



**Planning Commission Meeting Minutes**  
**Tuesday, July 14, 2020**

**Planning Commission Members in Attendance:** Trevor Wood (participating via Zoom), Brad Gunnell, Art Adcock, Kylie Lance, Michelle Sperry, Jessica Tolman, and Kody Curtis.

**Other's in Attendance:** Community Development Director Jason Bond, City Manager Ben Reeves, Council Member Betsy Montoya (participating via Zoom), Council Member Nick Miller, Brandon Kirk, Stephen Larsen, Jimmy Degraffenreid,

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

**Invocation / Inspirational Thought:** Commissioner Adcock offered an invocation.

**Pledge of Allegiance:** Commissioner Lance led the Pledge of Allegiance.

**Public Forum:** Commission Chair Wood opened the public forum at 7:03 p.m. and closed it at 7:03 p.m.

## **DISCUSSION AND POSSIBLE ACTION ITEMS**

### **PUBLIC HEARING- Summit Ridge Storage Subdivision Concept Plan**

*The Planning Commission will review a concept plan of a proposed subdivision located at approximately 1800 S. Frontage Road.*

Mr. Bond clarified that only the subdivision portion of this proposal will be reviewed tonight. He stated that (if approved) the newly created parcel would be 7.6 acres (See Attachment 'A'). He explained that the applicant's proposal is to develop storage units on the property after it is subdivided. Mr. Bond clarified that the site plan for the storage units will be governed by the Development Review Committee (DRC) and the Summit Ridge HOA.

Commission Chair Wood opened the Public Hearing at 7:06 p.m. and closed the Public Hearing at 7:07 p.m.

Brandon Kirk (the applicant for the proposal) stated that currently they are only seeking approval for the subdivision. Commissioner Tolman shared her opinion that this is a good location for storage units. Commissioner Curtis asked how much of the new lot will be developed as storage units. Mr. Kirk explained that about 10% of the back of the property will be a water retention basin, but they plan to develop the rest.

None of the Commissioners indicated any concerns regarding the proposed subdivision. Mr. Bond explained that since this is a concept review no action will be taken tonight.

**Heelis Farms Preliminary Plan**

*A preliminary review of a 20-unit townhome subdivision located at approximately 200 N. and 400 E.*

Mr. Bond explained that this proposal consists of 21 townhomes on 1.68 acres (See Attachment 'B'). He clarified that a development agreement was reached when the rezone took place. The amenities will include a tot lot, a pavilion and a basketball court. Mr. Bond explained that this project has not received Architectural Review Committee (ARC) approval yet, but it will be reviewed by the ARC shortly. He noted that the garages will be 24 feet by 24 feet in order to meet code and count as two parking stalls. Mr. Bond provided staff's recommendation that this preliminary plan move forward, with the conditions that all Planning and Engineering Redlines be addressed; and that the plan doesn't move forward to the City Council, until it has received ARC approval.

Commissioner Tolman asked if parking can be restricted along 400 East. Mr. Bond explained that the DRC has asked that 400 E. have a red curb and that the developer provide no parking signs. He clarified that it is anticipated that 400 E. will need to be improved and widened in the future. Commissioner Lance asked what type of fencing would be built around the property. Mr. Bond stated that masonry fencing is required for multifamily housing within the MSR zone.

Commissioner Adcock asked if there is any concern from public safety with both accesses being located off of 200 N. Mr. Bond explained that the fire department has reviewed the accesses and drive areas to ensure that it meets fire code.

**Motion:** Commissioner Tolman motioned to forward a positive recommendation to the City Council for the Heelis Farms Preliminary Plan. With the conditions that all Planning and Engineering redlines be addressed, and that ARC approval be obtained. Commissioner Gunnell seconded.

Roll Call:

Commissioner Gunnell	Aye
Commissioner Adcock	Aye
Commissioner Lance	Aye
Commissioner Sperry	Aye
Commissioner Tolman	Aye
Commissioner Curtis	Aye
Commissioner Wood	Aye

The motion passed 7 to 0.

**Parker View Subdivision Parking Agreement**

*The Planning Commission will review a proposed parking agreement for the 3-unit subdivision located at approximately 605 E. 400 N.*

Mr. Bond clarified that the address of this development is located at the corner of Main Street and Highland Drive. He noted that the applicant is working to move forward with a site plan for a car wash on the northern lot, for which they would like to obtain a parking agreement. Mr. Bond explained that they are requesting to share 4 parking stalls between the Big O Tires and the future car wash on the lot to the North (See Attachment 'C'). He noted that currently both lots are owned by the same entity; however, this parking agreement would run with the land, in the case of shared ownership.

Commissioner Wood asked if the vacuum stations to the west of the car wash will be counted as general parking. Mr. Bond clarified that they won't be counted as general parking. Commissioner Wood asked if this shared parking agreement impacts the Big O Tires. Mr. Bond indicated that the Big O Tires will have adequate parking even with the parking agreement.

**Motion:** Commissioner Lance motioned to approve the Parker View Subdivision Parking Agreement. Commissioner Tolman seconded.

Roll Call:

Commissioner Wood	Aye
Commissioner Gunnell	Aye
Commissioner Adcock	Aye
Commissioner Lance	Aye
Commissioner Sperry	Aye
Commissioner Tolman	Aye
Commissioner Curtis	Aye

The motion passed 7 to 0.

### **Gray Cliffs Presentation**

*The Planning Commission will review and discuss some ideas which would modify the Gray Cliffs Subdivision.*

Mr. Bond explained that The Grey Cliffs subdivision is currently working with the Development Review Committee (DRC). He noted their name change from 'Summit View Communities', and explained that this subdivision is proposed to be located on the old Sumsion mining property along Highway 198. Mr. Bond clarified that there is no action required tonight, only the request that the Planning Commission provide feedback to the developer

Mr. Steve Larsen explained that he has been working on this subdivision for the last year and a half. He presented his new ideas for this area (See Attachment 'D') He shared his idea that the retention area of the property could serve a dual purpose as a bike park. Mr. Larsen also introduced the concept of 'Eco-lodges' which are tiny homes that can be used in a resort type of fashion. He stated that he foresees this as a large draw in the Utah Valley area. He recognized the importance of providing an element of commercialism in order to support and service these amenities. Mr. Larsen explained that he anticipates these amenities to include a smaller storage unit facility to provide additional storage for the multifamily units as well as bike lockers etc.

Mr. Larsen presented ideas for the Eco-lodges, such as utilizing the natural slope, and providing larger porches and patios to make up for the smaller homes. He stated that they are proposing that the Eco-lodge areas be integrated with bike trails. The Eco-lodges would be between 400 and 600 square foot homes. He outlined the proposed commercial spaces, such as a bike shop, restaurants, and storage units. Mr. Larsen explained that it is envisioned that the Eco-lodges would be individually owned, with an HOA maintained. He stated that he would like to see different designs in the Eco-lodge area such as having a 26-foot cross section for the roadway and modifying parking.

Mr. Larsen explained that he intends to provide ample amount of open space within this development. He reviewed his plans to expand Eastside park, make the retention basin more shallow and add a pickleball court on additional land to the North.

Mr. Bond explained that this proposal is not requesting additional density, but would rather shifting density. Mr. Larsen clarified that if approved, they would be shifting 36 of the townhomes to Eco-lodges. Commissioner Lance stated that she would like to see the Eco-lodge square footage around 800 square feet. She also expressed concern with having a small roadway and residents coming in with trucks and trailers. Mr. Larsen explained that he would like to provide a lot below the Eco-lodges where trailers can be parked.

Mr. Curtis asked for more expansion regarding the equestrian trails. Mr. Larsen stated that he is proposing to provide 2.5 miles of equestrian trails. He noted that the general feedback he received from the recreation board, was to maximize the bike trails and minimize the equestrian trails. Mr. Curtis explained that as someone who rides horses, it's not appealing to be close to bike trails. He suggested that a trailhead be provided that connects to open riding space.

Commissioner Gunnell stated that he likes this concept for this area. However, he asked if the area will still have a viable use if mountain biking loses popularity. Mr. Larsen indicated that he is open to future uses such as turning the retention basin/bike park into a soccer park etc. if the need arises

A brief recess was taken at 8:14 p.m. The meeting was resumed at 8:16 p.m.

Commissioner Lance stated that the larger lots are greatly anticipated as there is a shortage within Santaquin. She asked if there is a timeline for this project. Mr. Larsen explained that he is moving forward with the Council to renew his conditional rezone for one additional year. He stated that he would like to move forward with everything and hold off zoning in plat A (Where he is proposing the Eco-lodges).

Commissioner Wood asked if the bike park would be open to all the residents of the City, or just the residents of this development? Mr. Larsen explained that the bike park would belong to the City. Commissioner Wood expressed concern of a storm impacting the bike trails, and the



additional stress this would put on the City, as they are proposed to be City owned. Mr. Larsen explained that they would be built to prepare for a 25-year storm level.

**Discussion on proposed changes to the Main Street Residential zone**

*The Planning Commission will discuss a proposed idea to modify the Main Street Residential zone in preparation for a public hearing.*

Mr. Bond reported that the City Council forwarded a recommendation that the Planning Commission look into the following proposed changes to the MSR zone: That ADU's become an allowed use. That multifamily housing be removed as a permitted use. And that flag lots be removed as a permitted use. Mr. Bond explained that the Planning Commission will need to work out the details regarding the additions of ADU's before making a recommendation to the City Council.

Commissioner Lance asked what the purpose is for removing multifamily developments less than one acre? Mr. Bond explained that the thought is that lots that are less than one acre can't provide quality multifamily developments as far as providing amenities, etc. Commissioner Gunnell suggested that rather than having an acreage requirement for multifamily housing, a minimum unit number be set. Commissioner Curtis shared his feelings that when multifamily developments are too large, the amenities provided aren't adequate to service the units. Mr. Bond pointed out that there aren't many opportunities for multifamily to develop within this zone. Mr. Reeves recognized that per the general plan, the intent of the MSR zone is to provide a buffer between commercial uses on Main Street and single family housing. He stated that it could be changed with the upcoming general plan update.

Council Member Montoya explained that with this proposal, her intent is to put power into the hands of the current landowners living in the MSR zone: By allowing homeowners the ability to add an ADU on their property. And by requiring an acreage minimum for multifamily development, this would require a developer to purchase neighboring properties in order to build multifamily housing.

Mr. Curtis stated that if he lived in the neighboring R-8 zone, he would prefer to neighbor a smaller duplex or triplex rather than a large multifamily development. He stated that he would prefer to see only single family housing in this area. Commissioner Wood stated that he thinks ADU's are a good tradeoff for multifamily housing within the MSR zone.

Mr. Bond shared a motion the Planning Commission made regarding ADU's in November of 2018 (see motion below).

**Motion:** Commissioner Adcock motioned to recommend that the concept of detached accessory dwelling units (ADU) be implemented into Santaquin City code and that the following ideas be considered:

- Multi-family developments be prohibited in the R-8 zone and that detached ADUs be permitted and regulated appropriately. In conjunction with this change, we recommend that the infill lot and flag lot standards be repealed from the code.
- An ADU "workshop" or public relation resource be established which would help residents understand how to implement an ADU and understand what such an investment would look like. If multi-family in the R-8 zone doesn't continue to happen, an affordable option needs to replace it in order for the City to be in harmony with State moderate income housing requirements.'

Commissioner Sperry seconded.

He explained that ADU's have been viewed as a tool to provide affordable housing within Santaquin. Commissioner Gunnell indicated that he would like to see ADU's implemented within the MSR and R-8 Zones. Commissioner Lance explained that she is in favor of allowing ADU's, but suggested that Cities who have implemented ADU's be contacted in order to gather information. Mr. Bond recognized that residents would need to be educated about what ADU's are so they know how to implement them. Commissioner Adcock stated that he would also like to see these allowed in the R-8 zone. Commissioner Gunnell suggested that a minimum lot size is set, for which an ADU can be built on.

Mr. Bond explored the potential regulations for ADU's. (See Attachment 'E'). He recommended that two sections be created in section 10-6-8 of the City Code; one for attached units (which are currently allowed uses) and another for the proposed ADU detached units. Commissioner Tolman suggested that the code stipulate that the ADU can't be taller than the existing home. Commissioner Curtis suggested that it also state that an ADU can't be larger than the primary house. The Planning Commissioners discussed setbacks and decided that a 10-foot side and rear setback would be good, and is consistent with current accessory structure setbacks.

Commissioner Lance asked that there is clarification provided in section E regarding tandem parking. She noted that this is confusing within the accessory apartment area of code. Mr. Bond explained that accessory apartments aren't currently regulated within the City. Commissioner Lance indicated that she would like to see this addressed along with the addition of ADU's.

Commissioner Curtis asked if ADU's would require additional impact fees? Mr. Bond asked if it would make sense to waive impact fees, especially if the purpose of ADU's is to provide affordable housing. Commissioner Lance noted that having residents living in ADU's would create additional draws to City services such as public safety, etc. Commissioner Tolman suggested that the impact fees be reduced rather than eliminated.

Commissioner Gunnell recommended that the code state that an ADU can't be rented out for a term of more than 2 years, with a year to year rental contract after. He also asked that the code emphasize that the owner must occupy one of the buildings.

Commissioner Wood suggested that the required distance between an ADU and the existing home be looked at. Mr. Bond explained that currently in City Code accessory dwellings must be at least 12 feet away from the main dwelling unit. He has suggested that this same setback be used between main dwelling units and ADU's.

Mr. Bond asked the Commissioners if they are ok with flag lots being removed as an approved use within the MSR zone. Commissioners Curtis, Sperry and Gunnell indicated that they are fine with that. Mr. Bond asked the commissioners if they think flag lots should be removed as an allowed use in all zones or just in the MSR zone? Commissioner Lance stated that she would like to see them removed in all zones.

#### **Discussion on the General Plan**

*The Planning Commission will discuss ideas for the upcoming update to the General Plan.*

Mr. Bond explained that the intent of this discussion is for the Planning Commission to provide their feedback regarding the scope of the general plan update. Commissioner Lance stated that due to the amount of development happening within the City, she feels that a third party revamp is needed. Commissioners Tolman and Curtis agreed.

Mr. Bond explained that the City Council felt that a lot of the general plan could be reused, but they would like to see what a third party could offer. Commissioner Lance suggested that the Council receive input from a third party regarding where they would like to see high density housing located. Commissioner Tolman asked if a third party was used last time? Mr. Bond stated that they were not. Mr. Bond communicated the Council's desire to have a strong educational component for residents, tied to the general plan. He also explained that the Council wants to provide an outside perspective, or objective approach to updating the general plan.

Mr. Bond explained that there are a number of different *master plans* in the general plan that are technical, and go into a significant amount of detail. He clarified that the intent of this update is not to change everything, but rather update the state mandated required elements; land use, transportation, and moderate income housing element.

