



PLANNING COMMISSION

MEETING AGENDA

Tuesday July 14, 2020

All Santaquin City Public Meetings Will Be Held Online Only (Temporary order - while responding to Coronavirus public gathering restrictions):

- **YouTube Live** - All Santaquin City public meetings will be shown live on the **Santaquin City YouTube Channel**, which can be found at:
https://www.youtube.com/channel/UCTzZT_yW2H2Hd-58M2_ddSw
or by searching for Santaquin City Channel on YouTube.
- **Public Comment & Public Hearing Participation** – As with all City Council and Planning Commission Meetings, we will continue to invite the public to provide “Public Comment” (30-minute duration, maximum of 5-minutes per comment). We will also continue to hold Public Hearings, as needed and required on specific issues. We invite the public to provide comment in the following ways:
 - **By Email** – Comments will be accepted by email up to 5:00 P.M. on the date of the meeting. Comments will be read during the meeting and made part of the official record of the city. Comments should be submitted to PublicComment@Santaquin.org
 - **By Telephone** – For those who would like to have their own voice heard during the Public Comment or Public Hearing periods, please submit an email to PublicComment@Santaquin.org providing us your Telephone Number. When it is your turn to speak, a Santaquin City staff member will call you and put you on speakerphone so that you can personally share your comments within the meeting.
 - **In Person** – For those who would like to attend in person, we welcome you but ask that you follow all public health guidelines regarding hygiene as outline by the Utah Health Department.

7:00 p.m. REGULAR SESSION (Held in the Court Room, upper level of the **Santaquin City Offices**, 275 West Main Street)

1. Welcome
2. Invocation / Inspirational Thought
3. Pledge of Allegiance
4. Order of Agenda Items
5. Public Forum
6. **DISCUSSION AND POSSIBLE ACTION ITEMS**
 - a. **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.
 - b. **Heelis Farms Preliminary Plan**
A preliminary review of a 20-unit townhome subdivision located at approximately 200 N. and 400 E.
 - c. **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.
 - d. **Gray Cliffs Presentation**
The Planning Commission will review and discuss some ideas which would modify the Gray Cliffs Subdivision.
 - e. **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.
 - f. **Discussion on the General Plan**
The Planning Commission will discuss ideas for the upcoming update to the General Plan.
7. **PLANNING COMMISSION BUSINESS**
Approval of minutes from
June 23, 2020

Upon Request, in compliance with the Americans with Disabilities Act, reasonable accommodations for individuals with disabilities will be provided. For assistance, please call 754-3211.

8. **ADJOURNMENT**

CERTIFICATE OF POSTING

This agenda is hereby properly advertised this 10th day of July, 2020 through posting of copies of this agenda in three public places within the city, namely **City Hall**, **Zions Bank**, and the Santaquin branch of the **United States Post Office**

Kira Petersen, Deputy Recorder

MEMORANDUM



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: July 14, 2020

RE: **Summit Ridge Storage Concept Review**

Zone: PC
Size: 7.6 Acres
Lots: 1

The Summit Ridge Storage Subdivision is located at approximately 1800 South Frontage Road. The proposed subdivision is located in the Summit Ridge Development and must follow the Summit Ridge Development Agreement and Santaquin City Code. The proposed subdivision will subdivide the south end of parcel 32:021:0059 (see Attachment 1) and is 7.6 acres. The applicant is proposing to develop storage units on the property. The concept plan that the Development Review Committee (DRC) reviewed showed 935 storage units. This review is for the subdivision only. The DRC reviews and approves the site plan.

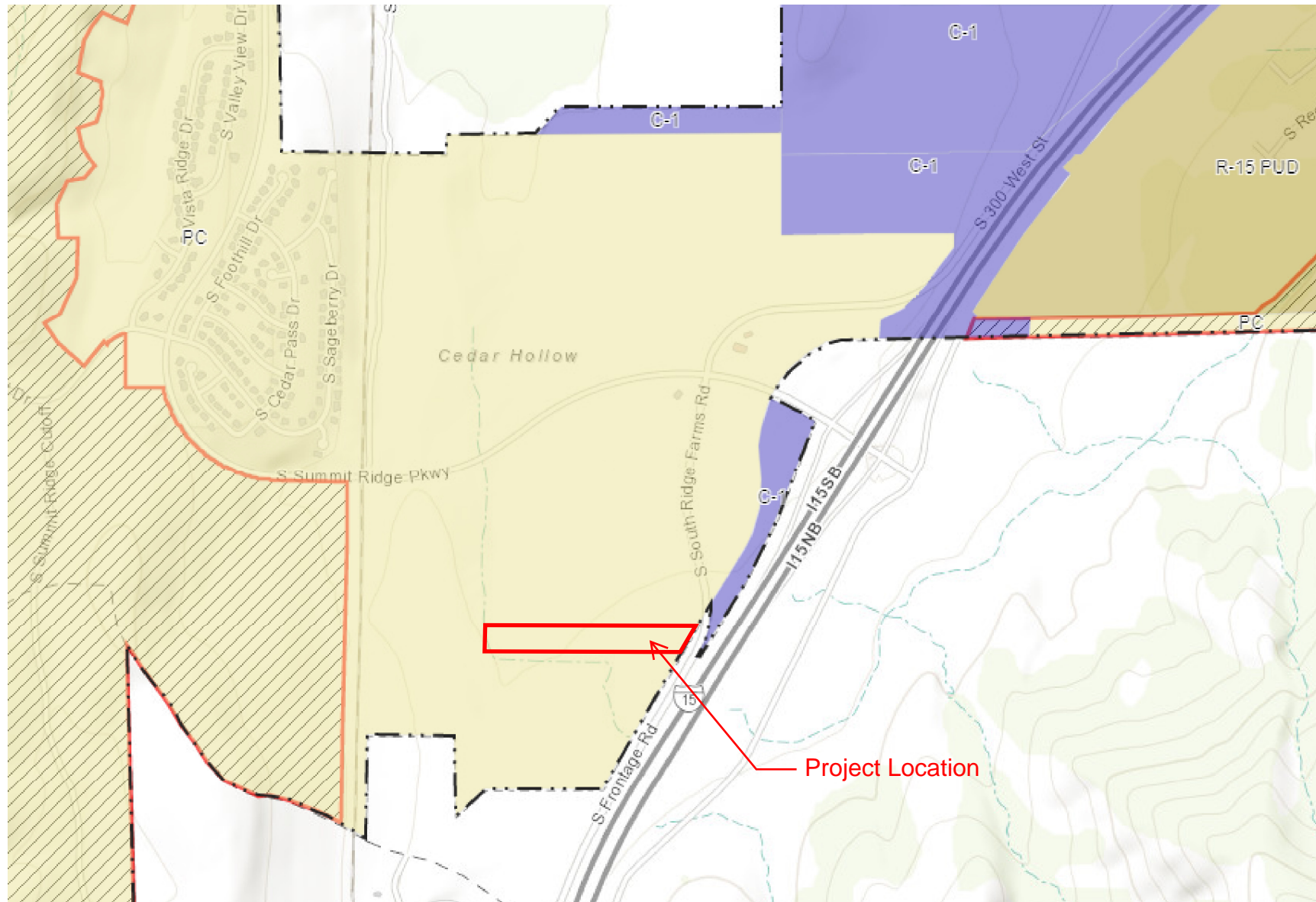
This is a concept review and the purpose of this review is for the Planning Commission to give feedback to the developer. The review of the concept plan shall not constitute an approval of any kind.

Subdivisions with three lots or less have an expedited review process. After the concept review, the developer will need to submit final subdivision plans. The final plans will be reviewed by the Development Review Committee and a recommendation will be forwarded to the Planning Commission. The Planning Commission will be the land use authority and will approve the subdivision. The subdivision has vested rights once it receives final approval by the Planning Commission.

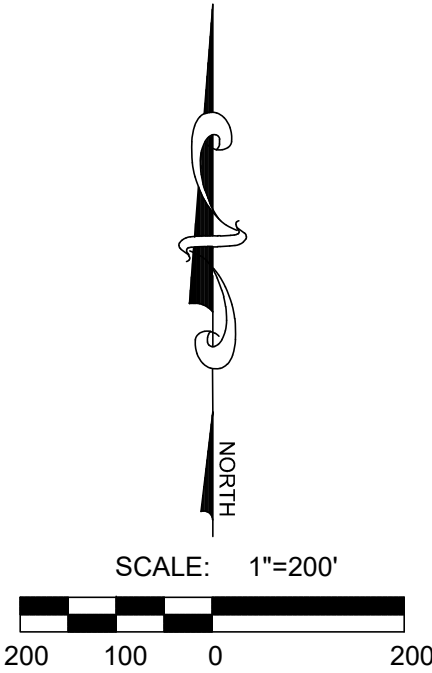
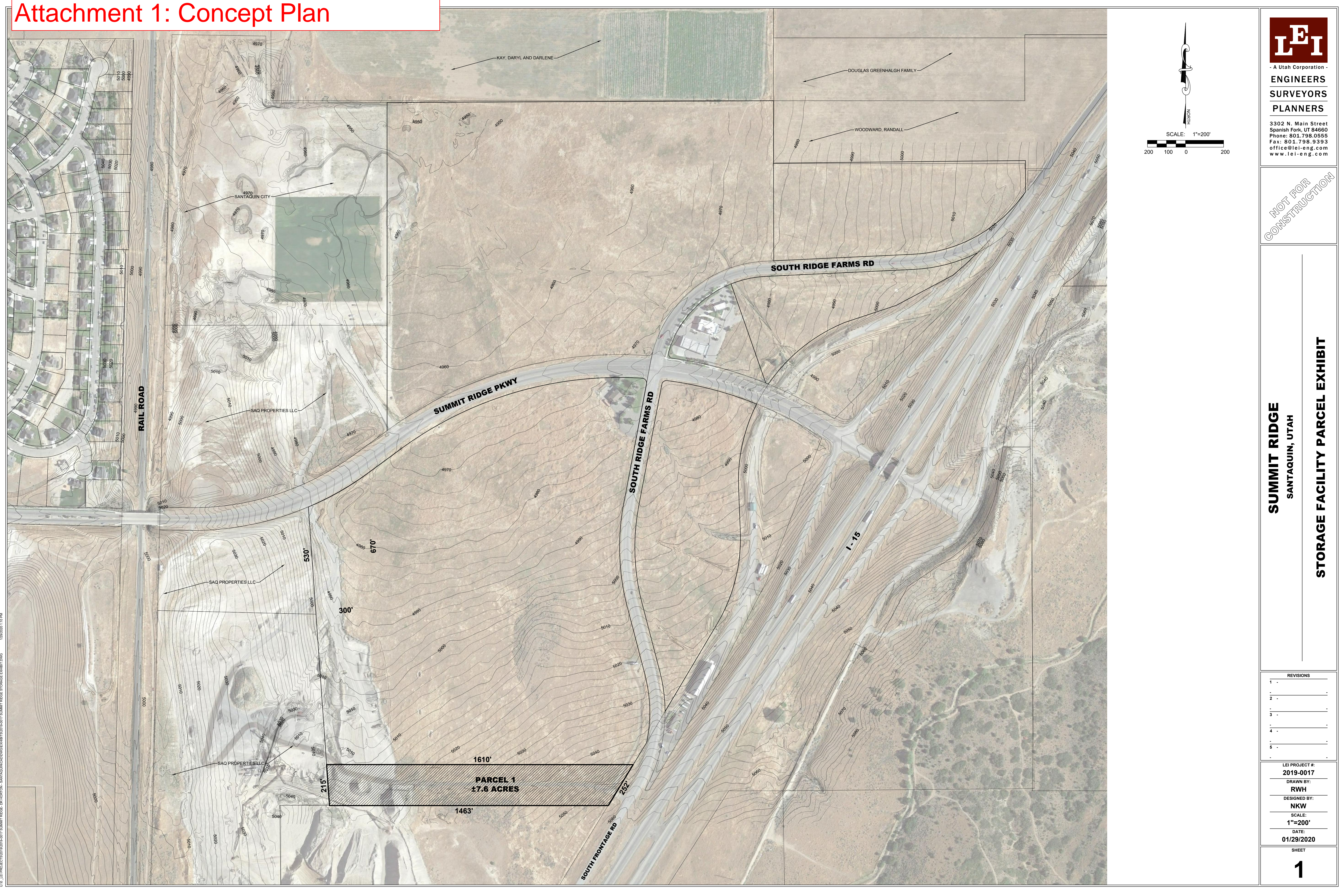
Attachments:

1. Zoning and Location Map
2. Concept Plan

Attachment 1: Zoning and Location Map



Attachment 1: Concept Plan



LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR
CONSTRUCTION

SUMMIT RIDGE
SANTAQUIN, UTAH
STORAGE FACILITY PARCEL EXHIBIT

REVISIONS	
1	
2	
3	
4	
5	
6	

LEI PROJECT #:
2019-0017
DRAWN BY:
RWH
DESIGNED BY:
NKW
SCALE:
1"=200'
DATE:
01/29/2020

PHASE I	
BLDG 1 22,950 SF 15X30 - 51	BLDG 6 22,950 SF 15X30 - 51
BLDG 2 18,750 SF 10X25 - 75	BLDG 7 2,430 SF 10X30 - 9
BLDG 3 1,200 SF 10X20 - 3 30X20 OFFICE	
BLDG 4 26,745 SF 10X20 - 7	
BLDG 5 20,100 SF 10X30 - 67	

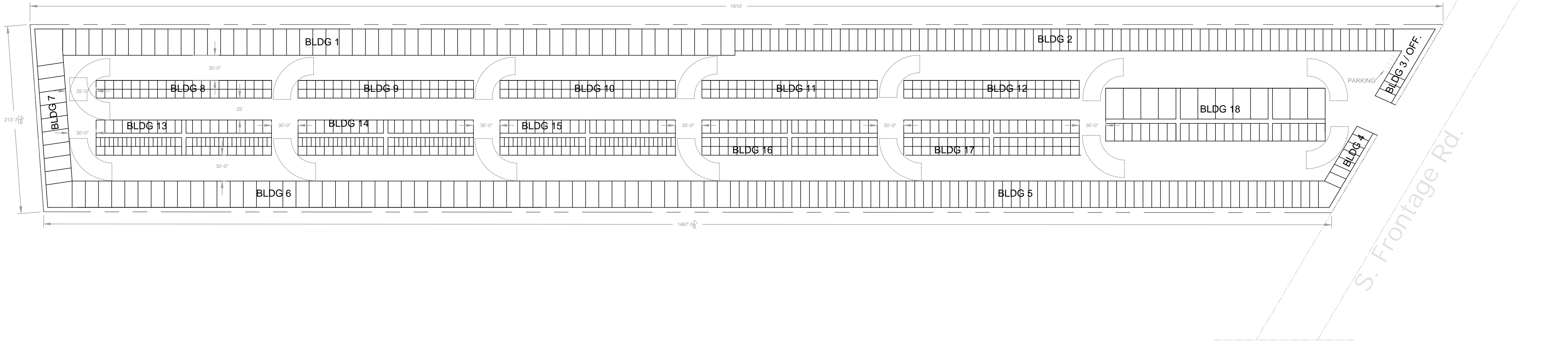
PHASE II
BLDG 8 4,000 SF 10X10 - 40
BLDG 9 4,000 SF 10X10 - 40
BLDG 10 4,000 SF 10X10 - 40
BLDG 11 4,000 SF 10X10 - 40

BLDG 12 4,000 SF 10X10 - 40
BLDG 13 6,670 SF 5X10 - 36 5X15 - 2 8X10 - 4 10X10 - 18 10X15 - 18
BLDG 14 6,670 SF 5X10 - 36 5X15 - 2 8X10 - 4 10X10 - 18 10X15 - 18

PHASE III
BLDG 15 6,670 SF 5X10 - 36 5X15 - 2 8X10 - 4 10X10 - 18 10X15 - 18
BLDG 16 6,670 SF 5X15 - 2 8X10 - 4 10X10 - 36 10X15 - 18
BLDG 17 6,670 SF 5X15 - 2 8X10 - 4 10X10 - 36 10X15 - 18

BLDG 18 14,400 SF 10X20 - 24 20X40 - 12 - MAN CAVES <u>CLIMATE CONTROLLED BUILDING</u>

TOTALS
187,875 SF
5X10 - 108
5X15 - 9
7x15-1
8X10 - 20
10X10 - 376
10X15 - 112
10X20 - 34
10X25 - 75
10X30- 76
15X30 - 112
20X40 - 12 - MAN CAVES
935 TOTAL STORAGE UNITS



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	--/------

MEMORANDUM



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: July 14, 2020

RE: **Heelis Farm Townhomes Subdivision Preliminary Review**

Zone: MSR
Size: 1.68 Acres
Units: 21

The Heelis Farm Townhomes Subdivision is located at approximately 200 N. and 400 E. The proposal consists of 21 townhomes on approximately 1.68 acres and is 12.5 units per acre. There is 27,589 square feet of landscaped area, which is 38% of the entire site. The project has 14 parking stalls (not including garages) for residents and guests. The amenities that they are proposing include a tot lot, pavilion, and a basketball court.

This is a Preliminary subdivision review. The plans have been reviewed by DRC and a positive recommendation has been sent to the Planning Commission. The Planning Commission shall review the plans to see if they meet all zoning codes. The Planning Commission will forward a recommendation to the City Council and the City Council will be the land use authority for preliminary plans. The subdivision has vested rights once it receives preliminary approval by the City Council.

After preliminary approval, the DRC will need to approve the final plat before any lots will be recorded. The DRC may only approve a plat submittal after finding that the development standards of subdivision title, the zoning title, the laws of the State of Utah, and any other applicable ordinances, rules, and regulations have been or can be met prior to the recordation or construction beginning (Santaquin City Code 11-5-6B).

The developer has submitted architectural renderings and is in the process on getting them approved by the Architectural Review Committee.

Findings:

1. Residential developments in the MSR zone need to have 30% of the site landscaped. The proposed development has 38% of the site landscaped.
2. All townhomes have 24' x 24' garage with a 20' opening and meet code requirements
3. A total of 13 guest parking stalls are required. The proposed development has 14 stalls.
4. The proposed development meets all requirements in the MSR zone.
5. The proposed development follows all requirements in the development agreement.

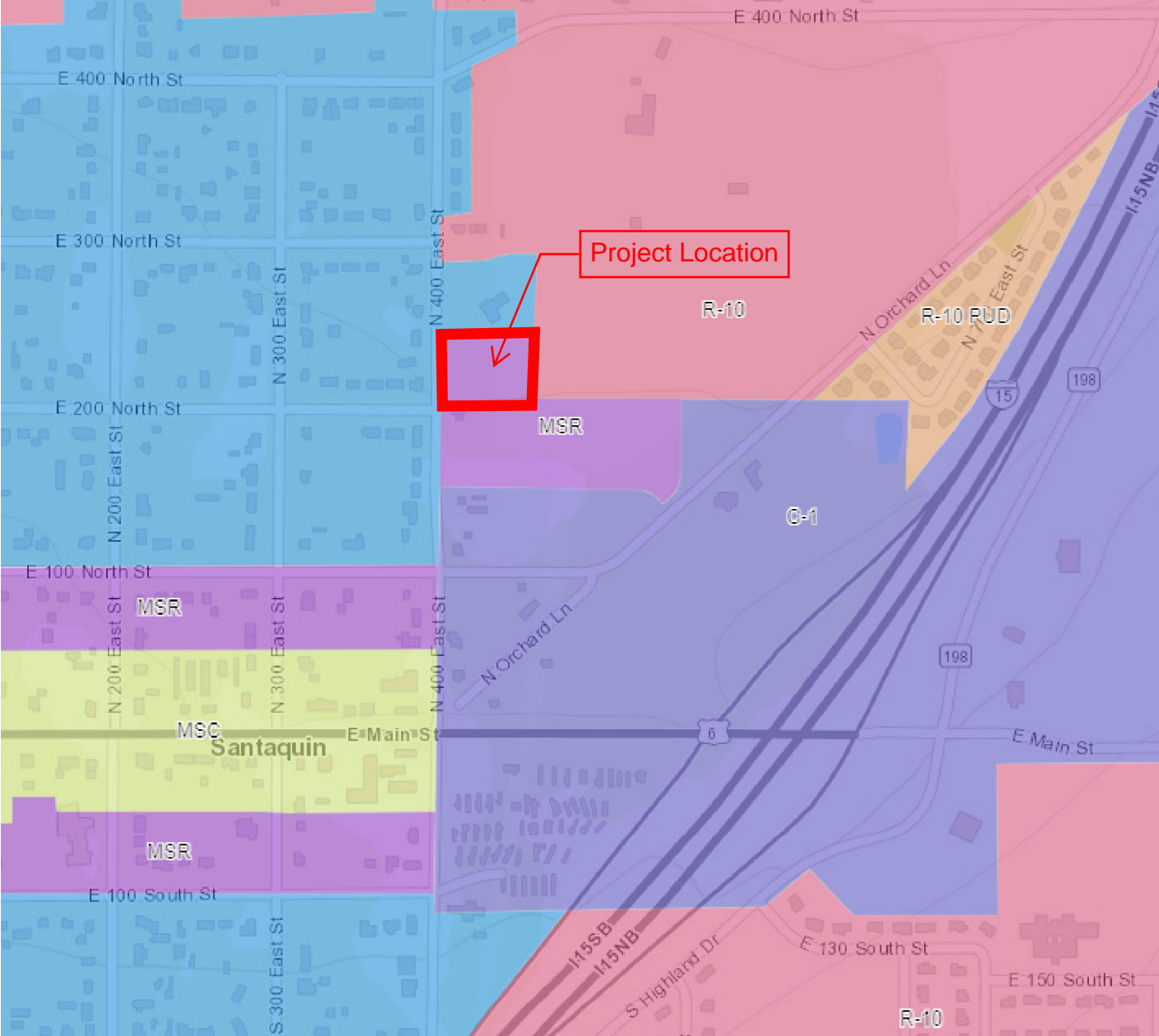
Recommended Motion:

Recommend approval to the City Council for the Heelis Farm Townhomes Preliminary Plan with the following condition: That all planning and engineering redlines be addressed.

