



Planning Commission Meeting Minutes
Tuesday, March 26, 2019

Planning Commissioners in Attendance: Trevor Wood, Art Adcock, Kylie Lance, Brad Gunnell, Pamela Colson, and Jessica Tolman.

Other's in Attendance: Terry Rasmussen, Budd Marrott, Scott Orton, James Walker, Ron Petersen, Scott Peterson, and Pete Mittanck.

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

Invocation / Inspirational Thought: Commissioner Colson offered an inspirational thought.

Pledge of Allegiance: Mr. Bond led the Pledge of Allegiance.

Public Forum: Commission Chair Wood opened the Public Hearing at 7:03 p.m.

Terry Rasmussen indicated that he has approached the City Council and asked them to install a four way stop along 100 West and 300 and 400 South. He is asking the City look at installing more stop signs in this area, as he has seen an increase in speeding and traffic in these areas.

Commission Chair Wood closed the Public Forum at 7:06 p.m.

DISCUSSION AND POSSIBLE ACTION ITEMS

PUBLIC HEARING- Summit Townhomes Subdivision Concept Review

A concept review of a multifamily subdivision located at approximately 300 West and 100 North.

Mr. Bond reported that the address for the proposed Summit Townhomes is incorrect on the meeting agenda. However, the address was correct on the Public Notice that was mailed to nearby residents.

Mr. Bond reviewed the proposed project. It consists of 30 townhomes and a remnant parcel with an existing home. This property is located within the Main Street Residential zone where multifamily housing is a permitted use. The applicant has proposed to provide surface parking only, no garages. The applicants have addressed expanding the use of the tot lot to service all of the units. They have also suggested the possibility of providing one small tot lot, and an additional amenity. Mr. Bond explained that per City Code it's up to the Planning Commission to determine what amenity(s) they deem appropriate for this development.

Mr. Bond noted that the City is working towards making 300 West a two-way street.

Public Hearing- Commission Chair Wood opened the public hearing at 7:13 p.m.

Budd Marrott stated doesn't think that the parking in this plan is adequate to handle the tenants, visitors and guests. He feels that properties that are adjacent and close to Main Street shouldn't become high density housing, but instead should be developed for commercial use. Mr. Marrott doesn't feel that Santaquin Main Street is welcoming to businesses.

Scott Orton lives near this development, he expressed his feelings that there was no indication that multifamily housing could be located near his home. He is concerned about the increase of traffic on 300 West. Mr. Orton is also concerned about trash blowing from this development into his yard. He likewise is concerned that residents of this development will park on the street in front of his home. Mr. Orton asked that these concerns are addressed.

James Walker asked what the occupancy for each unit is. Mr. Bond indicated that there isn't a set number of residents allowed per units. Mr. Walker stated that he doesn't think that the parking and logistics will be adequate, and thinks there will be too many people in too small of an area.

Ron Petersen feels that too many units are being placed in a small area. He doesn't think that multifamily housing flows with the rest of the area. Mr. Petersen asked where the parking for units 1-6 and 7-12 will be located. Mr. Bond explained that all of the proposed parking will be on the interior of the lot. In addition, the City plans to require signs and red curbing along 300 West prevent parking there. Mr. Bond noted that the parking requirement was raised last year, and is now substantially greater than it was. Mr. Bond clarified that this development will require the full improvement of sidewalk, curb and gutter.

Mr. Petersen noted that there are compaction issues along 300 West. He asked if the land will be properly compacted to protect the cement work. Mr. Bond indicated that the City doesn't inspect compaction for flat work, that will be up to the contractor. Mr. Lundell explained that geotechnical compaction reports are required for building and structure footings.

Commission Chair Wood closed the public hearing at 7:26 pm.

Scott Peterson the developers engineer addressed some of the comments from the public hearing. He stated that they are providing a double wide dumpster to address garbage issues. He also noted that the average household in Utah is 3.4 occupants per home. Mr. Peterson clarified that the units are 2 or 3 bedroom units, and he doesn't believe most of them will house large families. He indicated that there are rental laws for occupancy, but not for privately owned units.

Commissioner Colson asked if fire code contributes to the occupancy limit. Mr. Lundell explained that the Fire Chief will review these plans. Commissioner Colson asked why this property was chosen for this development. Mr. Peterson answered that it was selected because it fits the current zoning.

Commissioner Adcock asked what the snow removal plan is. Mr. Peterson explained that it will be done by the HOA. He clarified that it will be piled on the island opposite the dumpster, and behind units 1 and 12 in designated snow storage areas.

Commissioner Gunnell asked what type of fencing will be provided. Mr. Peterson indicated that it will be a 6-foot vinyl fence, and there is an existing wall behind units 21 through 30.

Commissioner Tolman anticipates issues with preventing street parking on 300 West, and doesn't think that units 1-12 should face the street. Commissioner Lance agreed that the units facing the street don't make sense. Mr. Bond clarified that these units will have to go through the ARC to make sure that they meet architectural requirements. Commissioner Lance asked if there is a sidewalk on the west side. Mr. Bond confirmed that there is. Commissioner Lance explained that she would like to see the lot to the east, units 1-12 facing inward and have parking in front of the units.

Commissioner Wood asked if there is an exit on the east side of parking lot. Mr. Peterson answered that there is not. Commissioner Gunnell asked if the no parking on 300 West will eliminate existing church parking on the road. Mr. Bond clarified that no parking will only be enforced on the East side of 300 West and up to 100 N. Commissioner Gunnell stated that residents may park across the street at the church. Mr. Bond noted that parking at the church will have to be enforced by the private parties.

Commissioner Lance asked why garage units weren't utilized for this development. Mr. Peterson explained that the new garage requirements necessitate more space for parking stalls than onsite parking does. Because of this, having parking onsite parking will take up less space and allow for more units.

Commissioner Adcock expressed concern that the proposed tot lot won't be sufficient for the development. The applicant Pete Mittanck explained that they are proposing to provide another amenity with a smaller tot lot. Commissioner Adcock explained that he doesn't want residents crossing Main Street to access a park. The Planning Commission discussed allowing a smaller tot lot and an additional amenity such as a pavilion. The Commission agreed that this is a reasonable proposal for this development.

Mr. Mittanck clarified that the units will be individually sold and maintained by an HOA. The HOA will regulate parking, garbage etc.

Mr. Budd Marrott asked if an elevation drawing can be provided. Commissioner Wood indicated that it will be provided later on in the review process.

Mr. James Walker feels that this development is more suitable to 55+ age group. He thinks that this will eliminate issues.

Commissioner Wood clarified that no action will be taken tonight because this is a concept review.

PUBLIC HEARING- Secret Garden Subdivision Concept Review

A concept review of a 2 lot subdivision located at approximately 444 N. 200 E.

Mr. Lundell explained that this property is located in the R-8 zone. This zone requires a minimum lot requirement of 8,000 square feet, and 80 feet of frontage. He clarified that both of these lots exceed those minimums. However, the right of way at 200 East hasn't been dedicated.

Mr. Lundell noted that full improvements will be required for this project. The full subdivision review process will be required because right of way dedication is needed. He explained that utility laterals will be need to be provided for the homes. Commissioner Adcock asked what the intentions are for the use of this land. Mr. Lundell clarified that they will be single family lots.

Commission Chair Wood opened the Public Hearing at 7:48 p.m. and closed it at 7:48 p.m.

The Planning Commission discussed this subdivision. Commissioner Lance stated that the Commission likes to see larger lots such as these. Commissioner Adcock clarified that full improvement is required, and a deferral agreement isn't an option. Mr. Lundell confirmed that a deferral agreement won't be allowed, because they are directly adjacent to curb and gutter.

Commissioner Adcock asked if the properties to the south will be impacted regarding water flow. Mr. Lundell explained that the slope is to the north, however, storm water will need to maintained onsite.

PUBLIC HEARING- Ross Subdivision Concept Review

A concept review of a 2 lot subdivision located at approximately 350 S. 100 W.

Mr. Lundell reviewed the proposed 2 lot subdivision. He explained that because the right of way has been dedicated, City Council approval won't be required. This subdivision is located in the R-8 zone, and the two proposed lots meet the requirements. Mr. Lundell clarified that this applicant can apply for a deferral agreement. Commissioner Adcock asked if lot 2 will front 400 South. Mr. Bond confirmed that it will. Mr. Bond reported that the south east corner of the property is an easement for a Summit Creek Irrigation pump. He stated that the building envelope meets requirements, even working around the easement, and the existing accessory building.

Commission Chair Wood opened the Public Hearing at 7:55 p.m. and closed it at 7:55 p.m.

Mr. Bond clarified the Planning Commission will be the approving body for this subdivision, unless a deferral agreement is applied for in which case the City Council will review it.

Sunroc Mass Grading Conditional Use Permit Renewal

A conditional use permit renewal for Sunroc mass grading. Located approximately south of Summit Ridge Parkway, adjacent to the railroad tracks.

Mr. Lundell reported that this is the second extension of the Sunroc Mass grading CUP. Mass grading permits require that the grading can't be too deep, and the depth must be consistent with the provided and approved plan. Mr. Lundell provided pictures for the Planning Commission members to see the depth of the current grading ("See Attachment D"). Sunroc is requesting to remove the property to the south east from their grading as the material isn't suitable for marketing. It won't impact future development on that land. Mr. Lundell explained that the applicant's anticipated timeline is that they will finish selling and grading at the end of this year. CUP's are renewed in 2 year periods only. As the site is finished they will be required to reseed the land with native seed in order to minimize dust and erosion. The applicant meets requirements under the Mass Grading ordinance.

Commissioner Wood clarified that after they finish this area and the property to the West the mass grading will be out of the City. Commissioner Adcock asked how materials being moved out of Santaquin City will affect tax revenue. Mr. Lundell explained that property harvested within Santaquin City will benefit the City with tax revenue. Commissioner Adcock asked if the applicant has been consistently using the Frontage Road. Mr. Lundell answered that the Frontage Road is being used as discussed during their previous approval. Commissioner Lance clarified that the City has seen tax revenue from this operation. Mr. Bond indicated that they have.

Motion: Commissioner Lance motioned to forward a positive recommendation to the City Council for the Sunroc Mass Grading Conditional Use Permit renewal including the following staff conditions:

- That loaded trucks and equipment continue to utilize the frontage road as ingress and egress to the operations on the south side of Summit Ridge Parkway.
- That Sunroc continue to sweep and clean Summit Ridge Parkway so long as track out on the Parkway occurs due to their operations.
- That this renewal be good for no more than two years from the date of City Council approval.
- That all activities comply with Santaquin City regulations pertaining to mass grading operations as found in Title 10-6-28 of the Santaquin City Code.

Commissioner Tolman seconded.

Roll Call:

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

The vote passed unanimously 6 to 0.

PLANNING COMMISSION BUSINESS

Approval of minutes from:
March 12, 2019

Motion: Commissioner Adcock motioned to table the minutes from March 12, 2019.
Commissioner Lance seconded. The vote was unanimous in the affirmative.