Commissioner Wood motioned to extend the meeting no longer than 10:30 p.m. Commissioner Gunnell seconded. The vote was unanimous in the affirmative.

#### **PLANNING COMMISSION BUSINESS**

Approval of minutes from

June 23, 2020

**Motion:** Commissioner Adcock motioned to approve the minutes from July 23, 2020.

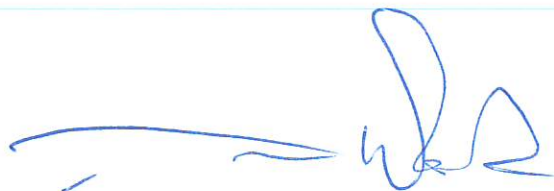
Commissioner Tolman seconded. The vote was unanimous in the affirmative.

Commissioner Wood asked the Commissioners if they would be willing to attend City Council Meetings in order to better facilitate communication. Commissioner Lance stated that she is

happy to go to some Council meetings. Commissioner Wood explained that the idea is to create a rotation in which the Commissioners attend the meetings. Mr. Bond suggested that this be coordinated at the end of each Planning Commission meeting. Commissioner Lance volunteered to attend the City Council meeting next week.

**Adjournment**

Commissioner Curtis motioned to adjourn at 10:11 p.m.

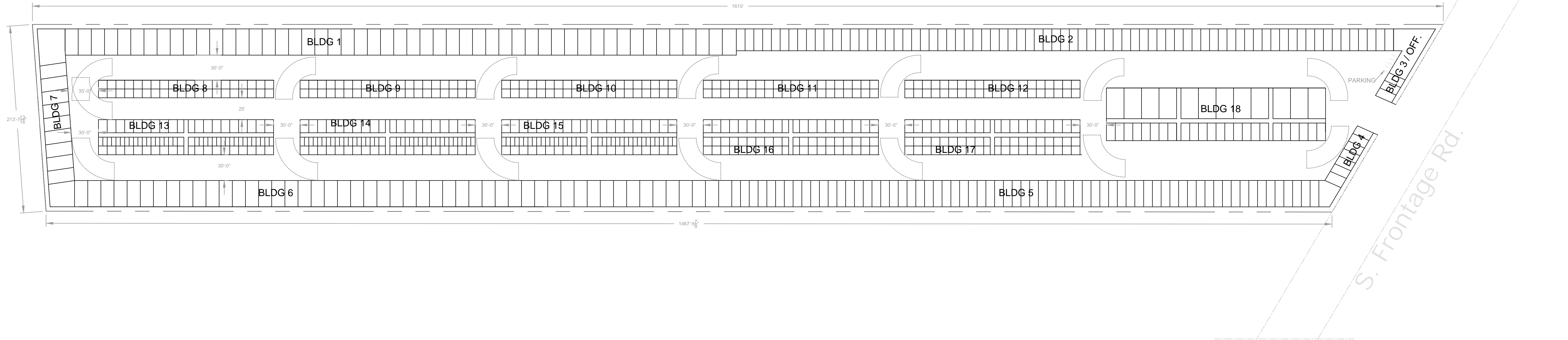
A handwritten signature in blue ink, appearing to read 'Trevor Wood', written over a horizontal line.

Trevor Wood, Commission Chair

A handwritten signature in blue ink, appearing to read 'Kira Petersen', written over a horizontal line.

Kira Petersen, Deputy Recorder

PHASE I		PHASE II		PHASE III		TOTALS
<b>BLDG 1</b> 22,950 SF 15X30 - 51	<b>BLDG 6</b> 22,950 SF 15X30 - 51	<b>BLDG 8</b> 4,000 SF 10X10 - 40		<b>BLDG 12</b> 4,000 SF 10X10 - 40		187,875 SF
<b>BLDG 2</b> 18,750 SF 10X25 - 75	<b>BLDG 7</b> 2,430 SF 10X30 - 9	<b>BLDG 9</b> 4,000 SF 10X10 - 40		<b>BLDG 13</b> 6,670 SF 5X10 - 36 5X15 - 2 8X10 - 4 10X10 - 18 10X15 - 18	<b>BLDG 18</b> 14,400 SF 10X20 - 24 20X40 - 12 - MAN CAVES CLIMATE CONTROLLED BUILDING	5X10 - 108 5X15 - 9 7x15-1 8X10 - 20 10X10 - 376 10X15 - 112 10X20 - 34 10X25 - 75 10X30- 76 15X30 - 112 20X40 - 12 - MAN CAVES
<b>BLDG 3</b> 1,200 SF 10X20 - 3 30X20 OFFICE		<b>BLDG 10</b> 4,000 SF 10X10 - 40		<b>BLDG 16</b> 6,670 SF 5X15 - 2 8X10 - 4 10X10 - 36 10X15 - 18		
<b>BLDG 4</b> 26,745 SF 10X20 - 7		<b>BLDG 11</b> 4,000 SF 10X10 - 40		<b>BLDG 14</b> 6,670 SF 5X10 - 36 5X15 - 2 8X10 - 4 10X10 - 18 10X15 - 18	<b>BLDG 17</b> 6,670 SF 5X15 - 2 8X10 - 4 10X10 - 36 10X15 - 18	935 TOTAL STORAGE UNITS
<b>BLDG 5</b> 20,100 SF 10X30 - 67						



FORGE

BUILDING COMPANY

348 W Parkcenter Blvd

Boise, ID 83706

Phone, (208) 629-2945

Fax, (208) 343-0762

Email: fbc@forgebuildings.com

Summit Ridge

Scale - 1/64" = 1'-0"

Date:	Description:
04/13/20	SITE LAYOUT
Dwg Date:	Job Number:
04/13/2020	FBC# ----
Drawn By:	Chkd By:
CJH	FBC
FBC-2	
Paper Size:	Scale:
24X36	N.T.S.
Issue #:	Issue Date:
For Review	--/------

01 January, 2000

# HEELIS FARM TOWNHOMES

## SITEPLAN

### SANTAQUIN, UTAH COUNTY, UTAH

### PRELIMINARY PLAN SET

### JULY 2020

#### DENSITY TABLE

ZONING CLASSIFICATION=MSR  
NUMBER OF UNITS=21  
ACREAGE=1.68 ACRES  
ACREAGE TO BE DEDICATED FOR STREET ROW=3,380 SF  
PARCEL SIZE SF=73,389  
PARKING REQUIRED=55  
PARKING PROVIDED=56  
BUILDING AREA SF=21x1,225=25,725  
PARKING LOT AREA SF=16,895  
LANDSCAPE AREA IN SF=27,589 (38%)

#### BOUNDARY DESCRIPTION:

BEGINNING AT A POINT ON AN EXISTING FENCE, WHICH POINT LIES S00°30'42"E 488.83 FEET ALONG THE QUARTER SECTION LINE AND EAST 6.66 FEET FROM THE NORTH 1/4 CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE EAST 106.56 FEET; THENCE N85°46'5"E 89.06 FEET TO AN EXISTING FENCE; THENCE ALONG EXISTING FENCE S88°03'22"E 137.48 FEET; THENCE S02°42'52"W 224.41 FEET ALONG AN EXISTING FENCE; THENCE N89°51'46"W 286.46 FEET; THENCE NORTHWESTERLY 8.99 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE OF 25°44'27", THE CHORD BEARS N76°59'33" 8.91 FEET; THENCE N89°35'44"W 26.36 FEET TO AN EXISTING FENCE; THENCE N00°10'07"W 219.39 FEET ALONG AN EXISTING FENCE TO THE POINT OF BEGINNING. CONTAINING 1.68 ACRES.

#### LEGEND

LEGEND APPLIES TO ALL SHEETS

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

#### GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.
4. ARCHITECTURAL DRAWINGS TO BE SUBMITTED AND APPROVED BY ARCHITECTURAL REVIEW COMMITTEE.
5. PROJECT TO BE COMPLETED IN ONE PHASE.
6. THE TOT LOT SHALL BE INSTALLED BEFORE THE COMMENCEMENT OF CONSTRUCTION OF THE 11TH RESIDENTIAL UNIT, PER THE DA REQUIREMENTS.

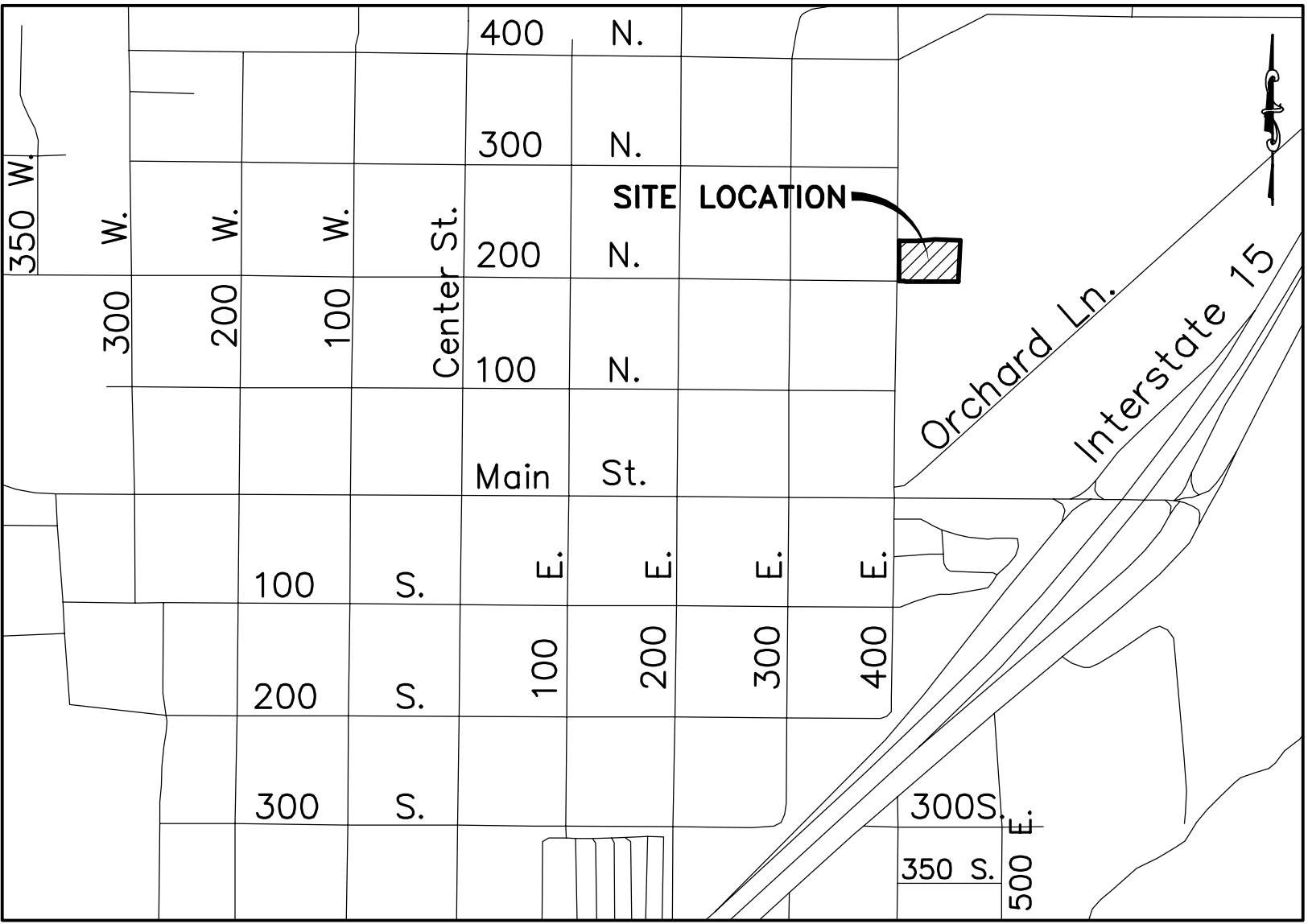
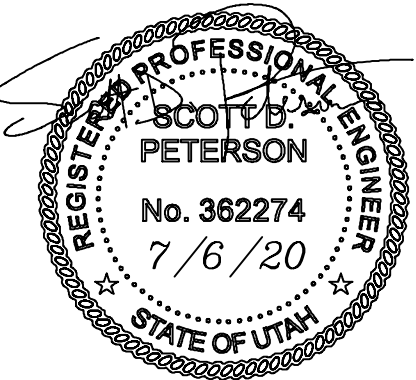
## -SHEET INDEX-

### SHEET SHEET NAME

- 1 COVER & INDEX
- 2 SITE PLAN
- 3 GRADING PLAN
- 4 FINAL PLAT
- 5 RECORD OF SURVEY (BY OTHERS)
- 6 DETAIL SHEET
- 7 DETAIL SHEET
- 8 FIRE ACCESS/OPEN SPACE PLAN
- 9 TBC PLAN

