



**Planning Commission Meeting Minutes  
Tuesday August 27, 2019**

**Planning Commission Members in Attendance:** Jessica Tolman, Kylie Lance, Kyle Francom, Pamela Colson, Art Adcock, Brad Gunnell, and Trevor Wood.

**Other's in Attendance:** City Manager Ben Reeves, Community Development Director Jason Bond, City Engineer Norm Beagley, City Engineer Jon Lundell, Aaron Keniston, Bryce Lofgren, Sam Cook, Stacia Cook, Suzy Lofgren, Dixie Dalton, Bruce Bradley, Cathy Bradley, Monte Depew, Ryan Depew, Mark Butler, James Hyde, Aaron Kynaston, Leah Kynaston, Elaine Meacham, Dalless Kearl, Chandler Kropf, Citlali Carranza, Jody Reid, Shane Howarth, Curt Ripplinger, Derk Palfreyman, Jared Hawkings, Russell Depew and other unidentified individuals.

Commission Chair Wood called the meeting to order at 7:10 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 7:12 p.m.

Bryce Lofgren reiterated his feelings from last meeting regarding the ordinance amendment proposed by Derk Palfreyman. He stated that he feels that 10 lots along a single access is enough, and he doesn't want more traffic on his street. Mr. Lofgren noted that 820 S. is a kid friendly, low traffic spot and building three more houses will bring a minimum of 6 more cars on the street. He doesn't agree that providing the fire turnaround will benefit the street. Mr. Lofgren expressed his feelings that changing this amendment will affect multiple situations, and he doesn't think that the ordinance should be amended to benefit Mr. Palfreyman's project.

Sam Cook also reiterated his thoughts from last meeting regarding the ordinance amendment for Derk Palfreyman. He thinks if the objective of the ordinance amendment is public safety, building one home rather than three along 820 S. will accomplish this. Mr. Cook also noted that public safety has accessed this road in the past without a fire turnaround.

Derk Palfreyman recognized the emotion regarding this ordinance amendment. He noted that the point of this ordinance change would be to enhance public safety.

Stacia Cook addressed concerns regarding Mr. Palfreyman's statement that the property had been for sale. She noted that it wasn't publically for sale and indicated that she would buy the property rather than see three houses built there. Ms. Cook explained that she has a special needs child and she worries for the safety of her children.

Suzy Lofgren addressed the same proposed ordinance amendment. She expressed her thoughts that building three more houses along 820 S. will cause more public safety issues. Ms. Lofgren thinks that building one or two homes on the property would be sufficient. She noted that she

understands that it will be developed, but she is disappointed to see so many houses proposed there. Ms. Lofgren is also disappointed that this ordinance change would affect for the entire City. She would also like the water quality issue addressed.

Commissioner Wood closed the public forum at 7:22 p.m.

## **DISCUSSION AND POSSIBLE ACTION ITEMS**

### **PUBLIC HEARING- Ellsworth Twin Home Concept Plan**

*The Planning Commission will review a concept plan for a proposed Twin Home subdivision located at approximately 300 S. and 200 E.*

Mr. Bond explained the subdivision process for the next two public hearings. He clarified that this is a concept plan, meaning that no action will be taken tonight. He also noted that this concept has previously been reviewed by City department heads at the DRC.

Mr. Bond reported that this is a two lot proposed twin home development. He noted that this property is across the street from the Cemetery. Mr. Bond shared that City Staff would like the garage sizes and the side setbacks clarified on the plans.

Commission Chair Wood opened the Public Hearing at 7:26 p.m.

Elaine Meacham asked for clarification regarding parking. Mr. Bond reviewed City Code regarding parking and garage the sizes. He clarified that in order for a garage to count for two parking spots it must be 24 by 24 feet. Ms. Meacham stated that she is fine with this property being developed, but she wants to make sure that there is enough playroom for the children. She noted that she has observed multifamily developments that don't have enough parking or play place for children. Ms. Meacham would also like to ensure that the garbage doesn't take away from parking spaces. She noted that she and her neighbors are concerned regarding crime coming to the community if the areas are overcrowded. She also stated that the appearance of Santaquin is important and she would like to see landscaping for the development. Ms. Meacham asked if there are renderings available for this proposal. Mr. Bond explained that architectural renderings will be provided prior to Preliminary approval. Ms. Meacham asked about R-8 zoning. Mr. Bond noted that duplex's and multifamily housing is a permitted use in the R-8 zone.

Dalless Kearl asked if this project meets the ordinance and why it's permitted. She thinks that there is enough multifamily housing located next to her and that the zoning needs to be changed. Ms. Kearl thinks that this lot should only have one home developed on it. She noted that after time duplexes and twin homes become run down. She also asked where trailers will be parked. Ms. Kearl asked that the ordinance is changed, specifically for small lots. Ms. Kearl foresees cars and trailers on the road as results of a townhome being built on such a small lot. Ms. Kearl thinks there is plenty multifamily units in the Core area of town.

Chandler Kropf echoed the sentiments of those who spoke before and didn't have any further comments.

Commission Chair Wood closed the public hearing at 7:38 p.m.

Mr. Lundell noted that the driveway could potentially be widened. Commissioner Tolman asked if the ordinance requires grass in the front yard. Mr. Bond explained that 38 % open space is required in the front yard.

Commissioner Lance notified Ms. Kearl that the City Council is currently reviewing zoning and high density requirements. Mr. Bond noted that the City is talking about it and the Planning Commission has done significant work to address this. He explained that regulating multifamily housing is a balancing act as the State legislature requires a certain amount of what they determine to be 'affordable housing'. Mr. Reeves explained that in general the Council is in agreement regarding multifamily housing however, they have a desire to restrict multifamily in the core area of town and instead have PUD's with amenities.

Commissioner Gunnell asked if curb, gutter and sidewalk will be installed for this development. Mr. Bond explained that the Council generally doesn't grant a deferral agreement for multifamily units and requires improvements up front.

Commissioner Francom pointed out that the side setbacks are listed as 8 feet and asked if they should be 10 feet. Mr. Bond indicated that it will be looked into. Commissioner Adcock recommended that the developer comes back with more specific details to ensure that they meet City Code.

