



PLANNING COMMISSION

MEETING AGENDA

Tuesday March 10, 2020

6:30 p.m. WORK SESSION

Review of agenda items.

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- Mehlhoff Property Rezone

The Planning Commission will review a proposed rezone of approximately 35.39 acres from the Commercial (C-1) zone to the Residential R-10 Planned Unit Development (R-10 PUD) zone, located at approximately 300 W. and 1000 S.

b. PUBLIC HEARING- Orchard Hills Extension Concept Plan

The Planning Commission will review a proposed addition of 20 additional Townhome units and 6 small commercial spaces in the Orchard Hills Townhome subdivision located at approximately 120 E. and Highland Drive.

c. Ellsworth Twin Home Final Review Plan

A preliminary/final review of a proposed twin home located at approximately 290 S. and 200 E.

d. Discussion Item- Landscaping Requirements

The Planning Commission will discuss an idea to implement City wide landscaping requirements.

7. **PLANNING COMMISSION BUSINESS**

Approval of minutes from:
February 25, 2020

8. **ADJOURNMENT**

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.

CERTIFICATE OF POSTING

This agenda is hereby properly advertised this 6th day of March, 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

PUBLIC MEETING ETIQUETTE

(Please remember that all public meetings are recorded)

- All comments must be recognized by the Chairperson and addressed through the microphone.
- When speaking to the body conducting the meeting, please stand at the podium, state your name and address for the record, and speak slowly and clearly into the microphone.
- Be respectful to others and refrain from disruptions during the meeting. Please refrain from conversation with others in the audience as the microphones are very sensitive and can pick up whispers in the back of the room.
- Keep comments constructive and not disruptive.
- Avoid verbal approval or dissatisfaction of the ongoing discussion (i.e., booing or applauding).
- Exhibits (photos, petitions, etc.) given to the City become public record.
- Please silence all cellular phones, beepers, pagers or other noise making devices.
- Be considerate of others who wish to speak by limiting your comments to a reasonable length, and avoiding repetition of what has already been said.
- Refrain from congregating near the doors or in the lobby area outside the council room to talk as it can be very noisy and disruptive. If you must carry on conversation in this area, please be as quiet as possible. The doors must remain open during a public meeting.