#### NOTES

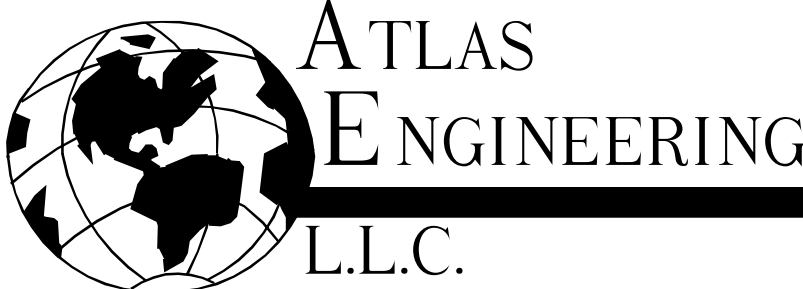
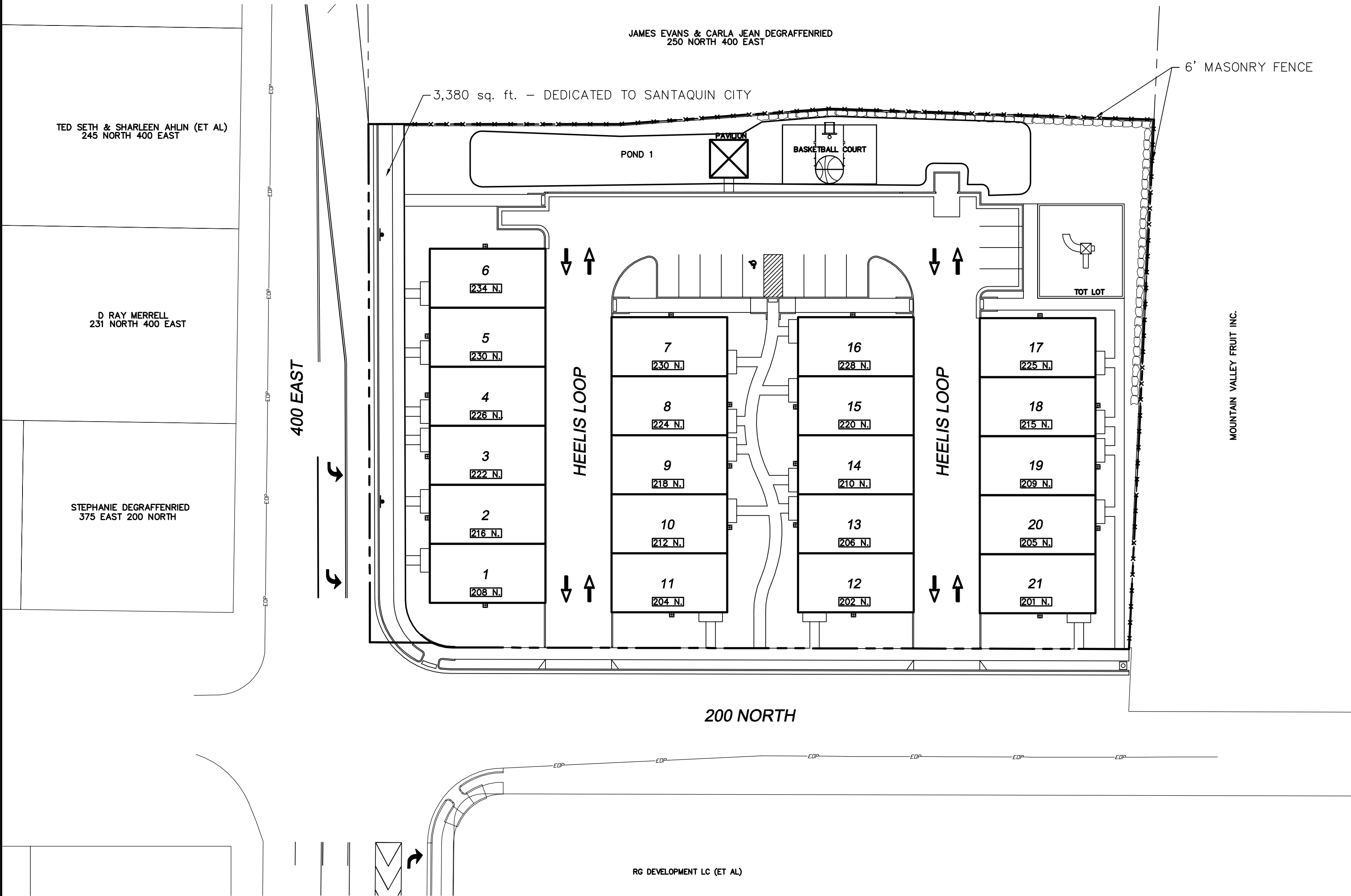
1. ALL UNITS TO BE ADA ADAPTABLE.
2. IF PROJECT IS TO BE SOLD AS CONDO UNITS, CONDOMINIUM PLAT, CC&R'S, AND HOA DOCS WILL BE REQUIRED TO BE APPROVED BY PLANNING COMMISSION.
3. PARKING LOT AND BUILDING LIGHTING MUST BE SHIELDED AND DIRECTED DOWNWARD.



### VICINITY MAP -NTS-

ALL RECCOMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.

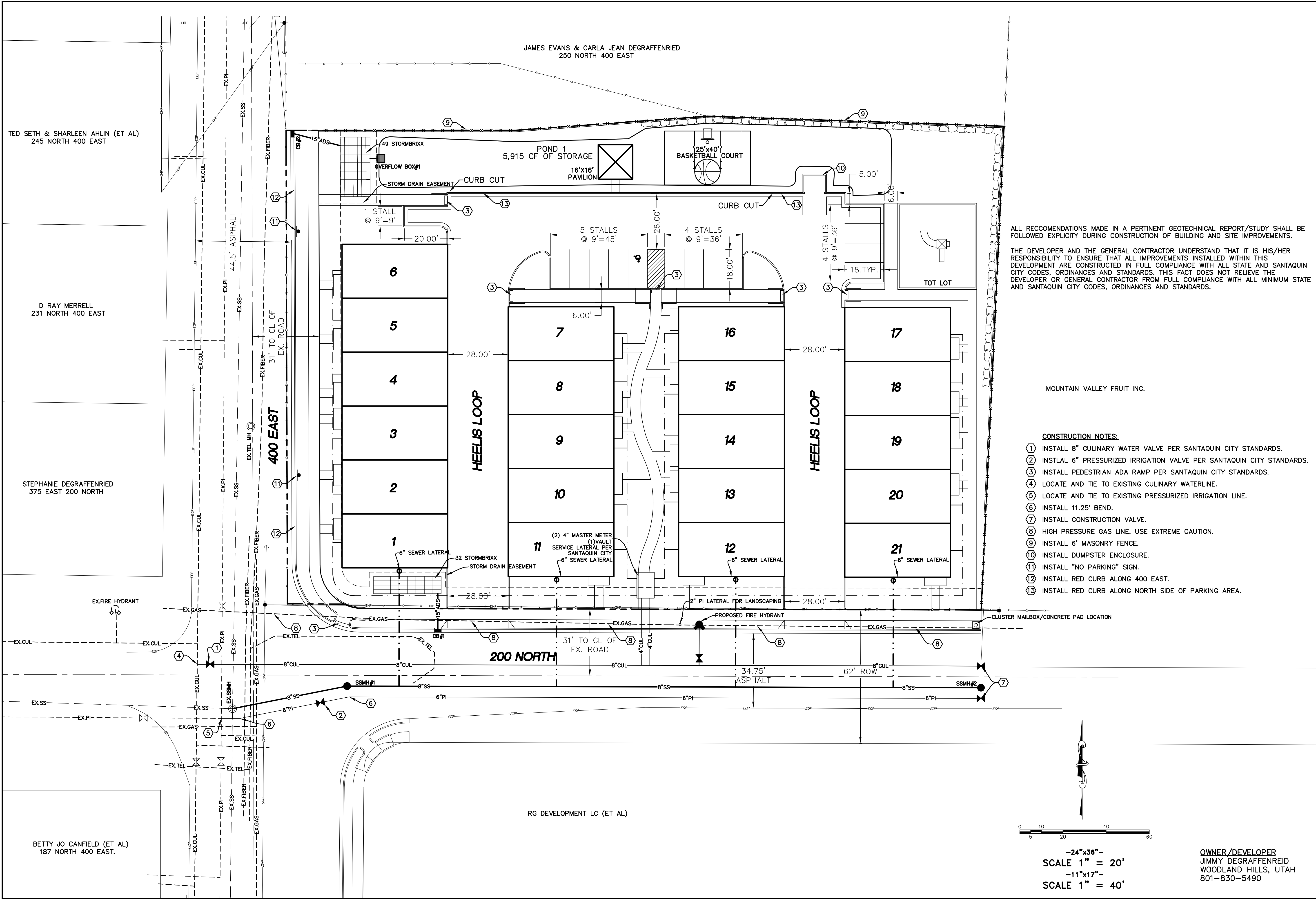
THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL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



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

OWNER/DEVELOPER  
JIMMY DEGRAFFENRIED  
WOODLAND HILLS, UTAH  
801-830-5490  
lifetimehomesinc@gmail.com





ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.

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. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

MOUNTAIN VALLEY FRUIT INC.

**CONSTRUCTION NOTES:**

1. INSTALL 8" CULINARY WATER VALVE PER SANTAQUIN CITY STANDARDS.
2. INSTALL 6" PRESSURIZED IRRIGATION VALVE PER SANTAQUIN CITY STANDARDS.
3. INSTALL PEDESTRIAN ADA RAMP PER SANTAQUIN CITY STANDARDS.
4. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
5. LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION LINE.
6. INSTALL 11.25' BEND.
7. INSTALL CONSTRUCTION VALVE.
8. HIGH PRESSURE GAS LINE. USE EXTREME CAUTION.
9. INSTALL 6' MASONRY FENCE.
10. INSTALL DUMPSTER ENCLOSURE.
11. INSTALL "NO PARKING" SIGN.
12. INSTALL RED CURB ALONG 400 EAST.
13. INSTALL RED CURB ALONG NORTH SIDE OF PARKING AREA.

SHEET NO.

2

SITE PLAN

SANTAQUIN, UTAH

HEELIS FARM TOWNHOMES

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

**ATLAS**  
**ENGINEERING**  
**L.L.C.**

2/20/19 19-079\_Heelis\_Farm\_Townhomes\02-UTILITY\_Plan.dwg 3:00:48 PM MIT

NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

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

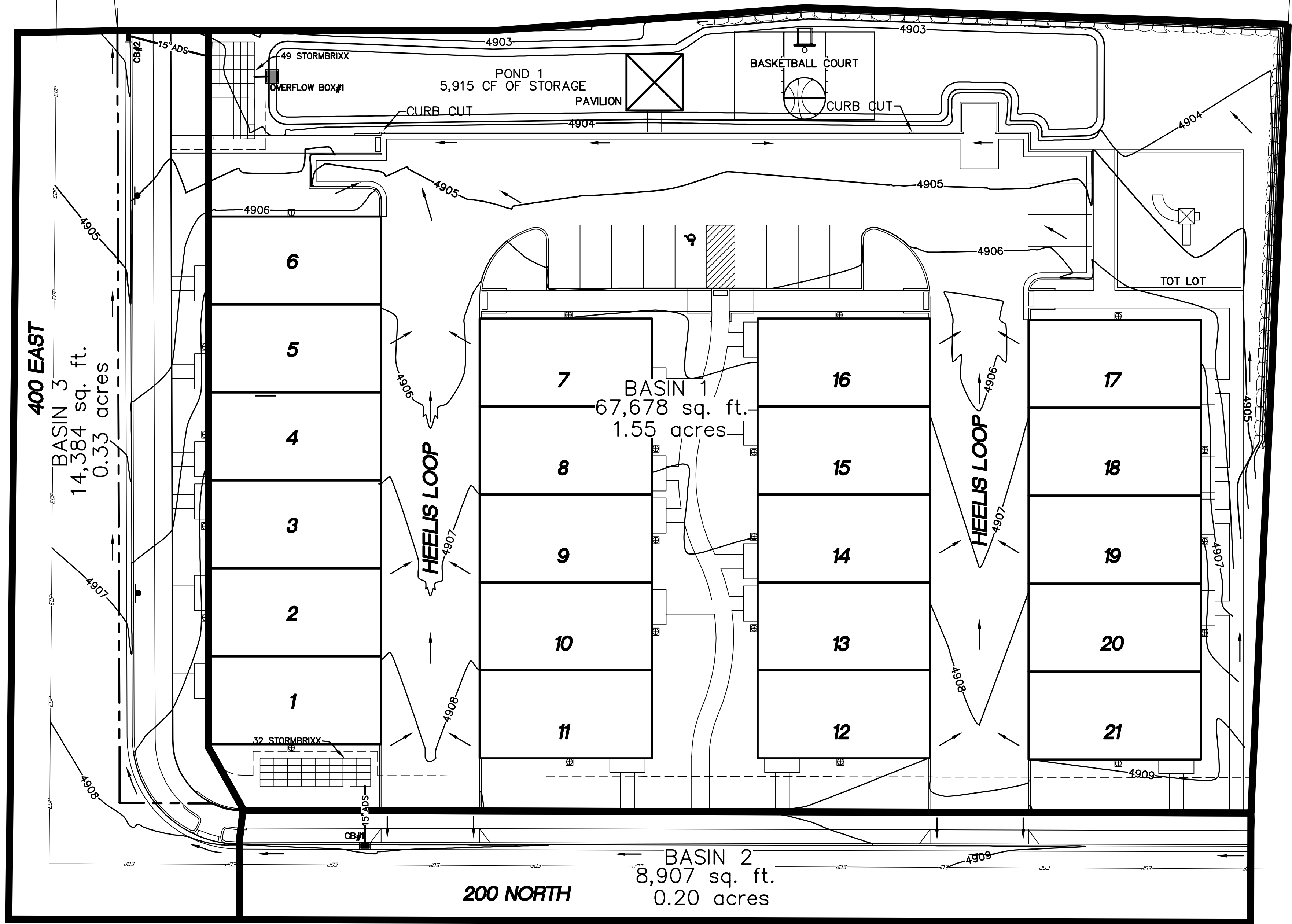
TED SETH & SHARLEEN AHLIN (ET AL)  
245 NORTH 400 EAST

D RAY MERRELL  
231 NORTH 400 EAST

STEPHANIE DEGRAFFENRIED  
375 EAST 200 NORTH

BETTY JO CANFIELD (ET AL)  
187 NORTH 400 EAST.

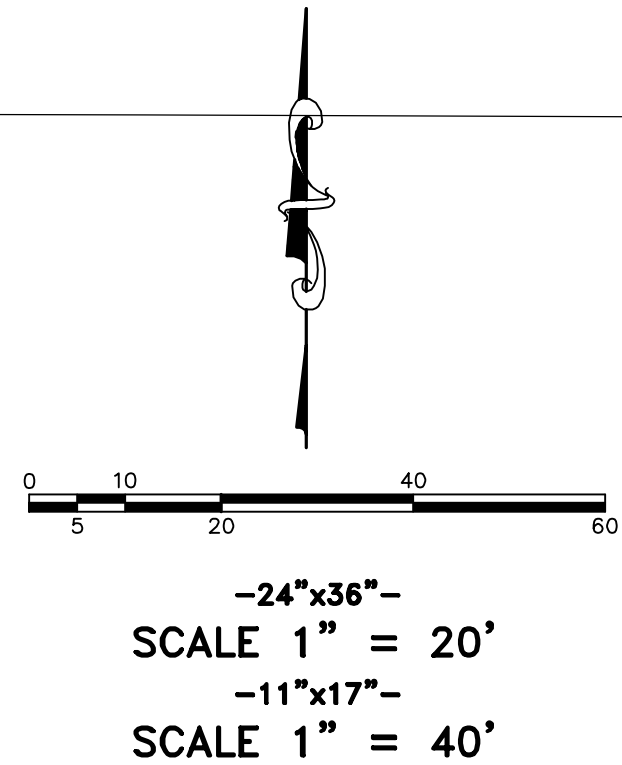
JAMES EVANS & CARLA JEAN DEGRAFFENRIED  
250 NORTH 400 EAST



ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.

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. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

MOUNTAIN VALLEY FRUIT INC.



SHEET NO.

3

GRADING PLAN

SANTAQUIN, UTAH

HEELIS FARM TOWNHOMES

ATLAS  
ENGINEERING  
L.L.C.