#### **PUBLIC HEARING- Santaquin Heights Concept Plan**

*The Planning Commission will review a concept plan for a proposed 475-unit subdivision located east of State Road 198 and approximately 600 N.*

Mr. Bond explained that the Planning Commission has seen this proposed development under its previous name of 'Summit View Communities'. He provided context regarding the applicants approaching the City over a year ago. Mr. Bond explained that since the developer has conducted geotechnical work they have become aware of fault lines and significantly changed their plans (See Attachment 'A'). Mr. Bond reported that a one-year sunset on the conditional rezone approved by the Council will go into effect in November of this year. He indicated that this project is a proposed Planned Unit Development or PUD, which is ultimately up to the City Council to approve or disapprove. Mr. Bond clarified that when approved PUD developments provide amenities to the City in exchange for the proposed density. In this case the proposed open space and amenities are parks, trail systems, and trail heads. Mr. Bond reported that the base zoning for this property would allow for 328 units. The developer is requesting an additional 147 units through a PUD.

Commissioner Wood opened the Public Hearing at 7:54 p.m.

Commission Chair Wood announced that the questions will be addressed after the Public Hearing.

Dixie Dalton noted that a street is shown at the bottom of East Side Park, and asked if the park would be taken out. She is concerned about cutting a road in next to the park and the retaining pond. Ms. Dalton thinks if a road is installed, the playground area will need to be moved away from the road. She also stated that this park was built to be a sledding park, and putting a street in

could compromise this use. Ms. Dalton doesn't understand why a street is needed in this location, as there are already two exits proposed in this development. She is also concerned about the old gravel pit being structurally sound. Ms. Dalton noted that high density is becoming a problem in Santaquin City, and asked why high density housing equates to affordable housing. She requested more information regarding the conditional re-zoning of this property. Ms. Dalton expressed concern that the notification requirements don't follow the intent of the law, as this development will affect a greater number than those that the State requires be notified. She is also worried about water pressure issues. Ms. Dalton asked where the sewer will be directed for this development. She asked how the proposed open space can be used as it's a mountain side, and indicated that she doesn't think it will benefit the City. Ms. Dalton recognized the property rights of the developer, but indicated that she feels that the developers are holding the City hostage. She believes it is the City's right to turn down certain types of developments. Ms. Dalton requested more information and thought regarding this development.

Citlali Carranza echoed the concerns of Ms. Dalton. She expressed concern regarding the influx of apartments and townhomes. She asked if the Police are prepared to handle the influx of crime this development will bring. Ms. Carranza also noted concern regarding the increase of traffic and she doesn't think City infrastructure is ready for this. She is also worried about children's safety.

Jodi Reed noted that while she may disagree with them, she is grateful for City Staff's work. She expressed confusion regarding the name change for this development and noted that Santaquin Heights is already an existing subdivision name. Ms. Reed echoed Ms. Dalton's thoughts regarding the noticing requirements. She feels that with the amount of units this development is proposing, more people should have been notified. Ms. Reed indicated that there are Planning Commission Meeting minutes missing from the City website, and she feels that there are transparency issues. Ms. Reed would like to see the City inform residents of the PUD process, and where they can occur in the City. She noted concerns regarding a development being built near fault lines. Ms. Reed expressed apprehension regarding possible evacuation orders with the number of proposed units. She is worried about the size of this development. Ms. Reed doesn't feel that 8 acres of park space is adequate for the proposed development. She also pointed out the increase of dog ownership by those who live in apartments and indicated that she would like to see the inclusion of a dog park. Ms. Reed requested that a safety measure is in place in case of an economic downturn.

Shane Howarth lives to the west side of the highway; he is concerned that this development will require him and those who live near him to connect to the developments sewer lines. Mr. Howarth noted that the current speed limit is 55 MPH and he is concerned about accessing the highway with more traffic on it, at that high of a speed.

Curt Ripplinger explained that he would like to see parks and single family dwellings be the priority of this development in case of economic downturn.

Jared Hawkins thanked City staff and the Planning Commission for their efforts. He echoed the earlier comments regarding this development. Mr. Hawkins feels that it is hard to get information



about the PUD process. He stated that you can only expect high crime, trouble, those who can't pay bills, and run down units from multifamily housing. Mr. Hawkins indicated that he is happy to see that the zoning isn't finalized. He asked that the Planning Commission and the City Council to respect the fact that nobody wants high density zoning and act accordingly.

Ryan Depew echoed the earlier sentiments regarding higher density. He proposed that the developer work with the City regarding a reconfiguration of the development. He noted concerns regarding water and asked how that would affect him as someone who has a well.

Russell Depew explained that he lives on the west side of the highway. He stated that he was told by a previous Planning Commission that when this area was developed there would be an agricultural buffer. He is concerned that he will be required to connect to City water and sewer if this development were to be built. Mr. Depew is also concerned about traffic control and the number of proposed homes. He believes that this proposal is too heavily weighted regarding high density housing. He also doesn't believe that it isn't right to position this up to agricultural development.

Bruce Bradley shared that 15 years ago when they were fighting for the park on the East Bench, residents were told that another development would come in on the other side of the park and the park would then be doubled in size. Mr. Bradley explained that he has witnessed drug deals in high density housing in town. He also expressed concern about building next to fault lines.

Jared Hawkins recognized the pressure coming from the State for high density housing. He asked that those who are opposed to it contact their State Congressman and Senators. Mr. Hawkins also asked that the Planning Commission fight for the desires of the residents.

Commission Chair Wood closed the Public Hearing at 8:28 p.m.

Mr. Bond proposed that the questions asked in the Public Hearing be addressed concurrently with Mr. Ken Berg who is representing the developer. Mr. Bond also clarified that this is not the Cities proposal.

Regarding concerns about the road going through the park and affecting the open space, Mr. Berg explained that this area was selected as a potential point of access. He indicated that if the City directs that they don't want the road there, it won't be. Mr. Berg explained that they proposed the road through the detention basin so they could pipe the water to their property and provide more usable park area. Mr. Bond noted that the amount of space taken away from the park would be minimal, but the open space, trails, trail heads, etc. provided by the developer would be a good trade for the City.