Planning Commission Business:

Mr. Bond reported that there are 4 final plats from Foothill Village that will be coming to the Planning Commission. He also stated that there is an application for a dance studio to be located on the West side of Highway 198. It is a permitted use so it won't come through the Planning Commission.

Mr. Bond explained that the City Council is now determining how to implement ideas from the Planned Unit Development discussion into code, and then bring that proposal through the code amendment process.

Commissioner Lance expressed her feelings that even the new parking standards aren't adequate to meet parking needs. She mentioned a townhome development in Salem that had great parking, and patios. She asked if a discussion can be held with the City Council regarding parking and townhome requirements. She feels that if things are left the same way, the same issues will arise.

Commissioner Lance suggested that the Commissioners look at this development in Salem before the next meeting. Commissioner Wood indicated that he would like to see the PUD and multifamily code come through as an ordinance amendment. He asked that Commissioner Lance provide suggestions for a future ordinance amendment. Commissioner Wood asked if there is a difference in parking requirements if garages are included or not. Mr. Bond answered that there isn't a difference in parking requirements. Mr. Bond suggested that from a Planning perspective diversity of housing is healthy for a community.

Commissioner Lance asked for clarification of City Code regarding private space for multifamily housing. Mr. Lundell answered that 60 square feet of private space is required per code; it can be a patio or front porch or it can be included in the community open space. Commissioner Adcock expressed his feelings that garages should be required for multifamily housing.

Commissioner Adcock asked about the public hearing scheduled for April 9, 2019. Mr. Bond explained that currently code lists the land use authority for the Commercial C-1 zone as the Architectural Review Committee. He explained that the ARC isn't an appropriate land use authority. Mr. Bond clarified that the ARC will still provide architectural review, but if it is a permitted use the DRC would become the new land use authority for the C-1 zone.

Adjournment:

Commissioner Lance motioned to adjourn at 8:50 p.m.


Trevor Wood, Commission Chair


Kira Petersen, Deputy Recorder

SUMMIT TOWNHOMES

SITEPLAN

SANTAQUIN, UTAH COUNTY, UTAH

PRELIMINARY PLAN SET

MARCH 2019

DENSITY TABLE

ZONING CLASSIFICATION=MSR
NUMBER OF UNITS=30
ACREAGE=1.95 ACRES
ACREAGE TO BE DEDICATED FOR STREET ROW=1274 SF
PARCEL SIZE SF=84,813
SINGLE FAMILY LOT SF=15,497
BUILDING AREA SF=30X491=14,730
PARKING LOT AREA SF=25,765
LANDSCAPE AREA IN SF=28,801 (42%)

BOUNDARY DESCRIPTION:
A PORTION OF BLOCK 30, PLAT "B", SANTAQUIN CITY SURVEY, BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF MAC STEELE SUBDIVISION PLAT "A", WHICH POINT LIES NORTH 89°45'33" EAST 1187.23 FEET ALONG THE SECTION LINE AND SOUTH 1973.58 FEET FROM THE NORTH 1/4 CORNER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG THE BOUNDARIES OF SAID MAC STEELE SUBDIVISION ALL OF THE FOLLOWING COURSES TO WIT: (1) SOUTH 89°06'13" EAST 347.69 FEET, (2) SOUTH 0°30'00" WEST 248.64 FEET, (3) NORTH 89°30'00" WEST 177.37 FEET, (4) NORTH 0°30'00" EAST 5.52 FEET, (5) NORTH 88°08'11" WEST 164.01 FEET, (6) NORTH 1°00'23" WEST 241.71 FEET TO THE POINT OF BEGINNING. CONTAINING 1.95 ACRES.

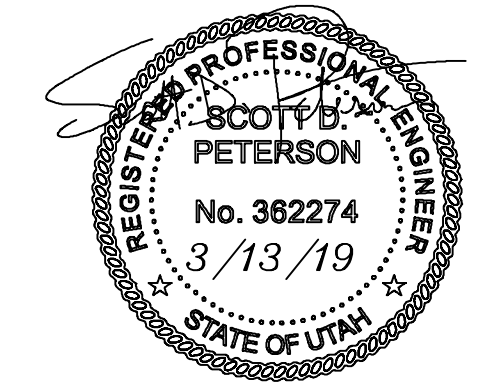
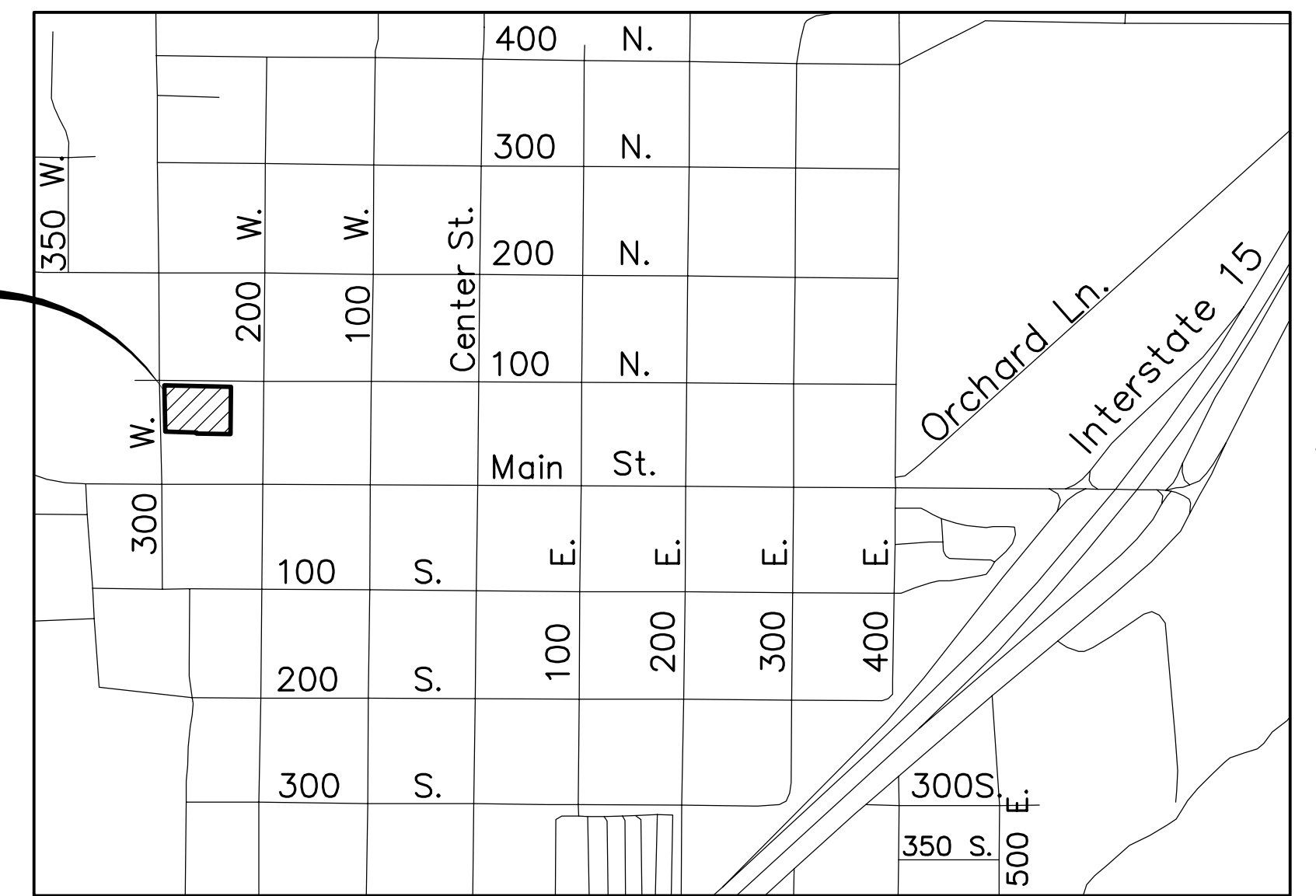
LEGEND
LEGEND APPLIES TO ALL SHEETS

	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

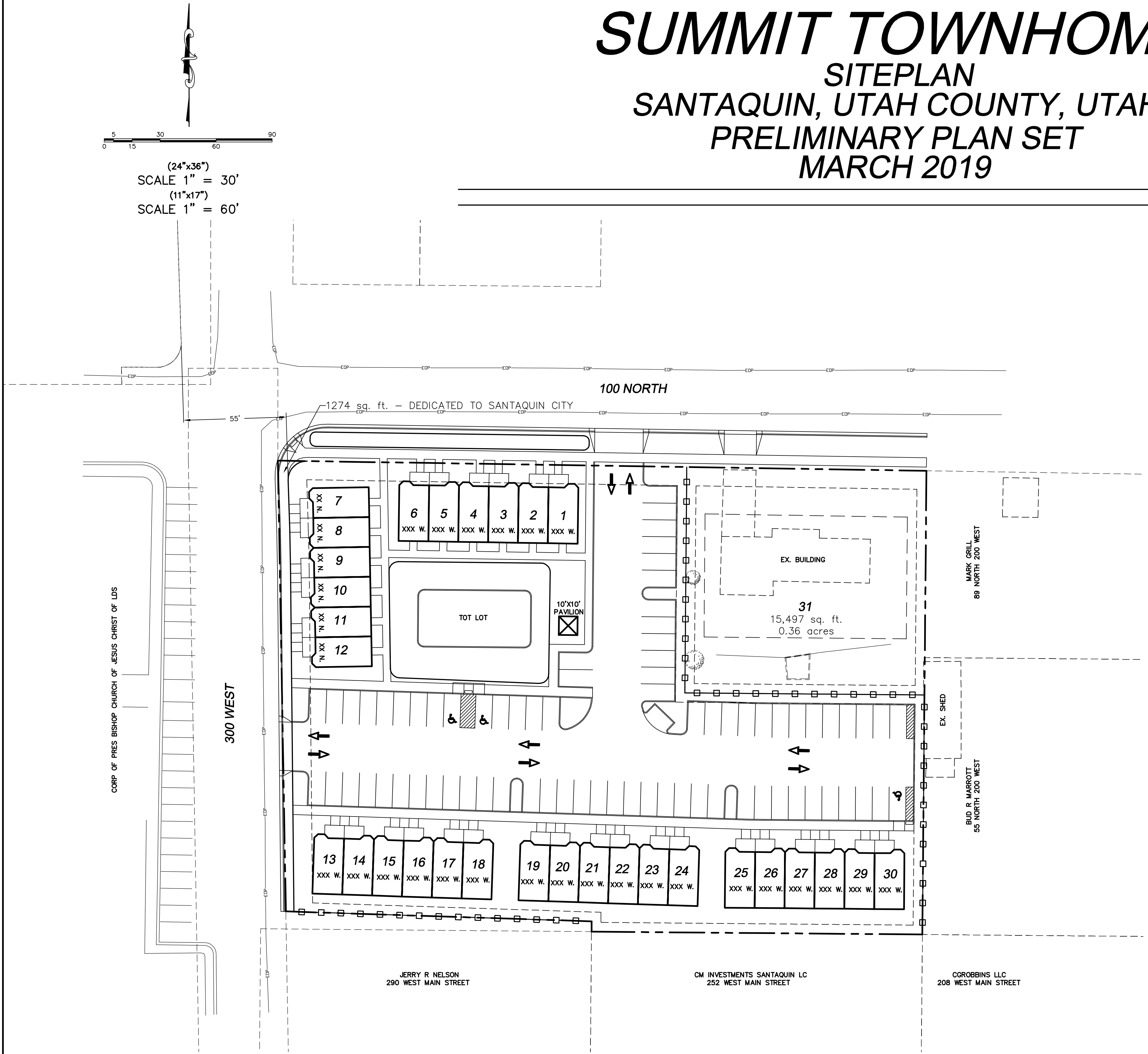
-SHEET INDEX-

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 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.