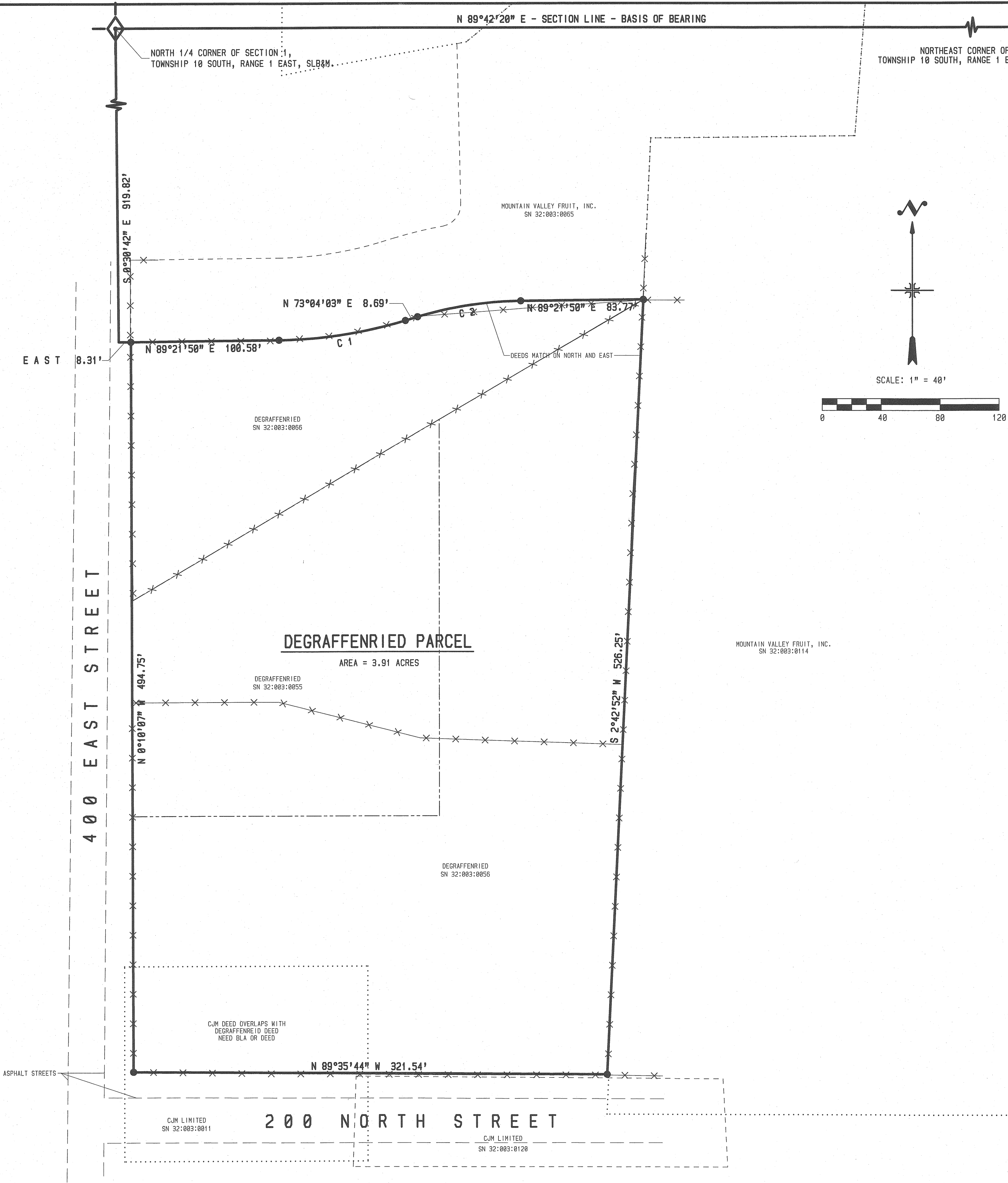
PHONE: 801-655-0566  
FAX: 801-655-0109  
946 E. 800 N. SUITE A  
SPANISH FORK, UT 84660

NO.	REVISIONS	BY	DATE
12			
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1			





CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD	
				BEARING	DISTANCE
C1	306.00'	16°17'46"	87.03'	N 81°12'56" E	86.74'
C2	250.00'	16°17'49"	71.11'	N 81°12'56" E	70.87'



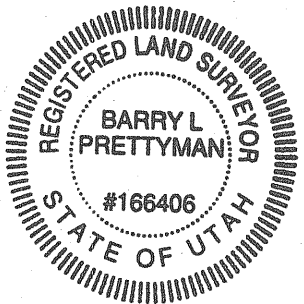
**SURVEYED BOUNDARY DESCRIPTION:**  
BEGINNING AT A POINT ON THE EAST LINE 400 EAST STREET, SANTAQUIN, UTAH, WHICH POINT LIES SOUTH 0°30'42" EAST 919.82 FEET ALONG THE QUARTER SECTION LINE AND EAST 8.31 FEET FROM THE NORTH 1/4 CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°21'50" EAST 100.58 FEET; THENCE NORTHEASTERLY 87.03 FEET ALONG THE ARC OF A 306.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16°17'46", THE CHORD BEARS NORTH 81°12'56" EAST 86.74 FEET; THENCE NORTH 73°04'03" EAST 8.69 FEET; THENCE NORTHEASTERLY 71.11 FEET ALONG THE ARC OF A 250.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16°17'49", THE CHORD BEARS NORTH 81°12'56" EAST 70.87 FEET; THENCE NORTH 89°21'50" EAST 83.77 FEET; THENCE SOUTH 2°42'52" WEST 526.25 FEET ALONG AN EXISTING FENCE; THENCE NORTH 89°35'44" WEST 321.54 FEET ALONG AN EXISTING FENCE; THENCE NORTH 8°10'07" WEST 494.75 FEET ALONG AN EXISTING FENCE ON THE EAST SIDE OF SAID 400 EAST STREET TO THE POINT OF BEGINNING. CONTAINING 3.91 ACRES.

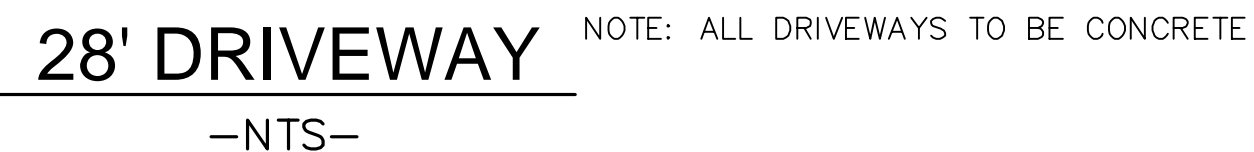
**NARRATIVE:**  
BASIS OF BEARING IS UTAH COORDINATE BEARINGS, CENTRAL ZONE. (N 89°42'20" E BETWEEN THE NORTH 1/4 CORNER AND THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SLB&M.) PURPOSE OF SURVEY IS TO COMPARE DEEDED PROPERTY AGAINST EXISTING PROPERTY IN ACTUAL POSSESSION AND PREPARE A SURVEYED BOUNDARY DESCRIPTION.

**SURVEYORS CERTIFICATE:**  
I, BARRY L. PRETTYMAN, A LICENSED SURVEYOR HOLDING CERTIFICATE NO. 166406, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECTION AND CORRECTLY SHOWS THE DIMENSIONS AND MONUMENTS OF THE ABOVE DESCRIBED PARCEL OF LAND TO THE BEST OF MY KNOWLEDGE AND BELIEF.

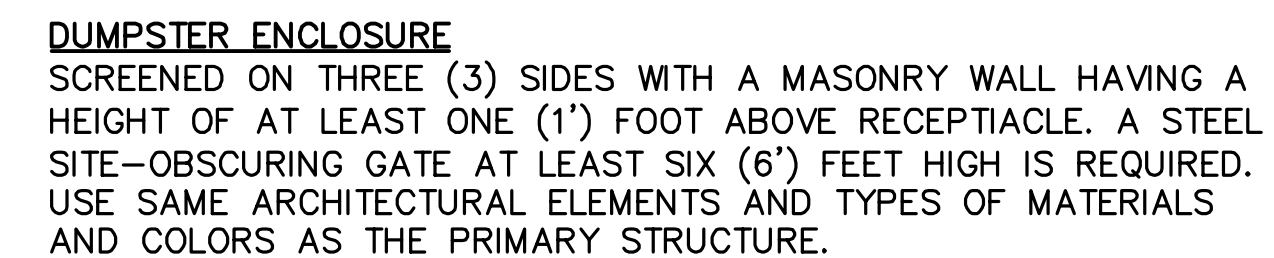
*Barry L. Prettyman* Nov. 4, 2019  
BARRY L. PRETTYMAN DATE

**LEGEND:**  
● = 5/8" REBAR WITH ORANGE CAP MARKED PLS 166406.  
--- DEGRAFFENRIED DEED LINES  
- - - ADJACENT LAND OWNER DEED LINES  
x x x EXISTING FENCES





1. 100-YEAR WATER ELEVATION MAY NOT ENCROACH WITHIN 6" VERTICALLY OF ANY HABITABLE STRUCTURE OR EXCEED THE EDGE OF RIGHT-OF-WAY.
2. 100-YEAR WATER ELEVATION MAY NOT RISE ABOVE AN ELEVATION OF 3" BELOW THE TOP OF ANY BERM OR EDGE OF RIGHT-OF-WAY IF ADJACENT EXISTING BUILDINGS ARE BELOW STREET LEVEL.
3. THE CROWN OF THE ROAD SHALL BE HELD TO EXISTING GRADE, UNLESS PERMITTED OTHERWISE BY THE CITY ENGINEER WHERE NEEDED TO ENABLE CONTAINMENT OF 100-YEAR STORM, TO MATCH GRADE AT ADJACENT PREVIOUSLY DEVELOPED PROPERTIES, OR TO MEET GRADE AT INTERSECTIONS



SHEET NO.

6

DETAIL SHEET

SANTAQUIN, UTAH

# HEELIS FARM TOWHNOMES



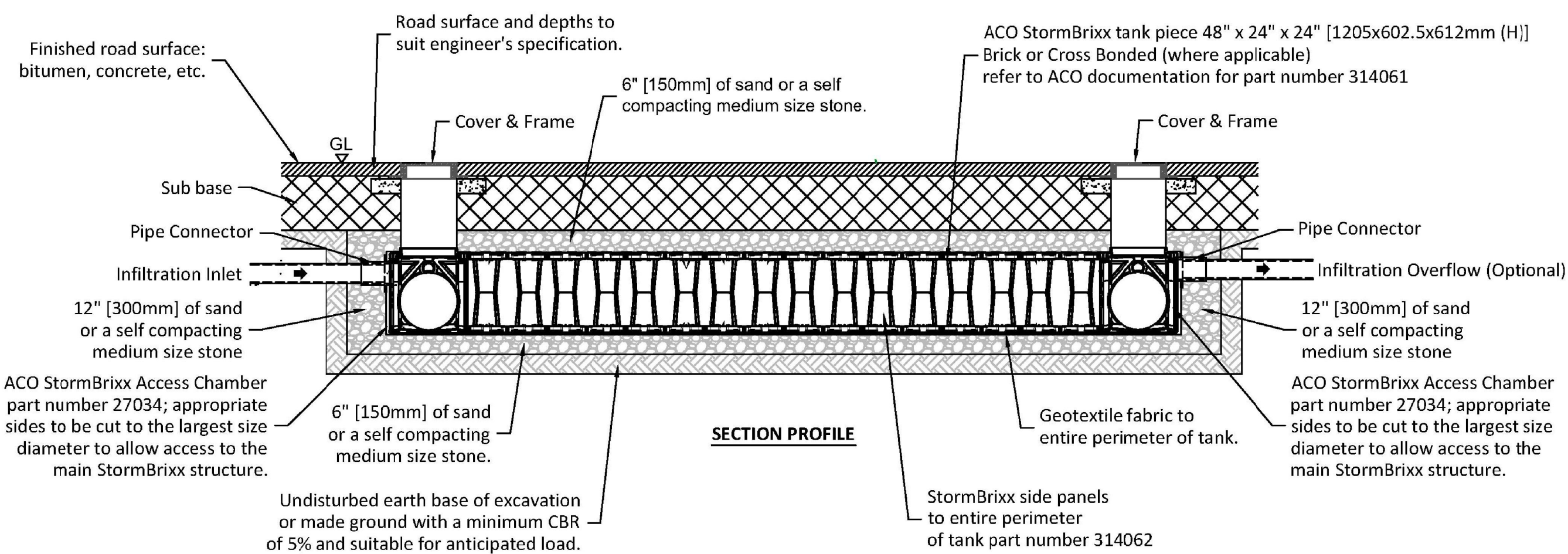
PHONE: 801-655-0566  
FAX: 801-655-0109  
946 E 800 N SUITE A  
SPANISH FORK, UT 84660

LLC

16/2020 3:59 PM MDT

NO.	REVISIONS	BY	DATE
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(1) Assumes 27 degree load distribution through fill material and overlaying surface asphalt or block paving
(2) Minimum cover depth to avoid accidental damage from gardening/landscaping work
(3) Occasional Trafficking by refuse collection or similar vehicles (typically one per week)
(4) Please check minimum frost cover depths for geographical location

[illegible]