In regards to concerns about filling in the gravel pit, Mr. Berg described that this gravel pit didn't include a reclamation plan. He explained that part of their plan for the development will include a reclamation proposal outlining how they will terrace, fill, and cut the area to make it suitable for the proposed homes.

Mr. Bond answered the question of why moderate income housing is required. He explained that the State requires that moderate income is included in the City's General Plan. He noted concerns

from City's regarding the fact that high density housing doesn't necessarily equate to affordable housing. Mr. Hawkins asked what happens if the City doesn't comply with State code. Mr. Reeves explained that Cities can lose funding and even zoning abilities.

Concerning the questions about the Council's conditional rezone, Mr. Bond answered that the rezoning is conditional and that the City Council will be reviewing the new development plan.

Mr. Bond addressed the question about notification requirements. He clarified that there are State requirements regarding posting agenda's, etc. One of those requirements is that those located within 500 feet of a proposed project are notified and that a Public Hearing is held. Mr. Bond also noted that the notices are sent to the addresses listed in County records. Mr. Reeves explained that agendas are posted to the City website, State Notice Website, Facebook etc. Mr. Bond suggested that any residents wondering about the status of a project can contact the Community Development Department.

Mr. Lundell addressed the concerns about water. He explained that pressure zones are set throughout the City based off of approximate elevations. Mr. Lundell pointed out that the concept shows areas that don't fall into the current pressure zones. In that case the developer will have to provide the needed water tanks, and additional infrastructure to provide water to the development. Mr. Bond referred to the blue line shown on the plat (See Attachment 'A' Page, ). He noted that anything below the line can be serviced off of existing water zones and anything above would require additional infrastructure to service. Mr. Lundell explained that the sewer is a challenge for this development as it is a gravity fed system. He also clarified that State Code requires that if there is an active functional sewer line installed within 300 feet of a septic tank, the home owner must connect to it. Mr. Lundell explained that the development is required to bring in 3 acre feet of water for every acre brought in to be developed.

In regards to the give and take of a PUD, Mr. Bond emphasized that this is a proposal and a concept plan meaning nothing is currently set in stone. Mr. Berg talked about the proposed amenities which include an improved City park and mountain biking trails. He explained that these are their current thoughts regarding the amenities, but they are seeking input from the City.

Mr. Bond explained that as the City grows the need for additional public safety employees grows with it. Mr. Bond also clarified that the Planning Commission isn't the final approval body for this project, the City Council is. He answered that the Planning Commission minutes on the City website will be looked at and updated.

Mr. Berg reported that it is the developer's intent is to have a presence in the City and build out this project. Mr. Bond regarding recession concerns, explained that a bond is paid up front to guarantee that the subdivision will be followed through.

Commissioner Francom asked what area of the development would be built first. Mr. Berg explained that the development would start on the South end where the existing utilities could be accessed.

Regarding concerns about Highway 198 and road access, Mr. Bond clarified that Highway 198 is owned by UDOT and decisions regarding the road are made by them. Mr. Bond confirmed that per City Code, wherever there is development next to agricultural zoning a 150-foot buffer is required. Regarding the park doubling in size with the future plan, Mr. Bond noted that it may have been a past conceptual design, etc.

Commissioner Wood asked Mr. Berg why this site was chosen. Mr. Berg indicated that this property was seen as a site that has great views, and the opportunity to be a nice area with

connecting trails, and recreational amenities. He also noted that they plan to preserve the commercial corridor for future commercial uses. Mr. Berg explained that the intention is to make this a nice development for both the developer, and the City of Santaquin.

Commissioner Tolman expressed concern with the developer starting with apartments and townhomes and not building single family homes. She asked what guarantees the City is given that the land isn't sold prior to single family homes being built. Mr. Bond answered that there is no guarantee, but the development would need to happen as approved. Mr. Reeves clarified that this would need to be taken care of in the development agreement up front. Commissioner Tolman communicated that she would like to see this included in the development agreement.

Commissioner Tolman pointed out that the new location to the west for the park is awkward and asked if it can be moved. Mr. Berg stated that it can be moved, and changed to include the proposed soccer parks.

Commissioner Lance asked if masonry fence would be required between the multifamily units and the townhomes. Mr. Bond reported that the recent amendment change didn't apply to PUD's. He directed that this is something that can be required in the development agreement to mitigate impacts. Commissioner Lance proposed that a masonry fence is provided between the homes and the agricultural buffer.

Commissioner Gunnell noted that additional property has since been acquired since the developers last proposal. Mr. Berg confirmed this. Commissioner Gunnell indicated that he is typically against high density housing, however, he believes that when it happens it should be done through a PUD. Commissioner Gunnell pointed out that it would be located against a Highway which isn't a desirable location for single family homes. Commissioner Gunnell also acknowledged that this development would eliminate an eyesore in the Community. He pointed out that the development to the South of this is a PUD like the one proposed tonight.

Commissioner Adcock feels that the high density housing wouldn't be possible until the infrastructure is added, and asked if the proposed phasing would need to be changed. Mr. Bond illustrated the areas that are below the sewer line that can't be built until the added infrastructure is provided. He explained that it is the intention of the builder to build as they go and use the money earned from first phase to pay for the required infrastructure. Commissioner Adcock echoed Commissioner Tolman's concern regarding the high density housing being built and the single family not happening.

Commissioner Lance asked if the multifamily housing could be more equally balanced with the single family homes. Mr. Berg answered that as this is a concept plan it can be looked into.

Commissioner Tolman indicated that she likes PUD's, and thinks it would be wise for the City to require a certain High density vs Multifamily percentage requirement for PUD's.

Mr. Bond explained that it is anticipated that this concept plan will go before the City Council. Mr. Berg indicated that realistically the preliminary plan won't be presented to the DRC and PC until the first of next year.

A 5-minute recess was taken at 9:22 p.m. The meeting was resumed at 9:30 p.m.

