applicant will not live at the home. A daycare is considered a conditional use in the R-10 Zone.

In 2022, the State passed HB15. The bill focused on childcare programs (daycare). This bill created a law (Utah State Code 10.8-84.6 "Prohibition on licensing or certification of childcare programs") that doesn't allow the City to impose licensing or certification requirements for a daycare. The City can require a business license, and that the daycare meets all state requirements. In 2022, the State also allowed a family group (home) daycare provider to have two locations. The provider would not be required to live in the second home, but it still would be considered a family group (home) daycare. The proposed daycare will be the provider's second family group (home) daycare. The proposed daycare would be considered a home daycare per the State and not a commercial daycare. The City cannot require a site plan or site improvements on the property because it is not a commercial use. A business license will still need to be acquired, and all required departments (i.e., building, planning, fire, and police) must review and approve the license before it can be issued.

Commissioner Wood opened the Public Hearing at 7:49 p.m.

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

Commissioner Wood closed the Public Hearing at 7:49 p.m.

The commissioners expressed their approval of the daycare as it was a straightforward application.

Commissioner Tolman made a motion to approve a conditional use permit for the Kids Academy Daycare with the following conditions:

1. A business license is obtained and renewed each year the business is in operation.
2. All State requirements for a home daycare be met. Once the business receives their state license to operate a daycare, they submit the license to the City.
3. All State licenses be maintained as long as the business is in operation.

Commissioner Nixon seconded the motion.

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

The motion passed.

#### 4. Sutherland Subdivision Preliminary Plan

Senior Planner Harris presented the Sutherland Subdivision Preliminary Plan located at 565 W. Lark Road. The proposed subdivision is in the R10 Residential zone, with two lots on 1.080 acres. Lots within the R-10 zone must have a minimum lot size of 10,000 square feet and a minimum lot width of 80 feet. The proposed lots range from 0.459 acres (20,001 square feet) to 0.598 acres (26,039 square feet), and the lot frontages range from 80.58 feet to 121.70 feet. All requirements in the R-10 zone (SCC 10.20.080) are being met.

The applicant has proposed a deferral agreement, and the City Council approved the agreement on March 5, 2024. The deferral agreement allows them to defer the street improvements (i.e., sidewalk, curb, gutter, asphalt, etc.) to a later date. The subdivision will require road dedication and the dedication is shown on the plat.

On February 13, 2024, the Development Review Committee (DRC) reviewed the preliminary plans for the Sutherland Subdivision and forwarded a favorable recommendation to the Planning Commission, with the condition that redlines be addressed. The applicant has submitted updated plans which resolved all redlines from the DRC.

Commissioners discussed the timelines of deferral agreements in the core area of town.

Commissioner Nixon made a motion to approve the preliminary plan for the Sutherland Subdivision. Commissioner Tolman seconded the motion.

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

The motion passed.

### 5. Grey Cliffs Mass Grading Permit Extension

Senior Planner Harris presented the request for a Mass Grading Permit Extension by Mr. Steve Larsen. Mr. Steve Larsen of S and L Incorporated, is requesting a renewal of the existing Conditional Use Permit for the mass grading associated with the approved Grey Cliff's Residential Development. The mass grading is being completed to facilitate the development of the property. The proposed area is located North of East Side Park and East of the SR-198 and contains approximately 299 acres. The original Conditional Use Permit for this project was approved in August of 2021. The renewal request includes an additional 2-year period of the existing grading permit, and the following revision to the plan: The Grading Phases Legend has been updated to adjust the dates of each phase's construction season. The applicant reports that Phase 1 is more than 50% complete with 25% of Phase 1 being near or totally complete.

EIT Megan Wilson went through the table of requirements set forth by the City Code and indicated that the applicant meets all requirements. She also indicated that the City has had a positive experience in working with Mr. Larsen.

Chris Wall attended the meeting and wished to address the Planning Commission on the mass grading. Commission Chair Wood allowed Mr. Wall to address the commission outside of the public forum time. Mr. Wall owns the property directly north of the Grey Cliffs development. He stated that there has been significant dust and mites that have affected his orchards and property. He expressed his concern that Mr. Larsen will not be able to control dust if the project gets bigger and bigger.