TED SETH & SHARLEEN AHLIN (ET AL)  
245 NORTH 400 EAST

D RAY MERRELL  
231 NORTH 400 EAST

STEPHANIE DEGRAFFENRIED  
375 EAST 200 NORTH

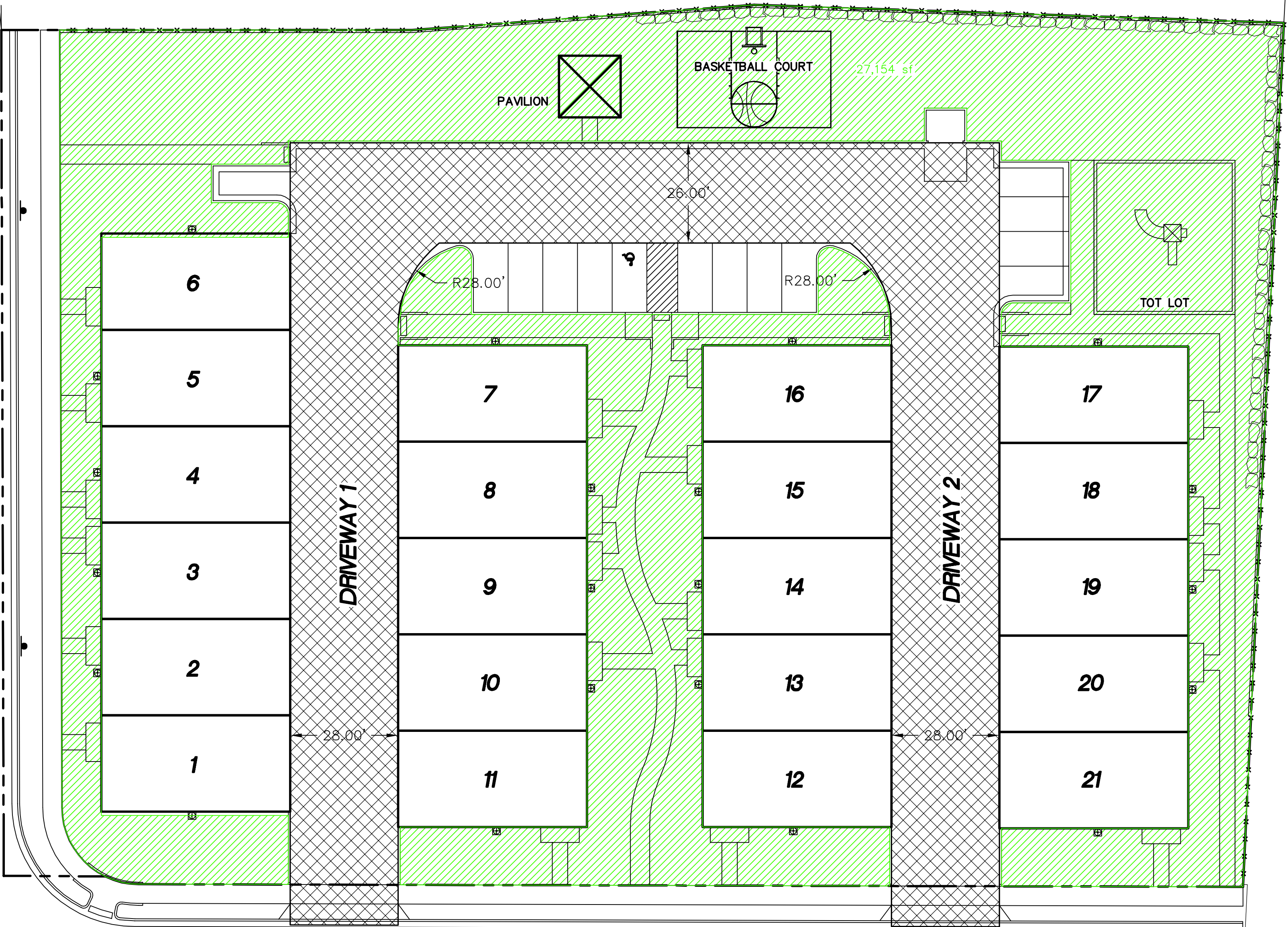
BETTY JO CANFIELD (ET AL)  
187 NORTH 400 EAST.

JAMES EVANS & CARLA JEAN DEGRAFFENRIED  
250 NORTH 400 EAST

RG DEVELOPMENT LC (ET AL)

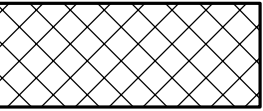
400 EAST

200 NORTH

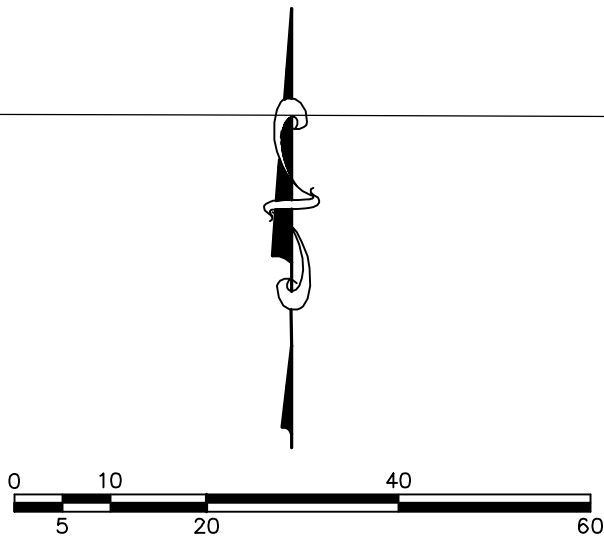


OPEN SPACE 27,589 SF

MOUNTAIN VALLEY FRUIT INC.



FIRE ACCESS LANE



-24"x36"-  
SCALE 1" = 20'  
-11"x17"-  
SCALE 1" = 40'

HEELIS FARM TOWNHOMES

**ATLAS**  
**ENGINEERING**  
**L.L.C.**

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

FIRE ACCESS/  
OPEN SPACE PLAN

SANTAQUIN, UTAH

SHEET NO.

8

NO.	REVISIONS	BY	DATE
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TED SETH & SHARLEEN AHLIN (ET AL)  
245 NORTH 400 EAST

D RAY MERRELL  
231 NORTH 400 EAST

STEPHANIE DEGRAFFENRIED  
375 EAST 200 NORTH

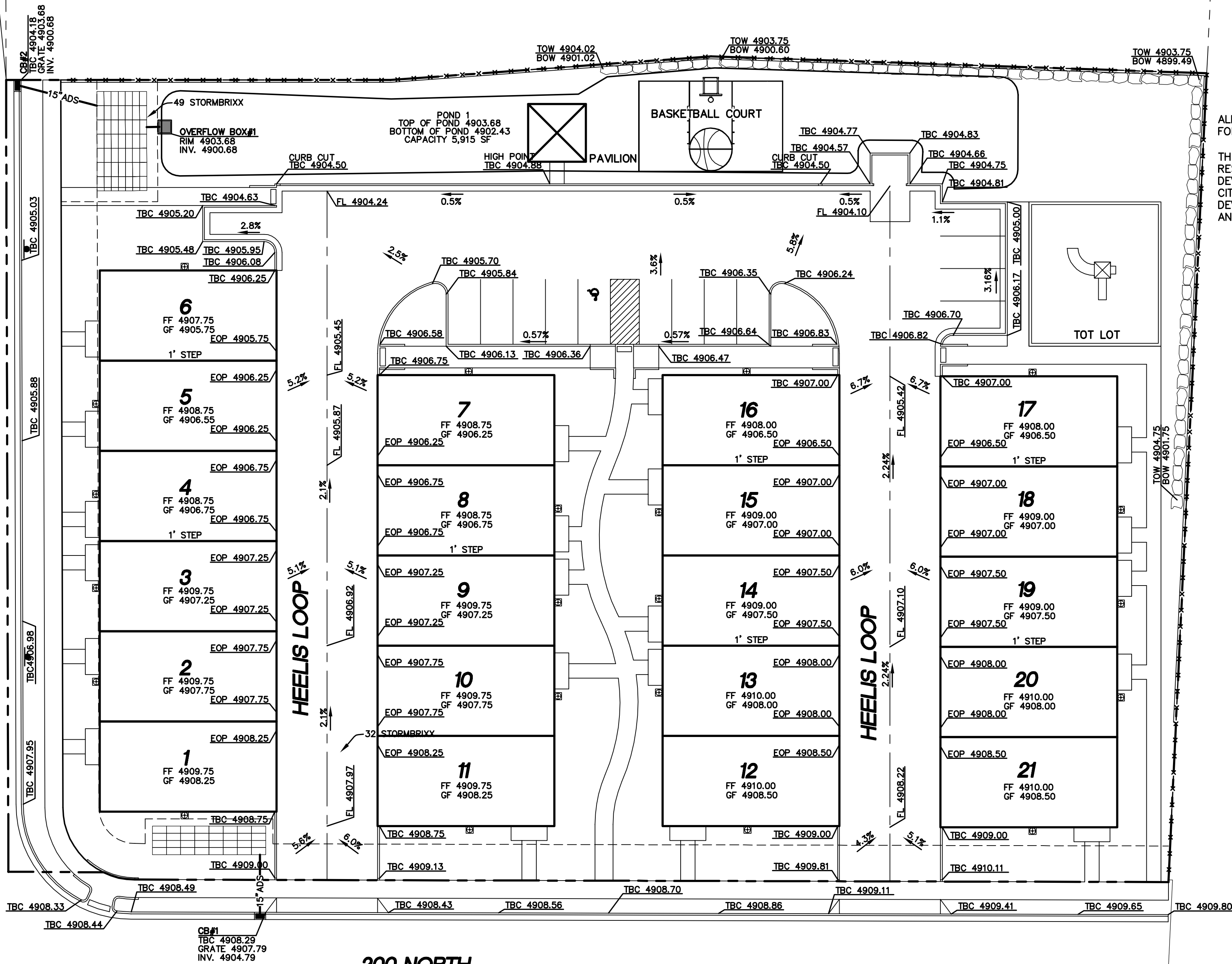
BETTY JO CANFIELD (ET AL)  
187 NORTH 400 EAST.

400 EAST

JAMES EVANS & CARLA JEAN DEGRAFFENRIED  
250 NORTH 400 EAST

200 NORTH

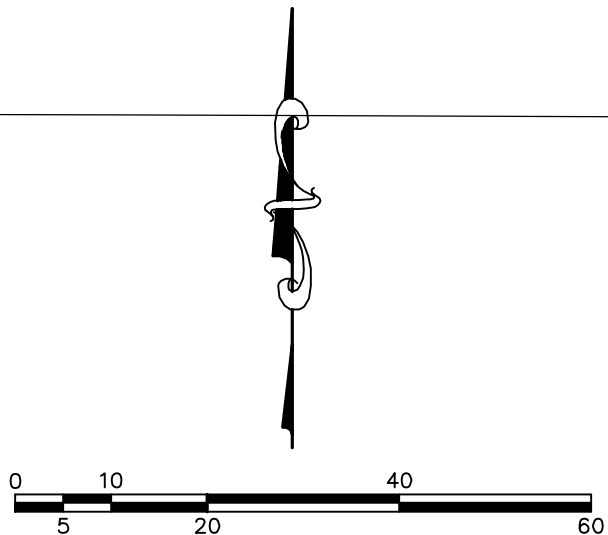
RG DEVELOPMENT LC (ET AL)



ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.

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MOUNTAIN VALLEY FRUIT INC.



-24"x36"-  
SCALE 1" = 20'  
-11"x17"-  
SCALE 1" = 40'

SHEET NO.

9

TBC PLAN

SANTAQUIN, UTAH

HEELIS FARM TOWNHOMES

ATLAS  
ENGINEERING  
L.L.C.

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

NO.	REVISIONS	BY	DATE
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**Property Owner Agreement**

This Property Owner Agreement ("Agreement") dated June 22, 2020 by and between Big Foot Holdings Utah LLC (Big O Tires) ("Party A") and Big Foot Holdings Utah LLC (Parker View Subdivision)("Party B) do agree to the following items:

**Terms & Conditions.**

1. Party A shall allow Party B to use 4 parking spaces located on Party A's property during normal work hours (Monday through Saturday 8AM – 10PM).

2. Party A agrees to give full support at any city meeting, or if any city official requests Party B's approval for the Parker View Subdivision.

**Attorney Fees.** The prevailing party's attorney fees, court costs, collection fees, and all costs and expenses relating to the suit shall be borne and paid for by the non-prevailing Party.

**Time is of the Essence.** With regards to all items above each party agrees to complete its work in a timely manner.

**Entire Agreement.** In addition to the prior recorded easement this is the only Agreement, which contains the complete understanding, and agreement of the parties relating to the relationship between property owners and supersedes all prior representations, warranties, agreements, arrangements, understanding, negotiations, or oral agreements (other than those already recorded on public record).

**Governing Law; Jurisdiction.** This Agreement shall be governed by the laws of the State of Utah irrespective of choice of law principles. Parties agree that any suit brought to enforce this Agreement can be done in any state, county, or city court found within the State of Utah.

**Severability.** If any provision of this Agreement is held to be illegal, invalid or unenforceable, (a) the legality, validity and enforceability of the remaining provisions of this shall not be affected or impaired thereby and (b) the parties shall endeavor in good faith negotiations to replace the illegal, invalid or unenforceable provisions with valid provisions the economic effect of which comes as close as possible to that of the illegal, invalid or unenforceable provisions. The invalidity of a provision in a particular jurisdiction shall not invalidate or render unenforceable such provision in any other jurisdiction. In Witness Whereof this Agreement is executed as of the date first set forth above.



Big Foot Holdings Utah LLC  
(Party A)

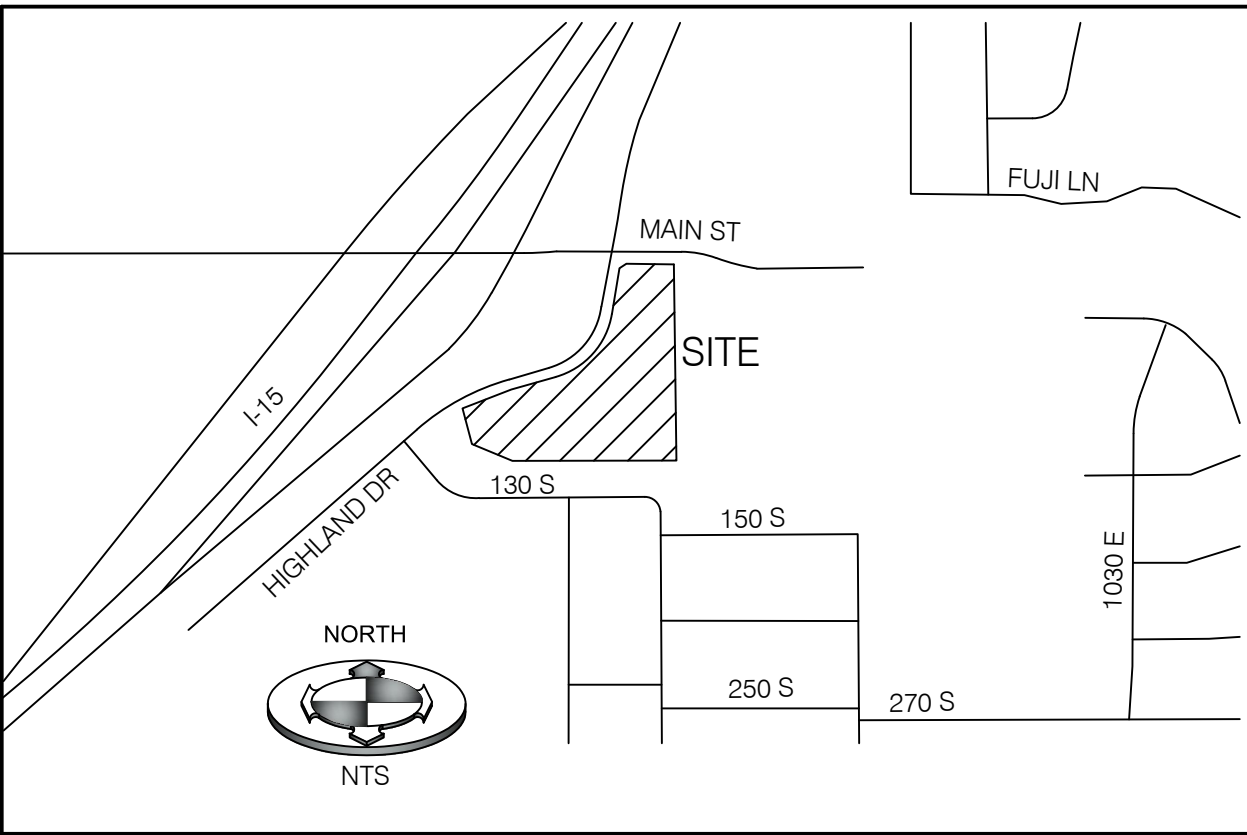
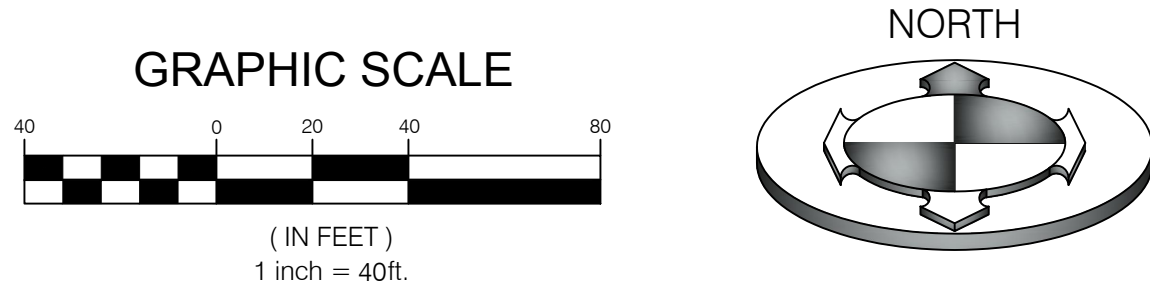