Attachments:

1. Zoning and Location Map
2. Construction Plans
3. Landscaping Plans

Attachment 1: Zoning and Location Map



HEELIS FARM TOWNHOMES
SITEPLAN
SANTAQUIN, UTAH COUNTY, UTAH
PRELIMINARY PLAN SET
JUNE 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=16,695
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.

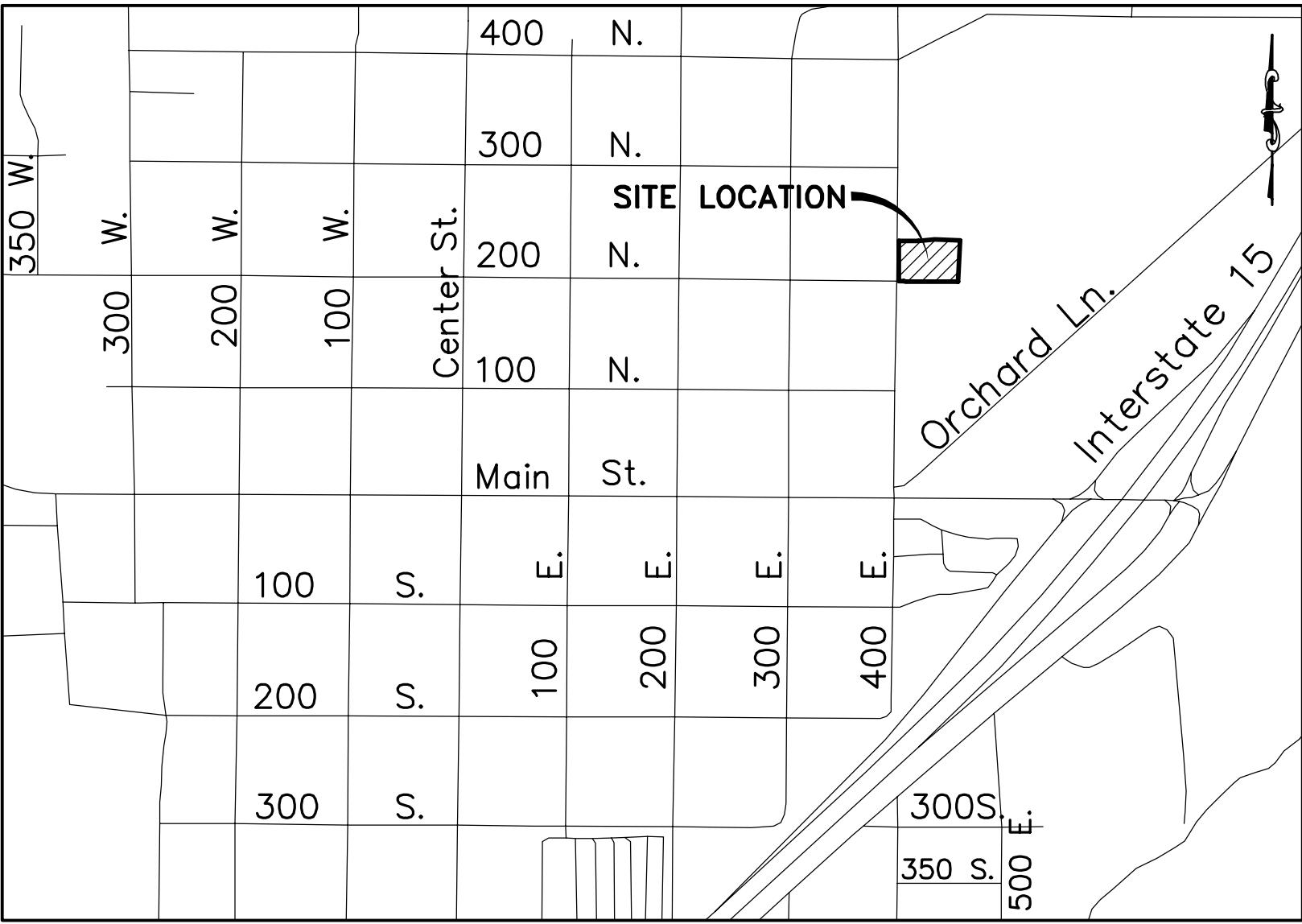
-SHEET INDEX-

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 |

NOTES

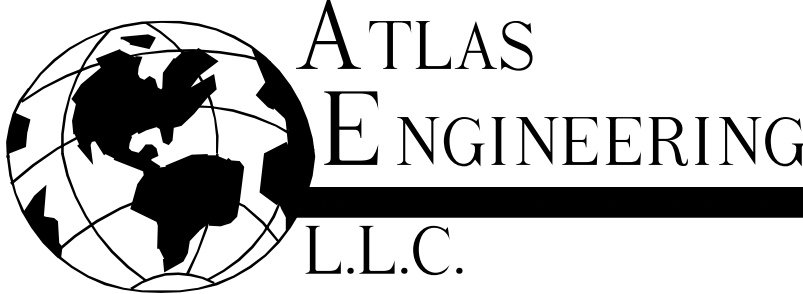
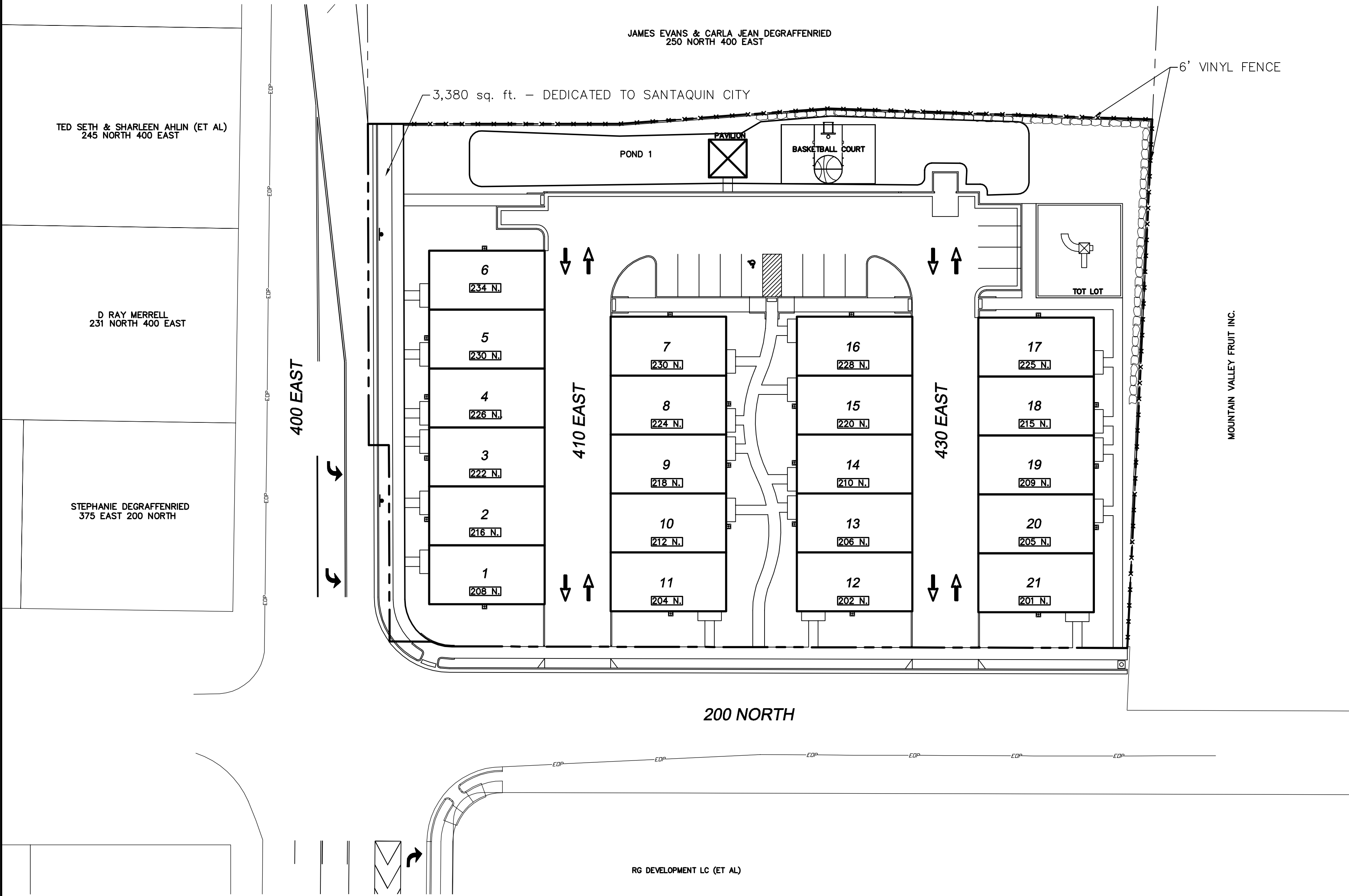
1. ALL UNITS TO BE ADA ADAPTABLE.
2. IF PROJECT IS TO BE SOLD AS CONDO UNITS, CONDOMINIUM PLAT, CC&R'S, AND HOA DOCS WILL BE REQUIRED TO BE APPROVED BY PLANNING COMMISSION.
3. PARKING LOT AND BUILDING LIGHTING MUST BE SHIELDED AND DIRECTED DOWNWARD.



VICINITY MAP
-NTS-

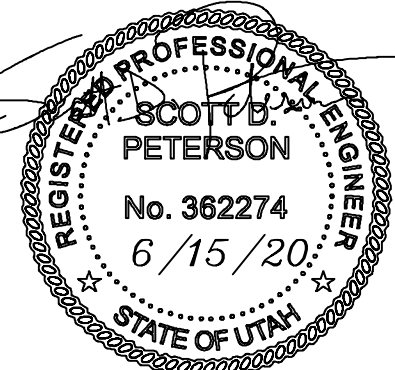
ALL RECCOMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS.

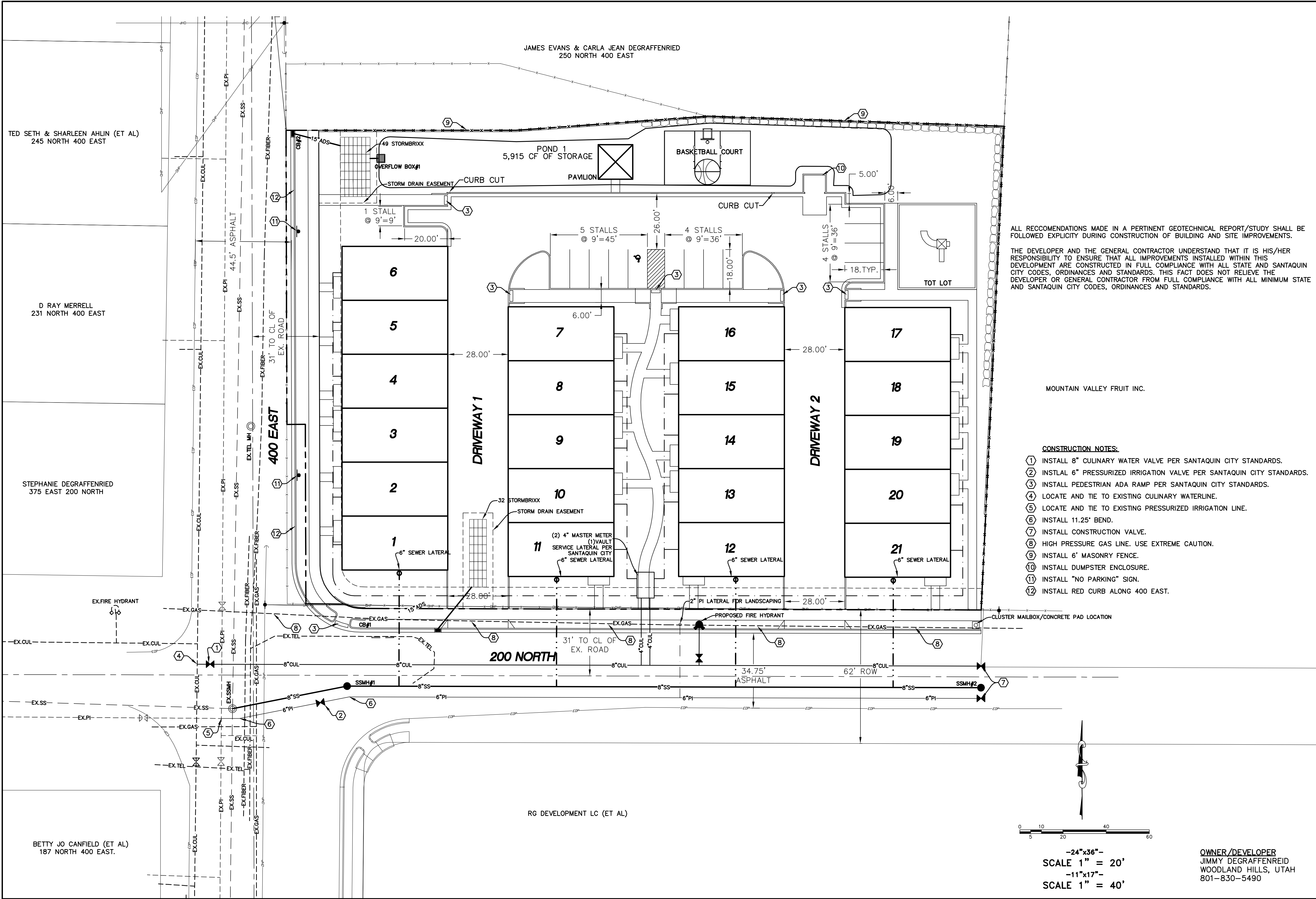
THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL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

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 12:06:52 PM JMT

NO.	REVISIONS	BY	DATE
12			
11			
10			
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6			
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1			

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

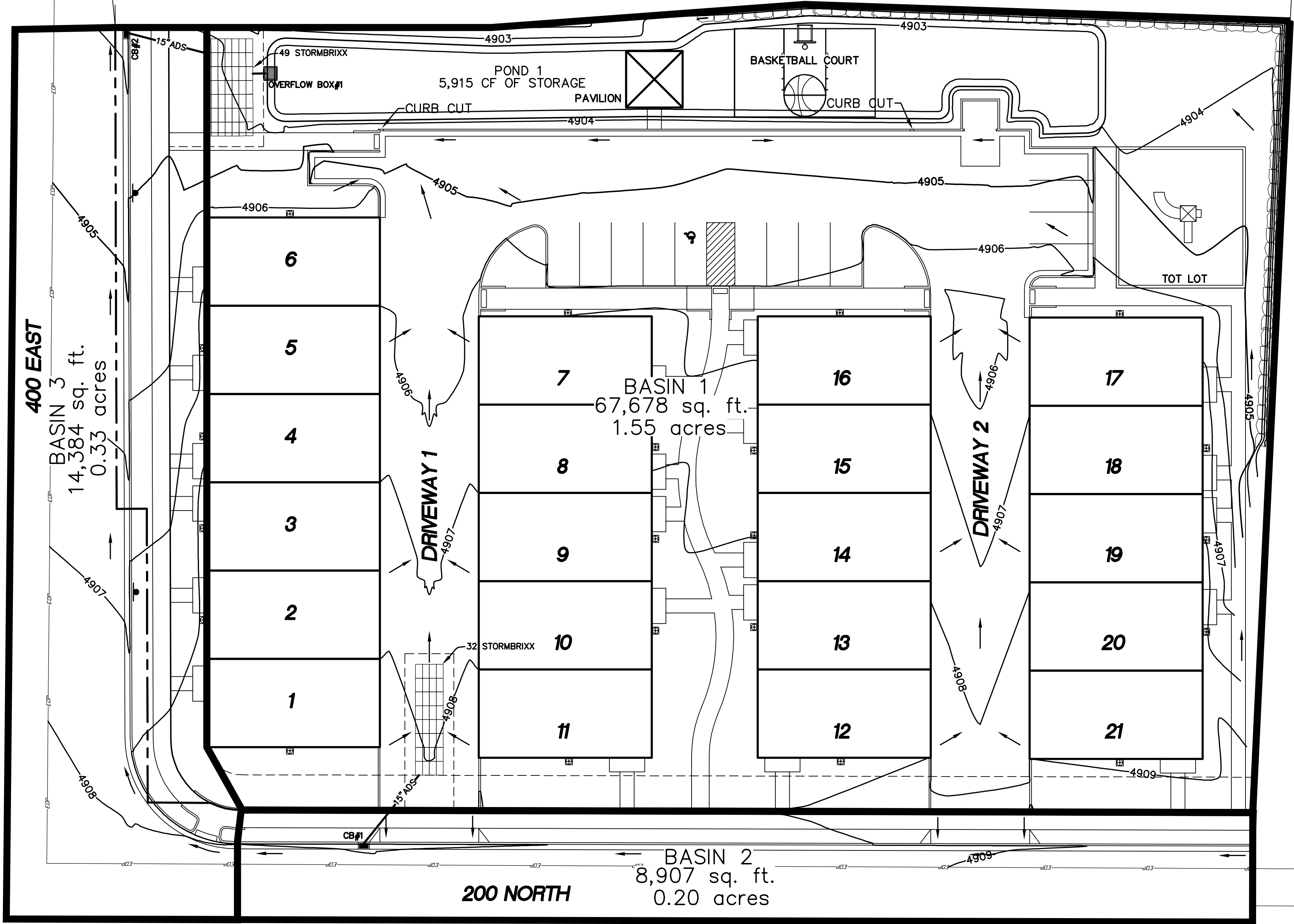
TED SETH & SHARLEEN AHLIN (ET AL)
245 NORTH 400 EAST

D RAY MERRELL
231 NORTH 400 EAST

STEPHANIE DEGRAFFENRIED
375 EAST 200 NORTH

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

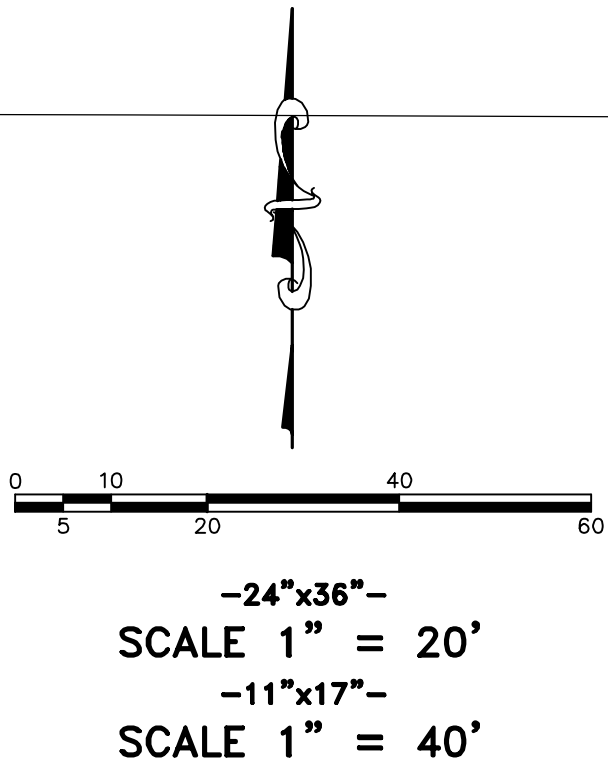
JAMES EVANS & CARLA JEAN DEGRAFFENRIED
250 NORTH 400 EAST



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.