Commissioner Wood explained that the agenda items will be reorganized to accommodate those in attendance for the Palfreyman Ordinance Amendment Request.

**Palfreyman Ordinance Amendment Request**

*The Planning Commission will discuss an amendment proposed by Derk Palfreyman to modify Santaquin City Code Title 11-6-2M.*

Mr. Bond explained that City Staff feels like this amendment is worth considering in order to better align City Code with International Fire Code. He informed the Commission that it is Staff's proposal to take the chart regarding International Fire Code and include it into the ordinance. Mr. Bond clarified that this proposal was tabled at the last meeting in order to better address engineering concerns.

Mr. Lundell addressed questions regarding water quality issues, and stated that it is the consensus (between most City Engineers) that there is a 500-foot maximum requirement for a dead end waterline. Mr. Lundell explained that a dead end access that is longer than 500 feet can cause water quality issues. He explained that this was discussed this with the Fire Chief to ensure that both requirements are congruent. The Fire Chief indicated that 500 feet is congruent with fire code. Mr. Lundell reported that it is Staff's recommendation that if a waterline wants to extend past the 500-foot distance; approval is needed from Engineering, the Fire Chief, Public Works and Community Development.

Commissioner Wood asked how this proposal would affect Mr. Palfreyman's situation. Mr. Beagley noted that the waterline on 820 S. already exists. He pointed out that in this case more use of the waterline could increase the water quality.

Commissioner Lance asked for clarification. Mr. Lundell clarified that current code doesn't allow more than 9 homes to be built along a single access. The proposed amendment would base the requirement off of distance, rather than the number of homes. Mr. Bond described that Mr. Palfreyman's proposal is already a nonconforming situation, meaning it would be up to the City Council to determine whether they will approve it. Mr. Bond recounted that Chief Lind stated that if Mr. Palfreyman's proposal is approved, he would like the fire hydrant moved to the end of the road.

Commissioner Colson clarified that Mr. Palfreyman doesn't currently own the property. Mr. Palfreyman explained that he has made a down payment on this project, but hasn't purchased it. Commissioner Gunnell indicated that looking at this amendment City wide, he thinks it makes sense to have a length requirement rather than a lot number requirement. However, Commissioner Gunnell doesn't think that the proposed language communicates the intent of the ordinance change. Mr. Bond noted that the feet requirement will be changed to whatever the Planning Commission recommends.

The discussed language changes are outlined below:

**Title 11 Chapter 6 Section 2M is amended as follows: (underlined text is added, stricken text is deleted)**

M. Access To And From Subdivisions: All subdivisions, or plats thereof, ~~containing a combined total of ten (10) or more lots with an access in excess of five-hundred feet (500 feet)~~ shall provide two (2) or more accesses onto other approved and dedicated City streets. All such accesses shall be dedicated to the City as fully improved streets as a part of the required subdivision improvements, and shall be accessible from every lot within the subdivision or plat(s). An access in excess of one-hundred fifty feet (150 feet) shall be provided with turnaround provisions in accordance with the following table: (Ord. 05-01-2003, 5-7-2003, eff. 5-8-2003)



<u>LENGTH</u>	<u>TURNAROUNDS REQUIRED</u>
<u>0 feet – 150 feet</u>	<u>None required</u>
<u>151 feet – 500 feet</u>	<u>In accordance with Santaquin City's adopted standard street cross sections</u>
<u>Over 500 feet</u>	<u>Special approval required from the City Council</u>

**Motion:** Commissioner Lance motioned to forward a recommendation to the City Council to approve the proposed verbiage for an ordinance amending Santaquin City Code 11-6-2M related to access to and from subdivisions. Commissioner Tolman seconded.

Roll Call:

Commissioner Wood     Aye  
Commissioner Adcock   Aye  
Commissioner Gunnell   Aye  
Commissioner Colson   Aye  
Commissioner Lance   Aye  
Commissioner Tolman   Aye

The motion passed unanimously 6 to 0.

Commissioner Lance motioned to extend the meeting to 10:30 p.m. Commissioner Adcock seconded. The vote was unanimous in the affirmative.

#### **PUBLIC HEARING- Standards and Specifications Amendment**

*The Planning Commission will review a proposed amendment that would modify the Santaquin City Standard and Specifications and Drawings.*

Mr. Lundell provided information regarding the proposed changes to the Standards and Specifications (See Attachment 'B'). He explained that the Standards and Specifications provide information regarding how the City code should be met. Mr. Lundell reported that Standards and Specifications are viewed as a land use code.

Mr. Lundell explained that these proposed changes are needed to help Public Works and help meet State requirements.

Commissioner Wood opened public hearing at 10:03 p.m. and closed it at 10:03 p.m.

**Motion:** Commissioner Adcock motioned to forward a positive recommendation to the City Council for the proposed Standards and Specifications Amendment. Commissioner Francom seconded.

Roll Call:

Commissioner Wood     Aye  
Commissioner Adcock   Aye  
Commissioner Gunnell   Aye  
Commissioner Colson   Aye  
Commissioner Lance   Aye  
Commissioner Tolman   Aye

The motion passed unanimously 6 to 0.



**Mining Zone**

*The Planning Commission will review a proposed amendment that would modify Santaquin City Code Title 10 Chapter 2 to include definitions regarding mining. They will also consider the creation of a new mining zone.*

Commissioner Adcock indicated that he is against batch plants. Commissioner Wood expressed that he doesn't feel that it is fair for the Ekin's annexation to try and slip that in their proposal. Commissioner Gunnell suggested that the Planning Commission can make a recommendation prohibiting asphalt plants, regardless of what the City Council ultimately decides.

Mr. Bond provided a document outlining setbacks from the proposed Ekins Annexation and SITLA property at 100 feet, 300 feet and 500 feet for the Planning Commission to consider (See Attachment 'C')

**Motion:** Commissioner Gunnell motioned to table the Mining Zone. Commissioner Wood seconded. The vote was unanimous in the affirmative.

**PLANNING COMMISSION BUSINESS**

Approval of minutes from:  
August 13, 2019

**Motion:** Commissioner Adcock motioned to approve the minutes from August 13, 2019. Commissioner Lance seconded. The vote was unanimous in the affirmative.