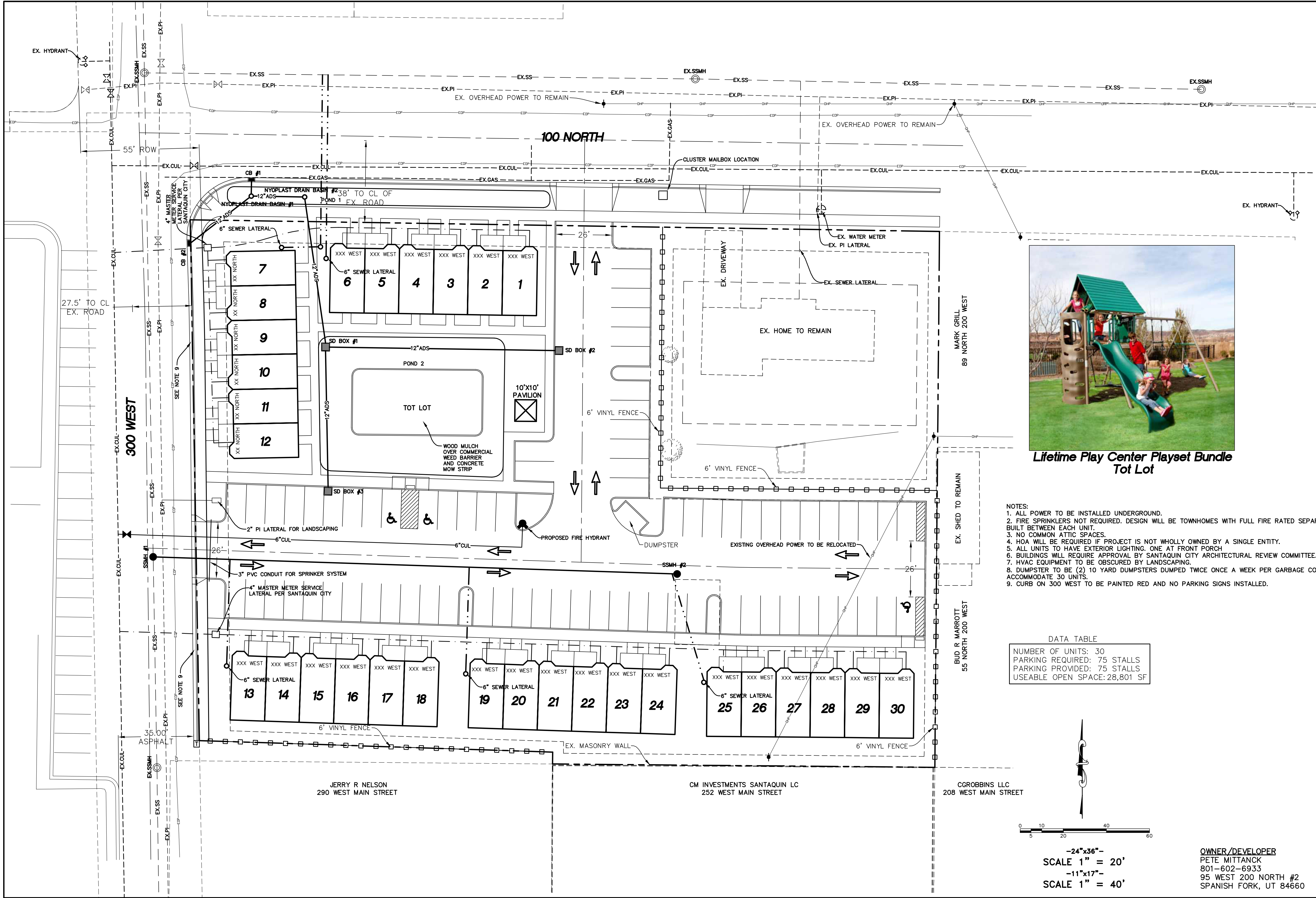


VICINITY MAP
-NTS-



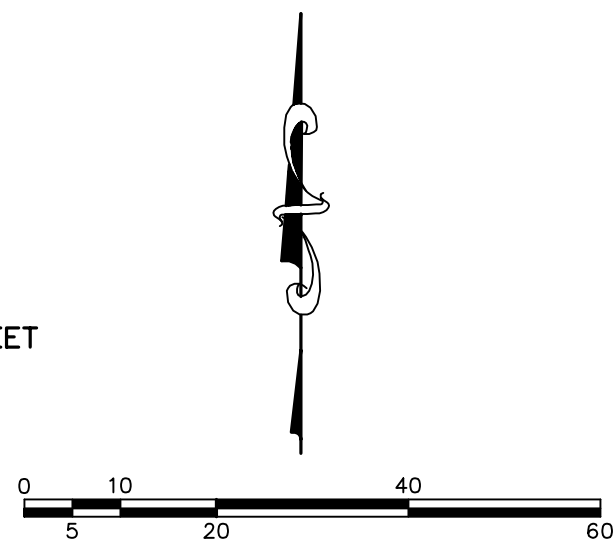
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84660

OWNER/DEVELOPER
PETE MITTANCK
801-602-6933
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660



- NOTES:
1. ALL POWER TO BE INSTALLED UNDERGROUND.
 2. FIRE SPRINKLERS NOT REQUIRED. DESIGN WILL BE TOWNHOMES WITH FULL FIRE RATED SEPARATION WALLS BUILT BETWEEN EACH UNIT.
 3. NO COMMON ATTIC SPACES.
 4. HOA WILL BE REQUIRED IF PROJECT IS NOT WHOLLY OWNED BY A SINGLE ENTITY.
 5. ALL UNITS TO HAVE EXTERIOR LIGHTING, ONE AT FRONT PORCH.
 6. BUILDINGS WILL REQUIRE APPROVAL BY SANTAQUIN CITY ARCHITECTURAL REVIEW COMMITTEE.
 7. HVAC EQUIPMENT TO BE OBSOURED BY LANDSCAPING.
 8. DUMPSTER TO BE (2) 10 YARD DUMPSTERS DUMPED TWICE ONCE A WEEK PER GARBAGE CO.
 9. ACCOMMODATE 30 UNITS.
 10. CURB ON 300 WEST TO BE PAINTED RED AND NO PARKING SIGNS INSTALLED.

DATA TABLE	
NUMBER OF UNITS:	30
PARKING REQUIRED:	75 STALLS
PARKING PROVIDED:	75 STALLS
USEABLE OPEN SPACE:	28,801 SF



OWNER/DEVELOPER
PETE MITTANCK
801-602-6933
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

SHEET NO.
2

SITE PLAN
SANTAQUIN, UTAH

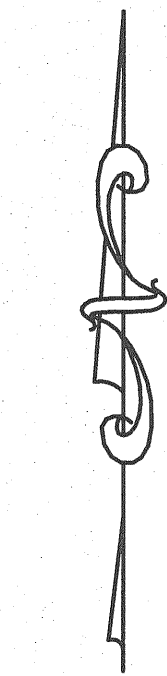
SUMMIT TOWNHOMES

**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	DATE
12		
11		
10		
9		
8		
7		
6		
5		
4		
3		
2		
1		

3/12/2015 3:08:44 PM MIT



SURVEYED BOUNDARY DESCRIPTION:

A PORTION OF BLOCK 30, PLAT "B", SANTAUQUIN CITY SURVEY, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF MAC STEELE SUBDIVISION PLAT "A", WHICH POINT LIES NORTH 89°45'38" EAST 1187.23 FEET ALONG THE WEST LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING; THENCE SOUTH 89°51'58" FEET FROM THE NORTH 1/4 CORNER SECTION 2, TOWARD THE SOUTH 1/4 CORNER, RANGE 1E, SALT LAKE BASIN AND MERIDIAN; AND RUNNING THENCE ALONG THE BOUNDARIES OF SAID MAC STEELE SUBDIVISION ALL OF THE FOLLOWING COURSES TO WIT: (1) SOUTH 89°06'13" EAST 247.69 FEET, (2) SOUTH 0°30'08" WEST 248.64 FEET, (3) SOUTH 89°50'08" WEST 177.37 FEET, (4) NORTH 0°0'00" WEST 152.02 FEET, (5) SOUTH 89°08'00" WEST 164.64 FEET, (6) NORTH 1°00'32" EAST 177.71 FEET TO THE POINT OF BEGINNING.

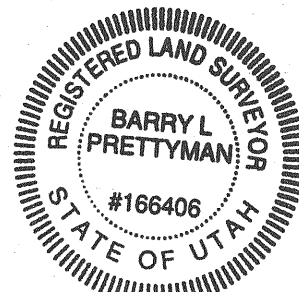
CONTAINING 1.95 ACRES.

NARRATIVE:
BASIS OF BEARING IS UTAH COORDINATE BEARINGS, CENTRAL ZONE.
(N 89°45'33" E BETWEEN THE NORTH 1/4 CORNER AND THE NORTHEAST
CORNER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SLB&M.)
PURPOSE OF SURVEY IS TO SURVEY THE BOUNDARY AND TOPOGRAPHY FOR
FUTURE DEVELOPMENT.

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.

LEGEND:

- = 5/8" REBAR WITH ORANGE CAP MARKED PLS 166406.
- MAC STEELE SUBDIVISION LINES
- ADJACENT LAND OWNER DEED LINES
- ✕✕✕ EXISTING FENCES



Barry L. Prettyman Feb. 18, 2019
DATE

46 EAST 800 NORTH - SUITE #B
SPANISH FORK, UTAH - 84660
PHONE: (801) 423-1040

STEEL ET AL
RECORD OF SURVEY PLAT
SANTAQUIN, UTAH

DATE:	FEB. 18, 2019
DRAWN BY:	B. J. P.