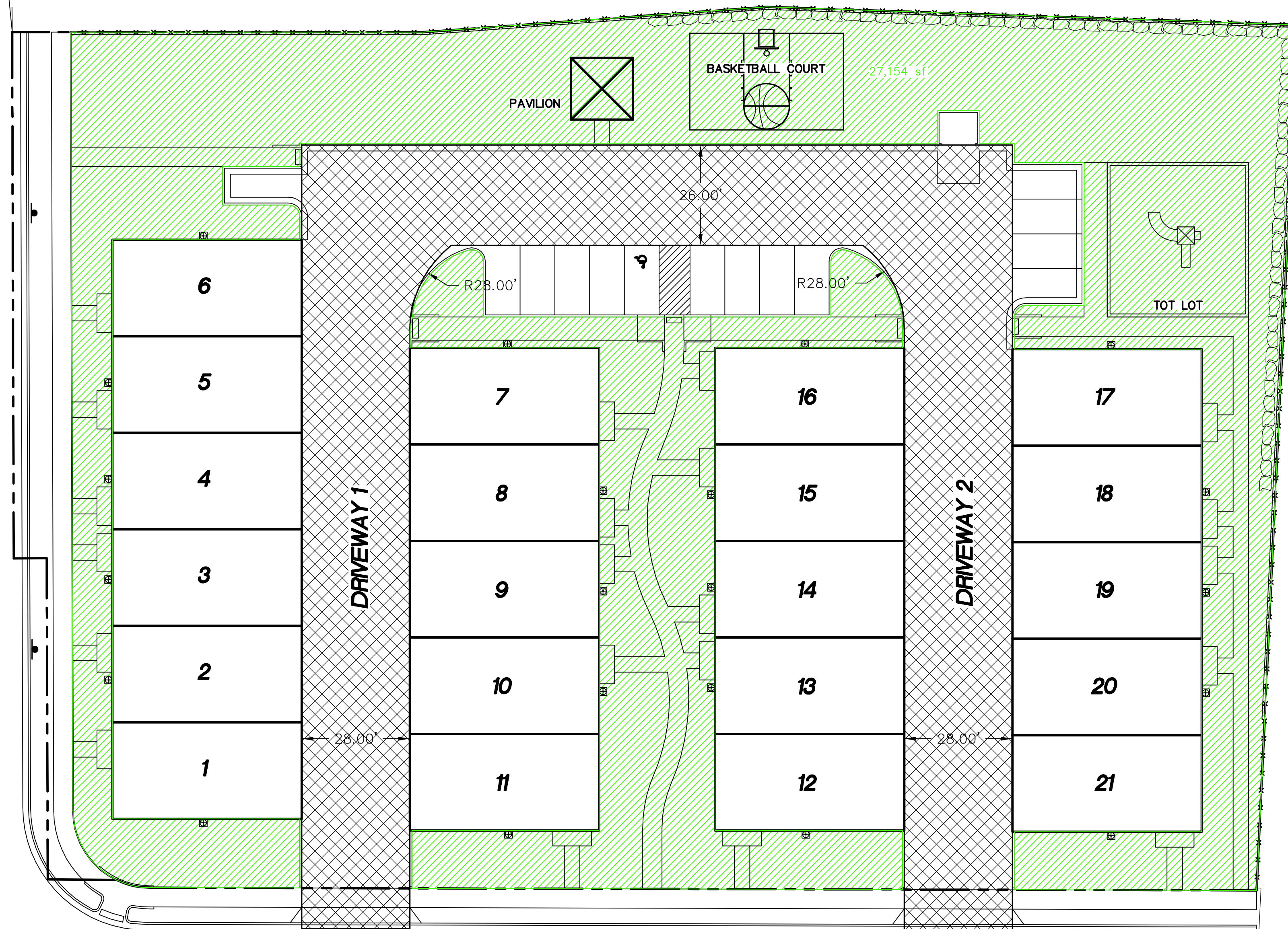
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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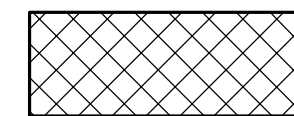
BETTY JO CANFIELD (ET AL)
187 NORTH 400 EAST.

400 EAST

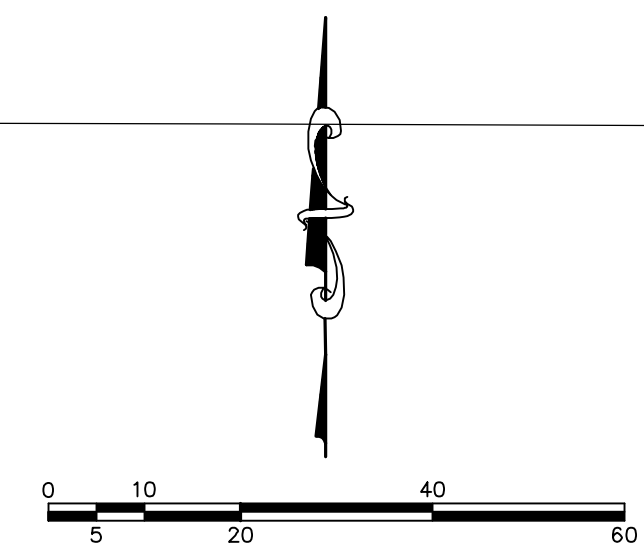
RG DEVELOPMENT LC (ET AL)



MOUNTAIN VALLEY FRUIT INC.



FIRE ACCESS LANE



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

HEELIS FARM TOWNHOMES



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

L.L.C.

12				
11				
10				
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7				
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NO.	REV'SIONS	BY	DATE	

Attachment 3: Landscaping Plans

LANDSCAPE PLAN SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:

1. Soil Amendments
2. Fine Grading
3. Cultivation
4. Landscape Edging
5. Turf Planting
6. Furnish and Installing Plant
7. Maintenance
8. Mowing
9. Weeding

1.2 SITE CONDITIONS

A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.

B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.

C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

1.3 PERMITS

A. Blue Stake/ Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unavailable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.

1.5 FINAL INSPECTION

A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.

1.7 MAINTENANCE

A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-guying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.

1.8 GUARANTEE

A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

- A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.
- B. Tree Wrap: Tree wrap is not to be used.
- C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.

D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.

E. Tree, Shrub, and Grass Backfill Mixture: Backfill mixture to be 50% native soil and 50% topsoil, thoroughly mixed together prior to placement.

F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:

- a. PH: 5.5-7.5
- b. EC (electrical conductivity): < 2.0 mmhos per centimeter
- c. SAR (sodium absorption ratio): < 3.0
- d. % OM (percent organic matter): >1%
- e. Texture (particle size per USDA soil classification): Sand <70%; Clay <30%; Silt <70%. Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.

G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.

H. Landscape Edging: Headers and Edging six (6) inches by four (4) inches extruded concrete curb made up of the following materials:

- a. Washed mortar sand free of organic material.
- b. Portland Cement (see concrete spec. below for type)
- c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.
- d. Only potable water for mixing.

PART III - EXECUTION

3.1 GRADING

A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.

B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.

C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.

3.2 TURF GRADING

- A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.
- B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.

3.3 PLANTING OPERATIONS

- A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.
- B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.
- C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.
- D. The tree planting hole should be the same depth as the root ball, and three times the diameter of the root ball.
- E. Trees must be placed on undisturbed soil at the bottom of the planting hole.
- F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.
- G. Plant immediately after removal of container for container plants.
- H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting stock if the ball is cracked or broken before or during planting operation.
- I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.
- J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added. It should be a coarser mix as required to establish finish grade as indicated on the drawings.

K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.

L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.

3.4 TURF - SOD LAYING

- A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.
- B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of 1/2 pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.
- C. Sod Availability and Condition: The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and lay all sod required on the plans. He shall furnish new sod as specified above and lay it so as too completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.
- D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified above. Areas where sod is to be laid shall be cut, trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.
- E. Sod shall be tamped lightly as each piece is set to insure that good contact is made between edges and also the ground. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.
- F. Apply water directly after laying sod. Rainfall is not acceptable.
- G. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system. It is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.
- H. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set

appropriate distances with strings or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc. until such time as the lawn is accepted by the Owner.

I. All sod that has been laid within 24 hours shall be deemed unacceptable and will be removed from the site.

3.5 WEED BARRIER

- A. Cut a slit or x at each plant location no larger than necessary to install plant.
- B. Overlap rows of fabric min. 6"
- C. Stable fabric edges and overlaps to ground.

END OF SECTION

LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
2. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WANTED, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
3. NEW LAWN AREAS TO BE SODDED WITH DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
4. SANDY LOAM TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 6" TOPSOIL WITH 2" HUMUS MIXED INTO TOPSOIL PRIOR TO SPREADING IN ALL NEW PLANTER AREAS AND 4" IN ALL NEW LAWN AREAS. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOIL AND/OR PLANTER BED MULCH TO REACH FINISHED GRADE.
5. 4"x6" EXTRUDED CONCRETE MOW CURB TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS PER PLAN. ANY TREES LOCATED IN LAWN MUST HAVE A 4" CONCRETE TREE RING.
6. DeWitt 5 oz. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN.
7. ROCK MULCH TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL. PULL BARK MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
8. CONTRACTOR TO PROVIDE NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED IN ALL LANDSCAPE AREAS. ALL LAWN AREA TO RECEIVE 100% HEAD TO HEAD COVERAGE WITH SPRAY AND ROTARY SPRINKLER HEADS. ALL PLANTER AREAS NEED TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB ON PROJECT. SEE IRRIGATION PLAN.

LANDSCAPE GENERAL NOTES

INSTALLER RESPONSIBILITIES AND LIABILITIES

1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. THE INSTALLER IS REQUIRED TO REFER TO THEIR INDIVIDUAL TRADE - SCOPE OF WORK. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.

2. THE INSTALLER OF ALL LANDSCAPING AND IRRIGATION SYSTEMS ARE LIABLE AND RESPONSIBLE FOR ALL JURISDICTIONAL AND CODE REQUIREMENTS, TIME EXECUTIONS, AND INSTALLED PRODUCTS AND MATERIALS.








GRADING AND DRAINAGE REQUIREMENTS



1. ALL GRADING IS TO SLOPE AWAY FROM THE STRUCTURE PER CODE.
2. FINISHED GRADE IS NOT PERMITTED BY CODE TO DRAIN ON NEIGHBORING PROPERTIES
3. 6" MIN. FOUNDATION LEFT EXPOSED AT ALL CONDITIONS
4. LANDSCAPER TO MAINTAIN OR IMPROVE EXISTING FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY THE EXCAVATOR'S FINAL GRADE ACTIVITIES INCLUDING ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
5. IF ANY SWALE, BERM, OR GRADE HAS BEEN DAMAGED OR IS INCORRECT TO ENSURE CORRECT WATER FLOW THE TRADE CONTRACTOR IS RESPONSIBLE TO FIX STATED ISSUE.
6. ROOF RUN-OFF DEVICES SHOULD BE INSTALLED TO COLLECT AND DISCHARGE ALL ROOF RUN-OFF A MINIMUM OF 10 FEET FROM FOUNDATION ELEMENTS OR BEYOND THE LIMITS OF BACKFILL AROUND THE FOUNDATION WALLS, WHICHEVER DISTANCE IS GREATER.
7. THE GROUND SURFACE WITHIN 10 FEET OF THE FOUNDATIONS SHOULD BE SLOPED TO DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6 INCHES.




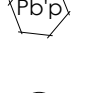

LANDSCAPING REQUIREMENTS



1. ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE, CITY CODES.
2. NON-COMPLIANCE TO ALL GOVERNING JURISDICTION REQUIREMENTS AND REGULATION ARE THE RESPONSIBILITY OF THE LANDSCAPING INSTALLER.
3. ALL PLANTED LANDSCAPING IS TO BE INSTALLED ACCORDING TO THE NURSERY CARE AND INSTALLATION INSTRUCTIONS WHERE PURCHASED AND BASED ON INDIVIDUAL SOIL CONDITIONS AND SITE CONDITIONS.



PLANT SCHEDULE


DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME
	Ag'a	2	Amelanchier x grandiflora 'Autumn Brilliance' 'Autumn Brilliance' Serviceberry
	Cc'l	3	Crataegus crus-galli inermis Thornless Cockspur Hawthorn
	Gb'p	7	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo
	Gf's	2	Gleditsia triacanthos 'Skyline' Skyline Honey Locust
	M'ss	4	Malus x 'Spring Snow' Spring Snow Crab Apple
	Q'r'a	5	Quercus robur x alba 'JFS-KW1QX' TM Street Spire Oak
	Z's'm	9	Zelkova serrata 'Musashino' Sawleaf Zelkova

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME
	Jc's	6	Juniperus chinensis 'Spartan' Spartan Juniper
	P'h	6	Pinus leucodermis 'Heidebrecht' Bosnian Pine

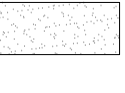
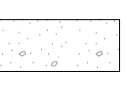

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	B'rk	26	Berberis thunbergii 'Koren' TM Sunjoy Citrus Barbary
	C's'c	18	Cornus sericea 'Cardinal' Cardinal Red-twig Dogwood
	C's'm	13	Cytisus scoparius 'Moonlight' Moonlight Broom
	F'k	24	Forsythia x intermedia 'Kolgold' TM Magical Gold Forsythia
	P'b'p	6	Prunus besseyi 'P0115' TM Pawnee Buttes Sand Cherry

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	B'gy	9	Buxus x 'Green Velvet' Green Velvet Boxwood
	Jc'd	3	Juniperus chinensis 'Daub's Frosted' Daub's Frosted Juniper

PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME
	R'f'g	12	Rudbeckia fulgida 'Goldsturm' Black-eyed Susan
	Y'f'c	10	Yucca filamentosa 'Color Guard' Color Guard Adam's Needle

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME
	Ca'k	25	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass

REFERENCE NOTES SCHEDULE

SYMBOL	LANDSCAPE DESCRIPTION	QTY	DETAIL
	1. SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% 'BLUESTAR' KENTUCKY BLUEGRASS, 19% 'MARQUIS' KENTUCKY BLUEGRASS, 17% 'NEWPORT' KENTUCKY BLUEGRASS, 17% 'TOUCHDOWN' KENTUCKY BLUEGRASS, 16% 'APF' PERENNIAL RYEGRASS, 13% 'ACCENT' PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTATORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT (4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	15,053 sf	
	1. STONE MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	6,933 sf	
	6" CONCRETE MOW CURB	94 lf	

SITE REQUIREMENT CALCULATIONS

STREET FRONTAGE	REQUIRED:	PROVIDED:
200 NORTH	1 TREE / 30 FT (219 LN FT)	3
400 EAST	1 TREE / 30 FT (192 LN FT)	7
TREE COUNT: (19,705 SQ FT)	20	20
1 TREE / 1000 SQ.FT. INTERNAL LANDSCAPING	3	3
ISLANDS SHALL INCLUDE ONE OR MORE CANOPY SHADE TREES AND FOUR OR MORE SHRUBS PER EIGHTY (80) SQUARE FEET OF PLANTER AREA	11 TREES	11
4 SHRUBS PER SIDE OF TRASH	53 SHRUBS	53
NORTH BUFFER (317 FT): 1 TREE + 5 SHRUBS / 30'		

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION
06-12-2020	UT20054	
NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org

0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'