**Staff Communication:**

Mr. Bond indicated that Manager Reeves has been preparing for a Town Hall meeting regarding the Recreation Center, that will be held tomorrow. He suggested that the Planning Commission members attend, and stated that it will be held at the recreation building by the rodeo ground at 7:00 p.m. Manager Reeves noted that there will be 5 town hall meetings regarding the proposed Recreation Center.

Commissioner Adcock asked for an update on Ridley's Grocery Store. Mr. Bond explained that it is anticipated that they will break ground in September.

Bella Vista and Johnson's Grove both tabled at DRC.

**Adjournment**

Commissioner Tolman motioned to adjourn at 10:19 p.m.



Trevor Wood, Commission Chair



Kira Petersen, Deputy Recorder



**SANTAQUIN HEIGHTS**

**ERB FAMILY**

**395 West Center Street  
Lehi, UT 84043  
(801) 735-5446**

**SCALE: 1"= 200'**

**DATE: 06/14/18**

**PROJECT: SANTAQUIN HEIGHTS**

**SHEET NAME: SUBDIVISION PLAN**

**SHEET NUMBER: C3**

**DATE: 06/14/18**

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**PROJECT: SANTAQUIN HEIGHTS**



DEVELOPMENT

SANTAQUIN HEIGHTS

913 West Center Street  
Lubbock, TX 79402  
(807) 785-5448

SCALE: 1" = 200'

REVISIONS		DATE	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			

**berg**  
 CIVIL ENGINEERING, INC.  
 11000 West 11th Street, Suite 100  
 Lubbock, TX 79424  
 Phone: (807) 410-1217

ACTION	DATE	BY
SITE PLAN	05/19/15	

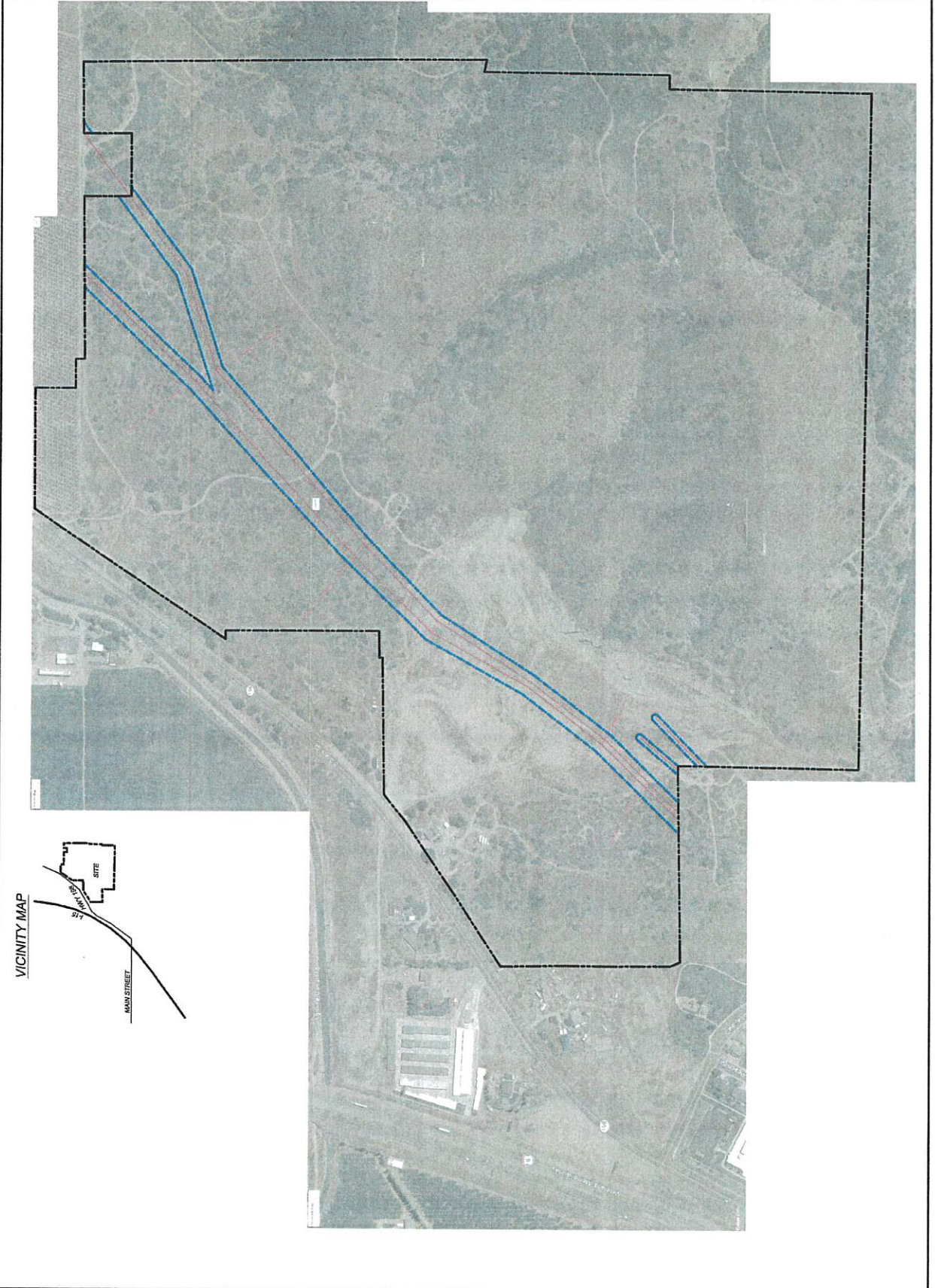
PROJECT

SANTAQUIN HEIGHTS

SHEET NAME

FAULT MAP

SHEET NUMBER





# Standard Specifications and Drawings

Prepared by  
Santaquin City Engineering and Public Works.  
(Portions of text and Unaltered Drawings  
Provided by J-U-B Engineers, Inc.)