APPROVED BY:	DATE REVISED:
--------------	---------------

SCALE: 1" = 30'

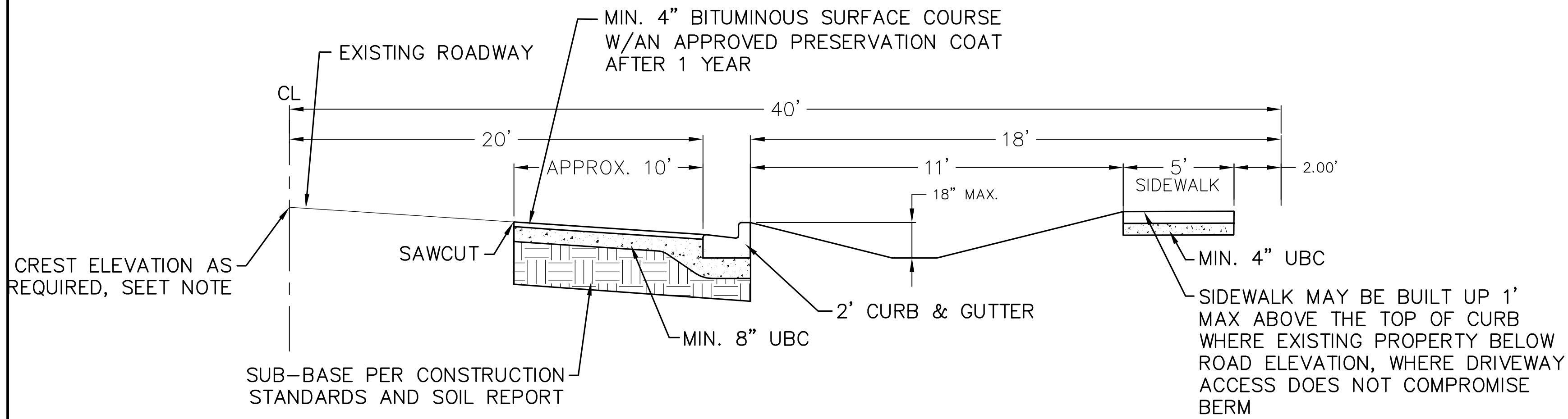
SHEET No.

FEB. 18, 2019

DATE REVISED:

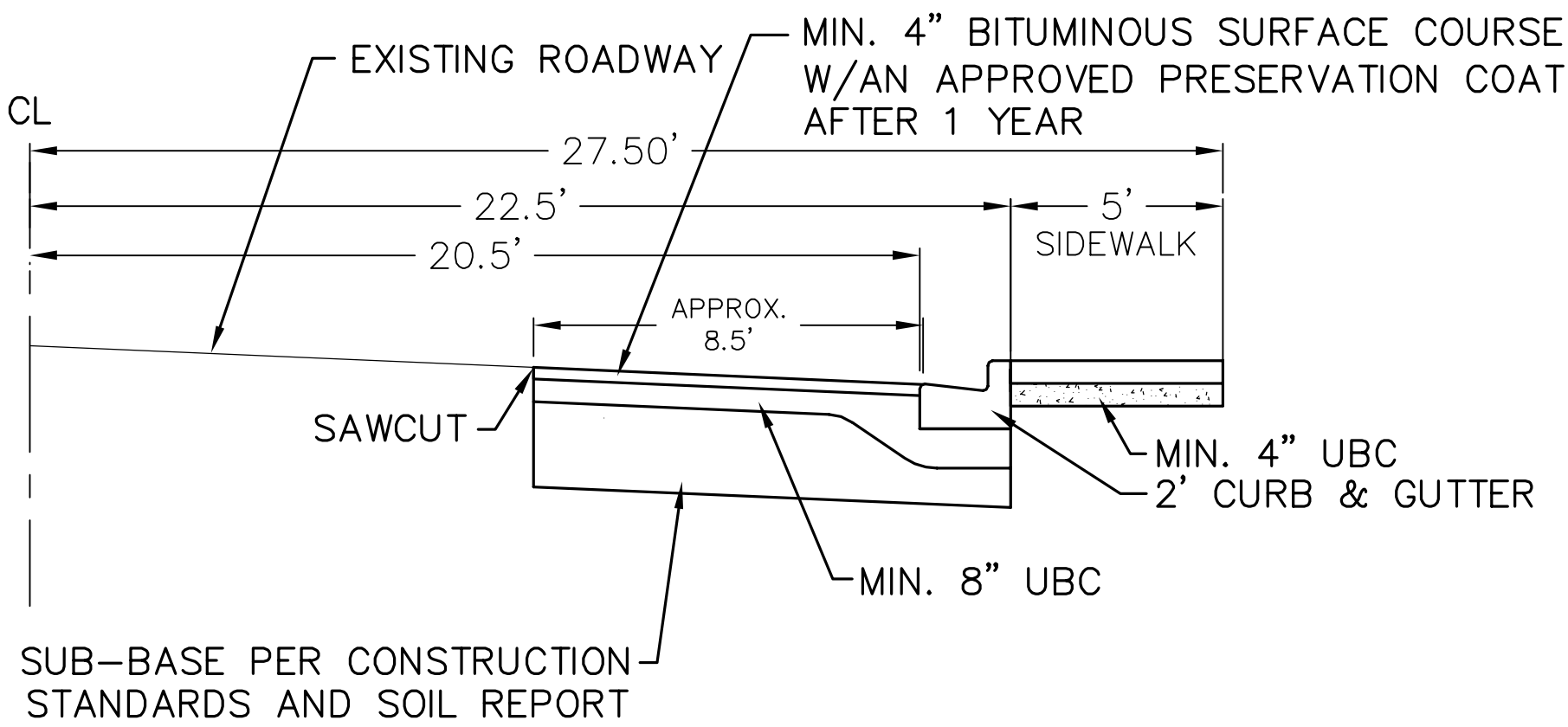
 $1^{\text{st}} = 30'$

1 OF 1



100 NORTH DETAIL
-NTS-

- NOTES:
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



300 WEST DETAIL

NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			
Z:\2019\19-013_Summit_Townhomes\CADD\PREL\IMINARY\06-DETAIL.dwg 3/12/2019 3:55:29 PM MDT			

SUMMIT TOWNHOMES



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

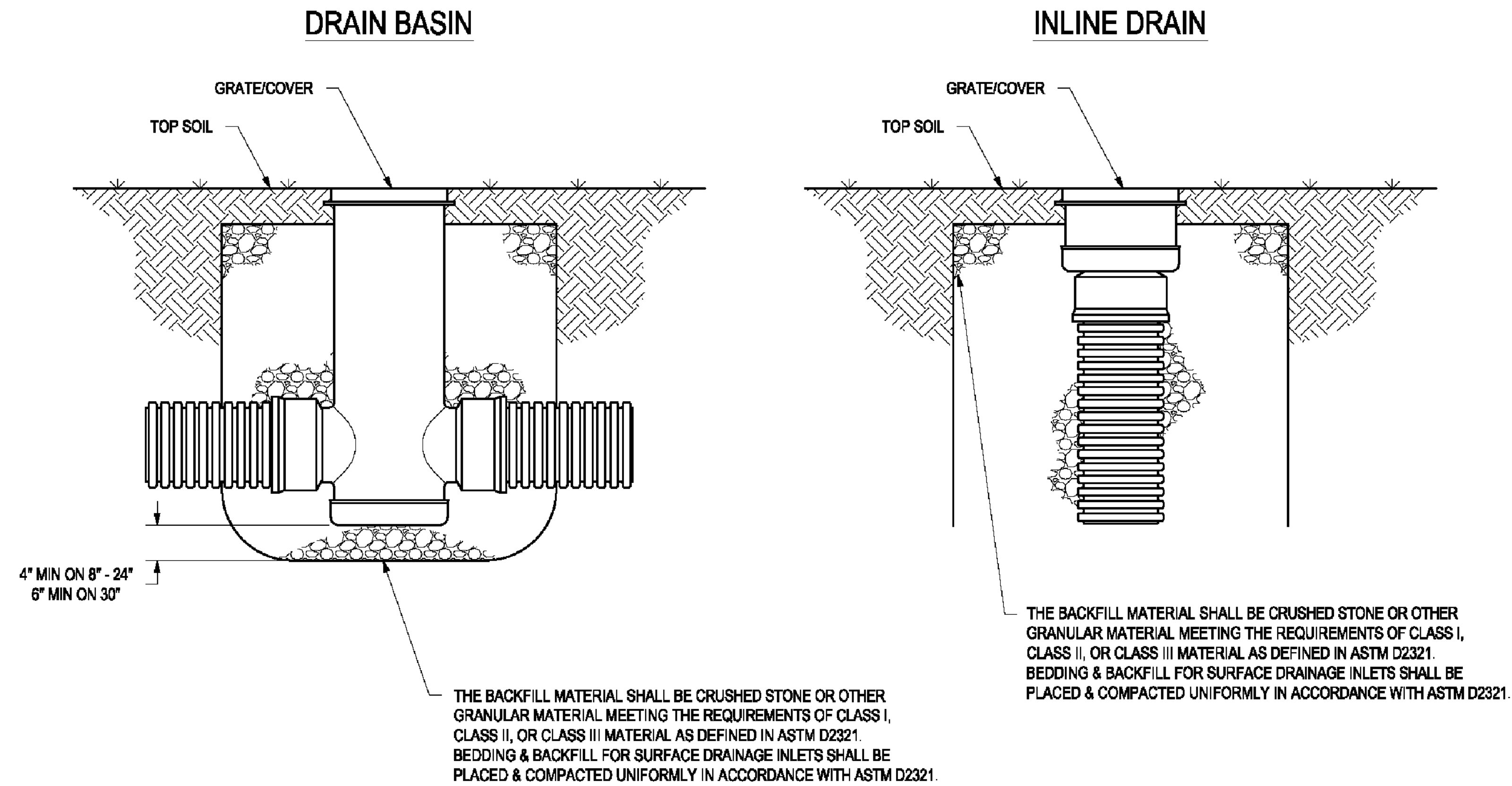
DETAIL SHEET


SANTAQUIN, UTAH

SHEET NO.