Big Foot Holdings Utah LLC  
(Party B)



# YETI EXPRESS CARWASH

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1,  
TOWNSHIP 10 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN  
SANTAQUIN CITY, UTAH COUNTY, UTAH



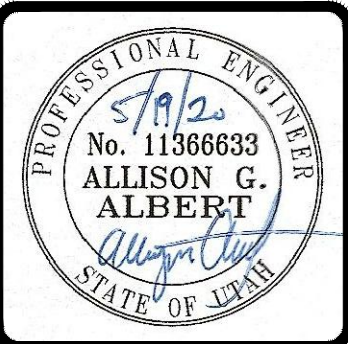

OWNER/DEVELOPER:  
COLTON PETERSEN  
(775) 388-1831  
coltonbigotires@gmail.com

## DRAWING INDEX

COVER	COVER SHEET
CGN.01	GENERAL NOTES, LEGEND & ABBREVIATION
CSP.01	SITE PLAN
CDP.01	DEMO PLAN
CUP.01	UTILITY PLAN
CGD.01	GRADING & DRAINAGE PLAN
CGD.02	GRADING & DRAINAGE PLAN
CDT.01	DETAILS & NOTES
CDT.02	DETAILS & NOTES
CDT.03	DETAILS & NOTES

NOTE:  
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 FULL COMPLIANCE WITH ALL MINIMUM  
STATE AND SANTAQUIN CITY CODES, ORDINANCES AND  
STANDARDS.

## CIVIL CONSTRUCTION PLANS



**BENCHMARK  
ENGINEERING &  
LAND SURVEYING**

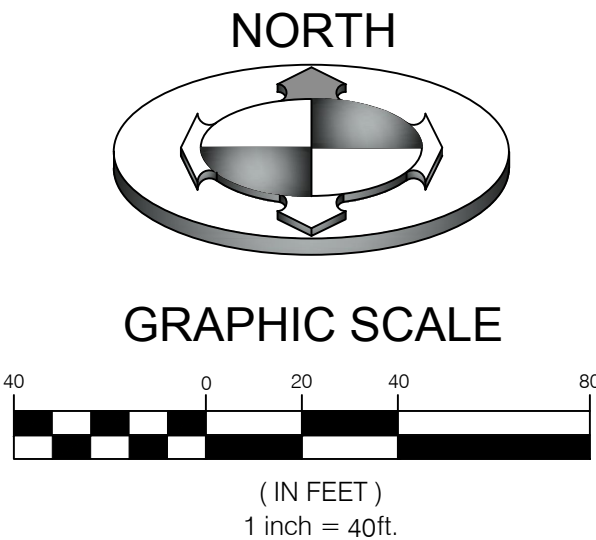
9138 SOUTH STATE STREET SUITE # 100  
SANDY, UTAH 84070 (801) 542-7192  
www.benchmarkcivil.com

YETI EXPRESS CARWASH 55 S HIGHLAND DR SANTAQUIN, UT		DRIFT: JHO DATE: 2/3/2020	DESIGN: AGA DATE: 2/3/2020	CHECK: AGA DATE: 05/18/2020	PROJECT NO: 1909242
No.	DATE	DESCRIPTION			COVER
DT 1					1 OF 10



SUBDIVISION GENERAL NOTES:

1. REBAR & CAP SHALL BE SET AT ALL REAR LOT CORNERS AND NAIL & WASHER SHALL BE SET IN THE CURB ON THE LOT LINE EXTENDED FOR LOTS FRONTING PUBLIC ROADS UNLESS OTHERWISE NOTED HEREON.
2. 10 FOOT PUBLIC UTILITY EASEMENT (PUE) ALONG LOT LINES ABUTTING PUBLIC STREETS.
3. OCCUPANCY RESTRICTION NOTICE:  
IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITH THIS SUBDIVISION WITHOUT HAVING FIRST OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY SATAQUIN CITY.
4. THE BUILDING ENVELOPES REFLECTED ON THIS PLAT ARE BASED ON THE ZONING REQUIREMENTS AT THE TIME OF RECORDATION. THE BUILDING ENVELOPES COULD BE MODIFIED IF A REZONE IS APPROVED.
5. SUBJECT TO EASEMENT AND CONDITIONS CONTAINED THEREIN WITH APPLGATE, LLC, GRANTOR AND THE UTAH DEPARTMENT OF TRANSPORTATION, GRANTEE FOR THE PURPOSE OF A TEMPORARY EASEMENT, DATED APRIL 4, 2008, AND RECORDED APRIL 9, 2008, AS ENTRY NO. 41913:2008.



PARKER VIEW SUBDIVISION PLAT "A"  
ALSO AMENDING PARCEL 5, MAVERIK SUBDIVISION

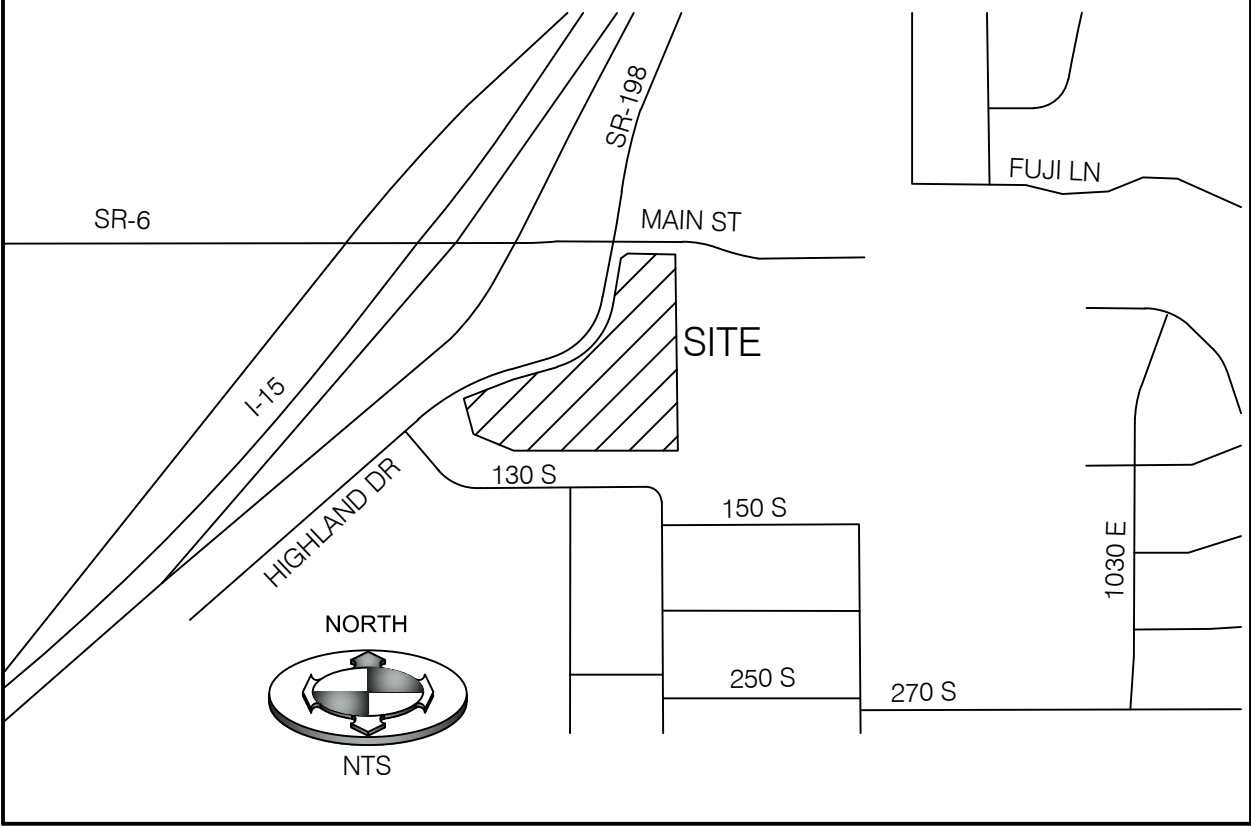
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1,  
TOWNSHIP 10 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN  
SANTAQUIN CITY, UTAH COUNTY, UTAH

LEGEND

- SECTION CORNER (FOUND)
- BOUNDARY CORNER SET 5/8"x24" REBAR AND CAP STAMPED "BENCHMARK ENG." OR NAIL & WASHER
- SECTION LINE
- BOUNDARY LINE
- ADJACENT PROPERTY
- RIGHT OF WAY LINE
- EASEMENT LINE
- SETBACK LINE

LINE TABLE			CURVE TABLE						
LINE #	BEARING	DISTANCE	CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	
L1	S 31°51'10" E	23.41'	C1	69.60'	50.00'	79°45'22"	S 71°43'51" E	64.12'	
L2	S 63°03'13" W	36.11'	C2	56.28'	110.50'	29°10'48"	S 57°32'20" E	55.67'	
L3	S 42°56'56" E	43.56'	C3	80.23'	284.00'	16°11'13"	S 66°14'26" W	79.97'	
L4	S 31°51'10" E	23.86'	C4	214.39'	284.00'	43°15'11"	S 36°31'15" W	209.34'	
L5	S 60°32'43" W	21.84'	C5	22.90'	284.00'	4°37'13"	S 12°35'03" W	22.90'	
L6	S 46°53'58" W	17.43'	C6	51.98'	34.00'	87°36'07"	S 75°39'13" E	47.07'	
L7	N 27°51'32" W	50.45'	C7	44.94'	59.50'	43°16'31"	N 58°45'17" E	43.88'	
L8	N 37°07'01" E	92.48'	C8	4.88'	12.00'	23°17'12"	N 68°44'57" E	4.84'	
L9	S 31°51'10" E	23.86'	C9	98.02'	66.00'	85°05'37"	S 74°23'58" E	89.26'	
L10	S 25°59'42" W	47.00'							
L11	N 64°00'18" W	32.18'							
L12	S 25°59'42" W	96.06'							
L13	S 18°42'38" W	44.19'							

VICINITY MAP



L=171.50  
R=716.00  
Δ=13°43'25"  
CH=N 67°28'20" E  
CL=171.09

HIGHLAND DRIVE  
(PUBLIC ROAD)

INTERSTATE 15

L=317.53  
R=284.00  
Δ=64°03'37"  
CH=N 42°18'15" E  
CL=301.25

NOT SET

SITE ACCESS FROM  
EXISTING DRIVE APPROACH.  
THIS EXISTING ACCESS WILL  
BE THE ONLY ACCESS ALLOWED  
FROM HIGHLAND DRIVE

LOT 3  
140,859 SQ FT  
3.234 ACRES  
71 S. HIGHLAND DR.

LOT 2  
64,193 SQ FT  
1.474 ACRES  
55 S. HIGHLAND DR.

LOT 1  
41,220 SQ FT  
0.946 ACRES  
728 E. MAIN ST.

Location of parking  
agreement

SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR,  
AND THAT I HOLD CERTIFICATE NO. 7240531, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF  
UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY HAS BEEN MADE OF THE  
TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT  
OF LAND INTO LOTS AND EASEMENTS HEREAFTER TO BE KNOWN AS:

PARKER VIEW SUBDIVISION PLAT "A"  
ALSO AMENDING PARCEL 5, MAVERIK SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON  
THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET MINIMUM AREA, WIDTH AND FRONTAGE  
REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCE.

BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 10 SOUTH,  
RANGE 1 EAST, CONSISTING OF THE LAND DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED  
RECORDED OCTOBER 26, 2018, AS ENTRY NO. 103025:2018 ON FILE AT THE OFFICE OF THE UTAH  
COUNTY RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF MAIN STREET, SAID POINT BEING SOUTH 00°05'50"  
EAST 57.22 FEET ALONG THE SECTION LINE AND WEST 660.20 FEET FROM THE EAST QUARTER  
CORNER OF SAID SECTION 1, AND RUNNING THENCE SOUTH 00°26'12" EAST 73.48 FEET, THENCE  
SOUTH 89°15'34" EAST 1.47 FEET; THENCE SOUTH 00°26'12" EAST 554.30 FEET; THENCE WEST 525.90  
FEET; THENCE NORTH 67°06'12" WEST 143.19 FEET; THENCE NORTH 14°42'00" WEST 111.32 FEET TO  
THE EASTERLY RIGHT OF WAY LINE OF HIGHLAND DRIVE; THENCE ALONG SAID EASTERLY LINE THE  
FOLLOWING (4) FOUR COURSES: 1) NORTHEASTERLY 171.50 FEET ALONG THE ARC OF A 716.00 FOOT  
RADIUS CURVE TO THE RIGHT, CHORD BEARS NORTH 67°28'20" EAST 171.09 FEET; 2) NORTH 74°20'02"  
EAST 125.98 FEET; 3) NORTHEASTERLY 317.53 FEET ALONG THE ARC OF A 284.00 FOOT RADIUS  
TANGENT CURVE TO THE LEFT, CHORD BEARS NORTH 42°18'15" EAST 301.25 FEET; 4) NORTH 10°16'26"  
EAST 128.41 FEET TO SAID SOUTHERLY LINE OF MAIN STREET; THENCE ALONG SAID SOUTHERLY LINE  
THE FOLLOWING (2) TWO COURSES: 1) NORTH 50°16'36" EAST 25.68 FEET; 2) SOUTH 89°43'34" EAST  
155.06 FEET TO THE POINT OF BEGINNING.