Public Hearing vs. Public Meeting

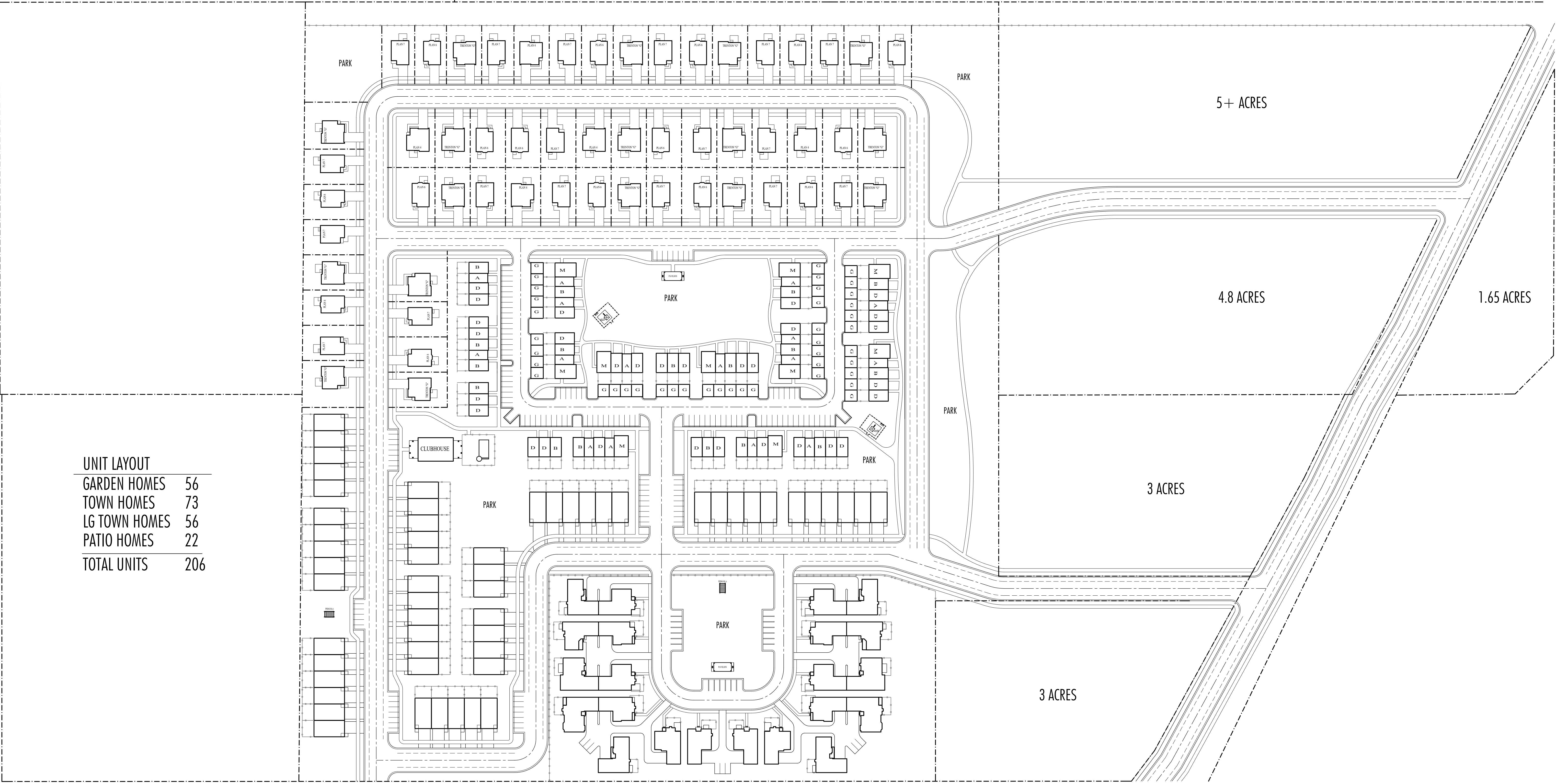
If the meeting includes a public hearing, the public may participate during that time and may present opinions and/or evidence for the issue for which the hearing is being held. In a public hearing there may be some restrictions on participation such as time limits.

Anyone can observe a public meeting, but there is no right to speak or be heard. The public participates in presenting opinions and evidence at the pleasure of the body conducting the meeting.

Legislative Decision vs. Administrative Decision

Legislative decisions create, amend or repeal laws. After a public hearing, the Planning Commission provides a recommendation to the City Council for a legislative decision. The City Council makes the final decision on legislative decisions. Both bodies have some discretion on legislative decisions. Public comments offered at a Public Hearing are relevant to the discussion when considering a legislative action.

Administrative decisions apply the law. When making an administrative decision, the land use authority applies existing laws to facts. If the application complies with the code, the land use authority must approve it regardless of personal or public sentiment.