HEELIS FARM
400 EAST 200 NORTH
SANTAQUIN, UTAH

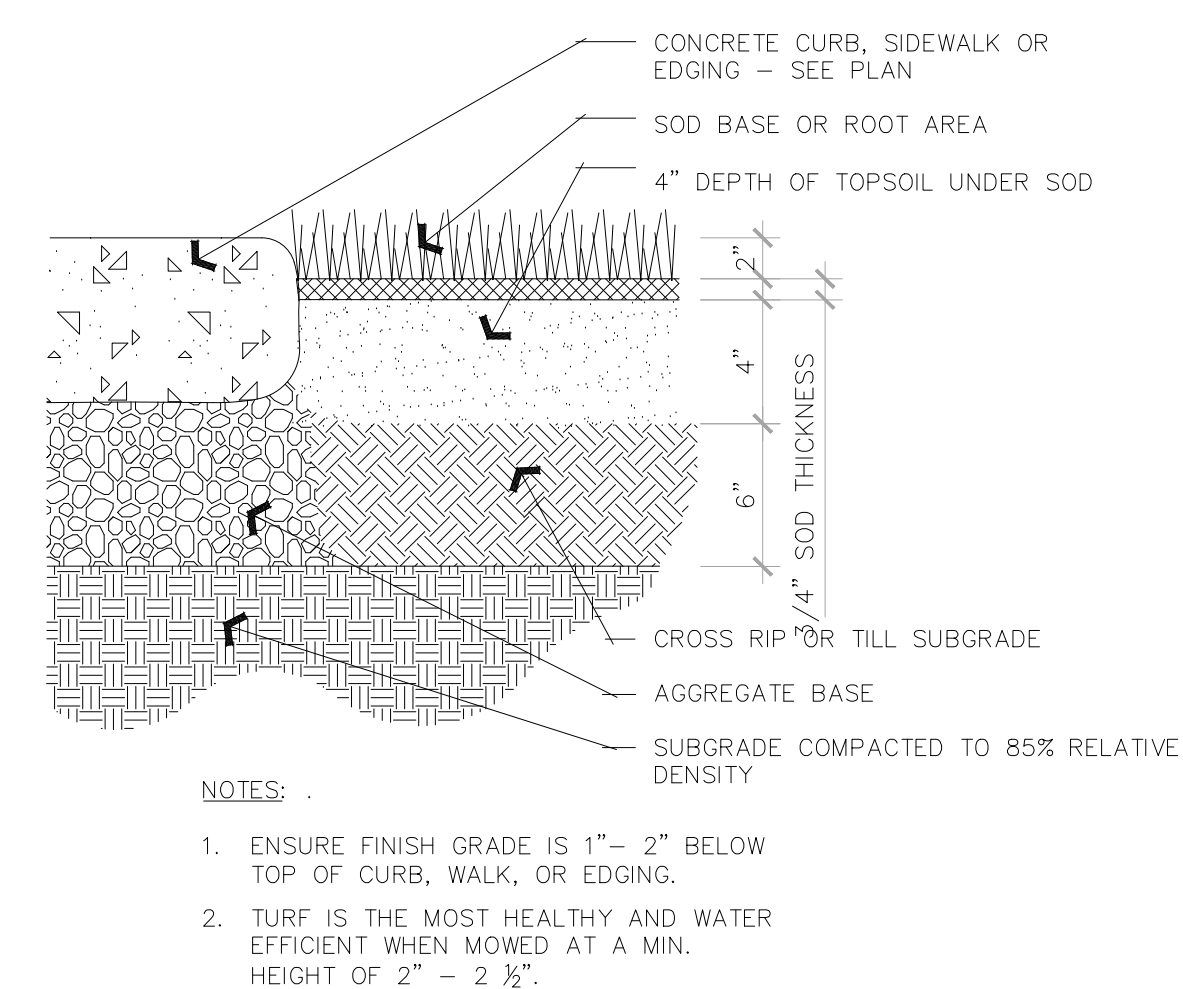
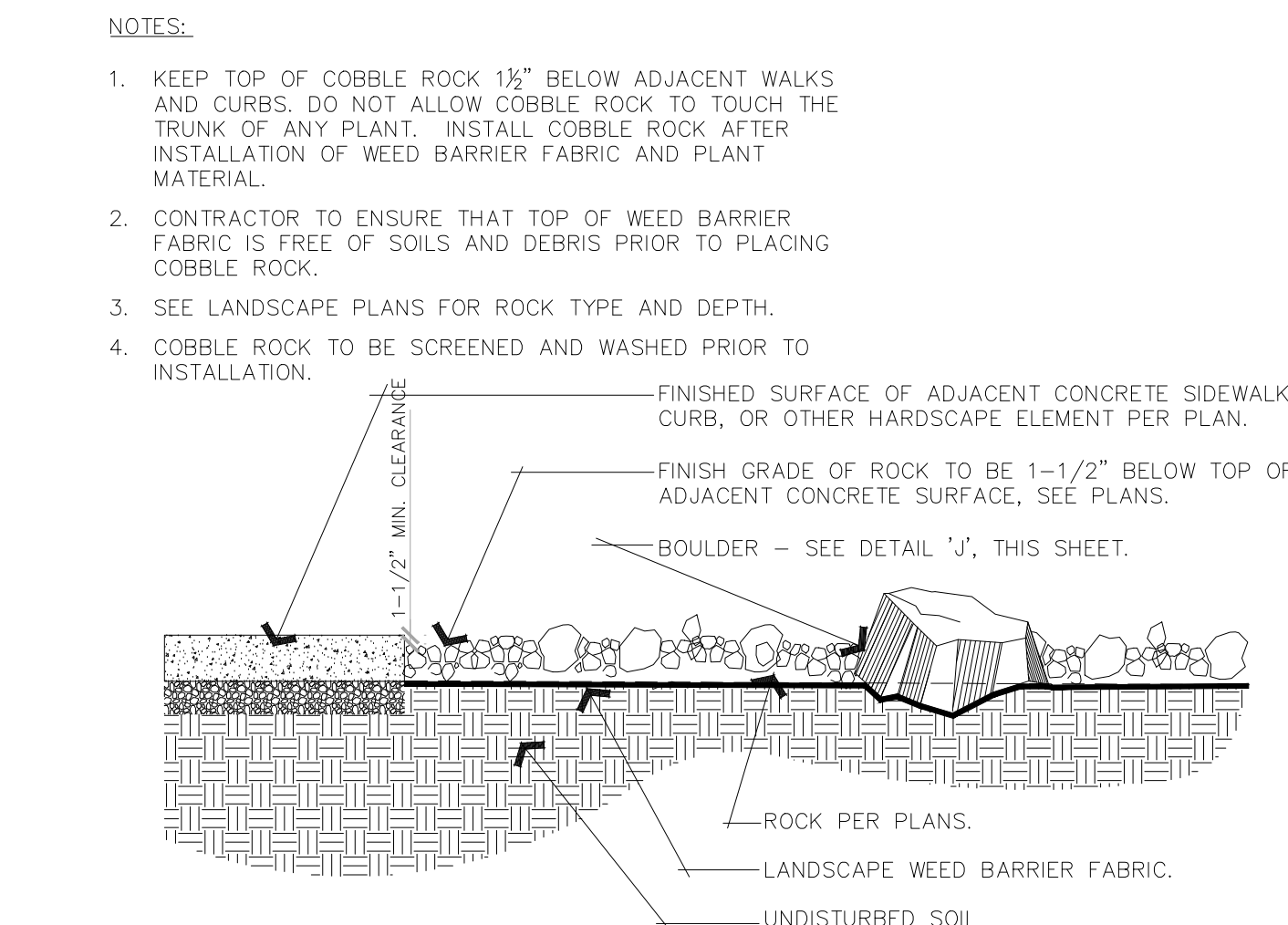
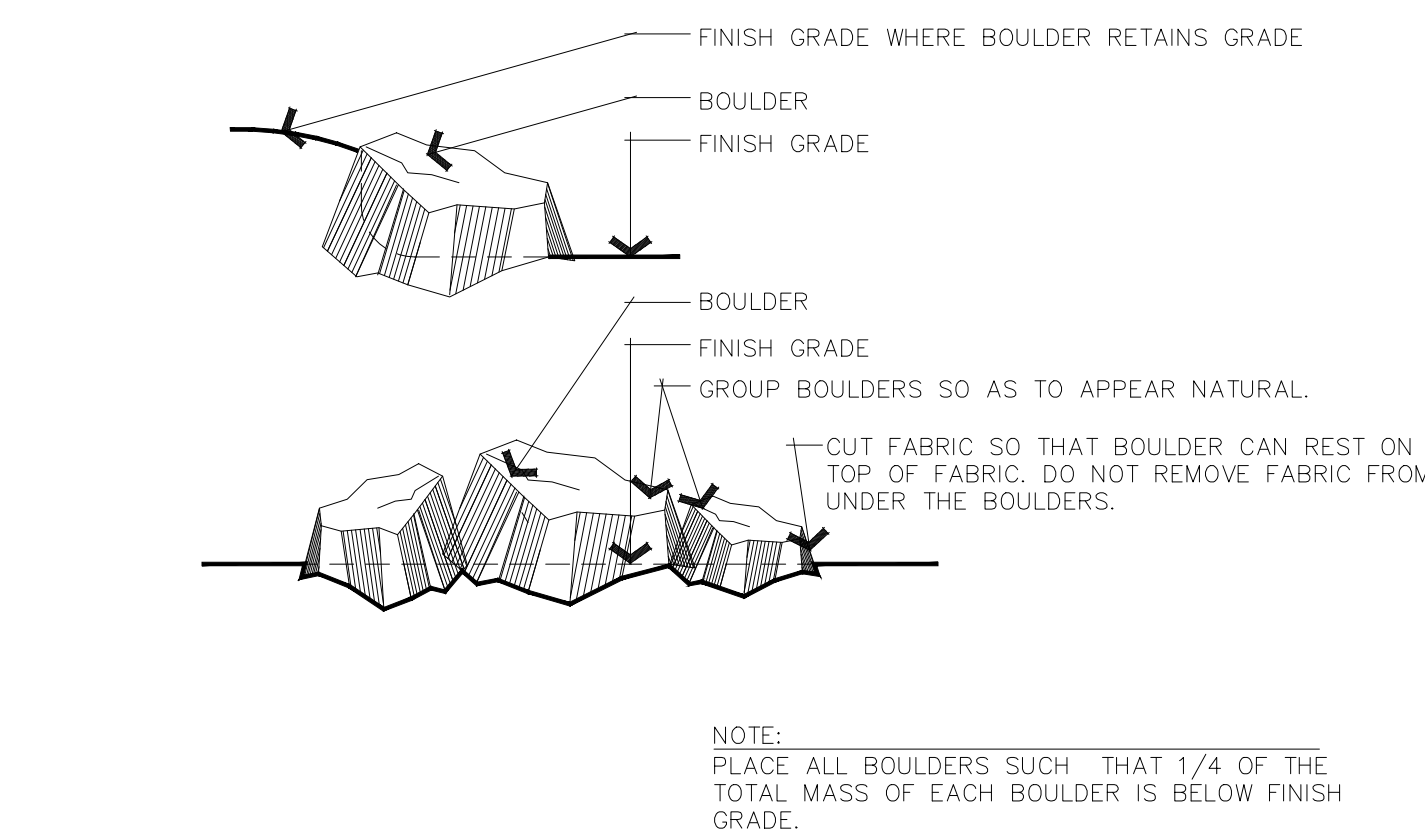
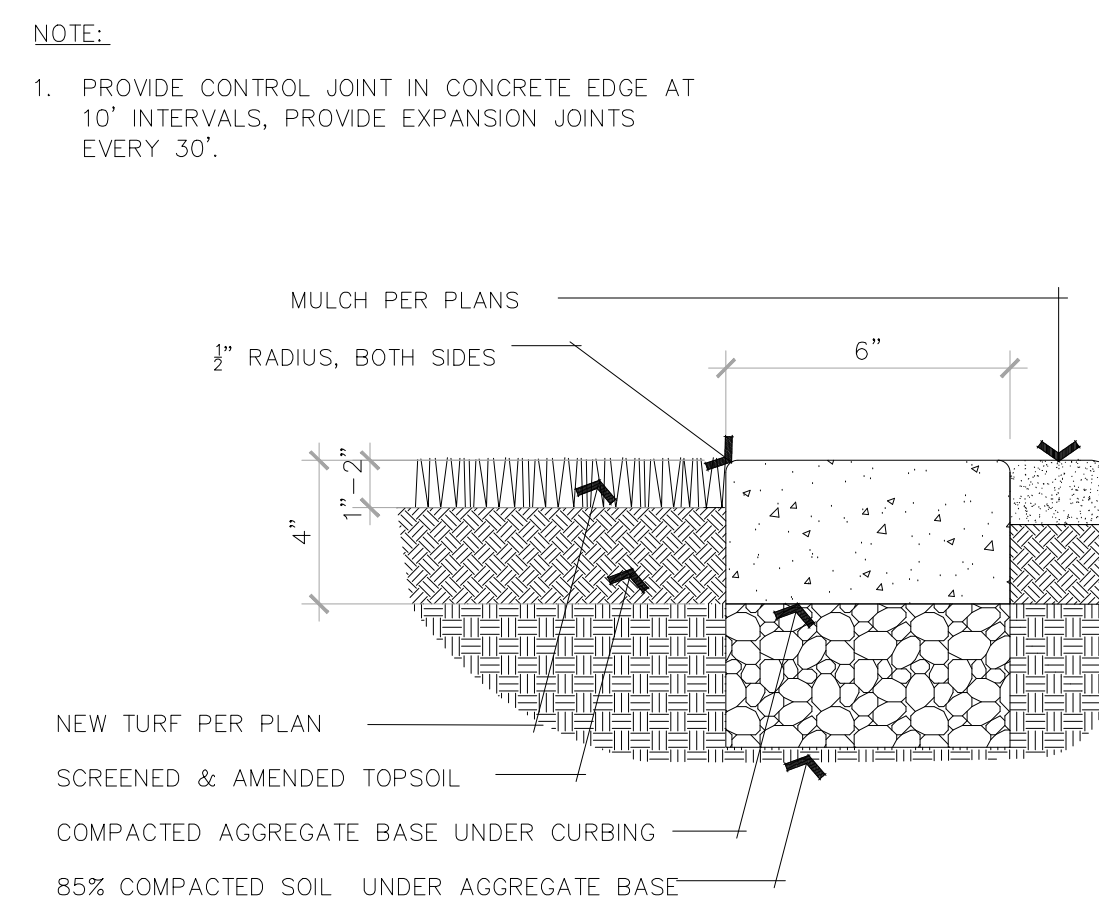
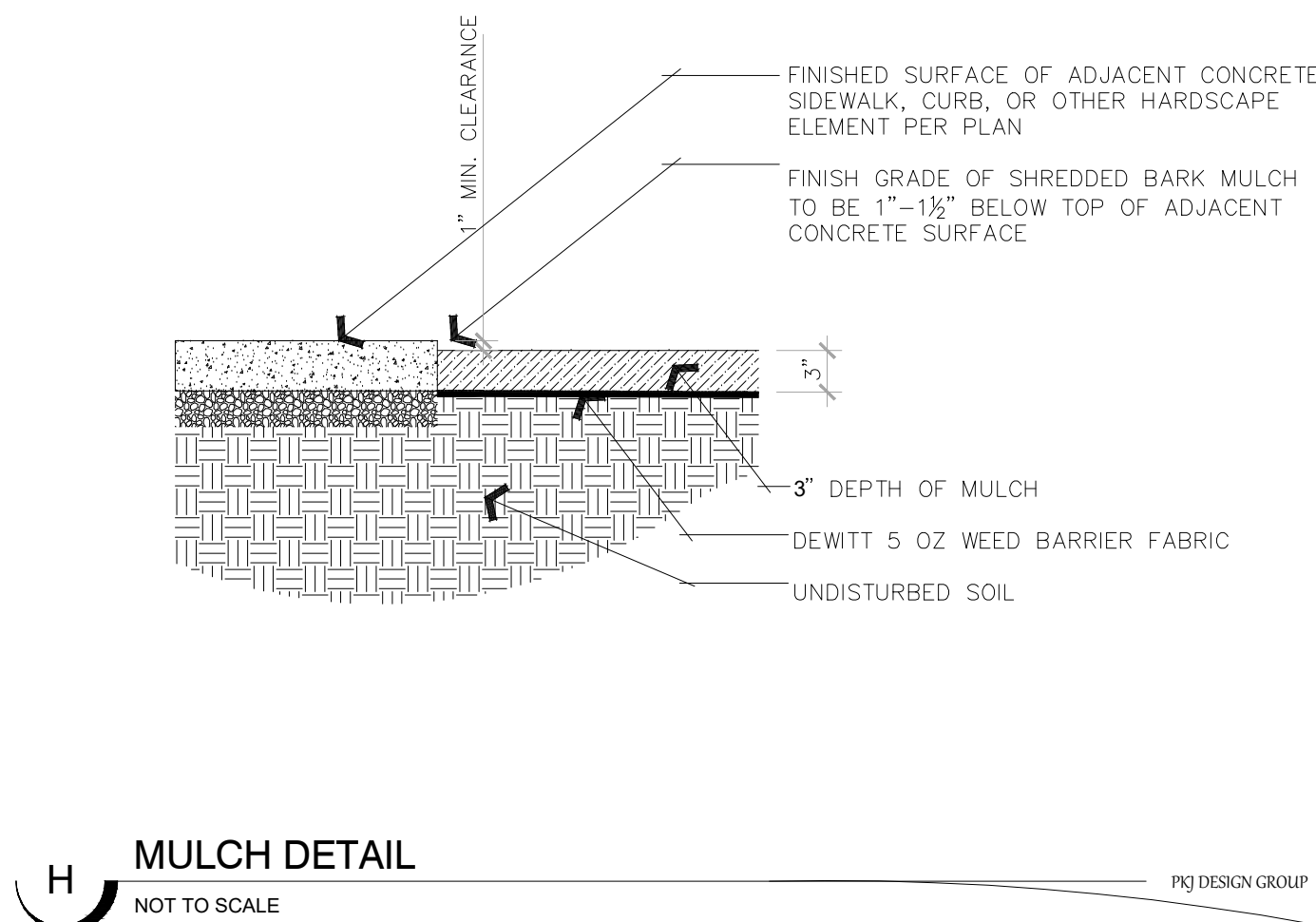
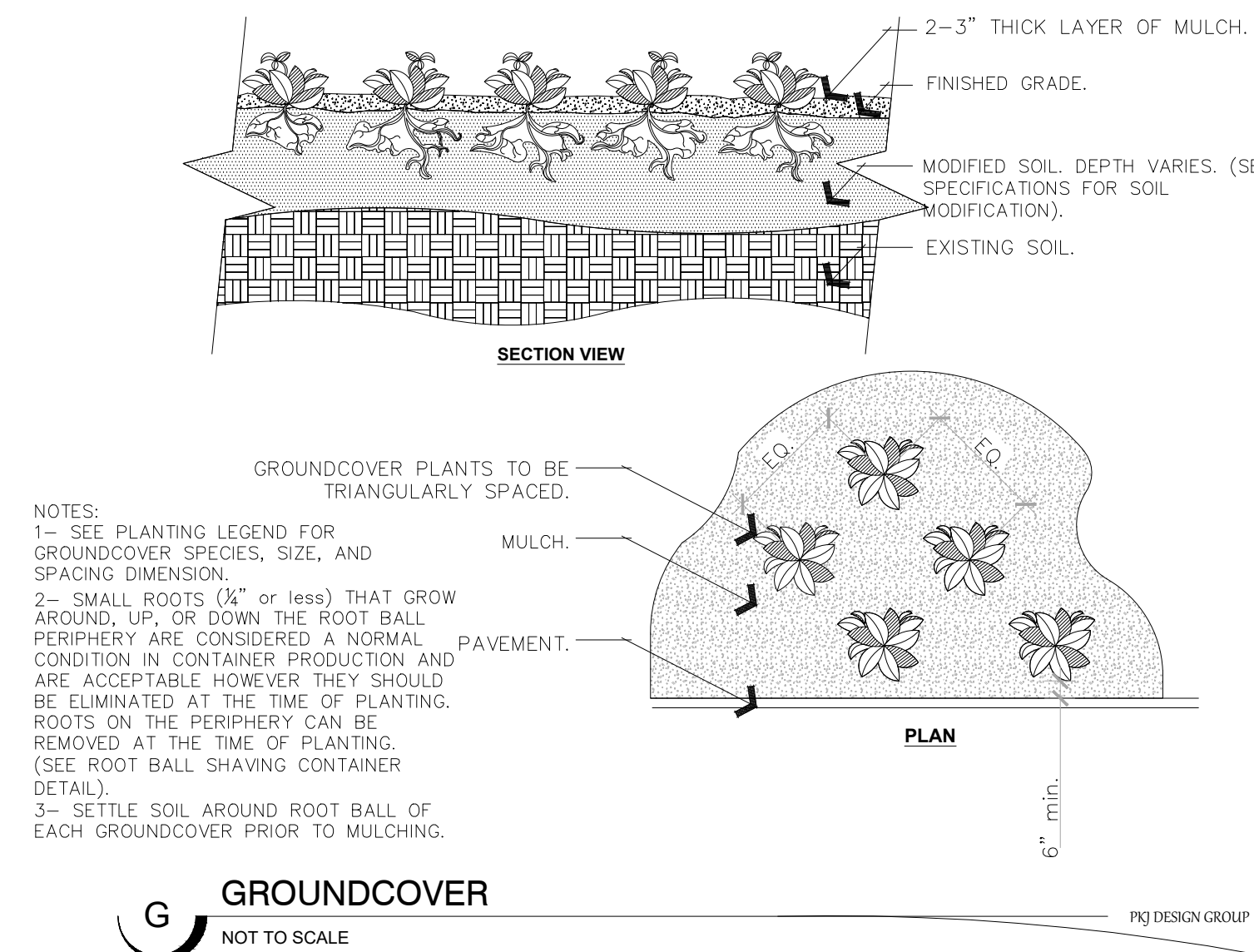
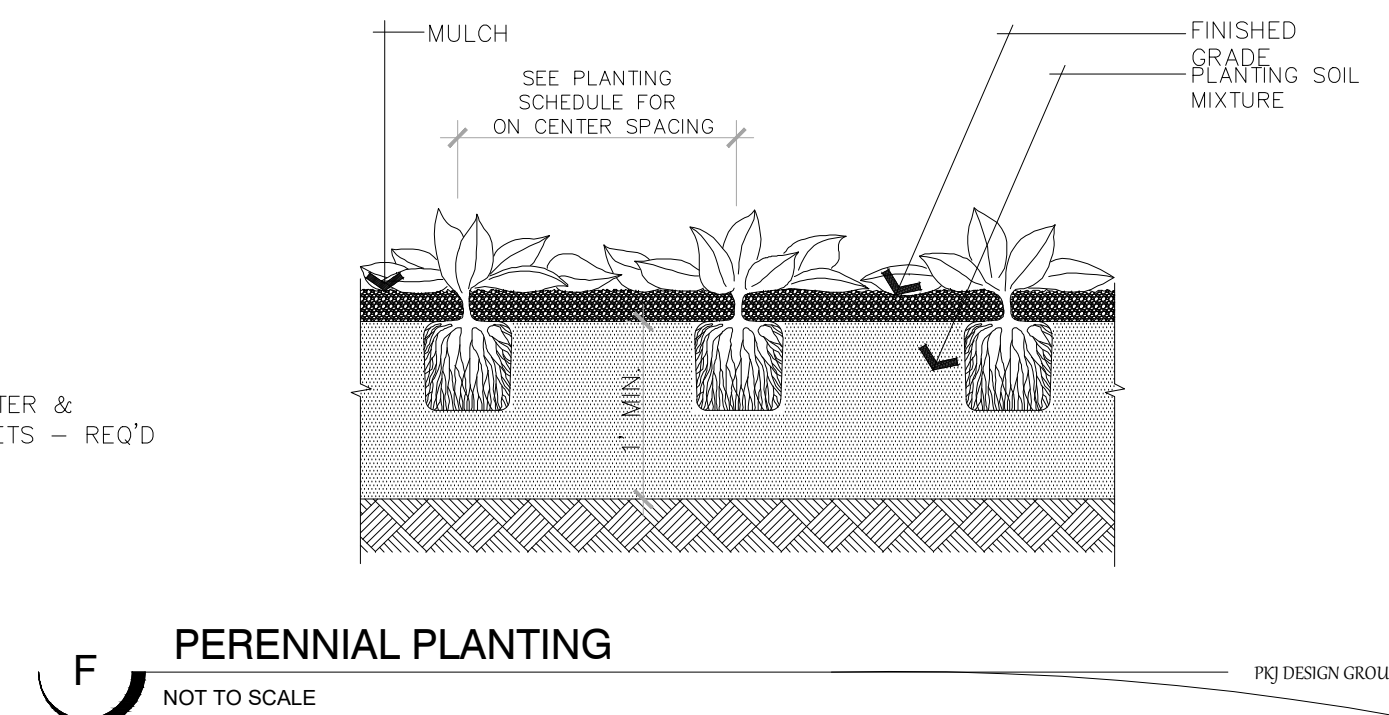
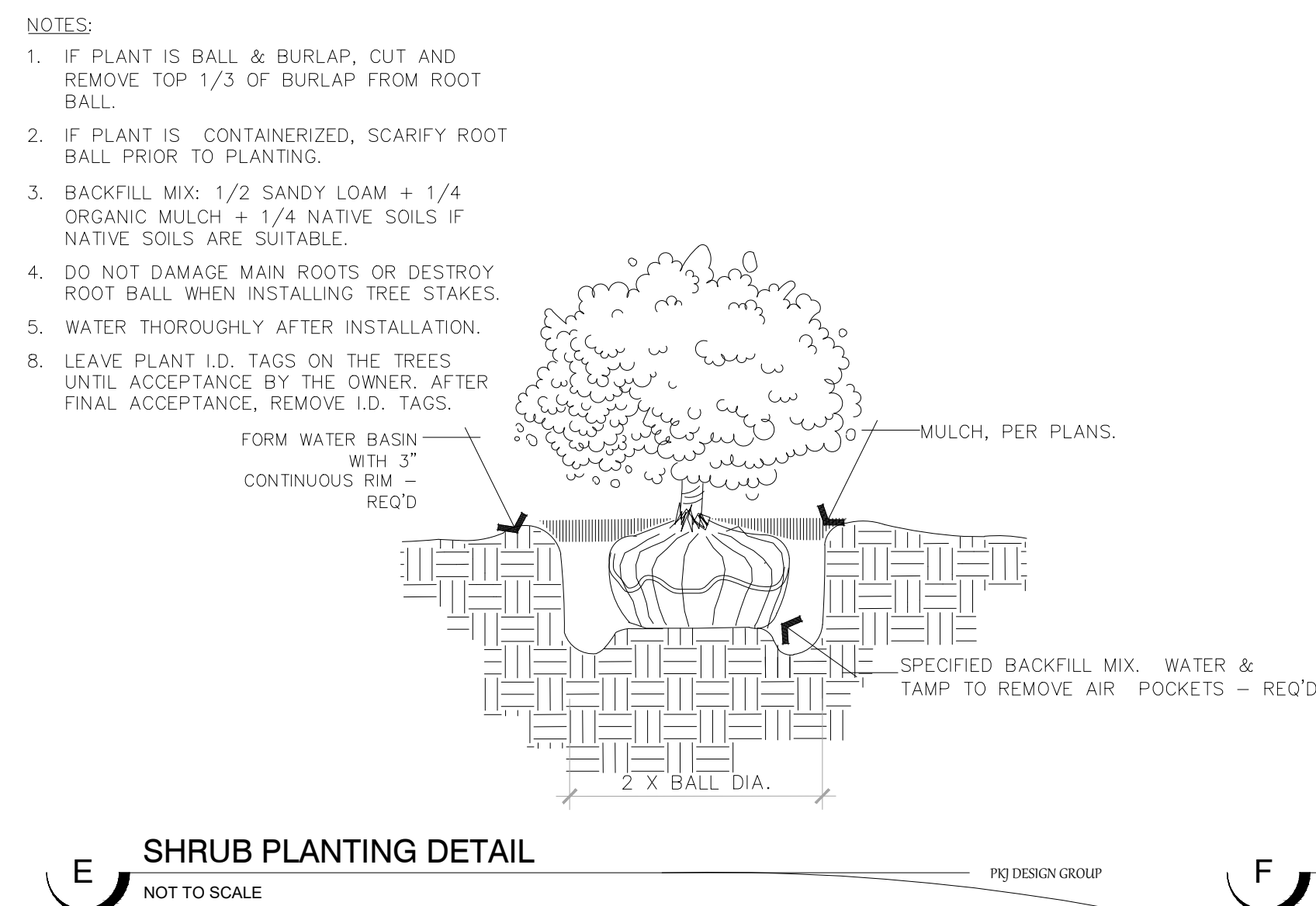
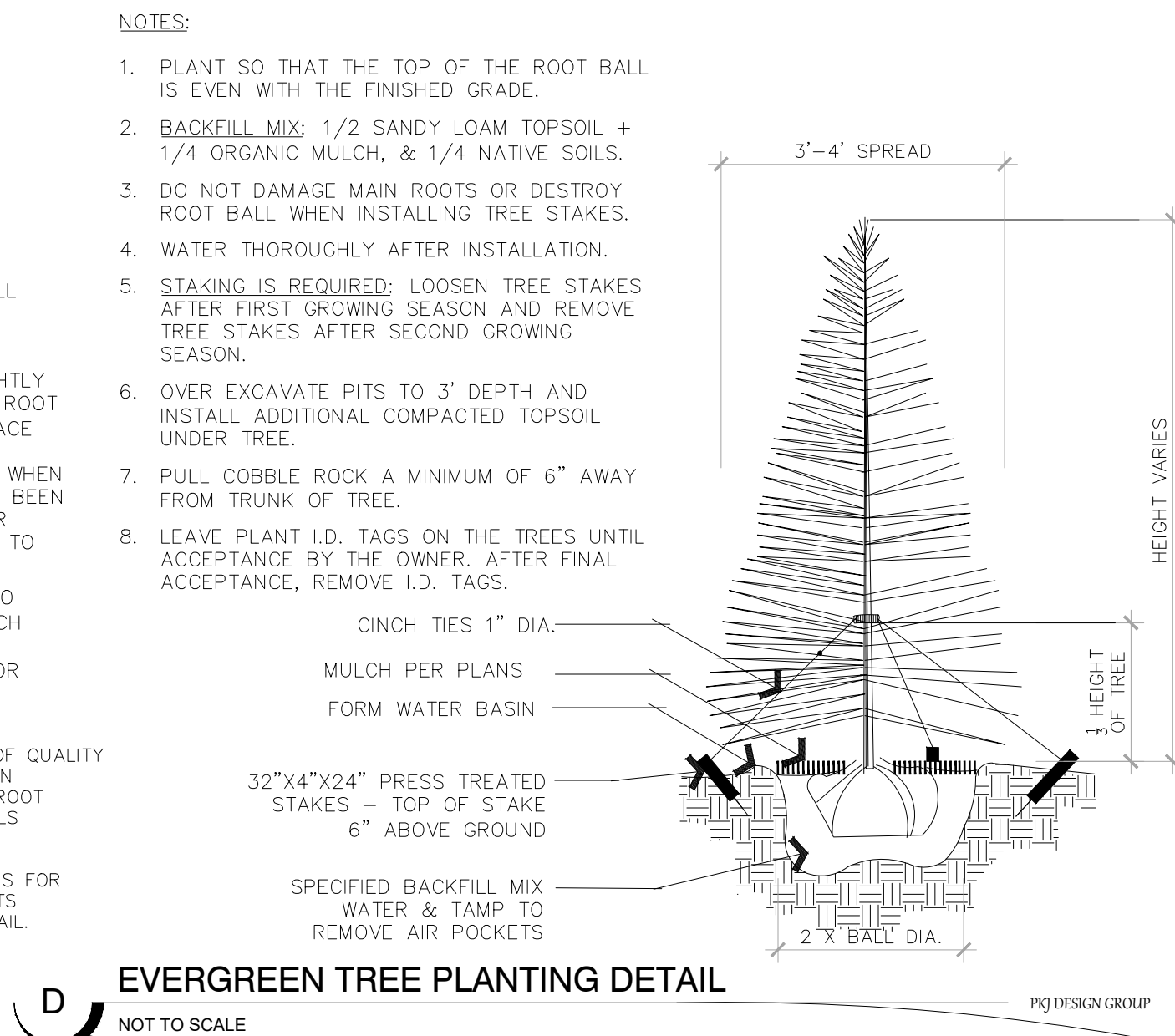
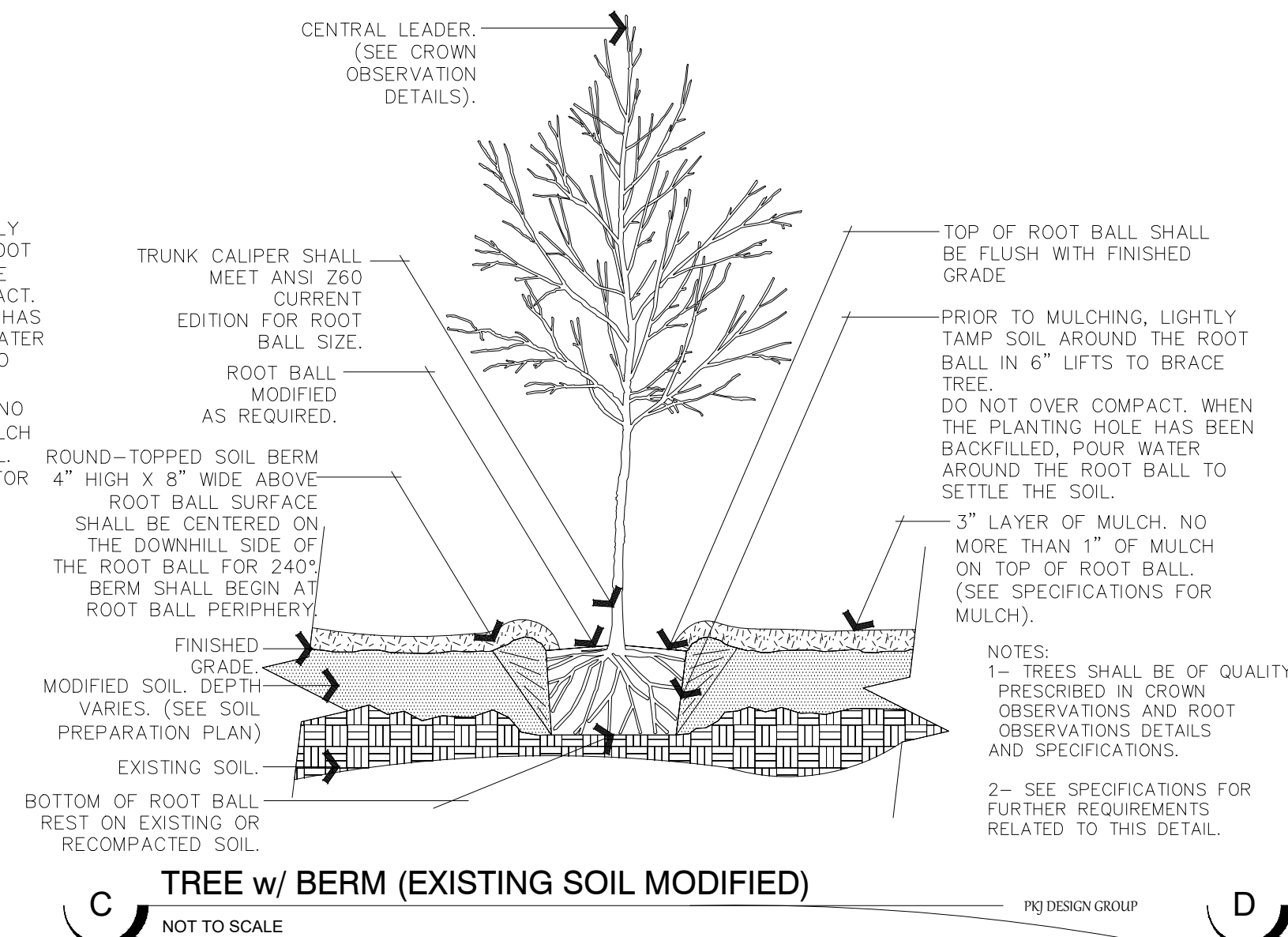
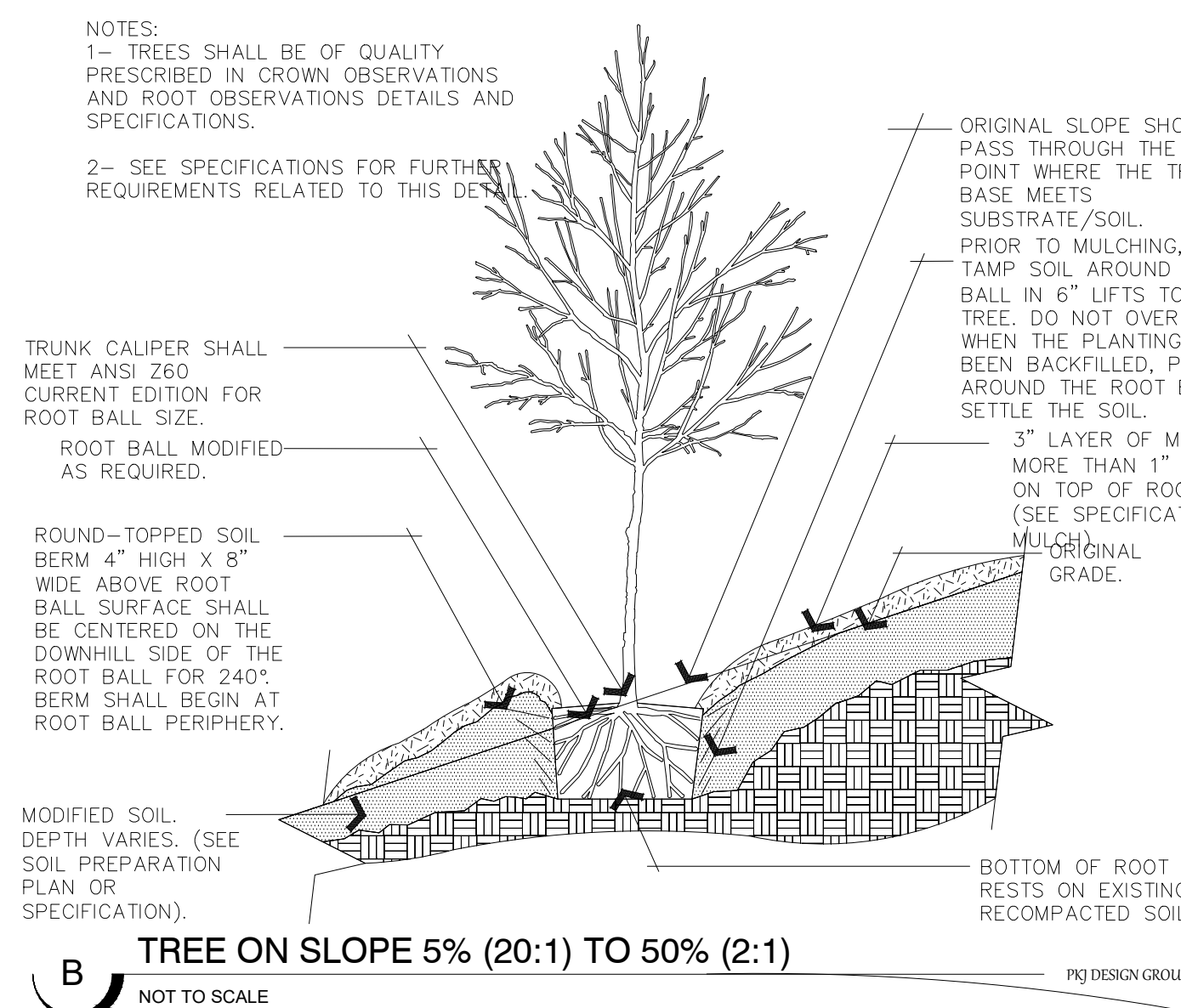
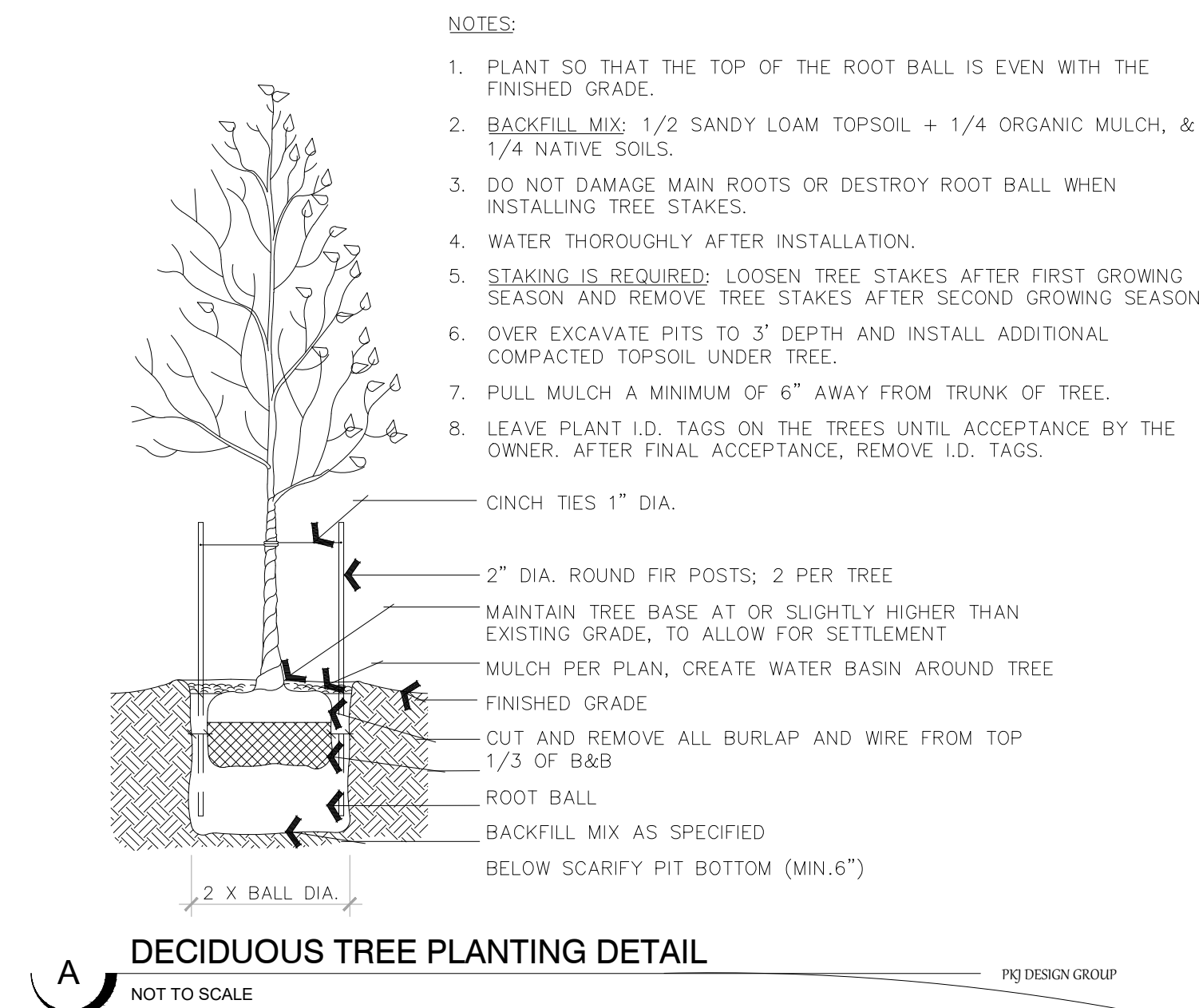
JIMMY DEGRAFFENRIED
801-830-5490
LIFETIMEHOMESINC.GMAIL.COM