**Adopted by the Santaquin City Council  
September 3, 2019**

This Manual Updated Yearly

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# Chapter 4

## Standard Specifications

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2019 Standard and Specifications and Drawings Updates

Errata for

Changes made to the Santaquin City Standard Specification and Drawings

**Division 1**

**Section 1.04 CONTRACTOR AND CONSTRUCTION PLAN APPROVAL**

- A current Utah State E100 General Engineering Contractor's License. Work will be restricted to that authorized by the license.

**Division 3**

Section 3.05.F Service Box and Meter:

- If a PI meter box is located within a drive approach the standard green fiberglass irrigation box shall be replaced with a H20 load traffic rated box.

**Division 3A**

**Pressure Pipe-Culinary Water**

Section 3A.01

- There shall be no physical cross connections between the distribution system and pipe, pumps, hydrants, or tanks that may be contaminated from any source, including pressurized irrigation. Neither steam condensate nor cooling water from engine jackets or other heat exchange devices shall be returned to the drinking water supply. *(Updated to meet State of Utah, Division of Drinking Water Standard)*

**Section 3A.05 WATER SERVICE LATERALS**

- Any structure containing 3 or more dwellings or units shall install a common master meter at the property line.

Section 3A.05.C

- The service saddle shall be an epoxy or fusion plastic coated with a single stainless steel strap.

Section 3A.05.C

- If a meter box is located within a drive approach the standard meter box shall be replaced with a H20 load traffic rated box.

**Division 4A**

Section 4A.07 Pipe Bedding

- Modified bedding material shall be graded as follows: One-hundred percent (100%) passing a three quarter inch (3/4") screen and maximum of five percent (5%) passing a No. 200 sieve.

## **Division 6**

### **Valves, Couplings, and Fire Hydrants**

#### **Section 6.01**

- A sufficient number of valves shall be provided on water mains so that inconvenience and sanitary hazards will be minimized during repairs. Valves shall be located at not more than 500 foot intervals in commercial districts and at not more than one block or 800 foot intervals in other districts. Where systems serve widely scattered customers and where future development is not expected, the valve spacing shall not exceed one mile. (*Updated to meet State of Utah, Division of Drinking Water Standard*)

#### **Section 6.04 VALVE BOXES**

- Pipe direction shall be indicated by marking a line within the concrete collar by marking a line or arrow parallel with the direction of the pipe prior to the concrete hardening.

#### **Section 6.08**

- **PRESSURE IRRIGATION 2-INCH AIR INLET AND REMOVAL FACILITY**
  - Added "PRESSURE IRRIGATION" to title. (*Updated to meet State of Utah, Division of Drinking Water Standard*)

#### **Section 6.10**

- **PRESSURE IRRIGATION 4-INCH FLUSHING, AIR INLET AND REMOVAL FACILITY**
  - Added "PRESSURE IRRIGATION" to title. (*Updated to meet State of Utah, Division of Drinking Water Standard*)

### **Standard Drawing**

- PI2 – Upsizing pipe from 1 ½" to 3" to service landscape park strip
- W3 – Add Double Check Valve to 2" bypass line.

# CHAPTER 4

## STANDARD SPECIFICATIONS

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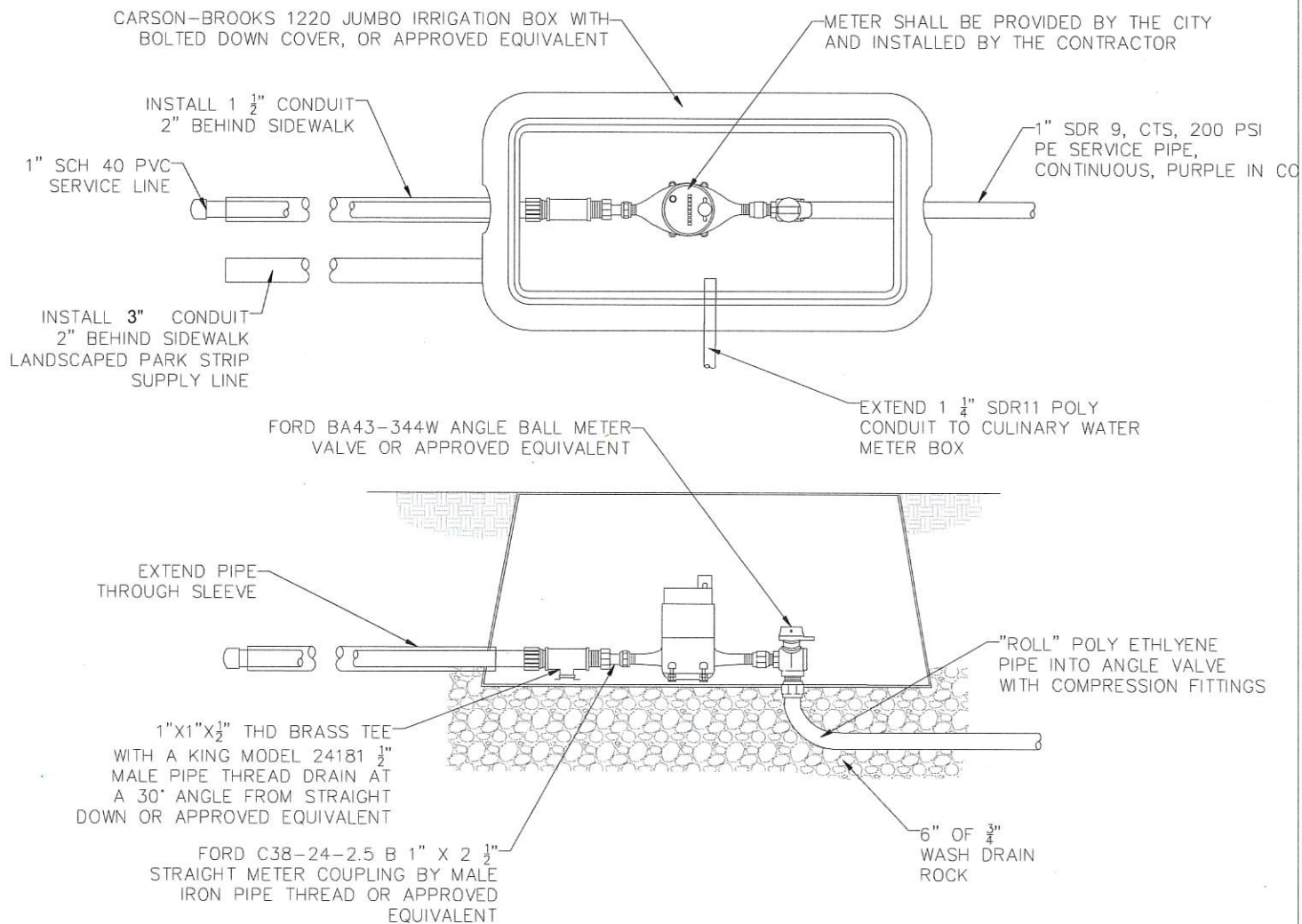
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## **PRESSURIZED IRRIGATION METER BOX**