The applicant, Steve Larsen, attended the meeting. He addressed Mr. Wall's concerns about dust, indicating the many agencies that visit the site to monitor dust and other mitigating factors. He stated that he has on many occasions suspended work when the dust could not be managed. He also stated that the owners of the development are dedicated to working with nearby property owners and doing their best to mitigate any dust or negative impacts.

Commissioners discussed with staff the applicant's current status in keeping in line with the City's dust mitigation and mass grading requirements. EIT Megan Wilson indicated again that the applicant has obeyed the regulations imposed by the State and City thus far. The applicant and landowners discussed dust mitigation amongst themselves in the audience. Commissioner Nixon expressed her concern about a 2-year extension versus just a one-year extension. Senior Planner Harris and the applicant indicated that the application for a 2-year extension is acceptable by City Code.

Commissioner Nixon made a motion to forward a positive recommendation to the City Council to approve the renewal of a Conditional Use Permit for the Grey Cliffs Mass Grading Operation with the following condition:

1. That all activities comply with Santaquin City regulations pertaining to mass grading operations as found in Title 10.16.280 of the Santaquin City Code

Commissioner Hoffman seconded the motion.

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

The motion passed.

**OTHER BUSINESS**

Commissioner Tolman made a motion to approve the Planning Commission Meeting Minutes from February 13, 2024, and February 27, 2024. Commissioner Nixon seconded the motion.

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

The motion passed.

**ADJOURNMENT**

Commissioner Moak made a motion to adjourn the meeting.

The meeting was adjourned at 8:41 p.m.

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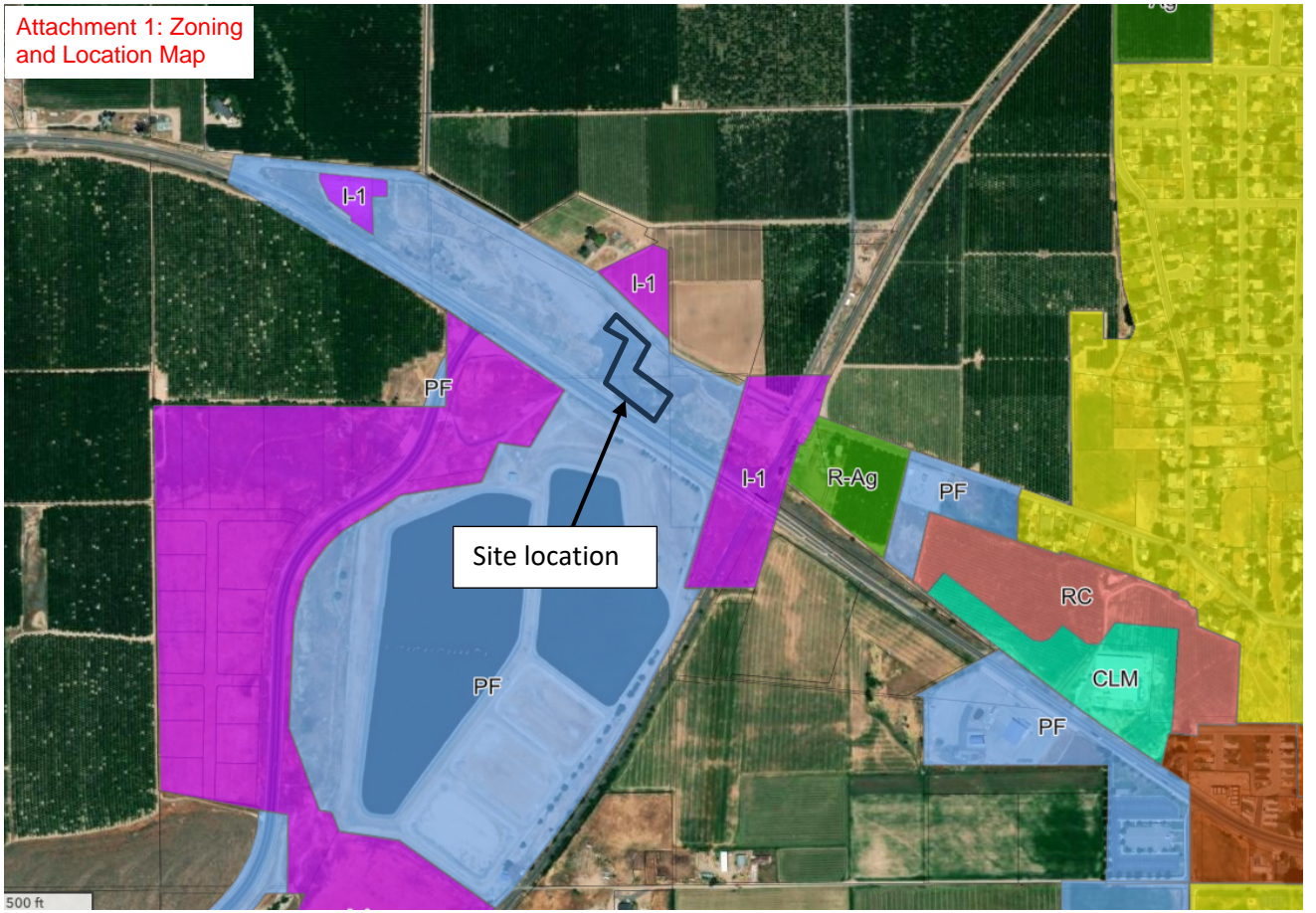
City Recorder – Amalie R. Ottley