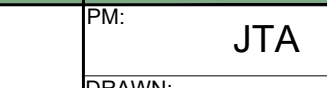
ATLAS ENGINEERING
95 WEST 200 NORTH #2
SPANISH FORK, UT
801-655-0566

PKJ
DESIGN GROUP
Landscape Architecture • Planning & Visualization
3450 N. TRIUMPH BLVD, SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-100

6/12/2020



ISSUE DATE			PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
06-12-2020			UT20054	 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org	HEELIS FARM 400 EAST 200 NORTH SANTAQUIN, UTAH	Developer / Property Owner: JIMMY DEGRAFFENRIED 801-830-5490 LIFETIMEHOMESINC.GMAIL.COM	 PKJ DESIGN GROUP Landscape Architecture / Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com		PM: JTA DRAWN: KBA CHECKED: TM PLOT DATE: 6/12/2020
NO.	REVISION	DATE				Client / Engineer:	ATLAS ENGINEERING 95 WEST 200 NORTH #2 SPANISH FORK, UT 801-655-0566		LANDSCAPE DETAILS PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-501
1	XXXX	XX-XX-XX							
2									
3									
4									
5									
6									
7									

MEMORANDUM



To: Planning Commission
From: Ryan Harris, Staff Planner
Date: July 14, 2020
RE: **Parker View Subdivision Shared Parking Agreement**

The owners of the Parker View Subdivision are proposing a shared parking agreement between Lot 1 (Yeti Carwash, currently under review) and Lot 2 (Big O Tires). Both properties are owned by the same owner. Lot 1 one will using 4 parking stalls from lot 2 (see attachment 1). Staff has reviewed the parking at Big O Tires and determined that there are enough parking stalls for the agreement. Big O Tires is required to have 15 parking spaces and they will have 48 parking spaces with the updated site improvements that will take place when the Lot 1 is developed.