NOT TO SCALE

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REVISION			
NO.	BY	APP.	DATE

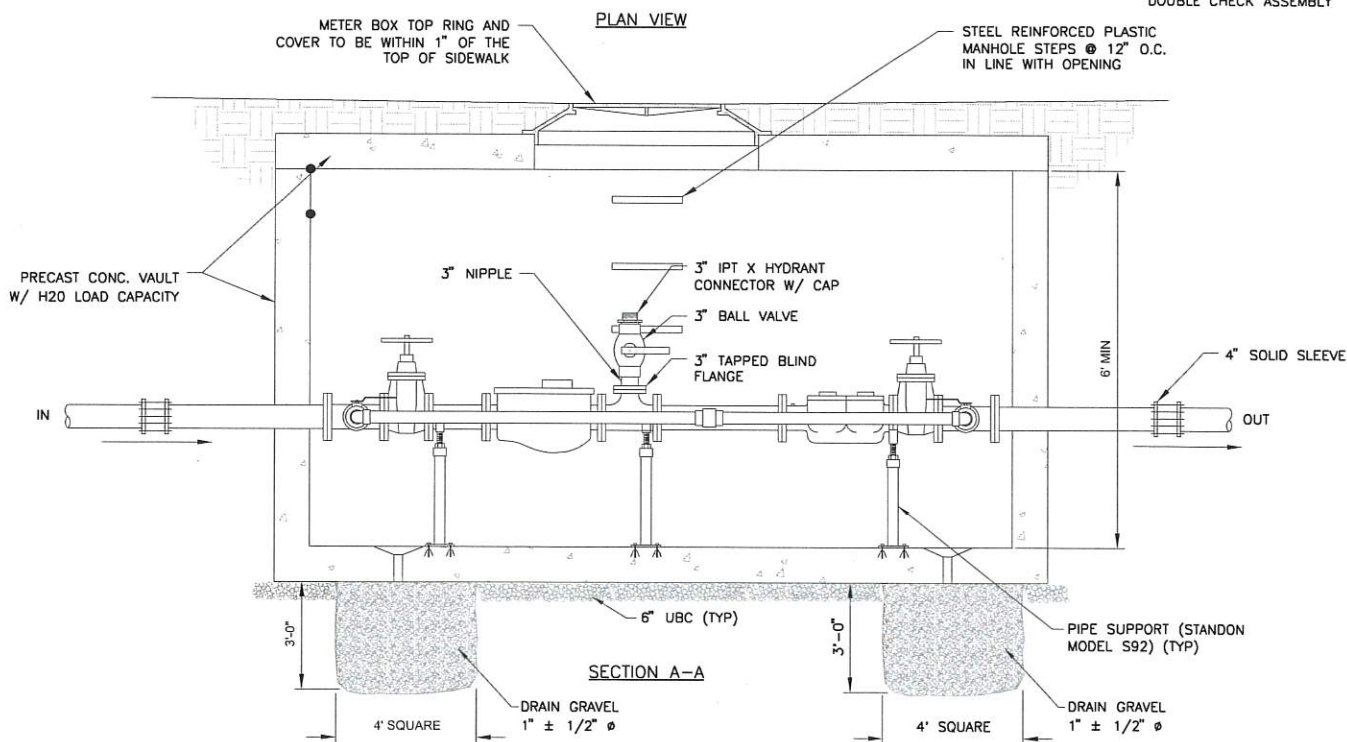
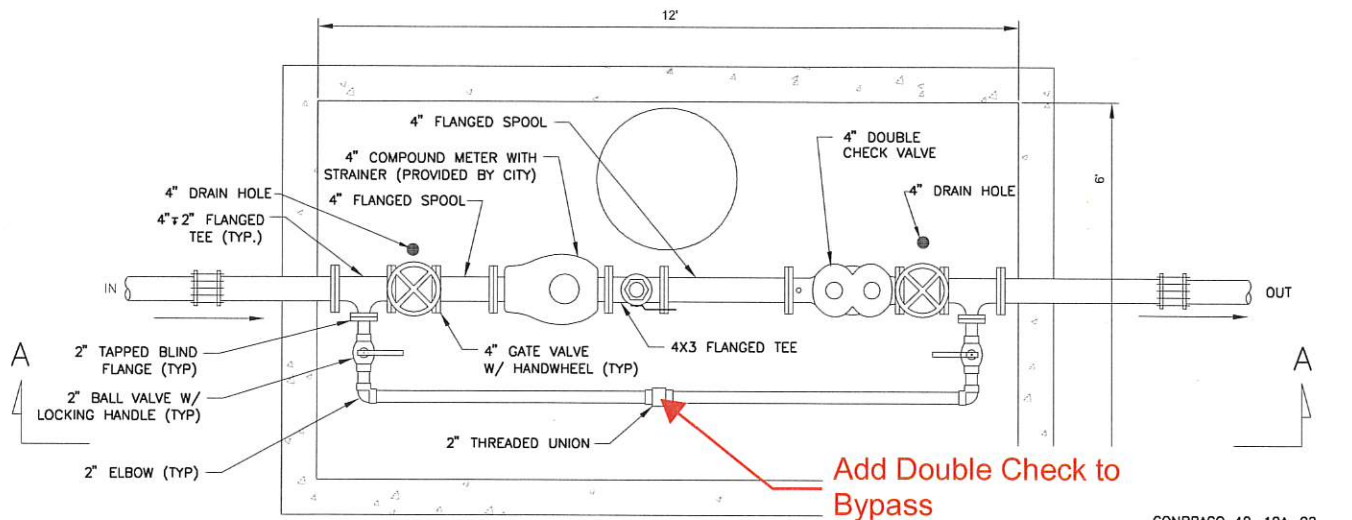