UNIT LAYOUT	
GARDEN HOMES	56
TOWN HOMES	73
LG TOWN HOMES	56
PATIO HOMES	22
TOTAL UNITS	206

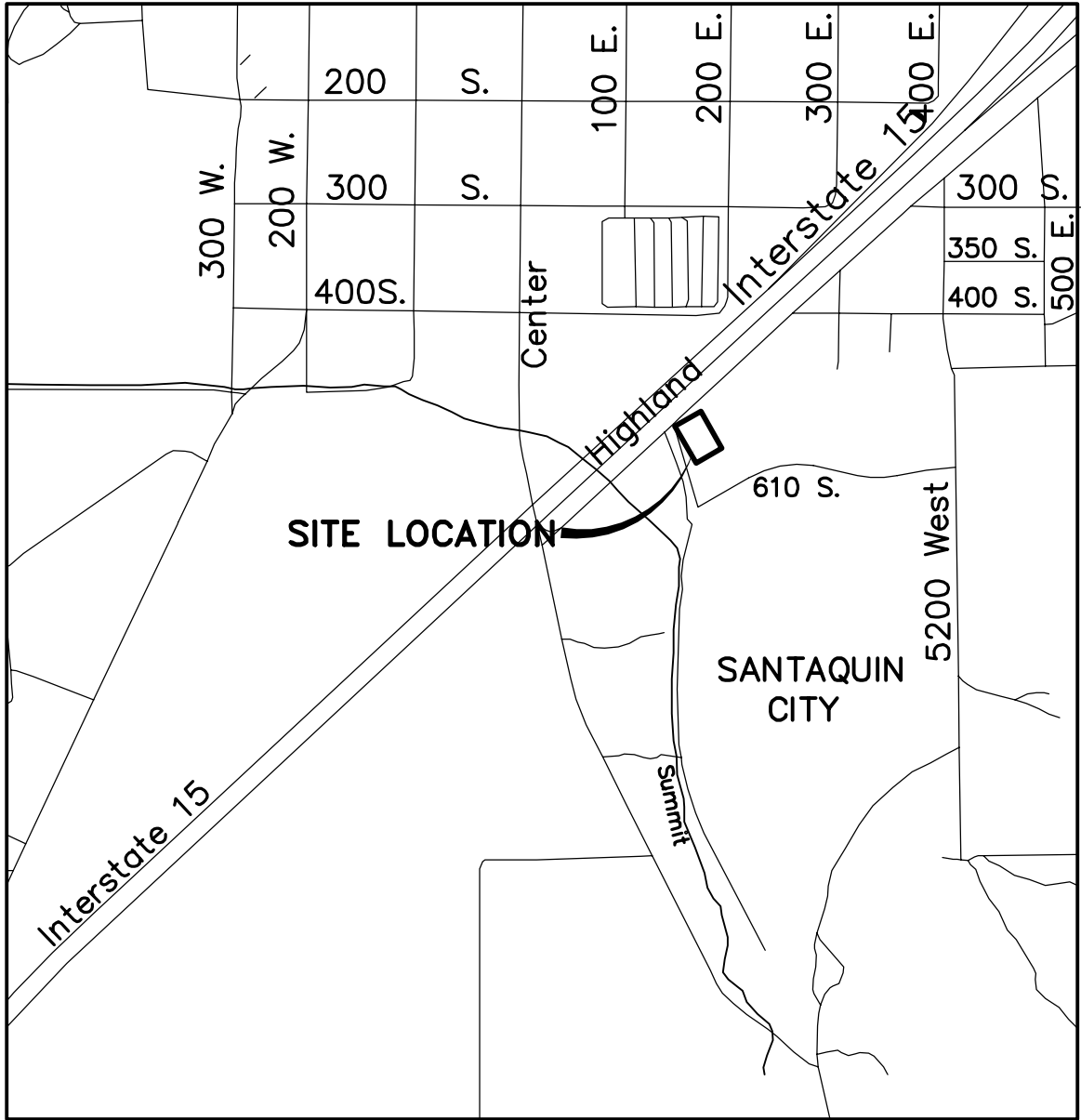
MEHLHOFF PROPERTY
SCALE: 24x36.....1"= 80'
11x17.....1"= 160'
PROPERTY SIZE: 35.39 ACRE



MEHLHOFF PROPERTY

GEORGETOWN
Development inc
2230 N. UNIVERSITY PKWY., SUITE 7G
PROVO, UT. 84604
PHONE 374-0772 FAX 375-0502
www.georgetowndevelopment.com