Recommended Motion

“Motion to approve the parking agreement between Big O Tires and Parker View Subdivision.”

Attachments:

1. Parking Agreement
2. Site Plan
3. Subdivision Plat

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.



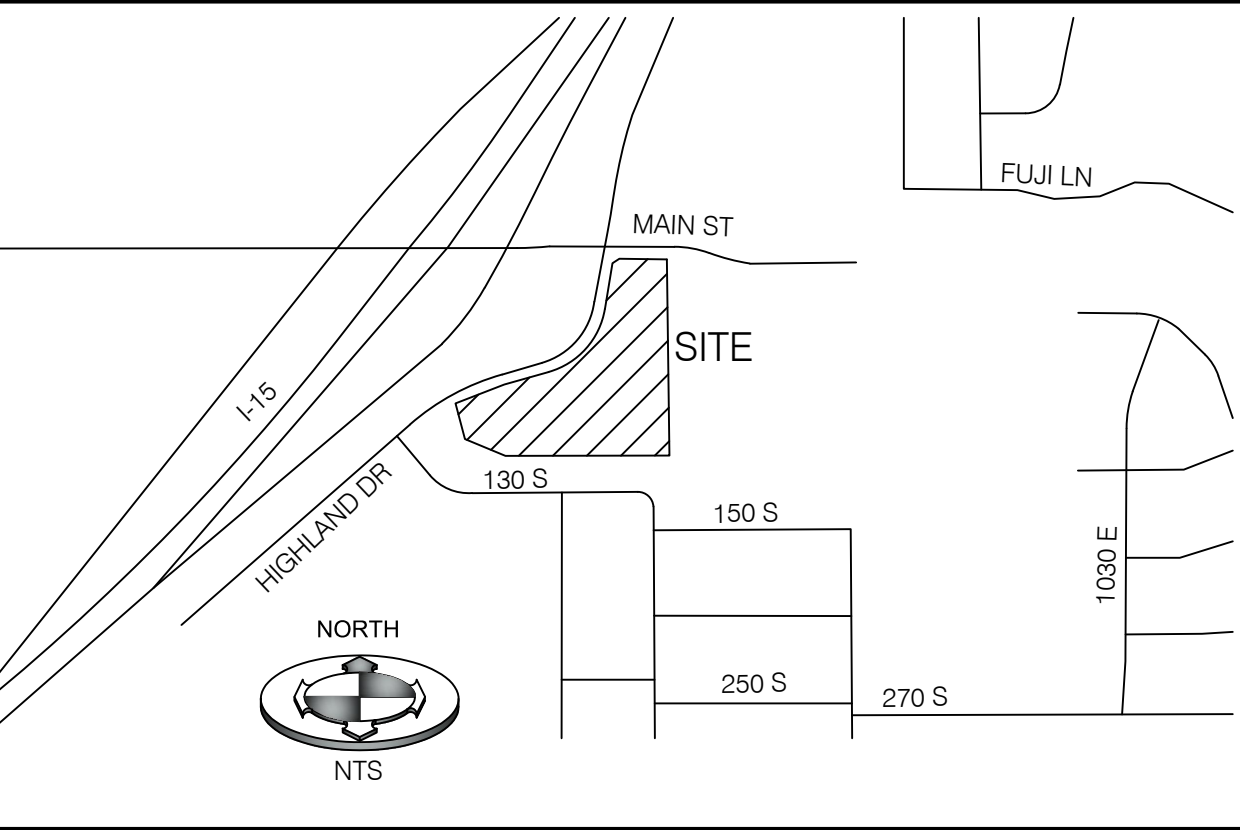
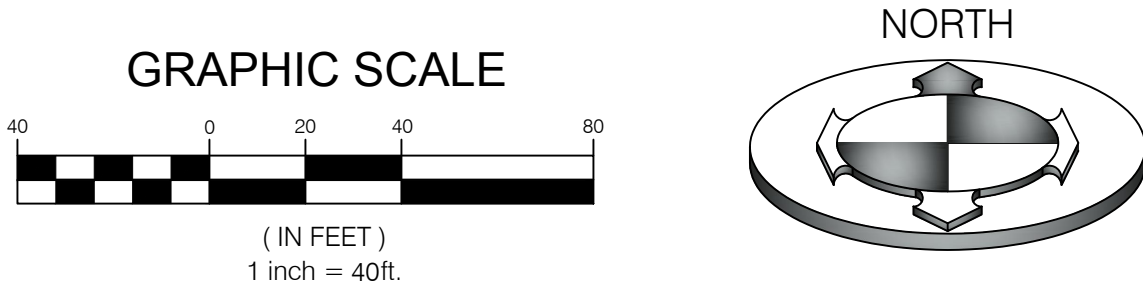
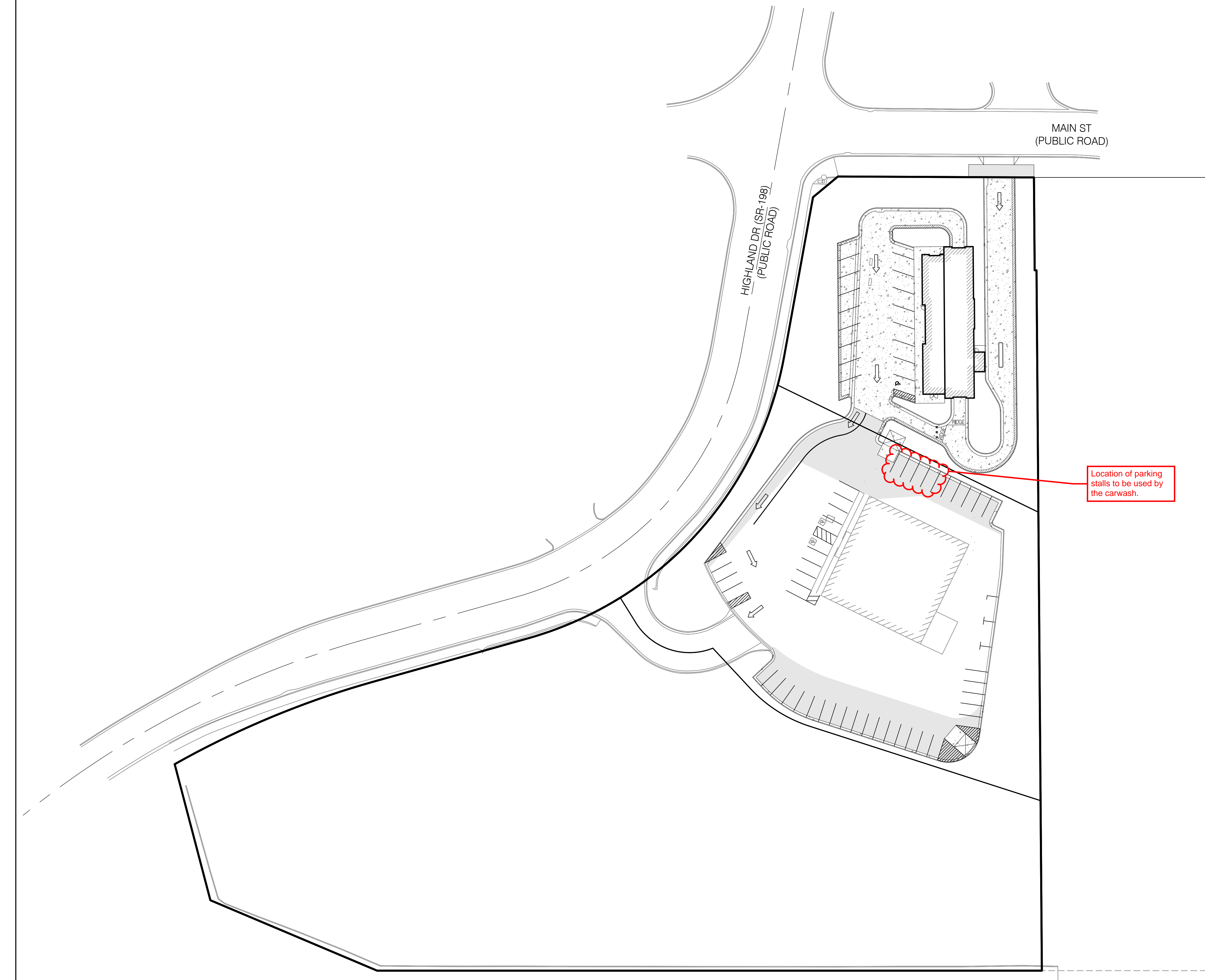
Big Foot Holdings Utah LLC
(Party A)



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



VICINITY MAP
N.T.S

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			DRAFT: 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

Attachment 3: Subdivision Plat

SUBDIVISION GENERAL NOTES:

- 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.
- 10 FOOT PUBLIC UTILITY EASEMENT (PUE) ALONG LOT LINES ABUTTING PUBLIC STREETS.
- 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.
- 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.
- 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.

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

VICINITY MAP

GRAPHIC SCALE

(IN FEET)
1 inch = 40ft.

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

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S 31°51'10" E	23.41'
L2	S 63°03'13" W	36.11'
L3	S 42°56'56" E	43.56'
L4	S 31°51'10" E	23.86'
L5	S 60°32'43" W	21.84'
L6	S 46°53'58" W	17.43'
L7	N 27°51'32" W	50.45'
L8	N 37°07'01" E	92.48'
L9	S 31°51'10" E	23.86'
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'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	69.60'	50.00'	79°45'22"	S 71°43'51" E	64.12'
C2	56.28'	110.50'	29°10'48"	S 57°32'20" E	55.67'
C3	80.23'	284.00'	16°11'13"	S 66°14'26" W	79.97'
C4	214.39'	284.00'	43°15'11"	S 36°31'15" W	209.34'
C5	22.90'	284.00'	4°37'13"	S 12°35'03" W	22.90'
C6	51.98'	34.00'	87°36'07"	S 75°39'13" E	47.07'
C7	44.94'	59.50'	43°16'31"	N 58°45'17" E	43.88'
C8	4.88'	12.00'	23°17'12"	N 68°44'57" E	4.84'
C9	98.02'	66.00'	85°05'37"	S 74°23'58" E	89.26'

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

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

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

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 HEREFTER 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

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

DIVISION ENERGY CORPORATION

DIVISION ENERGY CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DIVISION 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.

APPROVED THIS _____ DAY OF _____, 20____

DOMINION ENERGY CORPORATION _____

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

a. A RECORDED EASEMENT OR RIGHT-OF-WAY
b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
d. ANY OTHER PROVISION OF LAW

APPROVED THIS _____ DAY OF _____, 20____

ROCKY MOUNTAIN POWER _____

CITY UTILITIES APPROVAL

CULINARY WATER / PRESSURE IRRIGATION	COMCAST	DATE
PUBLIC WORKS DIRECTOR _____ DATE _____	CENTURY LINK	DATE _____
SEWER / STORM DRAIN		DATE _____
PUBLIC WORKS DIRECTOR _____ DATE _____		DATE _____

SURVEYOR'S SEAL

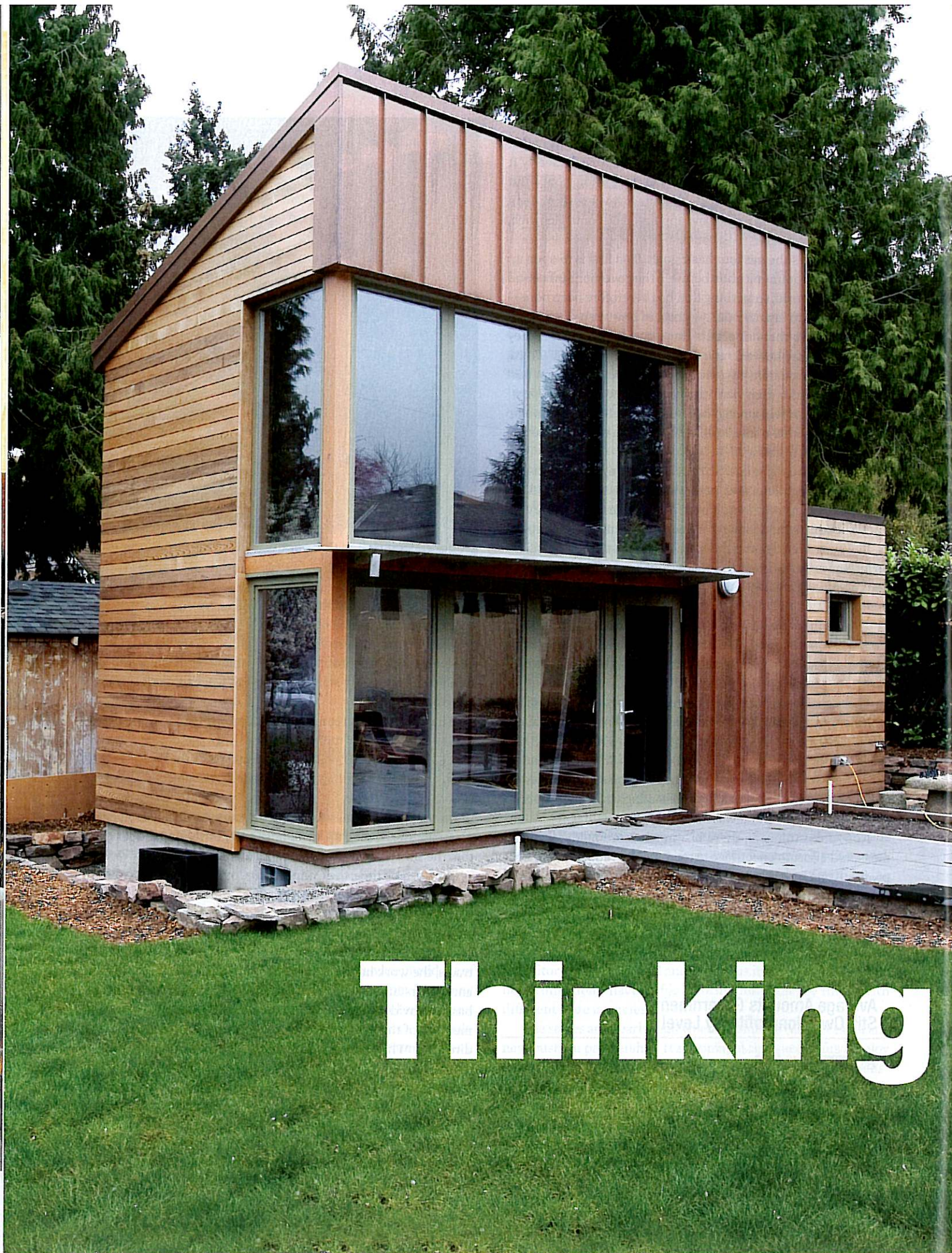
6/19/2020
7240531
BRIAN A. LINAM
STATE OF UTAH

CITY ENGINEER SEAL

CLERK-RECORDER SEAL

UTAH COUNTY RECORDER

1909242sp.dwg



Thinking small

By Zach Patton

Photographs by David Kidd

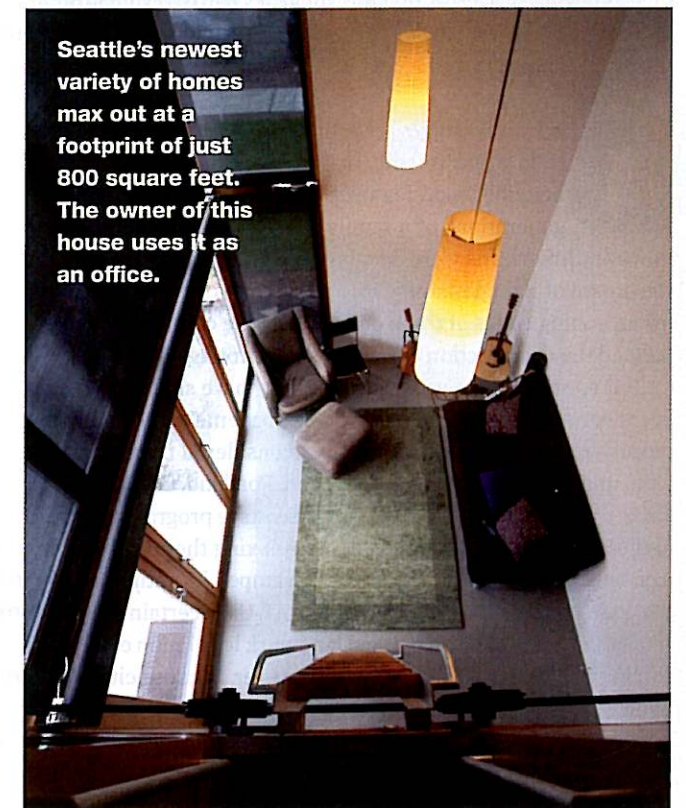
It's chilly, gray and raining.

In other words, it's an utterly unremarkable spring day in Seattle, as the city's urban planning supervisor Mike Podowski pulls up to a home in the Columbia City neighborhood southeast of downtown. The large clapboard-and-cedar house is a charming two-story Craftsman, but Podowski's not interested. Instead, he makes a beeline for a freestanding structure in the backyard. "This is great!" he says, as the homeowner ushers him through a gate. "It's an ideal set-up."

Podowski has come to check in on one of Seattle's fastest-growing new modes of housing: the backyard cottage. Since 2006, the city has allowed homeowners to build stand-alone cottages—officially known as “detached accessory dwelling units”—behind existing single-family homes. At first, the zoning change only applied to a few neighborhoods on the city's south side, including Columbia City. But in November 2009, Seattle expanded the pilot program throughout the city, to any residential lot of at least 4,000 square feet. In the 18 months following the expansion, 57 backyard cottages have been permitted, and roughly 50 of those are either completed or nearly finished.

Like other mid-size cities that came of age in the first few decades of the 20th century, Seattle is made up largely of compact neighborhoods filled with single-family bungalows. Today, almost two-thirds of the city is zoned for single-family homes, so it's harder for Seattle to accommodate its growing population—the city swelled from 563,374 residents in 2000 to 608,660 last year—without spreading farther and farther into the forests of

Seattle's newest variety of homes max out at a footprint of just 800 square feet. The owner of this house uses it as an office.



the Pacific Northwest. That's partly why the city saw backyard cottages as an attractive new alternative, a way to add affordable housing options without a wholesale redesign of the city's signature neighborhoods.

These structures are small: Seattle's code limits them to a footprint of 800 square feet, and they max out at 22 feet tall. Construction costs typically range from \$50,000 to \$80,000, although more elaborate units can cost upward of \$140,000 to build. Some homeowners use the freestanding cottages as home offices, or as extra room for when relatives visit. Others are building them as in-law apartments for aging parents, or as crash pads for post-college children who can't yet afford their own place. But a large number of homeowners are actually renting the cottages to tenants. (City law requires that the homeowners live on the property at least six months out of the year.) In some cases, the owners themselves have moved into the backyard cottage in order to rent out the larger house facing the street.