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Planning Commission Chair – Trevor Wood



Attachment 1: Zoning and Location Map



Site location

500 ft



594' from home to nearest structure of batch plant

5 Parking Stalls

No structures in 20' setback against Lark Rd

Water Tower

Trackout

No structures in 10' set back against Highway 6

Batch Plant Operation including - aggregates and concrete washout

Restoration Plan:

- All travel path ruts created by VanCon during the course of construction will be graded and repaired.

- Any excess material produced by VanCon will be removed from the site.

Any Debris, waste etc. produced by VanCOon will be removed.

- Any infrastructure added for batch plant operation will be decommissioned unless otherwise requested by Santaquin City.

## Concrete Batch Plant Mitigation Plan

This plan is to discuss mitigation for the temporary concrete batch plant to be used for the CUWCD Santaquin Reach Project.

### Dust Control:

- Set up SWPPP for Batch Site location with appropriate agencies.
- Sand & Gravel needed for the batch plant will be hauled into the site and will be watered regularly to minimize air born dust.
  - During wind/atmospheric events more effort will be added to minimize dust.
- Roads being utilized to haul sand & gravel to the site will be water using a water truck to dampen the roadway and minimize dust.
- Concrete Powder used will be stored in approved storage facilities not limited to the following:
  - Batch Plant Bag House
  - Powder Bulker Trailer
  - Concrete Storage Guppie
- Concrete Powder uses air to blow off from the bulker trailer to the Batch Plant Bag house, VanCon inspects the plant daily and at times this blowing off appears to be dust, but it is not.
  - When blowing off, VanCon will control the rate to blowing off depending on atmospheric conditions to minimize air born cement powder dust getting into the air.

### Noise:

- The portable batch plant utilizes 3 phase power to run and is always preferable to have temporary power connections to minimize sound, however, if 3 phase power is not readily available a generator is required. It is best to utilize sound attenuation generators.
- Batch Plant, Conveyor, and Hot Water Heater all require power to operate.
- Noise is greatly reduced when on temporary power. It is anticipated that temporary power will be used for the project.
- Standard Operating Times will be during Santaquin City Construction working hours Monday – Saturday. Sunday operation would be on a case-by-case basis and would be approved prior to doing.
- Nighttime operation of the batch plant is not anticipated for the project, however, if needed, VanCon would seek proper permitting with Santaquin City and provide ample time.

### Traffic/Appearance:

- The batch plant stands in the air like a 2-story building during operation and looks this way until it is removed.
- Delivery of Sand & Gravel, Concrete Powder, processing, and delivery is an ongoing process and heavy truck traffic is consistent during the entire process.
- Security is a high priority to ensure public safety by locking up equipment, making it inaccessible as much as possible.