6

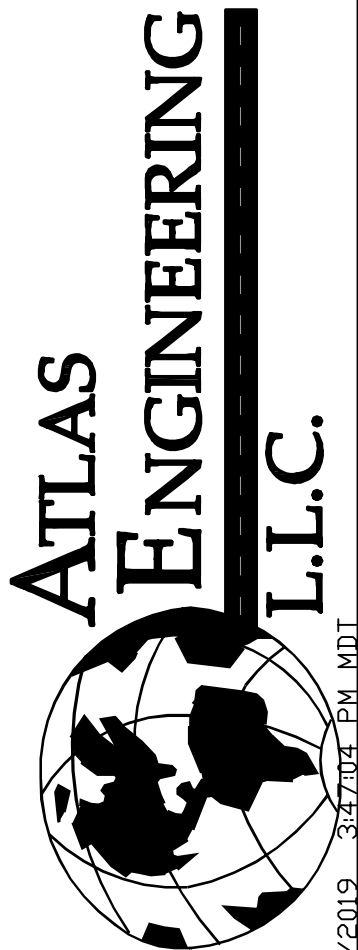
NON TRAFFIC INSTALLATION



THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.			DRAWN BY CJA DATE 9-30-99 REVISED BY NMH DATE 03-11-18 DWG SIZE A	MATERIAL PROJECT NO NAME SCALE 1:25 SHEET 1 OF 1	 Nyloplast® 3130 VERONA AVE BURGESS, CA 90518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
<small>©2011 NYLOPLAST</small>					TITLE DRAIN BASIN & INLINE DRAIN NON TRAFFIC INSTALLATION DWG NO. 7001-110-111 REV E

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

SUMMIT TOWNHOMES



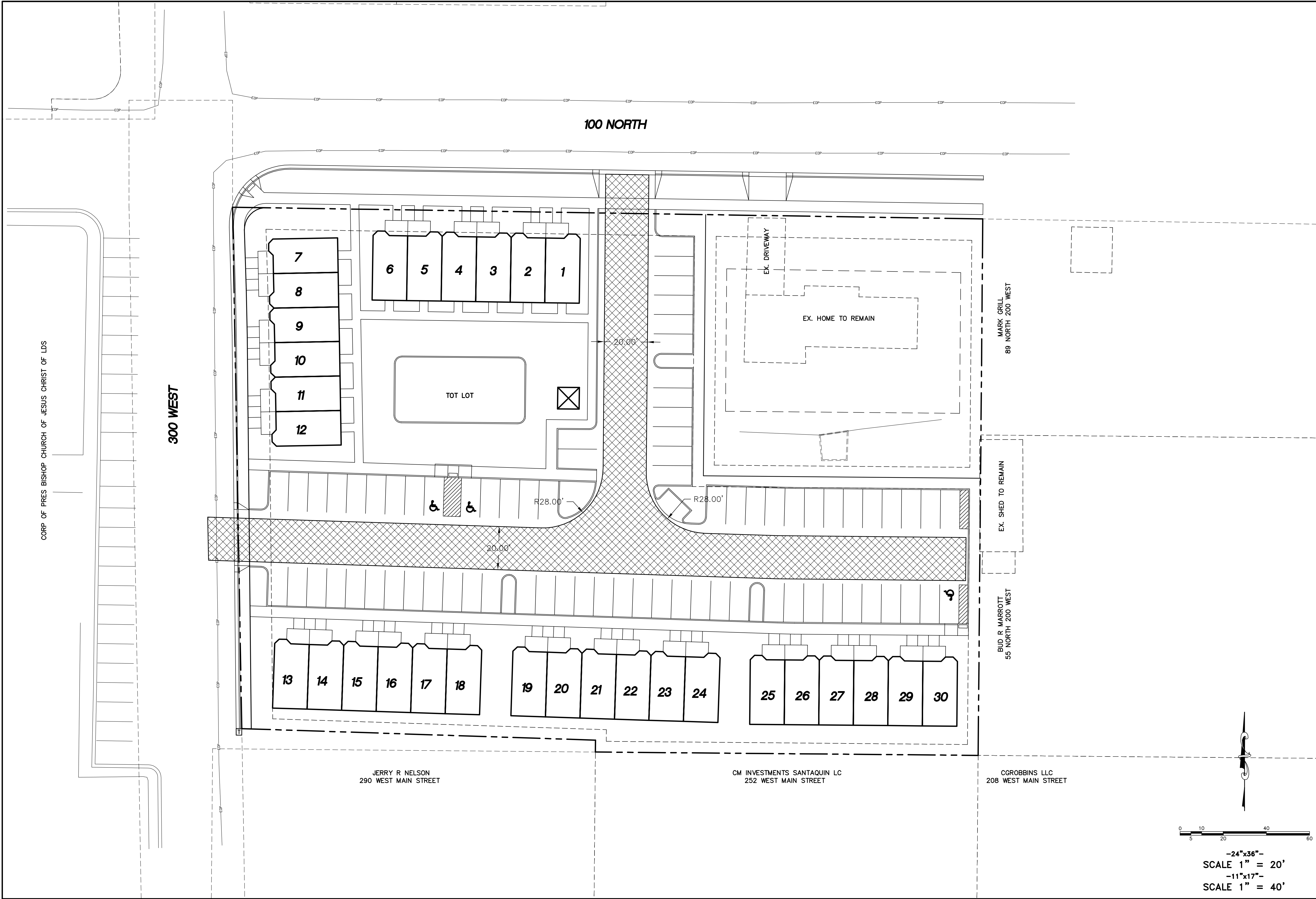
PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84660

DETAIL SHEET


SANTAQUIN, UTAH

SHEET NO.

7



SUMMIT TOWNHOMES



ATLAS
ENGINEERING
L.L.C.

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

REVISIONS

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

FIRE ACCESS PLAN

SANTAQUIN, UTAH

SHEET NO.

8

CORP OF PRES BISHOP CHURCH OF JESUS CHRIST OF LDS

300 WEST

100 NORTH

JERRY R NELSON
290 WEST MAIN STREET

CM INVESTMENTS SANTAQUIN LC
252 WEST MAIN STREET

CGROBBINS LLC
208 WEST MAIN STREET

MARK GRILL
89 NORTH 200 WEST

EX. SHED TO REMAIN

BUD R MARROTT
55 NORTH 200 WEST



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

SECRET GARDEN ESTATES

A RESIDENTIAL SUBDIVISION
SANTAQUIN, UTAH

SHEET INDEX

SHEET	SHEET NAME
1	COVER SHEET
2	SITE PLAN
3	UTILITY PLAN SHEET
4	FINAL PLAT



VICINITY MAP
-NOT TO SCALE-

DEVELOPER

DALLIN DEUEL
124 W 690 N
SANTAQUIN, UT 84655
801-420-3051

DESIGNER

COLE SURVEYING
946 E 800 N SUITE B
SPANISH FORK, UT 84660
801-423-1040

COLE SURVEYING

946 EAST 800 NORTH - SUITE #B
SPANISH FORK, UTAH - 84660
PHONE: (801) 423 - 1040

SECRET GARDEN ESTATES
COVER SHEET
SANTAQUIN, UTAH

DRAWN BY: J.T.L.

DATE: MAR. 1, 2019

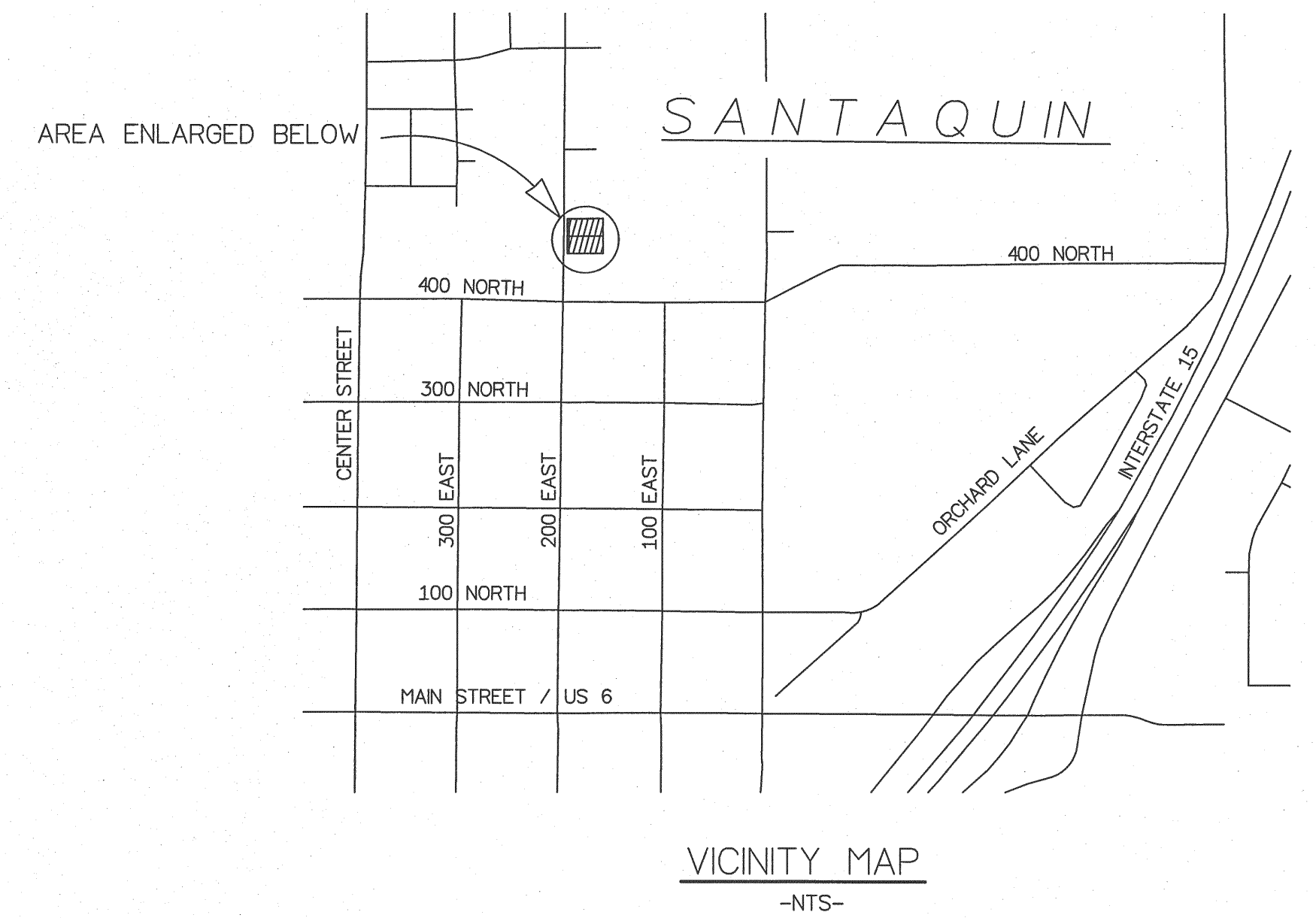
APPROVED BY: B.L.P.