UNIT COUNT	
GARDEN HOMES	47
TOWN HOMES	67
LG TOWN HOMES	46
PATIO HOMES	18
TOTAL UNITS	178



VICINITY MAP
-NTS-

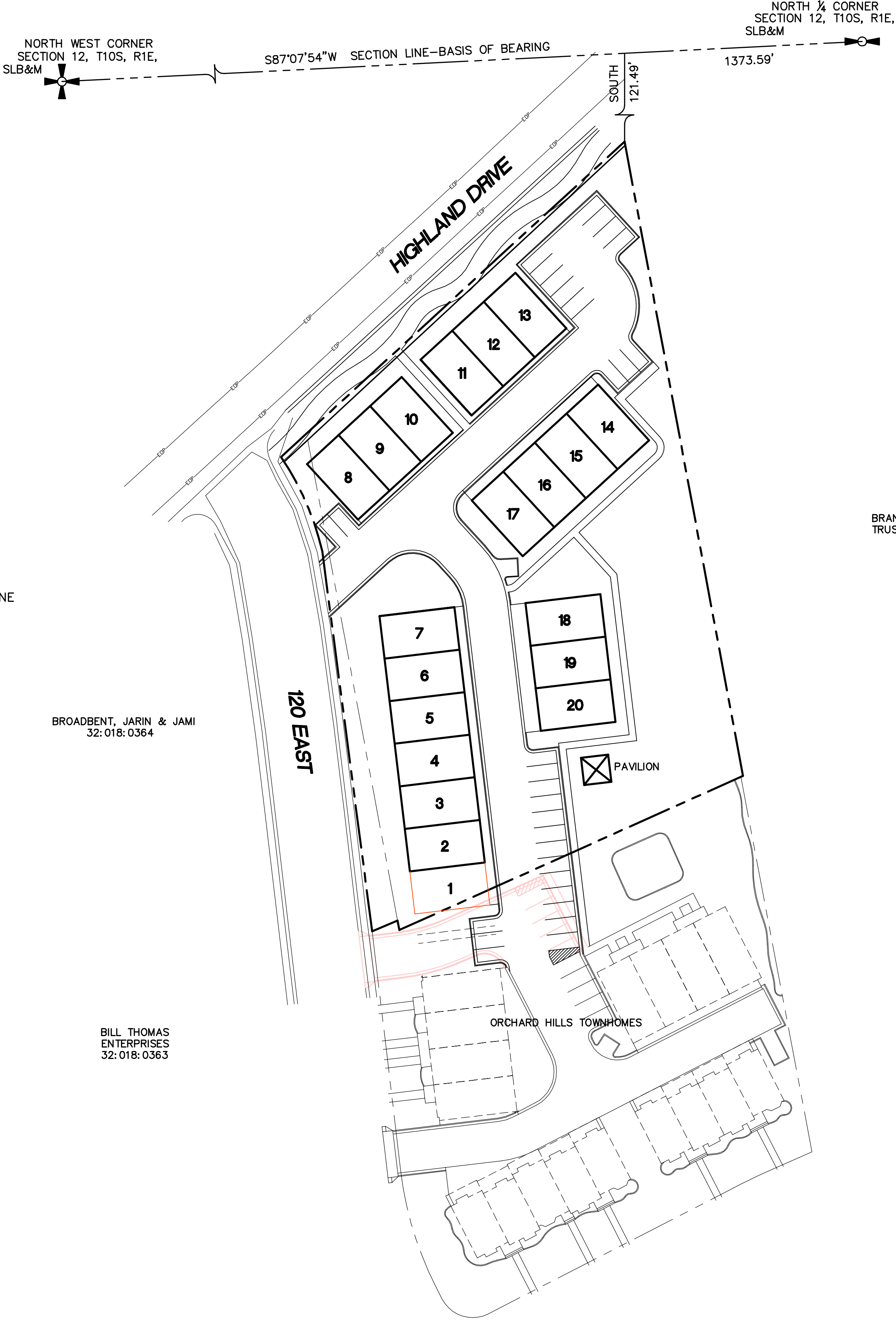
SURVEYED DESCRIPTION

COMMENCING AT A POINT WHICH LIES SOUTH 87°08'54" WEST ALONG THE SECTION LINE 1373.59 FEET & SOUTH 121.49 FEET FROM THE NORTH 1/4 CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH 10°34'55" EAST 376.33 FEET TO THE NORTHERLY BOUNDARY OF ORCHARD HILLS TOWNHOMES; THENCE SOUTH 65°50'33" WEST 219.78 ALONG SAID BOUNDARY LINE; THENCE NORTH 10°34'47" WEST 294.71 FEET ALONG 120 EAST ROAD RIGHT-OF-WAY BOUNDARY; THENCE NORTH 47°28'27" EAST 251.75 TO THE POINT OF BEGINNING.