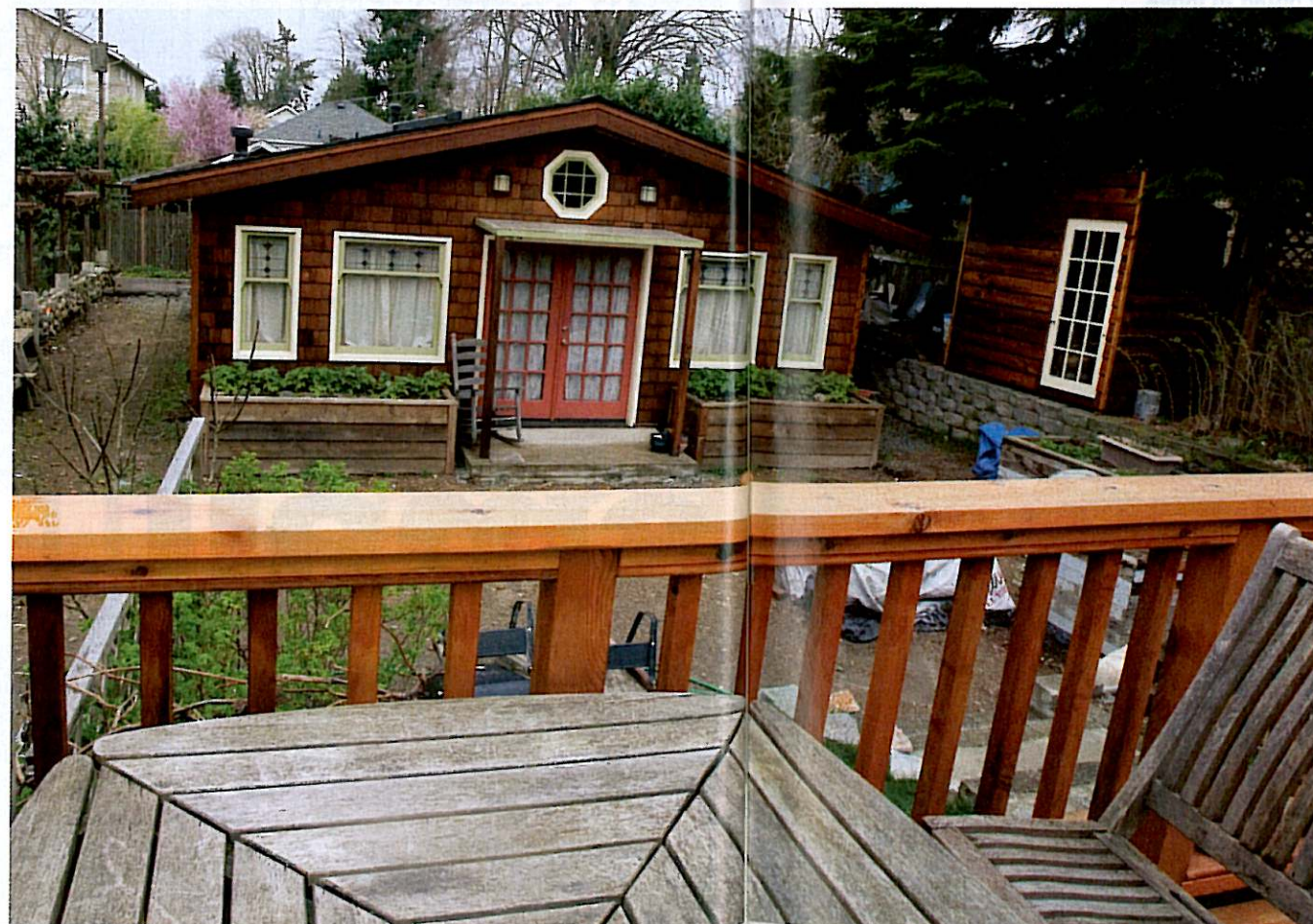
Seattle isn't alone in its experiment with accessory dwelling units (ADUs). Localities everywhere from California to Minnesota to Massachusetts are re-examining their zoning laws and considering the role that ADUs can play in the makeup of their urban design. To be sure, there are plenty of critics who say backyard cottages are a bad idea, that renting out tiny apartments to strangers will destroy the character of a neighborhood. "We're seeing both a continued resistance to [ADUs], but also a recognition that they provide a level of moderately priced housing," says John McIlwain, a senior housing fellow at the Urban Land Institute. The "growing driver," he says, are elderly parents who can't afford nursing care, or who simply would rather age in place with their families. "That's hard for a community to rally against," he says. "And once you cross that threshold, it's hard to exclude other uses for backyard cottages. We're going to be seeing a lot more of this style of housing in the next several years."

Backyard cottages are actually a throwback. Stand-alone in-law apartments, or "granny flats," were common neighborhood features a century ago when multiple generations of a family lived together. By the 1950s, however, Americans were decamping for the suburbs, pursuing the dream of a single-family home on a large tract of land. Many urban zoning codes of the second half of the century essentially banned the construction of new backyard cottages.

But as attitudes toward urban density have shifted in recent years—and as affordable housing has become scarce in many places—more and more cities have reconsidered the granny flat as an important part of a neighborhood. Portland, Ore., and Santa Cruz, Calif., both have strong backyard cottage programs. Chicago and Madison, Wis., have considered relaxing their prohibitions against ADUs. Denver last summer revamped its entire city zoning code and now permits stand-alone ADUs in certain neighborhoods. California in 2003 passed landmark legislation essentially forcing localities to allow ADUs. (However, because cities were allowed to design restrictions as narrowly as they wanted, the law hasn't had as much impact as it could have. Pasadena, for example, only allows ADUs on lots larger than 15,000 square feet, and mandates that an ADU have its own two-car garage. Only one



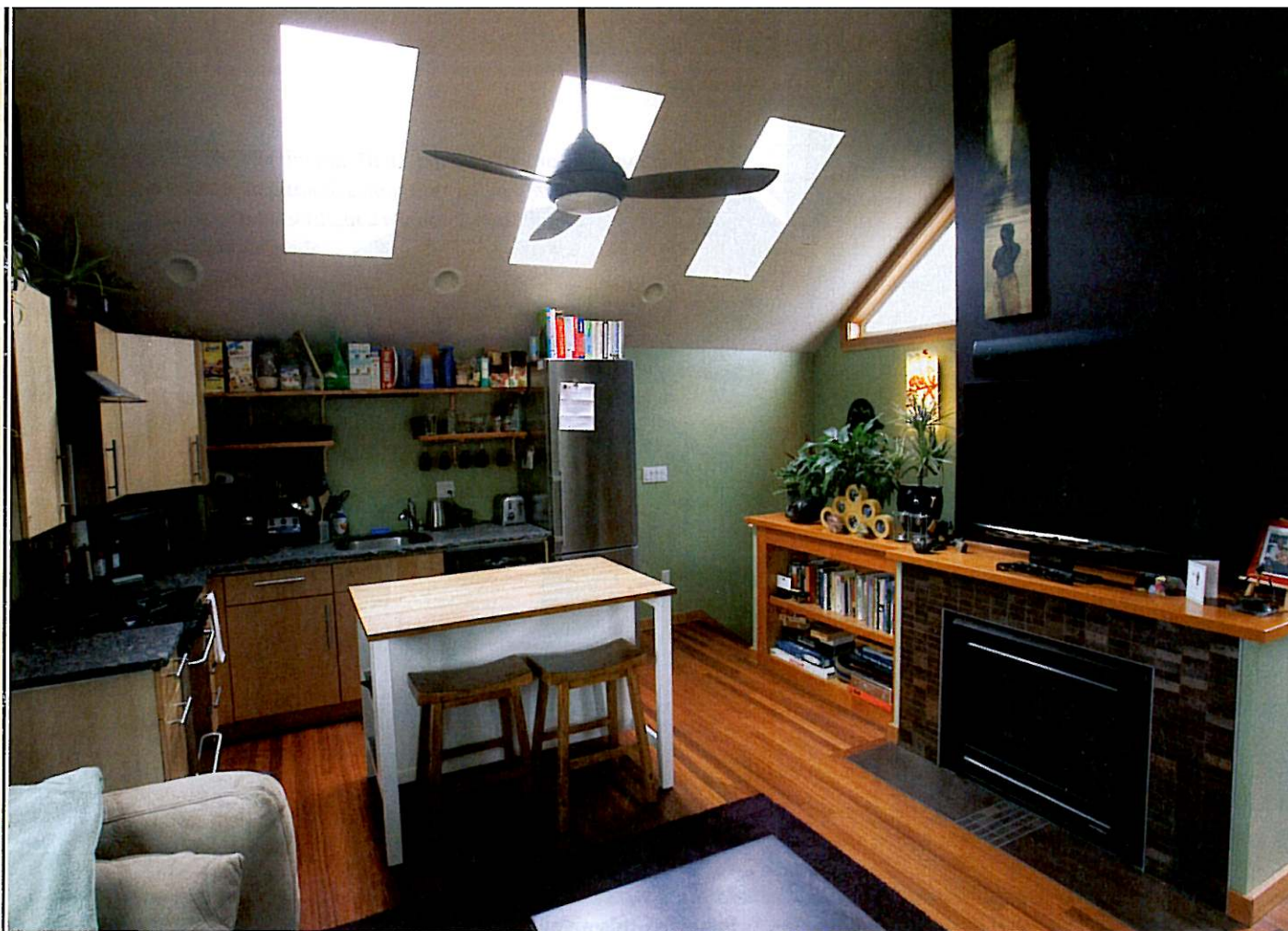
By allowing backyard cottages, Seattle hopes to provide a new affordable housing option. In the 18 months since the units have been allowed citywide, about 50 have been completed.



In homes this small, every inch counts. At right, a homeowner demonstrates how a custom-built Murphy bed maximizes space.



Critics fear the added density and new rental tenants will transform Seattle's treasured single-family neighborhoods.



When their son went to college, the homeowners at this property opted to move into their backyard cottage and rent out the "big house" in front.

So far, Seattle's backyard cottage boom has been evenly spread throughout neighborhoods across the city.



THINKING SMALL



Many of the cottages, like the one above, have alley access and a garage, making them feel less attached to the main house.

backyard cottage has been built in Pasadena since the 2003 law took effect.)

Not everyone is pleased. Critics say the additional residents put a crunch on available street parking. Some neighbors worry about privacy with a two-story cottage looming just over the property line. But the biggest concern tends to be the notion that allowing backyard rental cottages will irrevocably change the feel of a neighborhood. While Seattle was debating the cottages in 2009, one real estate agent called the city's proposal a "de facto rezone of the entire city," adding, "There will no longer be single-family neighborhoods in Seattle."

Podowski acknowledges that vocal objections from some critics made it "challenging to get the legislation passed. People are very protective of their single-family neighborhoods, and they weren't sure this was something that was going to fit in."

But after the city's three-year experiment with ADUs in the southeast part of town, Podowski's office conducted a survey of residents living near a permitted backyard cottage to gauge the impact the units had on neighborhoods. What the city found was something of a surprise. Eighty-four percent of the respondents said the ADUs hadn't had any discernible impact on parking or traffic. What's more, most people didn't even know they lived near an ADU, says Podowski. "More than half of them didn't even realize there was a unit next door. It really helped us to show that a lot of the fears people had about these were not going to be realized."

That positive feedback helped encourage the city to expand ADU zoning citywide. Council members also eliminated a cap on the number of backyard cottages that could be built in the city, and they rejected a proposed "dispersion" requirement, which would have limited the number of ADUs in a given neighborhood. The city prepared a design guide for homeowners, tips on being a good landlord and ideas for how to best respect neighbors' privacy. Since then, the 57 new permits for backyard cottages number "in the ballpark" of what the city had predicted, says Podowski, and they're evenly spread in neighborhoods across Seattle.

To hear Podowski tell it, the benefits of an ADU are relatively prosaic: They're good for aging parents, or the rental income can help offset a homeowner's mortgage. But in some ways, backyard cottages represent a bigger shift than that. "Cities are struggling with, 'How on earth do you increase density in a suburban neighborhood of single-family homes?'" says Witold Rybczynski, an urbanism professor at the University of Pennsylvania and the author of *Makeshift Metropolis* and other books on urban planning. "The backyard cottage is an easy first step toward densification," he says. Unlike high-rise residential towers or even mid-rise apartment buildings, Rybczynski says, backyard cottages "are an effective way to increase density without a radical change in neighborhood standards." With the twin challenges of accommodating an aging population and providing diverse housing options to an ever-growing pool of residents, an increasing number of cities may find a solution right in their own backyards. **G**

E-mail zpatton@governing.com

GOVERNING.com See expanded coverage and a photo tour of more of Seattle's new backyard cottages at governing.com/Seattle

Accessory Dwelling Units (Detached)

Public ADU Benefits

- Minimizes subsidies for affordable units
- Keeps growing/aging families together comfortably
- Maximizes use of existing infrastructure and services
- Alternative to unenforceable accessory apartment issue
- Increases Tax Revenues
- Promotes stable neighborhoods
- Moderate income housing requirement
- Easier to track and regulate

Private ADU Benefits

- Rental income for homeowners
- Separate living space for helping family
- Potential home office or guest house
- More appealing alternative to accessory apartments
- Increased property values
- Control over who rents in Alpine
- Opportunity to age in place

Summary of ADU Benefits

- Better uses existing infrastructure and services
- Generates community economic development
- Reduces costs for young families/elderly
- Water conservation
- Connects families

Who Typically Lives in ADUs?

- Older singles/couples
- Younger singles/couples
- People who travel often
- Middle-aged “empty nesters”
- Single Working Parents

Ideas for Regulating ADUs

- Off-street parking requirement (2 spaces per ADU)
- Minimum acreage to build ADU (30,000 sq. ft.)
- Require Business License regardless of use
- Require that primary dwelling and ADU have same utilities
- Construct as restrictive use covenant to be signed
- Apply <50% lot coverage to all zones
- Max of 1,000 sq. ft. building pad
- Maximum height of 24 feet
- Maximum of 10 built per year
- Cannot subdivide or sell ADU only rent
- ADU design similar to main dwelling

Salt Lake City

1. Limit the number of building permits issued by the City for accessory dwellings to 25 per calendar year with the following exceptions:
 - a. units located within Redevelopment Agency (RDA) project area or funded in part by RDA housing fund.
 - b. units that comply with all accessibility standards in the current building code.
2. Ensure the accessory dwelling is subordinate to the principal dwelling by limiting the building size to 50% of the square footage of the principal structure or 650 square feet; whichever is less.
3. Require compliance with the zoning district building height limit, minimum building setbacks and maximum lot coverage, the design of the accessory dwelling be compatible with the principal structure and the entrances to be located facing the back or side of the property. This is to enforce the subordinate nature of the unit.
4. Require either the main residence or the accessory dwelling be occupied by the owner of the lot. The idea is that if an owner lives on site, they are more likely to ensure tenants are not causing problems (such as noise, etc.) and will ensure the property is maintained.
5. Require the property owner to obtain a business license for the accessory dwelling.
6. Require additional parking and compliance with current building codes.
7. The Transportation Director could modify the parking where certain factors are evident such as available on-street parking or location within ¼ mile of a TRAX Station or bus route.
8. Allow home occupations (such as an office) but not conditional home occupations (such as music lessons or hair styling) where person would come to house would not be allowed in the ADU.
9. Require accessory dwelling units located in an H Historic Preservation Overlay District comply with applicable regulations and review processes including related guidelines and standards to ensure compatible building and preservation of historic resources.

Summit County

1. The accessory dwelling unit must be constructed at a location approved by the director.
2. The minimum parcel size for a lot containing primary dwelling unit and an accessory dwelling unit which is not attached to or within the primary dwelling unit shall be one-half (1/2) acre.
3. The accessory dwelling unit may not be sold separately from the entire property, including the primary dwelling unit.
4. Setback requirements shall be the same as for the primary structure.
5. A low impact permit and a building permit shall be required for an accessory dwelling unit.
6. Accessory dwelling units shall conform to the height limitations of the primary structure.

7. A certificate of occupancy for an accessory dwelling unit shall only be granted concurrent with or subsequent to the issuance of a certificate of occupancy for the primary use structure on said property.
8. An accessory dwelling unit shall not exceed one thousand (1,000) square feet of gross square footage.
9. A restrictive use covenant shall be signed and recorded by the property owner prior to building permit issuance for the accessory dwelling unit. The restrictive use covenant shall state that the accessory dwelling unit may not be sold separately from the entire property, including the primary residence, and that the dwellings may not be condominiumized.

Centerfield

10. An accessory dwelling unit shall be under the same ownership or control as the principal dwelling unit, and shall be located on the same lot as the principal dwelling unit.
11. No accessory dwelling unit shall be constructed prior to the time of construction of the primary dwelling unit to which it is incidental and subordinate.
12. The size of the accessory dwelling unit shall be no less than five hundred (500) square feet and no greater than eight hundred (800) square feet. The accessory dwelling unit shall be constructed in architectural style that is similar to the primary dwelling unit's architectural style.
13. Access to the accessory dwelling unit shall be restricted to preexisting access points.
14. Only a single residential water hookup shall be allowed for both the accessory dwelling unit and the primary dwelling unit. The accessory dwelling unit shall not be equipped with separate utility meters and the owner shall be responsible for all utilities.
15. Prior to any accessory dwelling unit being constructed, the owner must obtain a conditional use permit.
 - A. In order to obtain a conditional use permit, the owner must file an affidavit with the city certifying that the accessory dwelling unit will comply with the conditions set forth in this chapter.
 - B. The conditional use permit shall be renewed on an annual basis upon application by the owner.
 - C. Prior to renewal of any conditional use permit, the city may inspect the accessory dwelling unit in order to ensure compliance with the conditional use permits requirements.
 - D. The failure to obtain a conditional use permit in accordance with this section may result in a penalty of twenty five dollars (\$25.00) per day.

Lindon city allows accessory apartments

February 01, 2012 12:16 am • [Audra Rasmussen - Correspondent](#)

LINDON -- Granny flats, mother-in-law apartments, casitas, carriage houses, ancillary units, apartments, guest homes and their aliases are now permitted within Lindon city limits.

After several months of discussion at city council meetings, the Lindon City Council voted unanimously, albeit with some trepidation, to approve detached accessory apartments in Lindon.

Adam Cowie, Lindon city's planning and development director, asked the council prior to this discussion to reduce its impact fee for the units from \$4,000 to \$1,500 to make the building permit more affordable in today's economy. The city council unanimously voted to approve the lesser fee in September.

"We always have the opportunity to revisit this," Mayor James Dain said. "If Adam comes back and has some concerns about where this has taken us then we can revisit it then."

The council members' idea is to enable homeowners to provide separate rental units that fit in their neighborhoods and to increase options and affordability for both homeowners and their family members, without affecting the quality of life or physical character of Lindon and its neighborhoods.

"My biggest concern here is that I want this to be hardship-generated rather than revenue-generated," Councilman Mark Walker said. "I want this to be for taking care of people that we need to be taking care of, our families and so forth. I don't want it to turn into some money thing. That is my real concern on this."

The community of Lindon prides itself on being a little bit country, with white rail fences lining the sidewalks of streets within city limits. Approval of detached accessory apartments pose a possible threat to the protected lot allotment for homes, allowing homeowners to place a second livable dwelling on their lot.

All members of the council saw the benefits to the community if the ordinance is used appropriately, but expressed concern that the law might open a door they did not want to open. Strict limitations placed within the ordinance help curtail that door opening.

Accessory apartments are limited to no more than 1,200 square feet, the entrance cannot face the street, the height cannot exceed 20 feet, utilities are required to be connected through the primary residence services, and one of the dwellings needs to be owner-occupied.

The ordinance does not allow for accessory apartments to be sold separately or for a lot to be subdivided.

Homeowners can find several advantages in having an accessory apartment -- space for relatives, additional revenue stream, guest quarters and resale value. Many children are opting to take care of an aging parent or relative in their own home to avoid the expenses associated with retirement homes and assisted living facilities.

Accessory apartments also serve to provide additional revenue that can help with mortgage payments and bills. Some homeowners build them simply to provide a separate unit for guests. Accessory apartments serve as a selling point for certain buyers and can help set a current home apart from others on the market.

In retrospect, elderly homeowners who are living on fixed incomes will benefit by allowing extra income from accessory apartments and helping them to offset some of their living expenses with also the possibility of companionship.

The new ordinance also benefits Lindon city by increasing the amount of affordable housing dwellings available within city limits. The accessory apartments make housing units available to moderate income people who might otherwise have difficulty finding homes within Lindon city limits.