DATE REVISED:

SCALE: 1"=20'

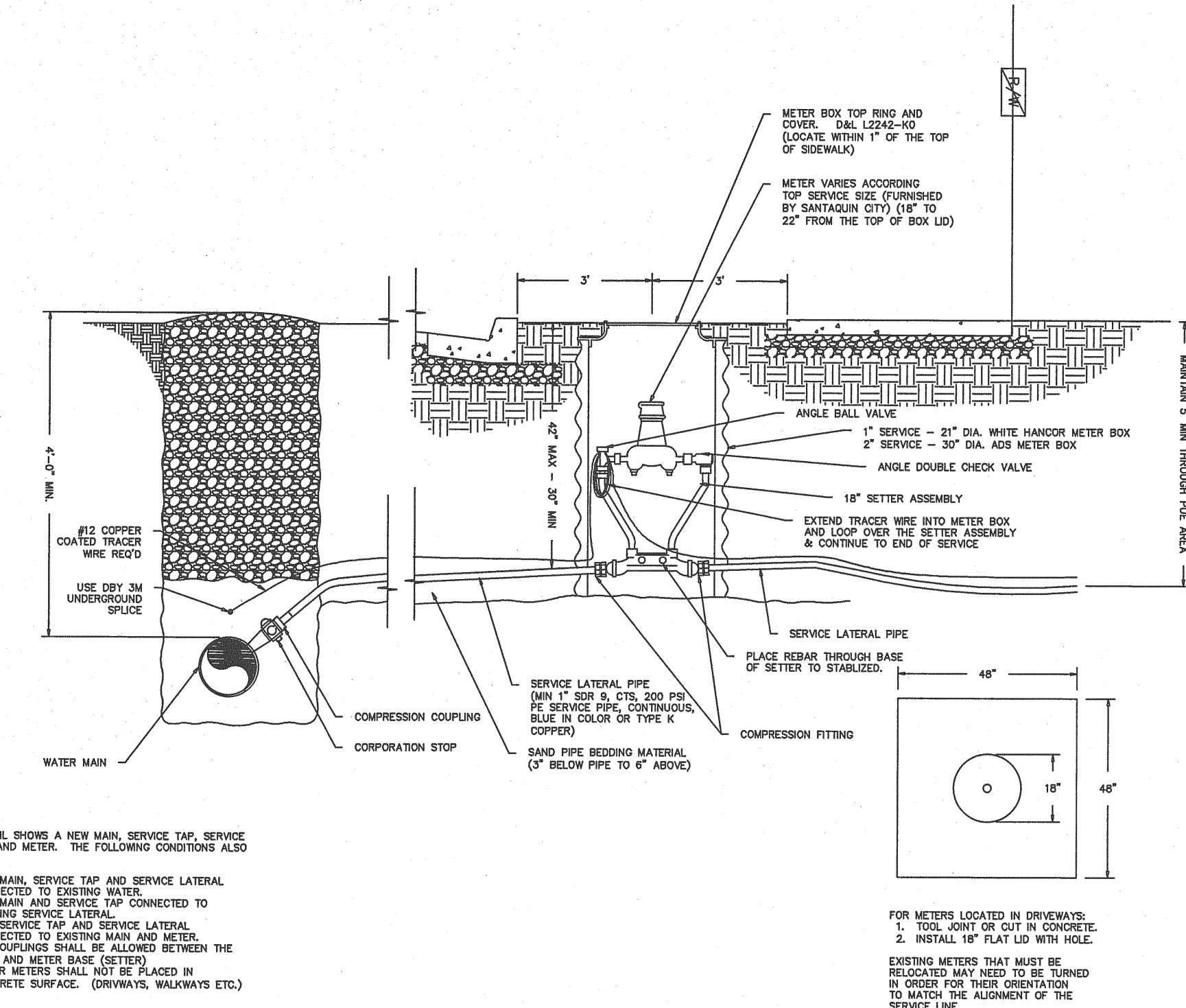
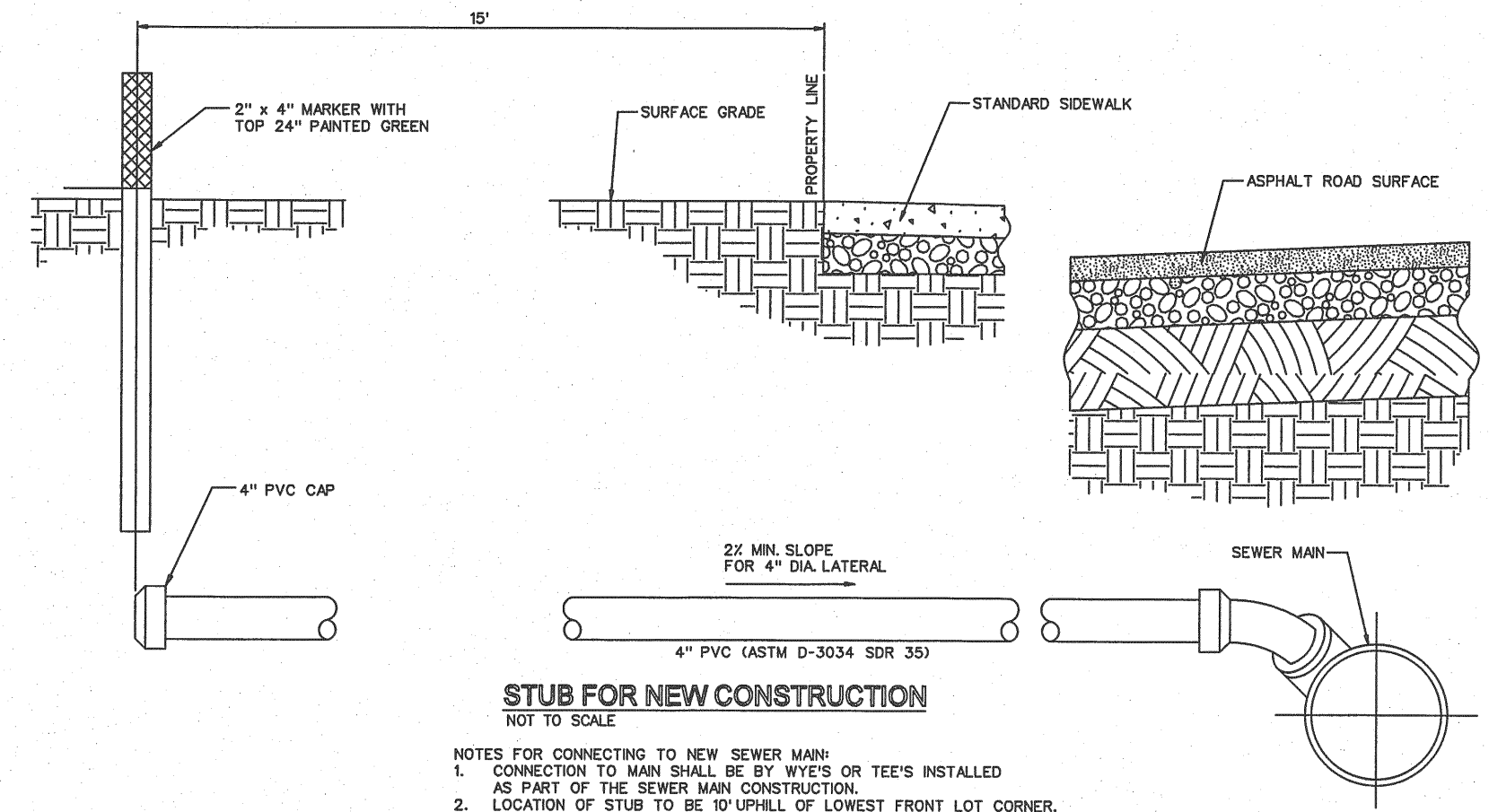
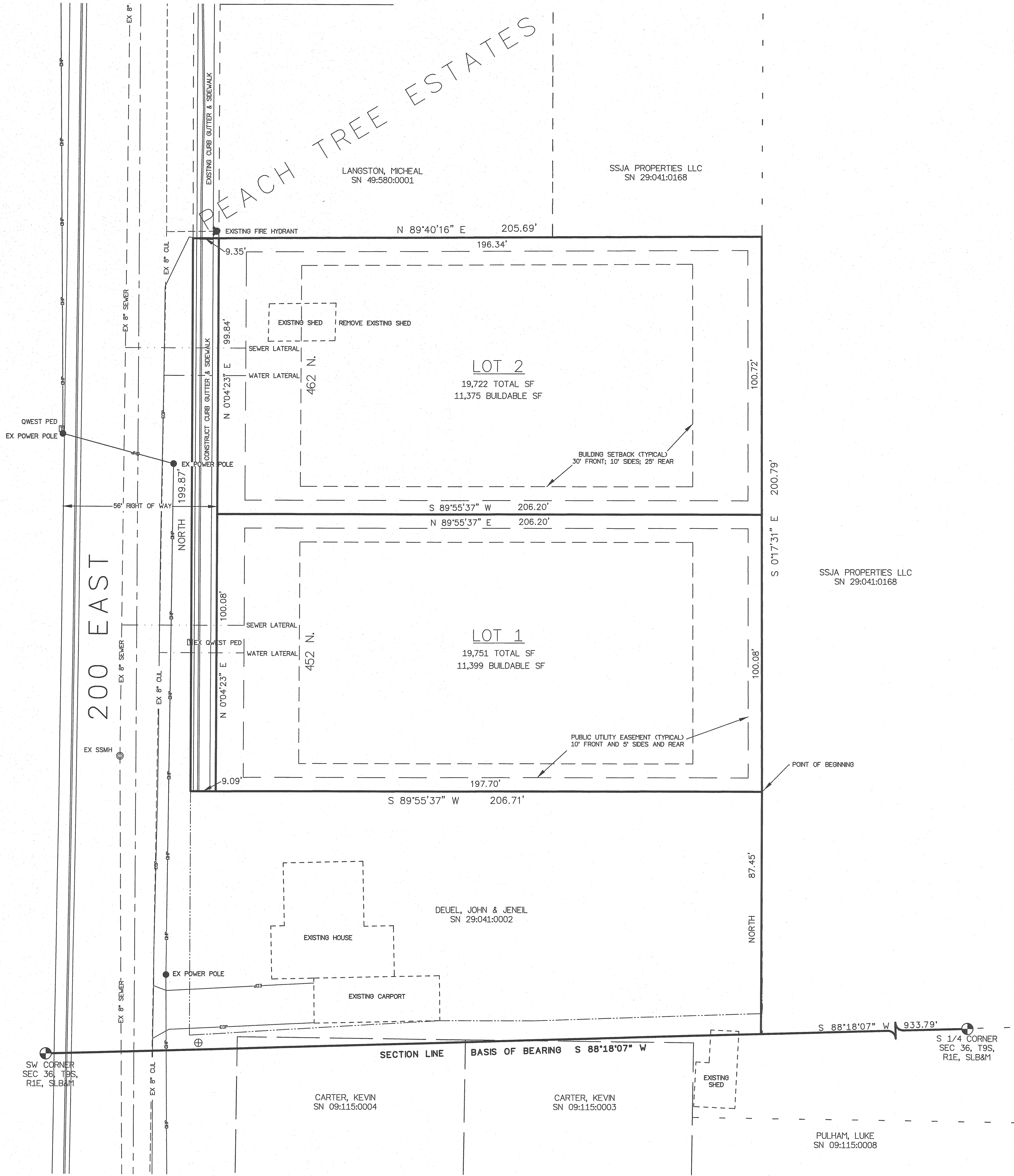
SHEET NO.