DATA TABLE
TOTAL ACREAGE=1.71 ACRES
UNITS=20
BUILDING AREA=1100 SF PER UNIT-20X11=22,000 SF
PARKING AREA= 34,177 SF
LANDSCAPE AREA=17,703 SF
RIGHT-OF-WAY DEDICATION=0.02 ACRES
UNITS/ACRE=11.70
ACREAGE OF UNBUILDABLE SLOPES=0.00 ACRES
GARAGE PARKING=40
PARKING STALLS=25
ZONE=RC

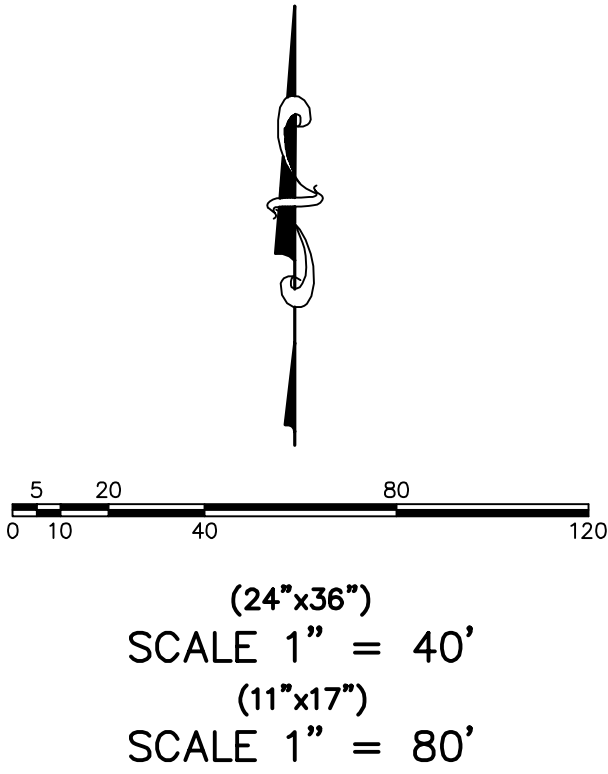
BROADBENT, JARIN & JAMI
32: 018: 0364


BILL THOMAS
ENTERPRISES
32: 018: 0363



BRANDON FAMILY
TRUST
32: 018: 0217

BOARD OF ED.
32: 018: 0352



SHEET NO.		1	
CONCEPT PLAN		SANTAQUIN, UTAH	
ORCHARD HILLS ATLAS TOWNHOMES II		ENGINEERING L.L.C.	
		PHONE: 801-655-0586 FAX: 801-655-0109 95 WEST 200 NORTH #2, SPANISH FORK, UT 84660	
NO.		BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			
NO.		REVISIONS	
1		2/10/2020	
2		2/10/2020	
3		2/10/2020	
4		2/10/2020	
5		2/10/2020	
6		2/10/2020	
7		2/10/2020	
8		2/10/2020	
9		2/10/2020	
10		2/10/2020	
11		2/10/2020	
12		2/10/2020	

DENSITY TABULATIONS

ZONING	R-8
# OF LOTS	2
TOTAL ACREAGE	0.23 AC
TOTAL ACREAGE IN LOTS	0.23 AC
TOTAL ACREAGE DEDICATED ROADS	0.00 AC
TOTAL OPEN SPACE	0.00 AC
TOTAL UNBUILDABLE	0.00 AC
DENSITY	8.70 DU/AC