CONTAINS: 246,271 SQ FT OR 5.654 ACRES, MORE OR LESS  
3 LOTS

(BASIS OF BEARINGS: SOUTH 00°05'50" EAST BETWEEN THE EAST QUARTER OF SECTION 1  
TOWNSHIP 10 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN AND THE SOUTHEAST QUARTER OF  
SAID SECTION 1 (DATUM: NAD83)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED  
TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, TOGETHER WITH EASEMENTS  
AS SET FORTH TO BE HEREAFTER KNOWN AS PARKER VIEW SUBDIVISION PLAT "A" AND DO HEREBY  
DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS  
PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED ALSO DO HEREBY CONVEY TO ANY AND ALL  
PUBLIC UTILITY COMPANIES A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY  
EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND  
OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEYS  
ANY OTHER EASEMENTS AS SHOWN OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE  
PURPOSES SHOWN AND/OR NOTED HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
2020.

BIG FOOT HOLDINGS UTAH, LLC

SIGNATURE

PRINT NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF UTAH } S.S.  
County of Salt Lake }  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 20\_\_\_\_, BEFORE ME \_\_\_\_\_, A NOTARY  
PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ THE \_\_\_\_\_ OF  
BIG FOOT HOLDINGS UTAH, LLC PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE  
PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION WAS  
SIGNED BY HIM/HER ON BEHALF OF SAID BIG FOOT HOLDINGS, LLC AND ACKNOWLEDGED THAT  
HE/SHE/THEY EXECUTED THE SAME.

MY COMMISSION EXPIRES: \_\_\_\_\_ (DATE) COMMISSION NUMBER: \_\_\_\_\_

PRINT NAME

(SIGNED) A NOTARY PUBLIC  
COMMISSIONED IN UTAH

PLANNING COMMISSION APPROVAL

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

DIRECTOR - SECRETARY

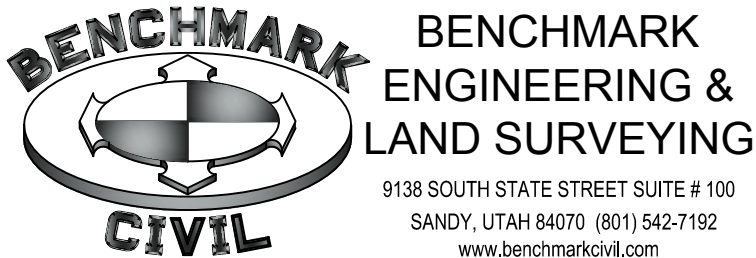
CHAIRMAN, PLANNING COMMISSION

PARKER VIEW SUBDIVISION PLAT "A"  
ALSO AMENDING PARCEL 5, MAVERIK SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1,  
TOWNSHIP 10 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN  
SANTAQUIN CITY, UTAH COUNTY, UTAH

SHEET 1 OF 1

DEVELOPER/OWNER  
CHUCK PETERSON  
55 HIGHLAND DR.  
SANTAQUIN, UT  
775-340-2391



DOMINION ENERGY CORPORATION	ROCKY MOUNTAIN POWER
DOMINION ENERGY CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY 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 CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.	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 ____	APPROVED THIS ____ DAY OF _____ 20 ____
DOMINION ENERGY CORPORATION	ROCKY MOUNTAIN POWER

CITY UTILITIES APPROVAL	
CULINARY WATER / PRESSURE IRRIGATION	
PUBLIC WORKS DIRECTOR	DATE
SEWER / STORM DRAIN	
PUBLIC WORKS DIRECTOR	DATE

COMCAST

DATE

CENTURY LINK

DATE

PUBLIC WORKS DIRECTOR

DATE

SURVEYOR'S SEAL

CITY ENGINEER SEAL

CLERK-RECORDER SEAL

UTAH COUNTY RECORDER

DATE

DATE

DATE





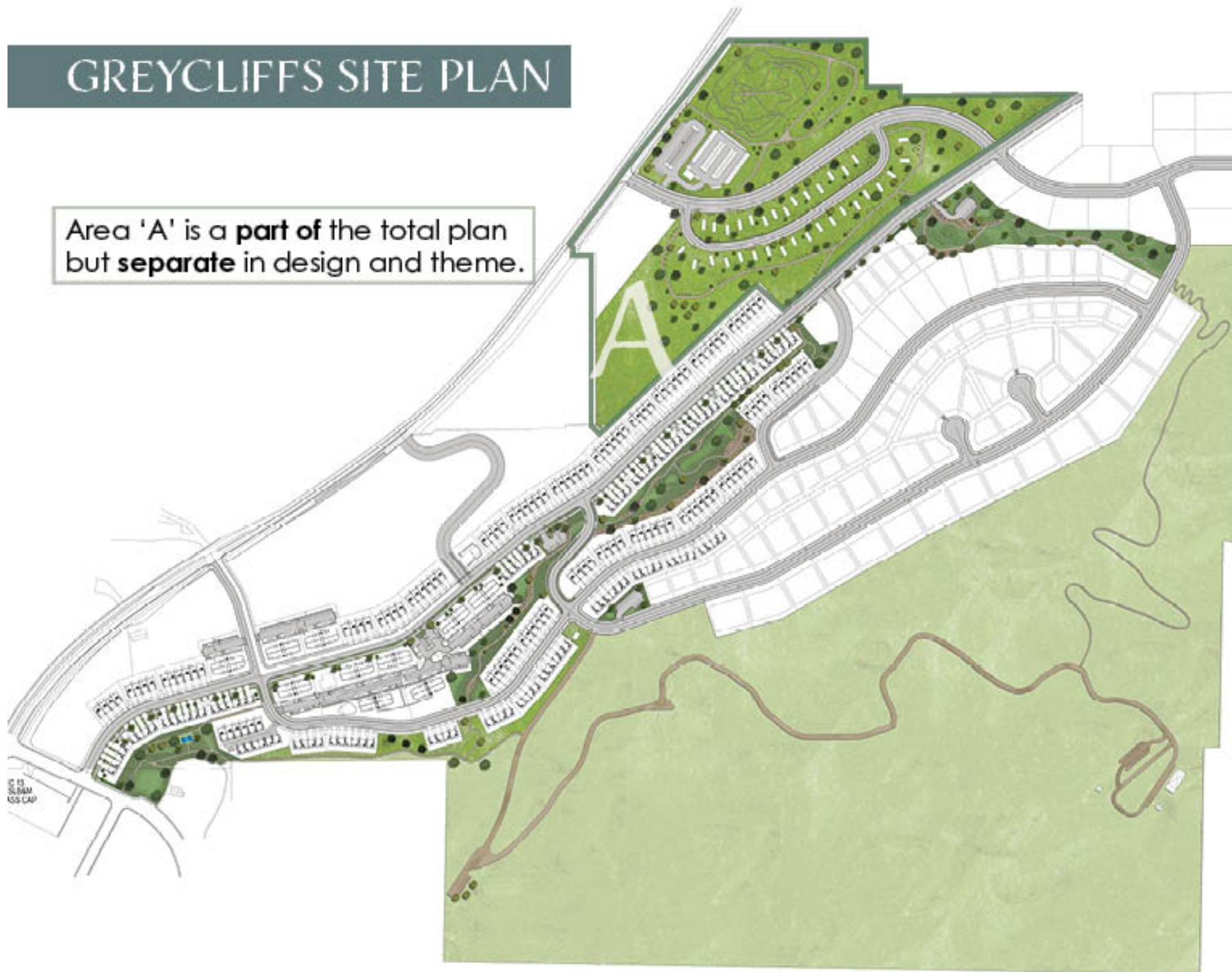
Planning  
Commission  
7-14-20  
Attachment 'D'





# GREYCLIFFS SITE PLAN

Area 'A' is a **part of** the total plan  
but **separate** in design and theme.





# ECO-LODGES @ GREYCLIFFS



“A UNIQUE APPROACH TO MINIMALISTIC LUXURY AND  
ENVIRONMENTAL SUSTAINABILITY”



# ECO-LODGES @ GREYCLIFFS



## MISSION/GOALS

GREYCLIFFS Eco-LODGES  
LIVE-PLAY ENVIRONMENT



CULTURE OF RECREATION:  
BLENDING SOCIAL INTERACTION AND  
ENVIRONMENTAL CONSCIOUSNESS



FOCUSED EXPERIENCE  
CATERED TO BIKE-CENTRIC MARKET

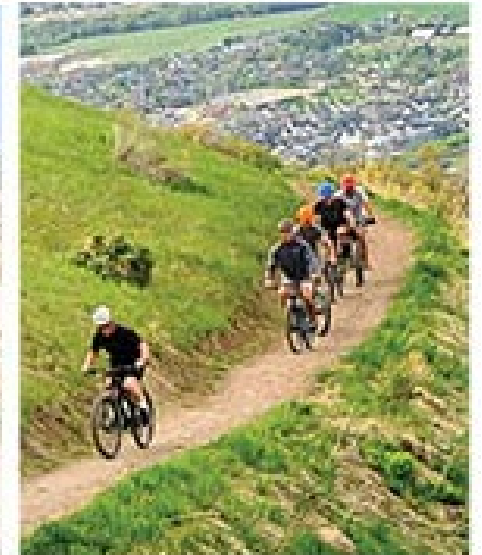


New ECONOMIC  
OPPORTUNITIES IN THEMED APPROACH

BIKE PARK



TRAILS



TRAILHEADS



PARKS



# ECO-LODGES @ GREYCLIFFS

## — CC — LIVE-PLAY ENVIRONMENT

"ECO-LODGES, an Experience in  
Luxurious Minimalism"

GreyCliffs Eco-Lodges creates a **Live-Play community** that creates unique assets to Santaquin City:

- Stimulates Tourist Economy
- Combines recreational market interests
- Promotes commercial opportunities
- Provides community open space and
- Creates active recreation opportunities

These minimal luxury lodges create an ideal environment for recreation enthusiasts, by providing opportunities for long-term and short-term experiences.

### FEATURES:

- ECO-LODGES
- BIKE PARK
- COMMERCIAL SHOPS
- OPEN SPACE
- VIEWS
- TRAIL CONNECTIONS
- TRAILHEAD SHUTTLE





# ECO-LODGES @ GREYCLIFFS

— CC —



## SAMPLE ARCHITECTURE

GreyCliffs Eco-Lodges provide **luxury** in a **minimal space**, and provide an **indoor/outdoor** living environment.

USE NATURAL SLOPE

INTEGRATE NATIVE PLANTINGS

WINDOWS TO CAPTURE VIEWS

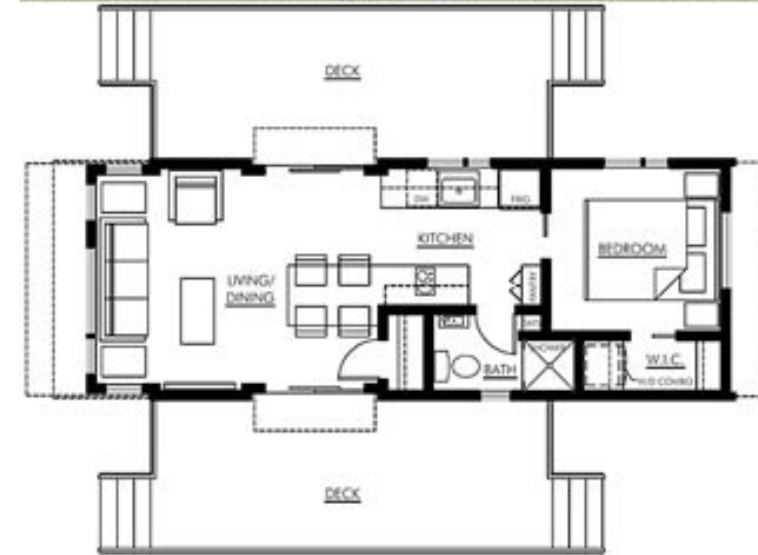
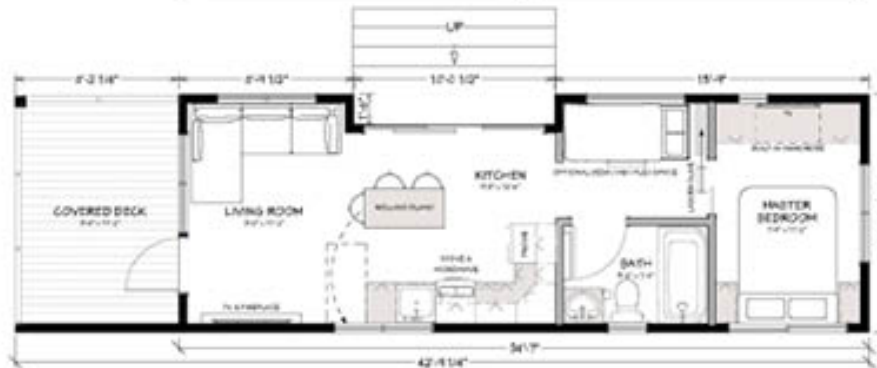
ORIENTED TO ACCESS TRAIL SYSTEM





# CONCEPTUAL FLOOR PLAN

All units take advantage of **natural views**, through window walls and outdoor patios and balconies. As well as quick access to trails **commercial** and other **amenities**



## FEATURES

### INDOOR:

Bedroom(s)	Living Space	Kitchen
Bathroom	400-600 SQFT.	

### OUTDOOR:

Outdoor living area	Patio Deck/ Balcony
Large Windows	Immediate Trail Access

# ECO-LODGES @ GREYCLIFFS

## COMMERCIAL OPPORTUNITIES



Themed development

Direct correlation between demand and supply

The Eco-Lodges at GreyCliffs creates a unique **niche** for **commercial opportunity**, ranging from storefronts to storage areas.

As a recreation community based on **optimization** of community need, established demand, and topography





# DEFINING FEATURE

## GREYCLIFFS BIKE PARK

### CHALLENGES

SAFETY

LIABILITY

MAINTENANCE

### SOLUTIONS

BIKE MASTER- VOLUNTEER

SIGNAGE

COMMUNITY SPONSORS



# ECO-LODGES @ GREYCLIFFS

— CC —

## SPECIAL FEATURES

### MINIMALISTIC LUXURY



### INTERACTIVE NATURE ADVENTURE CORRIDOR



### COMMERCIAL OPPORTUNITIES



### MULTI-USE TRAILS & PARKS





## ECO-LODGES @ GREYCLIFFS

**Individually owned** property within a recreation community. **HOA maintained** to protect community **plan integrity**. This development typology allows residents to live long term and/or rent short-term, and needs **no additional density**.