1 OF 4

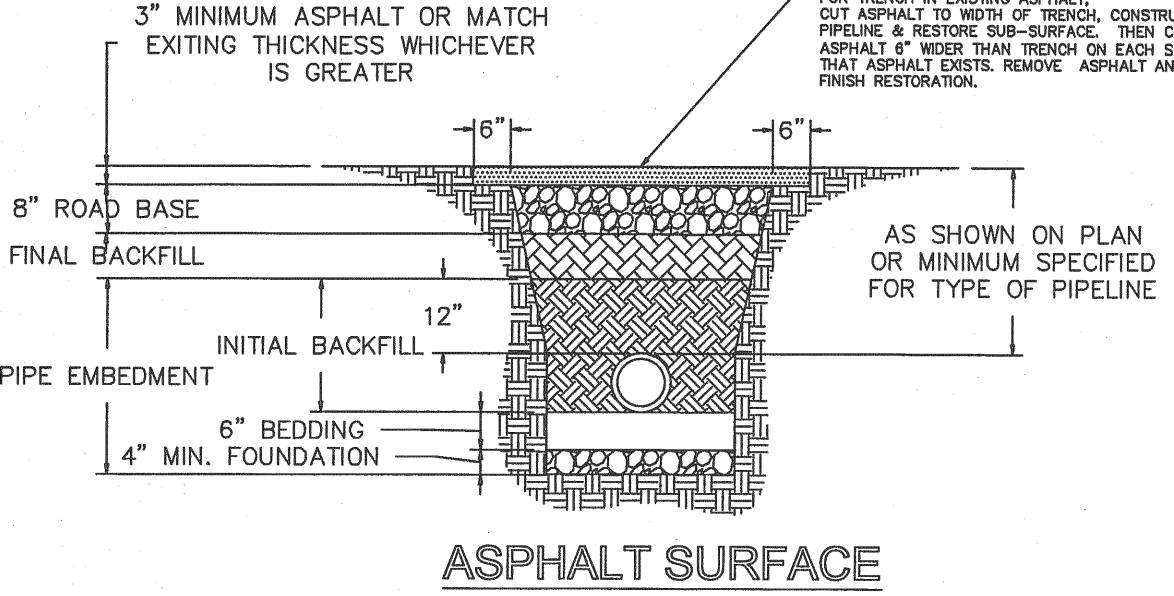


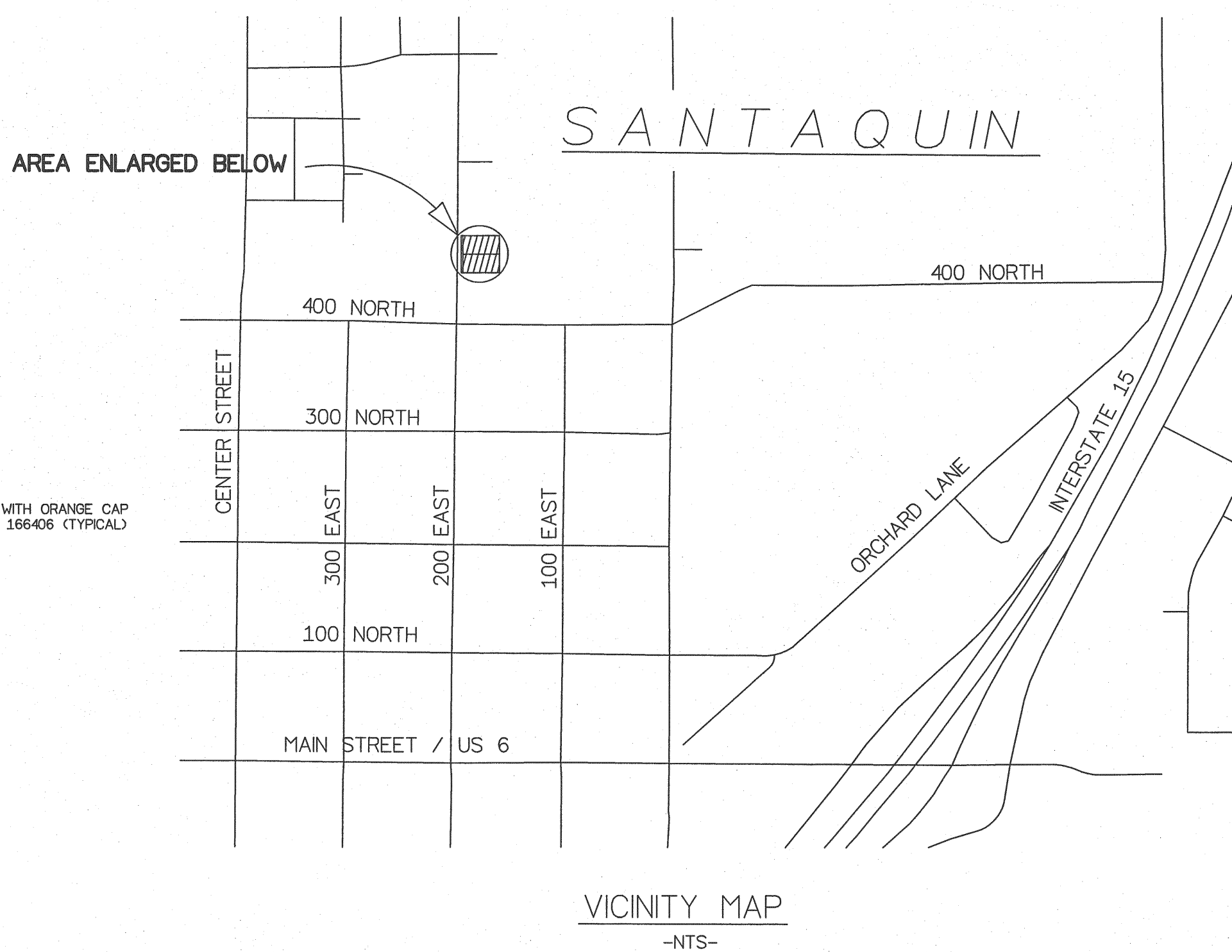
BEGINNING AT A POINT WHICH LIES SOUTH 88°18'07" WEST ALONG THE SECTION LINE 933.79 FEET AND NORTH 87.45 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°55'37" WEST 206.71 FEET; THENCE NORTH 199.87 FEET; THENCE NORTH 89°40'16" EAST ALONG THE SOUTH LINE OF PEACH TREE ESTATES SUBDIVISION AND ITS EXTENSION 205.69 FEET TO AN EXISTING FENCE; THENCE SOUTH 0°17'31" EAST ALONG SAID FENCE 200.79 FEET TO THE POINT OF BEGINNING. TOTAL AREA 0.95 ACRES.





CULINARY WATER SERVICE CONNECTION





BOUNDARY DESCRIPTION

COMMENCING S 88°18'07" W 933.79 FEET & NORTH 87.45 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE MERIDIAN; THENCE AS FOLLOWS:

[illegible]

BASIS OF BEARING = UTAH COORDINATE BEARINGS, CENTRAL ZONE. S 88°18'07" W BETWEEN THE SOUTH 1/4 CORNER AND THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SLB&M.

March 1, 2019
DATE

Dan H. Kuntz
SURVEYOR
(See Seal Below)

OWNERS' DEDICATION

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

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

STATE OF UTAH 300 ACKNOWLEDGEMENT

COUNTY OF UTAH *ss.*
ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME
THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID
EXECUTE THE SAME. MY COMMISSION EXPIRES _____

NOTARY PUBLIC
(See Seal Below)

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____
COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL
STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE FOR THE
PERPETUAL USE OF THE PUBLIC
THIS _____ DAY OF _____, A.D. 20 _____

APPROVED _____ ATTEST _____
ENGINEER CLERK-RECORDER
(See Seal Below) (See Seal Below)

APPROVAL BY THE CULINARY WATER AUTHORITY

THE UNDERSIGNED CULINARY WATER AUTHORITY HEREBY APPROVES THIS PLAT FOR CULINARY WATER PURPOSES, SUBJECT TO THE CONDITIONS STATED ON THIS PLAT.

THIS _____ DAY OF _____, A.D. 20_____,

APPROVAL BY THE SANITARY SEWER AUTHORITY
THE UNDERSIGNED SANITARY SEWER AUTHORITY HEREBY APPROVES THIS PLAT FOR SANITARY SEWER
PURPOSES, SUBJECT TO THE CONDITIONS STATED ON THIS PLAT.

THIS _____ DAY OF _____, A.D. 20____, _____
CITY-COUNTY SANITARY SEWER OFFICIAL

APPROVAL BY OWNERS AND OPERATORS OF UNDERGROUND UTILITIES AND
OTHER UTILITY FACILITIES

THE UNDERSIGNED OWNERS OR OPERATORS OF THE UNDERGROUND UTILITIES AND OTHER UTILITY FACILITIES LOCATED ON THIS PLAT HEREBY APPROVE THE BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD; HEREBY APPROVE THE LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES; AND HEREBY APPROVE THE CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORDS, AND UTILITY FACILITIES WITHIN THE SUBDIVISION, AS SHOWN ON THIS PLAT.

THIS _____ DAY OF _____, A.D. 20____,

<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> UTILITIES OFFICIAL	<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> UTILITIES OFFICIAL
--	--

UTILITIES OFFICIAL

PLAT 'A'