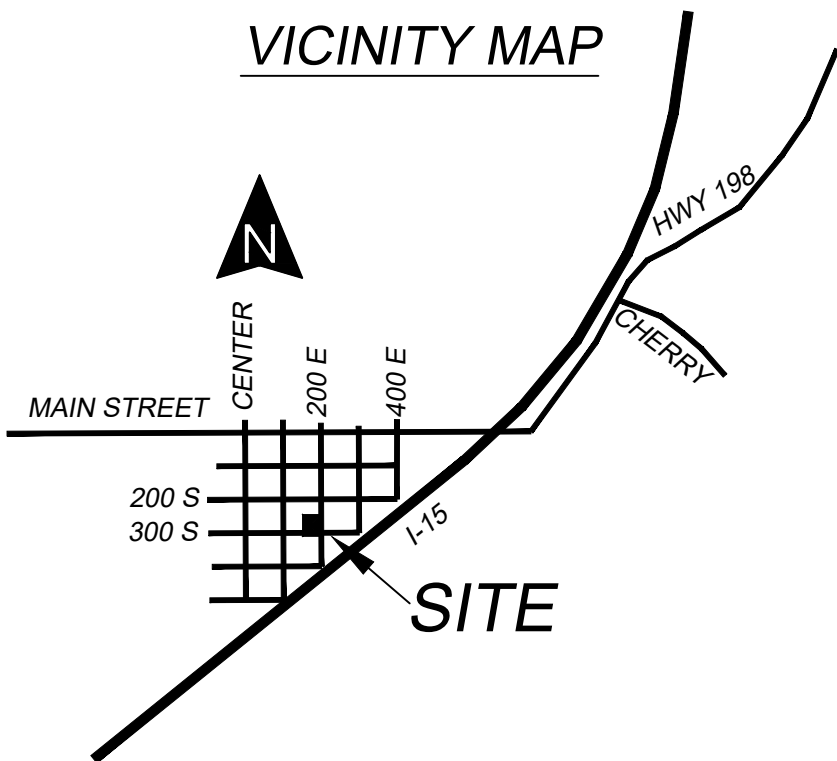
SHEET INDEX

C0	COVER
C1.0	PRELIMINARY PLAN
C2.0	OVERALL UTILITY PLAN
C3.0	GRADING PLAN
C4.0	LANDSCAPE PLAN

PHASING PLAN

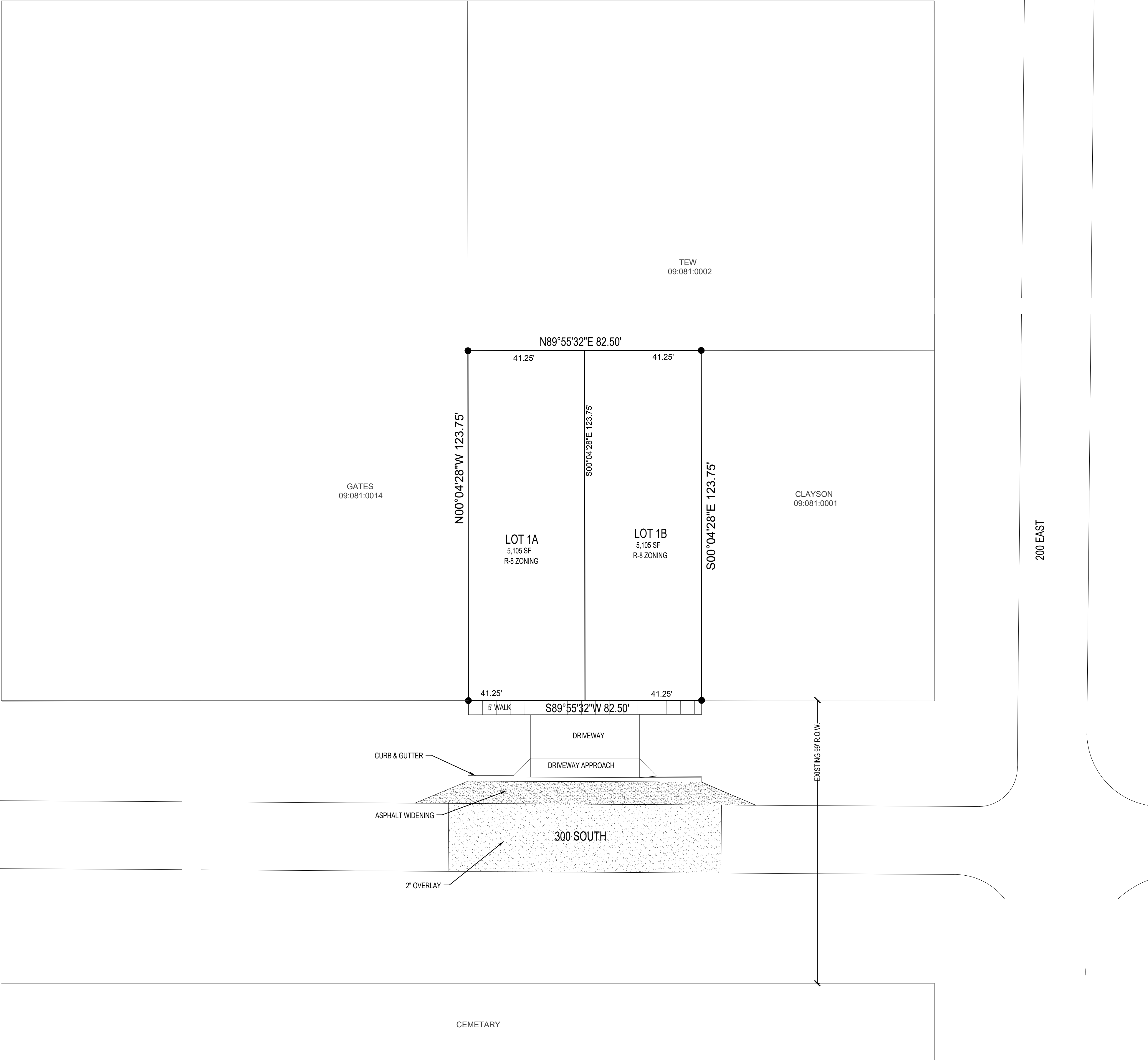
ALL LOTS TO BE CONSTRUCTED IN A SINGLE PHASE

VICINITY MAP



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 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.

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

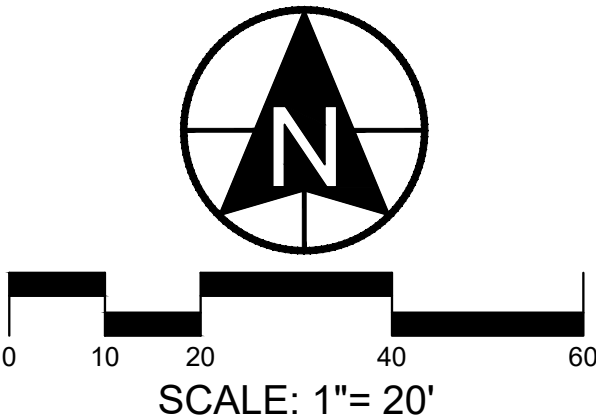


DEVELOPMENT

ELLSWORTH
TWIN
SUBDIVISION

DEVELOPER

BRADEN
ELLSWORTH
10882 S 2170 W
PAYSON, UT 84651
(385) 230-3943



REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
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6			
7			