**PRESSURE IRRIGATION  
METER BOX**  
SANTAQUIN CITY  
275 WEST MAIN STREET

**PI2**

ADOPTED DATE:  
19 - OCT - 16





NOTES:

1. ALL 4" PIPE AND FITTINGS SHALL BE DUCTILE IRON.
2. ALL DUCTILE IRON PIPING AND FITTINGS SHALL BE PAINTED W/ AN NSF APPROVED EPOXY BASED PAINT
3. ALL 3" & 2" PIPE AND FITTINGS SHALL BE BRASS
4. ALL REBAR SHALL HAVE 30" OVERLAPS.
5. PORTLAND CEMENT CONCRETE MAY ONLY BE POURED ON UNDISTURBED SOIL, 3/4" CRUSHED GRAVEL, OR COMPACTED UNTREATED ROAD BASE.
6. SEPARATE DRAWINGS MUST BE SUBMITTED FOR APPROVAL FOR LARGER WATER SERVICES.
7. METER BOXES SHALL BE PLACED IN LANDSCAPE AREAS.

## 4" WATER SERVICE CONNECTION

NOT TO SCALE



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NO.	DESCRIPTION	BY	APP.	DATE



## 4" WATER SERVICE CONNECTION

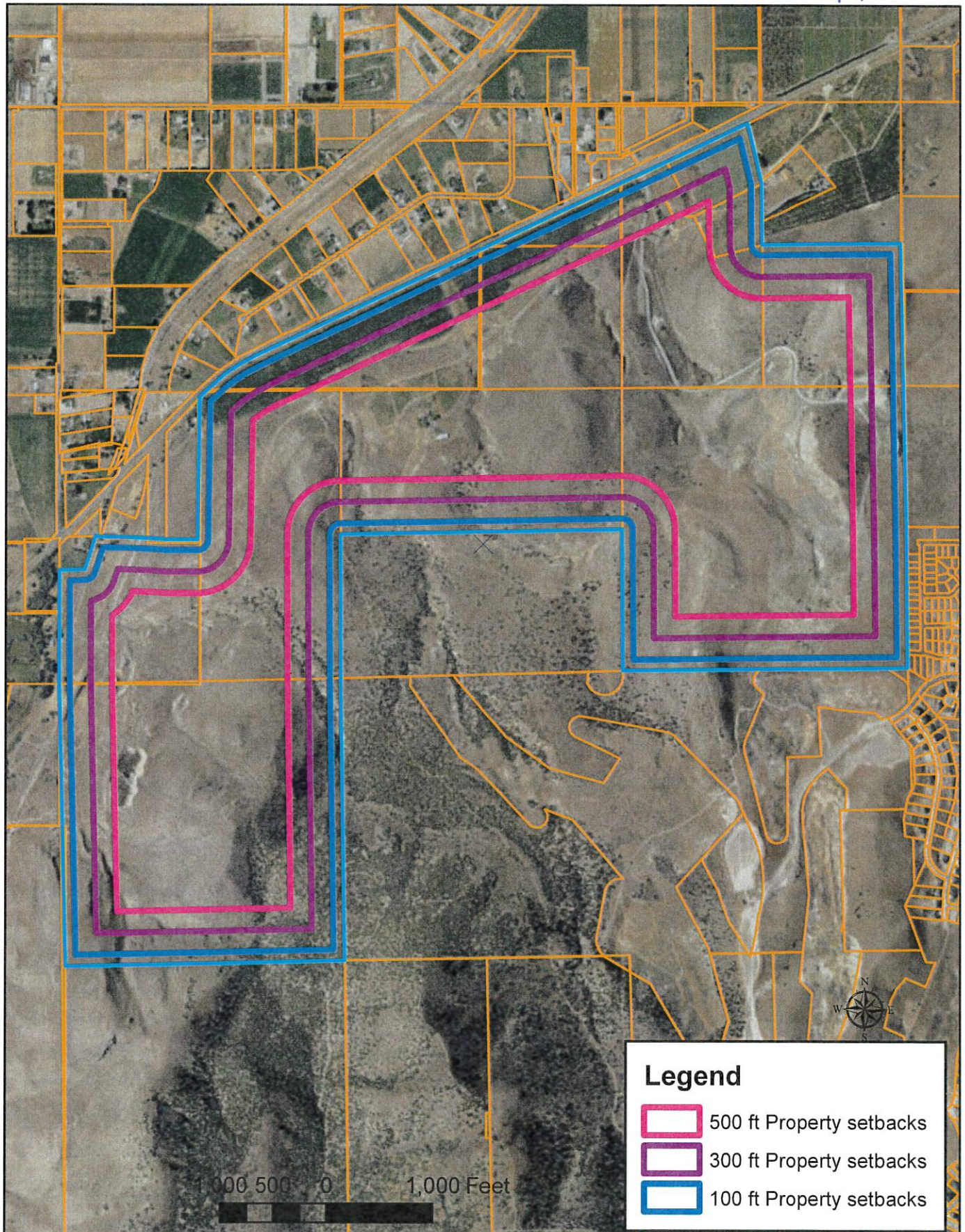
SANTAQUIN CITY  
275 WEST MAIN STREET

STANDARD DRAWING NUMBER: **W3**  
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 PLOT SCALE: 1"=10'-0"  
 DRAWN BY: DSP  
 DESIGN BY: DSP  
 CHECKED BY: DCT  
 ADOPTED DATE: 20 JUN 12



# Ekins Property Setbacks

planning Commission  
Attachment 'C'  
8.27.19





# SITLA Property Setbacks