SECRET GARDEN ESTATES

SUBDIVISION


CANTAGUIN

SANTAQUIN

SCALE: 1" = 30 FEET

UTAH COUNTY, UTAH

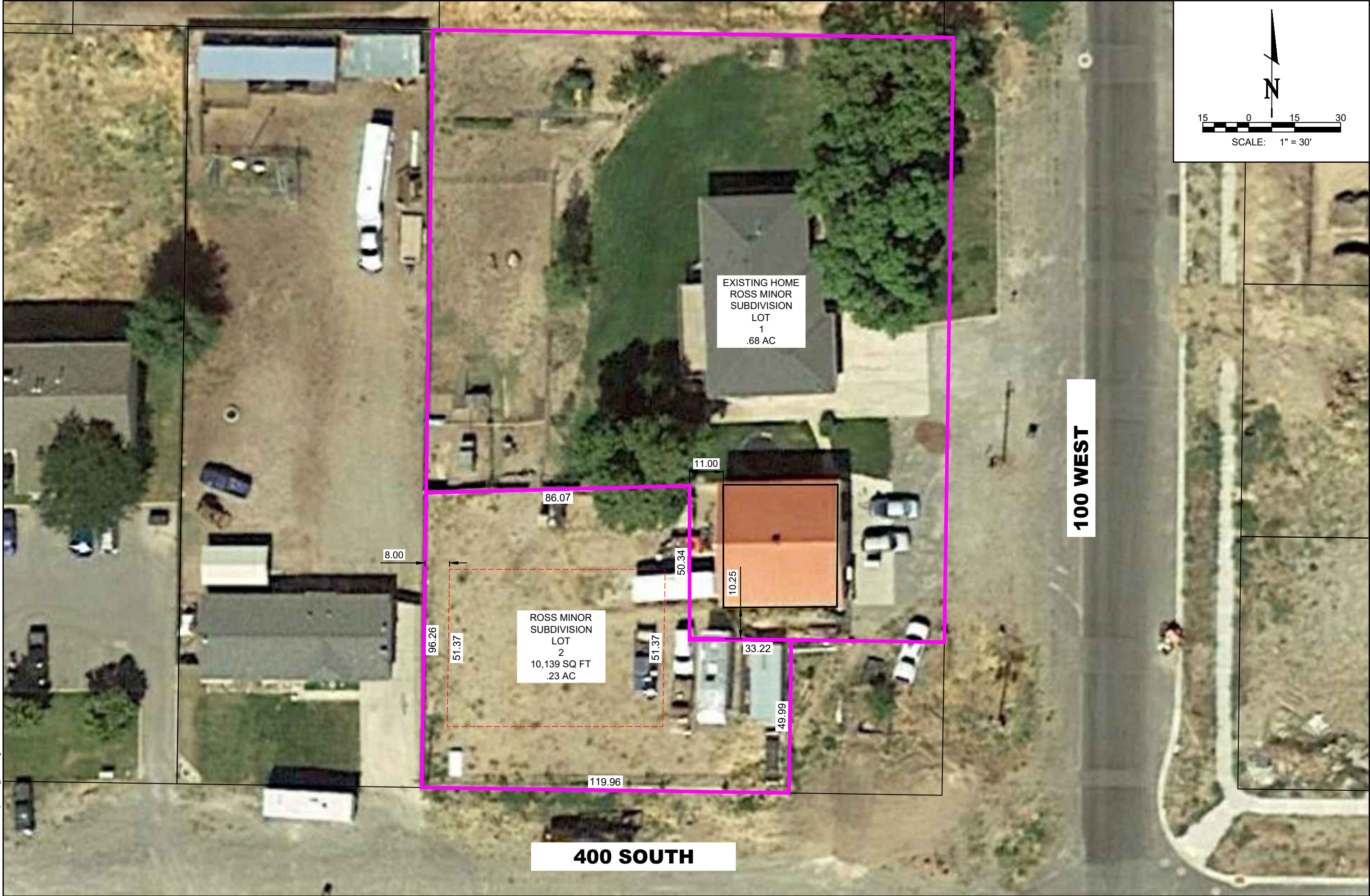
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
-----------------	--------------------	---------------------------	---------------------



REGISTERED LAND SURVEYOR
BARRY L. PRETTYMAN
#166406
STATE OF UTAH

This form approved by Utah County and the municipalities therein.

F:\Side Work\JOBS\Ross Lot Split\Uake_Ross.dwg



DRAWN: TRW		REVISION	BY	DATE
DESIGN:				
CHECK:				
DATE:				2/22/2019
SCALE:		1" = 30"		
DRAWING #:		<div>ROSS CONCEPTUAL</div> <div>SANTAQUIN, UTAH</div> <div>LANDSHARK</div> <div>SURVEYING & DESIGN</div>		



MEMORANDUM

TO: Planning Commission
FROM: Jon Lundell, Engineer
RE: **Sunroc Gravel Pit – Conditional Use Permit for Mass Grading Extension**

Planning Commission Actions Needed

Review and provide a recommendation to the City Council for an extension to the Sunroc mass grading operations in the Summit Ridge area.

Background

Mr. Wayne Humphries, representing Sunroc Inc., is requesting an extension of the Conditional Use Permit for mass grading in the Summit Ridge commercial areas, which was previously extended during the March 29, 2017 City Council meeting. The conditions previously imposed for continued operation included use of Summit Ridge Parkway as an entrance route for non-loaded vehicles only and the frontage road would be the primary route for loaded vehicles, and reseeded of the areas not owned by the city.

Current Status

Proposed grading modification: Sunroc has requested a modification to the currently approved grading plan (see attached). Sunroc will not be processing approximately 300,000 cubic yards of material located east of the current work site due to the material not being suitable for their use.

Estimated Completion: Sunroc has completed the processing portion of the project and estimates that the remaining material and final grading will be completely removed from the site within the 2019 calendar year. Once final grading has been completed, an approved seeding will need to be completed as per Santaquin City Code.

Overall Operations. Although no additional conditions were specifically stated on the record for the previous renewal, Sunroc has moved a majority of their operations off of the property owned by HG Utah 1 in accordance with their recent mass grading application on the Greek Streak property and the property owned by Sunroc located outside of Santaquin City limits. Their grading work continues to be consistent with the approved grading plan.

Staff Recommendation

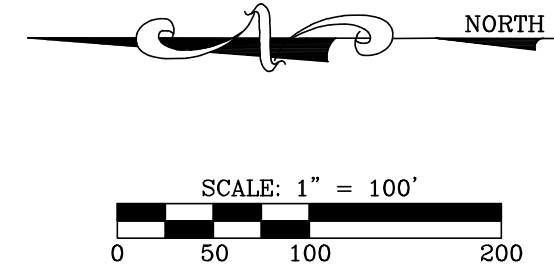
City staff recommends the Conditional Use Permit for the Sunroc Mass Grading Operation at Summit Ridge be renewed for another 2 year period, based on the following findings and conditions:

Findings:

1. Sufficient progress is continually being made on the site.
2. Sunroc has been in compliance with the previously approved grading plan.
3. As operations move further south, less heavy truck traffic will impact Summit Ridge Parkway.

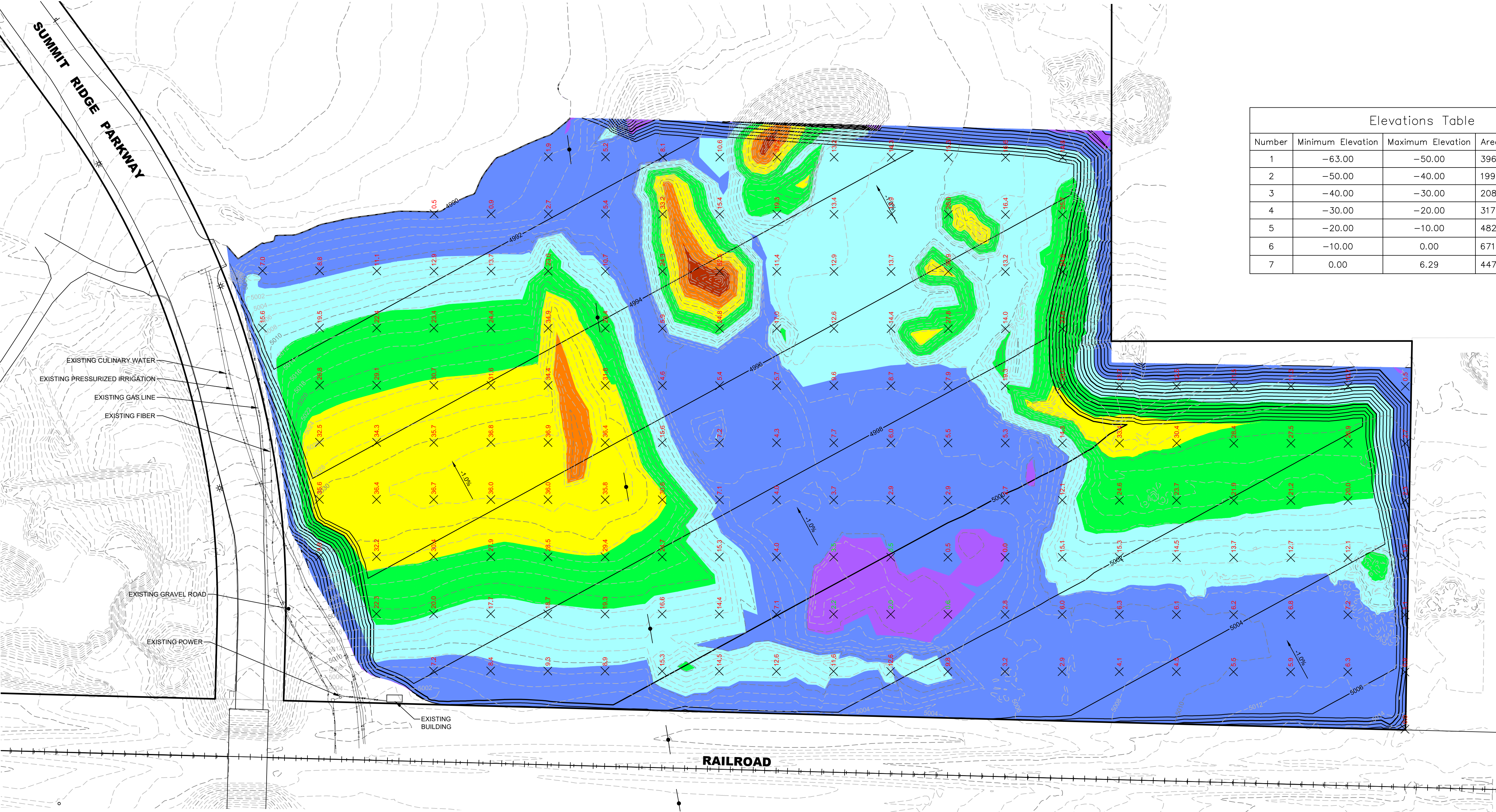
Conditions:

1. That loaded trucks and equipment continue to utilize the frontage road as ingress and egress to the operations on the south side of Summit Ridge Parkway.
2. That Sunroc continue to sweep and clean Summit Ridge Parkway so long as track out on the Parkway occurs due to their operations.
3. That this renewal be good for no more than two years from the date of City Council approval.
4. That all activities comply with Santaquin City regulations pertaining to mass grading operations as found in Title 10-6-28 of the Santaquin City Code.



Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
South Pit Volume New	1.000	1.000	1745086.73 Sq. Ft.	981309.76 Cu. Yd.	2760.25 Cu. Yd.	978549.51 Cu. Yd.<Cut>
Totals			1745086.73 Sq. Ft.	981309.76 Cu. Yd.	2760.25 Cu. Yd.	978549.51 Cu. Yd.<Cut>



Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-63.00	-50.00	3962.34	Dark Red
2	-50.00	-40.00	19949.72	Orange
3	-40.00	-30.00	208725.88	Yellow
4	-30.00	-20.00	317187.51	Green
5	-20.00	-10.00	482225.48	Light Blue
6	-10.00	0.00	671547.99	Blue
7	0.00	6.29	44757.60	Purple

NOTES

1. ALL SLOPES TO BE LESS THAN OR EQUAL TO 3:1, AND GREATER THAN OR EQUAL TO 0.5%.

SUMMIT RIDGE
SANTAQUIN, UTAH

SOUTH GRAVEL PIT EXHIBIT 2B

REVISIONS

1	
2	
3	
4	
5	

LEI PROJECT #:
1998-0635

DRAWN BY:
TJP

CHECKED BY:
TJP

SCALE:
1" = 100'

DATE:
3/04/2019

SHEET

1