"The state requires that the city has to provide opportunities for moderate income households in our city," said Cowie.

"And since we don't allow a lot of apartments or high-density places this accessory apartment is one way to offer this."



**Planning Commission Meeting Minutes
Tuesday, June 23, 2020**

Planning Commission Members in Attendance: Trevor Wood (participating via zoom), Art Adcock, Kylie Lance, Brad Gunnell, and Kyle Francom (participating via zoom).

Other's in Attendance: Community Development Director Jason Bond, Assistant City Manager Norm Beagley, and City Council Member Betsy Montoya (participating via zoom).

Commission Chair Wood called the meeting to order at 7:07 p.m.

Invocation / Inspirational Thought: Commissioner Adcock shared an inspirational thought.

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

Public Forum: Commission Chair Wood opened the public forum at 7:09 p.m. and closed it at 7:09 p.m.

PUBLIC HEARING- Main Street Business District Architectural Requirements

The Planning Commission will review a proposed amendment to the architectural requirements for multi-family developments in the Main Street Business District zone; which would allow masonry siding as an appropriate primary exterior material.

Mr. Bond explained the proposed amendment which would allow masonry siding as an approved primary exterior material. He reviewed the new proposed language (See Attachment 'A'). Mr. Bond clarified that the proposed amendment would allow for 75% of the primary material to be hardy board, while requiring the use of at least one other approved primary material.

Commission Chair Wood opened the Public Hearing at 7:14 p.m. There were no comments received regarding this agenda item and no one in attendance. Commission Chair Wood closed the Public Hearing at 7:14 p.m.

Commissioner Gunnell asked about the maintenance required for masonry siding. He noted that the currently approved primary materials don't require much maintenance. Commissioner Lance stated that she likes the thought of diversifying the approved materials. However, she explained that masonry siding needs to be painted roughly every ten years.

Commissioner Adcock expressed his thoughts that this amendment is lowering the standards for the zone and in turn doing a disservice to existing buildings. He indicated that if this amendment passes, he would like to see a smaller percentage of masonry siding allowed.

Commissioner Francom noted that there are hardy board look alike materials that are made out of wood fiber, and are lower quality. He stated that the high quality concrete version can be ordered in different colors. Commissioner Wood asked if there is a process in place to determine that the high quality product is being used. Mr. Bond explained that this would be reviewed through the Architectural Review Committee (ARC).

Commissioner Lance asked if many developers have requested to use of hardy board within the MSBD zone. Mr. Bond answered that it has been inquired about often as it is a current trend. Commissioner Lance pointed out that masonry siding meets the agrarian intent of the ordinance. Mr. Bond explained that the intent of this amendment is to allow more flexibility and diversity in architectural design. Commissioner Wood stated that he thinks masonry siding looks nice, and that trends are moving in that direction.

Commissioner Adcock asked the Commissioners what they think about reducing the percentage of masonry siding to 50%. Commissioner Lance explained that the farmhouse look can't be reached unless it is at least 75% of the primary material. Mr. Bond noted that all materials require a form of maintenance and code instead focuses on the appearance of the materials. He gave the example of corrugated metal which has longevity, but doesn't provide the desired look in order to meet code.

Motion: Commissioner Lance motioned to forward a positive recommendation to the City Council that the Main Street Business Districts architectural requirements be updated to incorporate the language as presented; with 75% of each elevation of the building being allowed to have masonry siding as an approved material. Commissioner Gunnell seconded.

Roll Call:

Commissioner Francom	Aye
Commissioner Lance	Aye
Commissioner Gunnell	Aye
Commissioner Adcock	Aye
Commissioner Wood	Aye

The vote passed 5 to 0.

The Hills at Summit Ridge Phasing Plan Update

The Planning Commission will review an updated phasing plan for the Hills at Summit Ridge development located southwest of Summit Ridge Parkway.

Mr. Bond reported that the developer is trying to adjust the phasing plan to provide better connectivity and change the phasing of the development. He explained that this update is coming before the Planning Commission and then the Council because, the applicant is proposing a major change, the addition of a new road. Mr. Bond pointed out the new road shown between phases C and D3 (See Attachment 'B').

Commissioner Wood asked if the addition of the road eliminated any lots in the development. Mr. Bond confirmed that the new road will result in a slight reduction in the number of lots. Commissioner Adcock stated that he likes the connectivity that the new phasing plan provides. Commissioner Lance stated that this change is an improvement. Commissioner Francom indicated that anytime the flow of traffic is improved it's a good thing. Commissioner Wood indicated that he is in favor of the change as well.

Motion: Commissioner Gunnell motioned to forward a positive recommendation to the City Council to accept the updated phasing plan for the Hills at Summit Ridge Development. Commissioner Lance seconded.

Roll Call:

Commissioner Wood	Aye
Commissioner Adcock	Aye
Commissioner Gunnell	Aye
Commissioner Lance	Aye
Commissioner Francom	Aye

The vote passed 5 to 0.

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 explained that since so many Commissioners are absent, it is proposed that agenda items C and D be tabled.

Motion: Commissioner Francom motioned to table the discussion on agenda item 6C. Commissioner Lance seconded.

Roll Call:

Commissioner Francom	Aye
Commissioner Lance	Aye
Commissioner Gunnell	Aye
Commissioner Adcock	Aye
Commissioner Wood	Aye

The vote passed 5 to 0.

Unanimous.

Discussion on the General Plan

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

Motion: Commissioner Francom motioned to table agenda item 6D. Commissioner Gunnell seconded.

Roll Call:

Commissioner Francom	Aye
Commissioner Lance	Aye

Commissioner Gunnell Aye
Commissioner Adcock Aye
Commissioner Wood Aye
The vote passed 5 to 0.
Unanimous.

PLANNING COMMISSION BUSINESS

Approval of minutes from
June 9, 2020

Motion: Commissioner Adcock motioned to approve the minutes from June 9th 2020.
Commissioner Lance seconded. The vote was unanimous in the affirmative.

Mr. Bond reminded the commissioners of the training next Monday evening at 6:30 p.m.

ADJOURNMENT

Commissioner Gunnell motioned to adjourn at 7:44 p.m.

Trevor Wood, Commission Chair

Kira Petersen, Deputy Recorder

ORDINANCE NO. DRAFT

AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO ALLOW CONCRETE SIDING PRODUCTS AS A PRIMARY EXTERIOR FINISH IN THE MAIN STREET BUSINESS DISTRICTS ZONE, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.

WHEREAS, the City of Santaquin is a fourth class city of the state of Utah; and

WHEREAS, the City Council has specific authority pursuant to Title 10, Chapter 9a Utah Code Ann. (1953 as amended) to adopt a zoning plan including an ordinance and map which divide the municipality into districts or zones and within such districts to regulate the erection, construction, reconstruction, alteration, repair and uses of buildings and structures and the uses of land; and

WHEREAS, the state legislature has granted general welfare power to the City Council, independent, apart from, and in addition to, its specific grants of legislative authority, which enables the city to pass ordinances which are reasonably and appropriately related to the objectives of that power, i.e. providing for the public safety, health, morals, and welfare; and

WHEREAS, the City Council desires to amend Santaquin City Code Title 10 Chapter 15 to require landscaping in the front and side yards of every new residential dwelling; and

WHEREAS, the Santaquin City Planning Commission held a public hearing on June 23, 2020, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City, and which notice of public hearing was published in a newspaper in accordance with Section 10-9a-205 of the Utah State Code; and

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

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

Section I. Amendments

Title 10 Chapter 7 Section 9E is amended as follows: (underlined text is added, stricken text is deleted)

E. Building Materials:

1. Primary Exterior Materials:

- a. Primary exterior finish materials shall make up at least the percentages of building elevations shown in the table below, after the transparent area, defined in this article, is deducted:

Building Area/Elevations	CBD	MSC	MSR
Single-family main floor facing a public street	n/a	n/a	50%
Single-family upper floors facing a public street	n/a	n/a	30%
Multi-family main floor	n/a	100%	100%
Multi-family upper floors	n/a	30%	30%
Commercial single-story buildings	n/a	50%	50%
Ground floor of a mixed use or commercial multi-story building	80%	80%	80%
Upper floors of a mixed use or commercial building visible from public rights-of-way	50%	30%	30%
Upper floors of a mixed use or commercial building not visible from public rights-of-way	30%	30%	30%

b. Primary exterior finish materials shall be low reflectance, have natural textures, and utilize natural earth tone colors. Examples of permitted materials include: brick, stone, natural split faced block, or cut stone. The use of all glass exterior, smooth faced concrete block, prefabricated steel panels, corrugated metal, [and EIFS \(stucco\)](#) ~~and masonry siding~~ shall be prohibited as primary building materials. Nonmasonry siding is prohibited.

[c. Concrete siding products \(i.e. hardie board\) is considered a primary exterior finish but can only cover 75% of each elevation and must be accompanied by at least one other primary exterior finish.](#)

2. Secondary Materials And Trim Materials: Secondary materials and trim materials shall complement the primary materials in texture and scale and provide enough contrast to be visible. EIFS materials may only be utilized for accents.
3. Accessory Structures: Accessory structures, such as gasoline pump canopies, utilities (gas, electric), trash enclosures and other accessory structures shall use the same architectural elements and types of materials and colors as the primary structure.
4. Material Colors: Material colors should consist of earth tones, e.g., muted shades of red or brown. The use of high intensity colors, primary colors, metallic colors, black or fluorescent colors is not permitted for primary exterior materials. Secondary materials and trim materials shall complement the primary material colors.
5. Wrapping: Where the two (2) sides of an extruding corner element are visible, materials and design elements shall wrap the visible corner and may only terminate at an interior corner location or the terminus of the visible wall plane.

Section II. Severability

If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such

judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

Section III. Contrary Provisions Repealed

Any and all other provisions of the Santaquin City Code that are contrary to the provisions of this Ordinance are hereby repealed.

Section IV. Codification, Inclusion in the Code, and Scrivener's Errors

It is the intent of the City Council that the provisions of this ordinance be made part of the Santaquin City Code as adopted, that sections of this ordinance may be re-numbered or re-lettered, and that the word ordinance may be changed to section, chapter, or other such appropriate word or phrase in order to accomplish such intent regardless of whether such inclusion in a code is accomplished. Typographical errors which do not affect the intent of this ordinance may be authorized by the City without need of public hearing by its filing a corrected or re-codified copy of the same with the City Recorder.

Section V. Posting and Effective Date

This ordinance shall become effective at 5:00 p.m. on Wednesday, July 8th, 2020. Prior to that time, the City Recorder shall deposit a copy of this ordinance in the official records of the City and place a copy of this ordinance in three places within the City.

PASSED AND ADOPTED this 7th day of July 2020.

Kirk Hunsaker, Mayor

Councilmember Nick Miller	Voted	___
Councilmember Elizabeth Montoya	Voted	___
Councilmember Lynn Mecham	Voted	___
Councilmember Jennifer Bowman	Voted	___
Councilmember David Hathaway	Voted	___

ATTEST:

K. Aaron Shirley, City Recorder

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, K. AARON SHIRLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the City Council of Santaquin City, Utah, on the 7th day of July, 2020, entitled

“AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO ALLOW CONCRETE SIDING PRODUCTS AS A PRIMARY EXTERIOR FINISH IN THE MAIN STREET BUSINESS DISTRICTS ZONE, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER’S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.”

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Santaquin City Utah this 7th day of July, 2020.

K. AARON SHIRLEY
Santaquin City Recorder

(SEAL)

AFFIDAVIT OF POSTING

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, K. AARON SHIRLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that I posted in three (3) public places the ordinance, which is attached hereto on the 7th day of July, 2020.

The three places are as follows:

1. Zions Bank
2. Post Office
3. City Office

I further certify that copies of the ordinance so posted were true and correct copies of said ordinance.

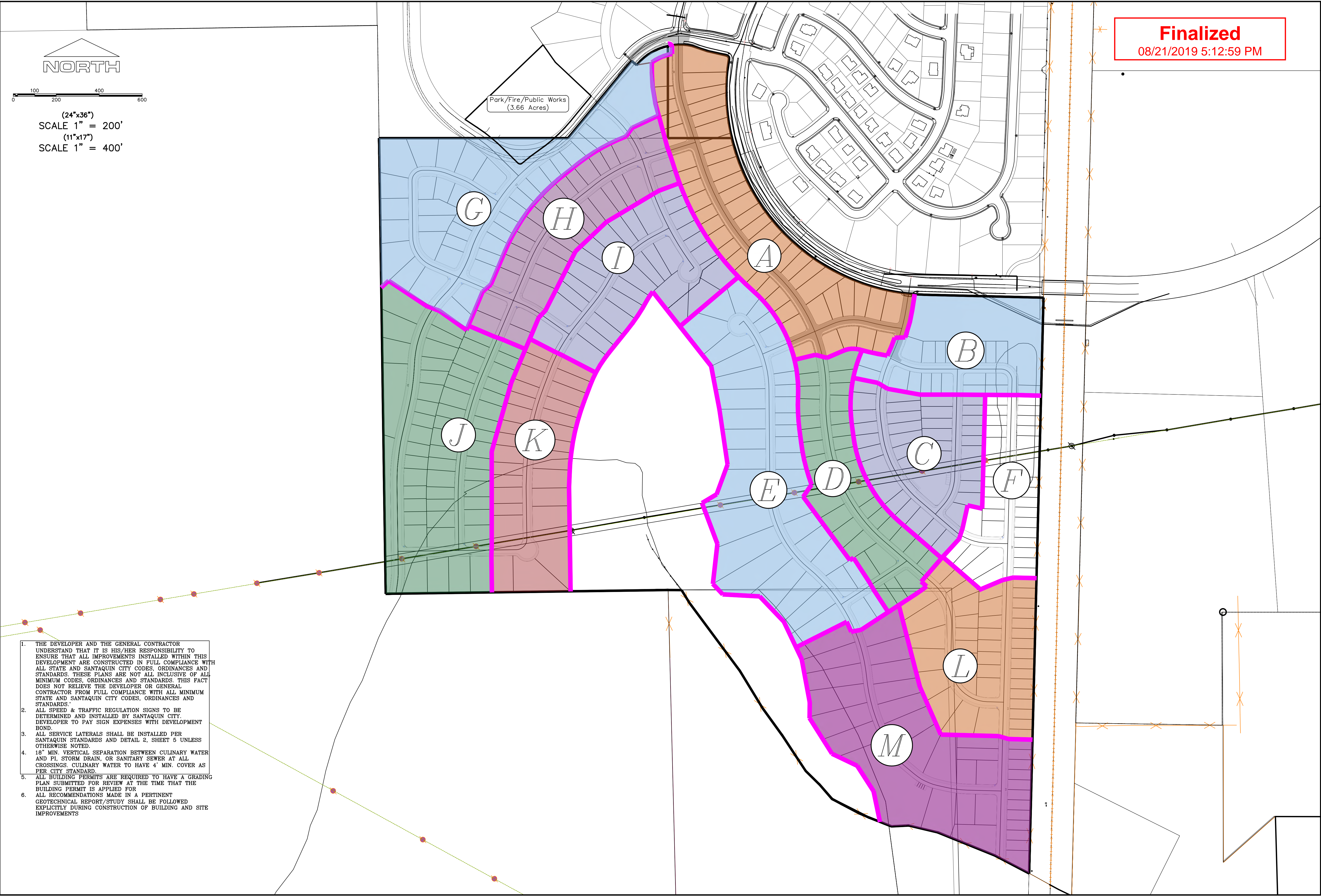
K. AARON SHIRLEY
Santaquin City Recorder

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by K. AARON SHIRLEY.

Notary Public

ATTACHMENT 1: APPROVED PHASING PLAN

Planning Commission
6-23-2020
Attachment 'B'



Engineering & Surveying
region
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

**THE HILLS @ SUMMIT RIDGE
PHASE 'A'**
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 8.6.2019	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:
PHASE PLAN

SHEET:
PH-01

ATTACHMENT 2: PROPOSED PHASING PLAN



region
Engineering
& Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

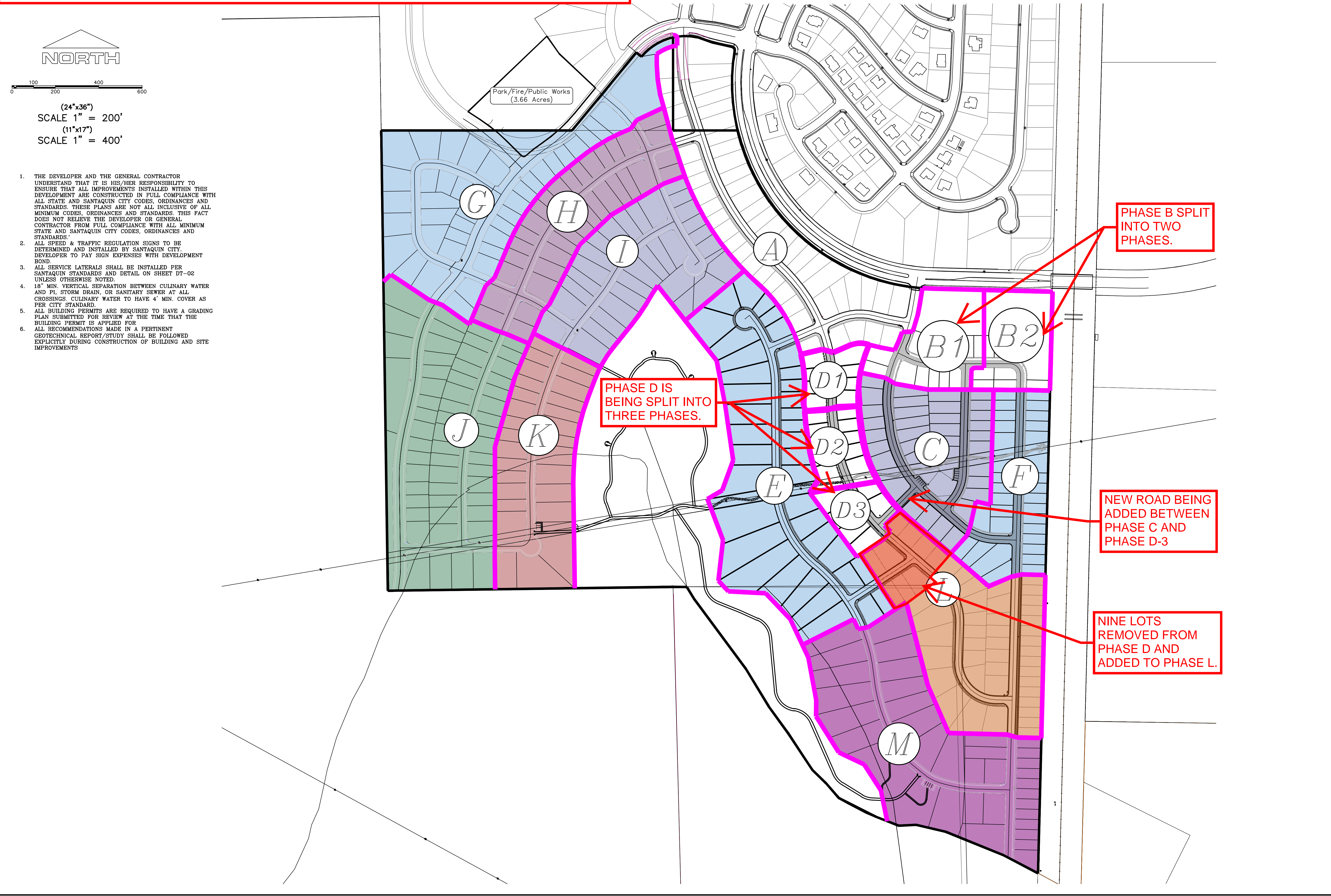
REGISTERED PROFESSIONAL ENGINEER
#187023
Donald L. Taylor
P.E., U.S.A.
EXPIRATION DATE 12/31/2024
6/10/20

THE HILLS @ SUMMIT RIDGE
PHASE 'D1 + D2'
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 6.10.2020	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:
PHASE PLAN
SHEET:
PH-01

ATTACHMENT 3: PROPOSED CHANGES TO THE PHASING PLAN



Engineering & Surveying

region

1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

THE HILLS @ SUMMIT RIDGE

PHASE 'D1 + D2'

LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:6.10.2020	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:

PHASE PLAN

SHEET:

PH-01