# ECO-LODGES @ GREYCLIFFS

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## CHALLENGES IN EXISTING CODE

### PARKING

Given the nature of the plan, parking will be consolidated, to maintain plan integrity.

### ROADS

Roads will be reduced to 26' width with rough paths rather than standard cross section to blend into the environment

### HOUSING

To promote the indoor/outdoor relationship within the community, floor-plans will be 400-600sqft. rather than the standard 1200 sqft.







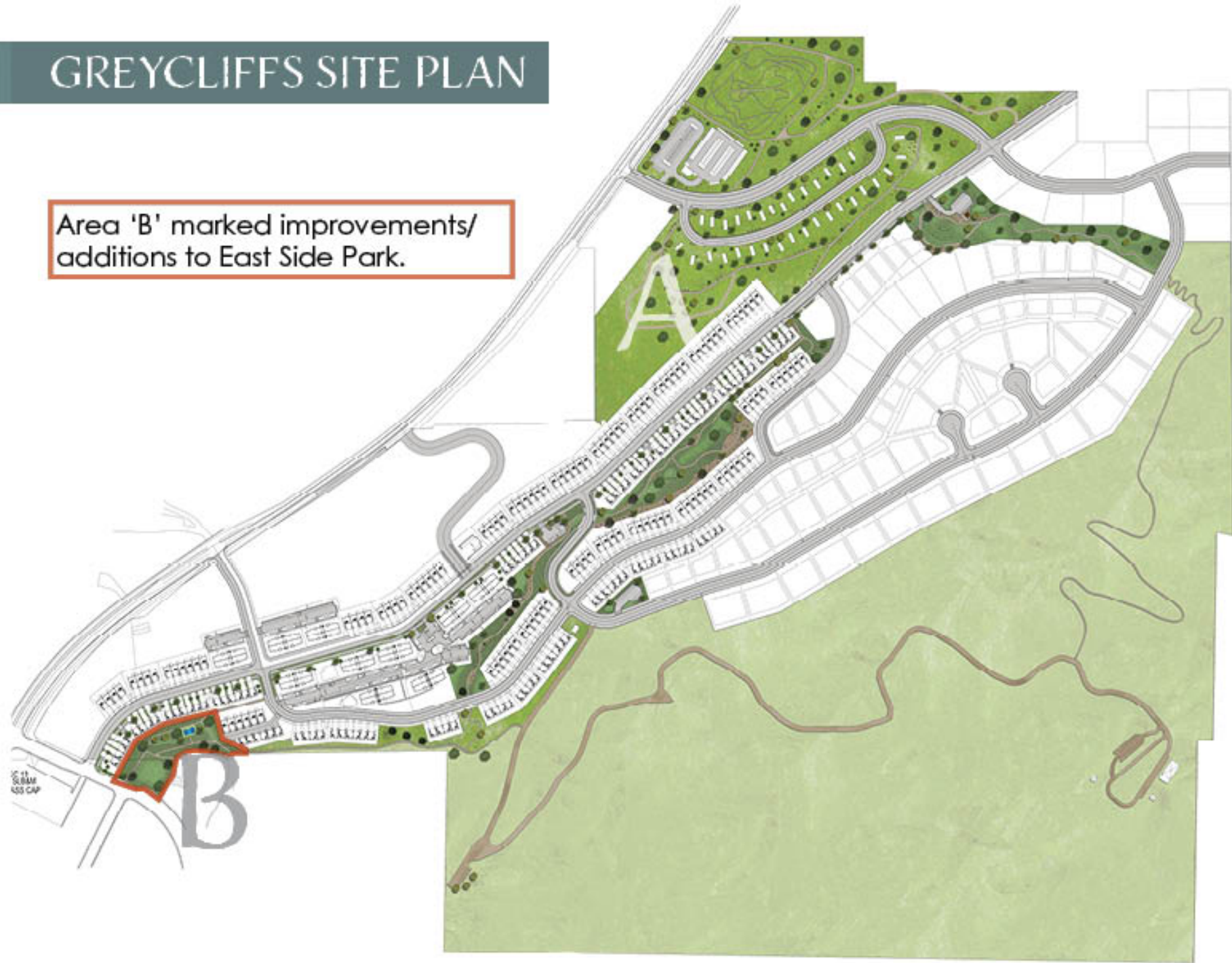
# GREY CLIFFS RECREATION MASTERPLAN



# DRAFT

# GREYCLIFFS SITE PLAN

Area 'B' marked improvements/  
additions to East Side Park.





## EAST SIDE PARK IMPROVEMENTS

Improvements made to East Side Park include:

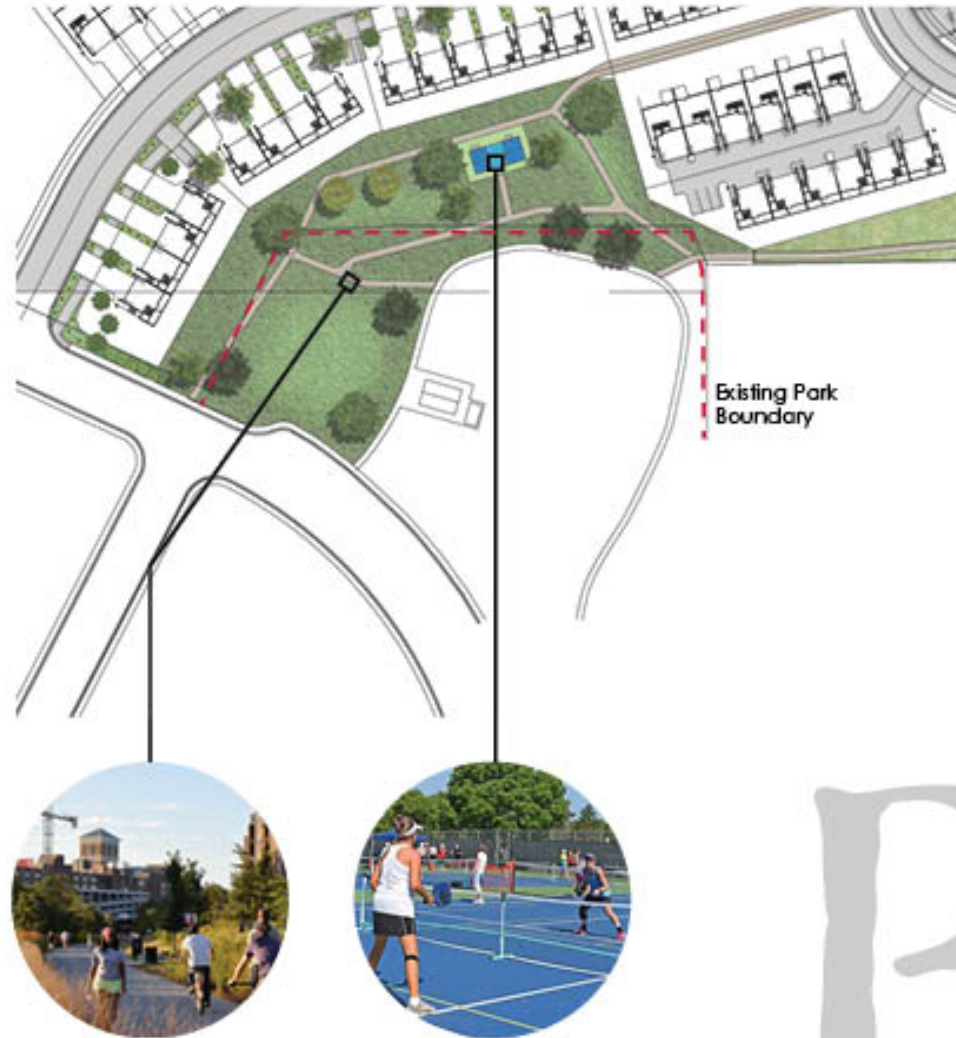
**Access to Natural Open Space**

**Pickleball Court**

**Increased open space**

**Increased trail access**

These improvements are made to increase recreational opportunity for residents





13+ MILES OF TRAILS  
ACRES OF OPEN SPACE



MOUNTAIN BIKERS  
HIKERS  
EQUESTRIAN



TRAILHEADS  
NEW PARKS





**10-6-8: ACCESSORY ~~APARTMENTS~~ DWELLING UNITS:**

Maximum of on ADU allowed on any one parcel

**10-6-8-1: ATTACHED (I.E. ACCESSORY APARTMENTS)**

Accessory apartments shall be allowed in any residential zone, subject to the following criteria: (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002; amd. Ord. 03-02-2007, 3-7-2007)

- A. Location: Accessory apartments shall not be allowed on any parcel except those containing a single-family dwelling.
- B. Number Of Accessory Apartments: A maximum of one accessory apartment shall be allowed on any one parcel.
- C. Parking: Any property containing an accessory apartment shall provide one parking space for residents of the apartment and one guest parking space in addition to the parking to be dedicated to the residents of the single-family residence.
- D. Utility Meters: A single-family dwelling with an accessory apartment shall have no more than two (2) meters for each water and gas utility service. (Ord. 04-01-2003, 4-2-2003, eff. 4-3-2003; amd. Ord. 03-02-2007, 3-7-2007)
- E. Building Code: All construction and remodeling shall comply with building codes in effect at the time of construction or remodeling. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002; amd. Ord. 04-01-2003, 4-2-2003, eff. 4-3-2003; Ord. 03-02-2007, 3-7-2007)
- F. Building Entrances: In order to preserve the single-family residential appearance of the building, a new single-family structure approved with an accessory apartment shall not have a separate entrance at the front of the building or side of the building facing a street where the sole purpose of the entrance is to provide access to the accessory apartment. An accessory apartment approved in an existing structure may use existing entrances on any side of the structure. (Ord. 04-01-2003, 4-2-2003, eff. 4-3-2003; amd. Ord. 03-02-2007, 3-7-2007)
- G. Construction And Remodeling: Any person constructing, causing the construction of a residence that has an accessory apartment, remodeling, or causing the remodeling of a residence for an accessory apartment, or any person desiring an accessory apartment shall obtain a building permit from the city of Santaquin. Before a permit may be issued, the applicant shall:
  - 1. Submit a site plan drawn accurately to scale that shows property lines and dimensions, the location of existing buildings and building entrances, proposed buildings or additions, dimensions from buildings or additions to property lines, the location of parking stalls, and utility meters.
  - 2. Include detailed floor plans drawn to scale with labels on rooms indicating uses or proposed uses.
  - 3. Pay fees in accordance with the city of Santaquin resolution establishing fees and charges.
- H. Prior Uses: For preexisting accessory apartments, a permit for the accessory apartment shall be required, in addition to any permit required for the work to be done, at such time that

construction, remodeling, or change of use occurs to the structure in which the accessory apartment is located. The city building official shall issue a permit for any such accessory apartment prior to construction, remodeling, or change of use and upon finding compliance with the uniform building code and the following conditions:

1. The accessory apartment is in compliance with the zoning ordinance, and
  2. A building permit was issued when the apartment was constructed or remodeled. If no building permit was issued at the time of construction or remodeling, the applicant shall pay an inspection fee and the chief building official (CBO) or designee shall inspect the apartment for life safety violations. All violations identified by the CBO shall be corrected before a permit may be issued. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002; amd. Ord. 04-01-2003, 4-2-2003, eff. 4-3-2003; Ord. 03-02-2007, 3-7-2007)
- I. Other Similar Units: Accessory apartments shall include basement rentals, caretaker apartments, and other units of a similar nature and shall be a permitted use in all zones where single-family dwellings are permitted. (Ord. 04-01-2003, 4-2-2003, eff. 4-3-2003; amd. Ord. 03-02-2007, 3-7-2007)

#### **10-6-8-1: DETACHED (I.E. COTTAGES, CASITAS)**

A. Zoning: Detached accessory dwelling units shall only be allowed in the Main Street Residential (MSR) zone and the Residential R-8 zone.

B. Location: Detached accessory dwelling units shall only be allowed in the rear yard of a single-family dwelling. Detached accessory dwelling units cannot be subdivided from the primary dwelling and cannot be sold separately from the primary dwelling. Either the primary dwelling or the detached accessory dwelling unit need to be owner occupied. Detached accessory dwelling units cannot be leased for a term longer than 2 years without a renewal agreement.

C. Number Of Accessory Apartments: A maximum of one detached accessory dwelling shall be allowed on any one parcel.

D. Size and Setbacks: The maximum footprint of a detached accessory dwelling unit shall be 1,000 square feet or smaller than the primary dwelling whichever is less. The maximum height of a detached accessory dwelling unit shall be 24 feet or shorter or equal to the size of the primary dwelling whichever is less. The setbacks of a detached accessory dwelling unit shall be at least 12 feet from the primary dwelling and 10 feet from the side and rear property lines.

E. Parking: Any property containing a detached accessory dwelling unit shall provide two off-street parking spaces for residents of the unit. Tandem parking would not qualify to meet this requirement.

F. Utility Meters: A single-family dwelling with a detached accessory dwelling unit shall have no more than two (2) meters for each water and gas utility service. [Look into other code language related to this topic](#)

G. Trash: Each detached accessory dwelling unit shall have their own trash can.

G. Building Code: All construction and remodeling shall comply with building codes in effect at the time of construction or remodeling.

H. Construction And Remodeling: Any person constructing, causing the construction of a residence that has an accessory apartment, remodeling, or causing the remodeling of a residence for an accessory apartment, or any person desiring an accessory apartment shall obtain a building permit from the city of Santaquin. Before a permit may be issued, the applicant shall:

1. Submit a site plan drawn accurately to scale that shows property lines and dimensions, the location of existing buildings and building entrances, proposed buildings or additions, dimensions from buildings or additions to property lines, the location of parking stalls, and utility meters.
2. Include detailed floor plans drawn to scale with labels on rooms indicating uses or proposed uses.
3. Pay fees in accordance with the city of Santaquin resolution establishing fees and charges.

H. Prior Uses: For preexisting accessory apartments, a permit for the accessory apartment shall be required, in addition to any permit required for the work to be done, at such time that construction, remodeling, or change of use occurs to the structure in which the accessory apartment is located. The city building official shall issue a permit for any such accessory apartment prior to construction, remodeling, or change of use and upon finding compliance with the uniform building code and the following conditions:

1. The accessory apartment is in compliance with the zoning ordinance, and
2. A building permit was issued when the apartment was constructed or remodeled. If no building permit was issued at the time of construction or remodeling, the applicant shall pay an inspection fee and the chief building official (CBO) or designee shall inspect the apartment for life safety violations. All violations identified by the CBO shall be corrected before a permit may be issued. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002; amd. Ord. 04-01-2003, 4-2-2003, eff. 4-3-2003; Ord. 03-02-2007, 3-7-2007)

Explore reduced impact fees for these types of units

Multi-family unit count vs. 1-acre minimum requirement.

Remove flag lots from core area