ACTION	DATE
PRELIMINARY / FINAL PLAN	02-17-20

PROJECT

ELLSWORTH
TWIN
SUBDIVISION
SANTAQUIN,
UTAH COUNTY, UTAH

DESCRIPTION

CONSTRUCTION
DRAWINGS

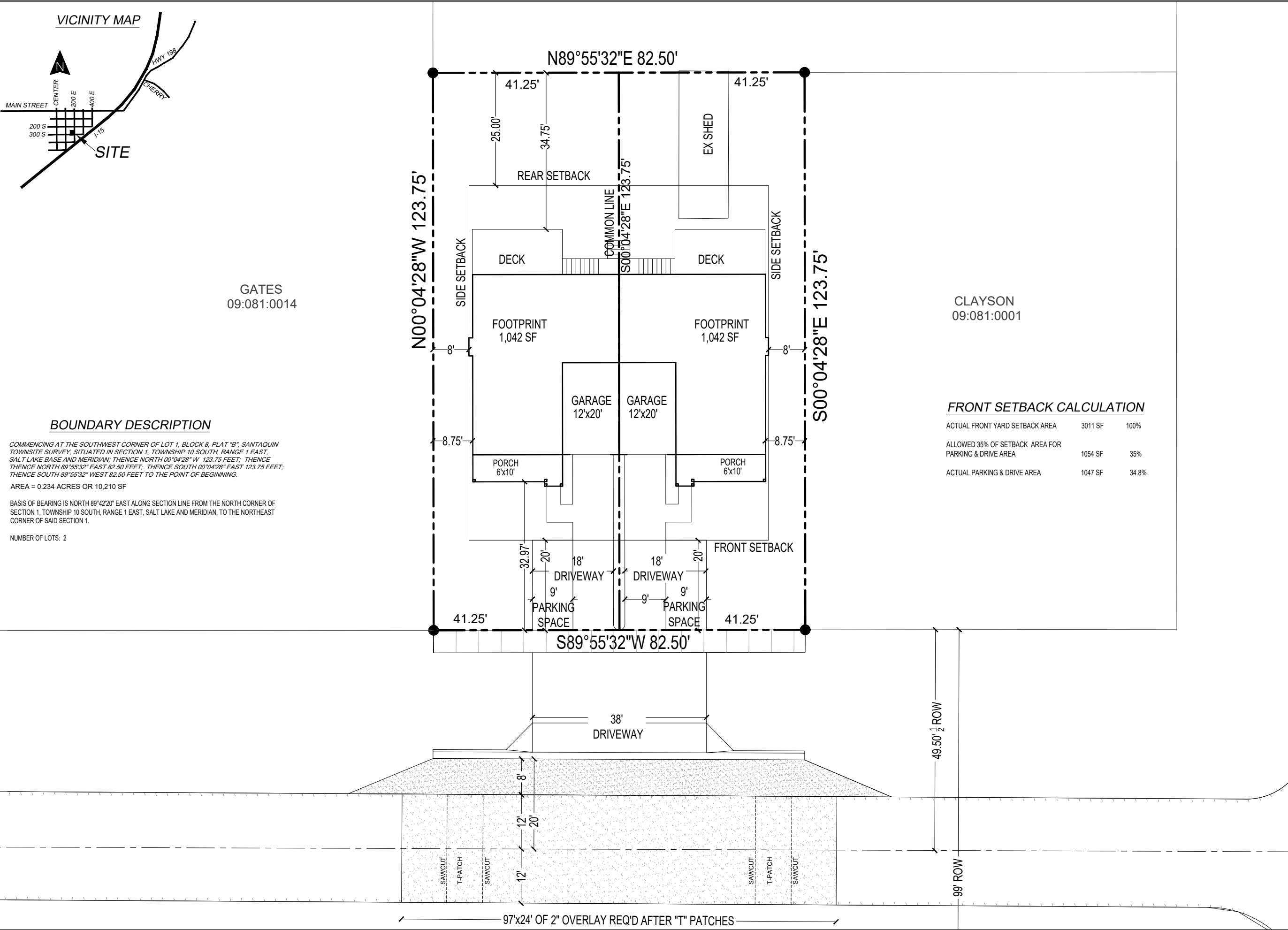
SHEET NAME

COVER

SHEET NUMBER

C0

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DEVELOPMENT

DEVELOPER

BRADEN ELLSWORTH
10882 S 2170 W
PAYSON, UT 84651
(385) 230-3943

CLAYSON
09:081:0001

FRONT SETBACK CALCULATION

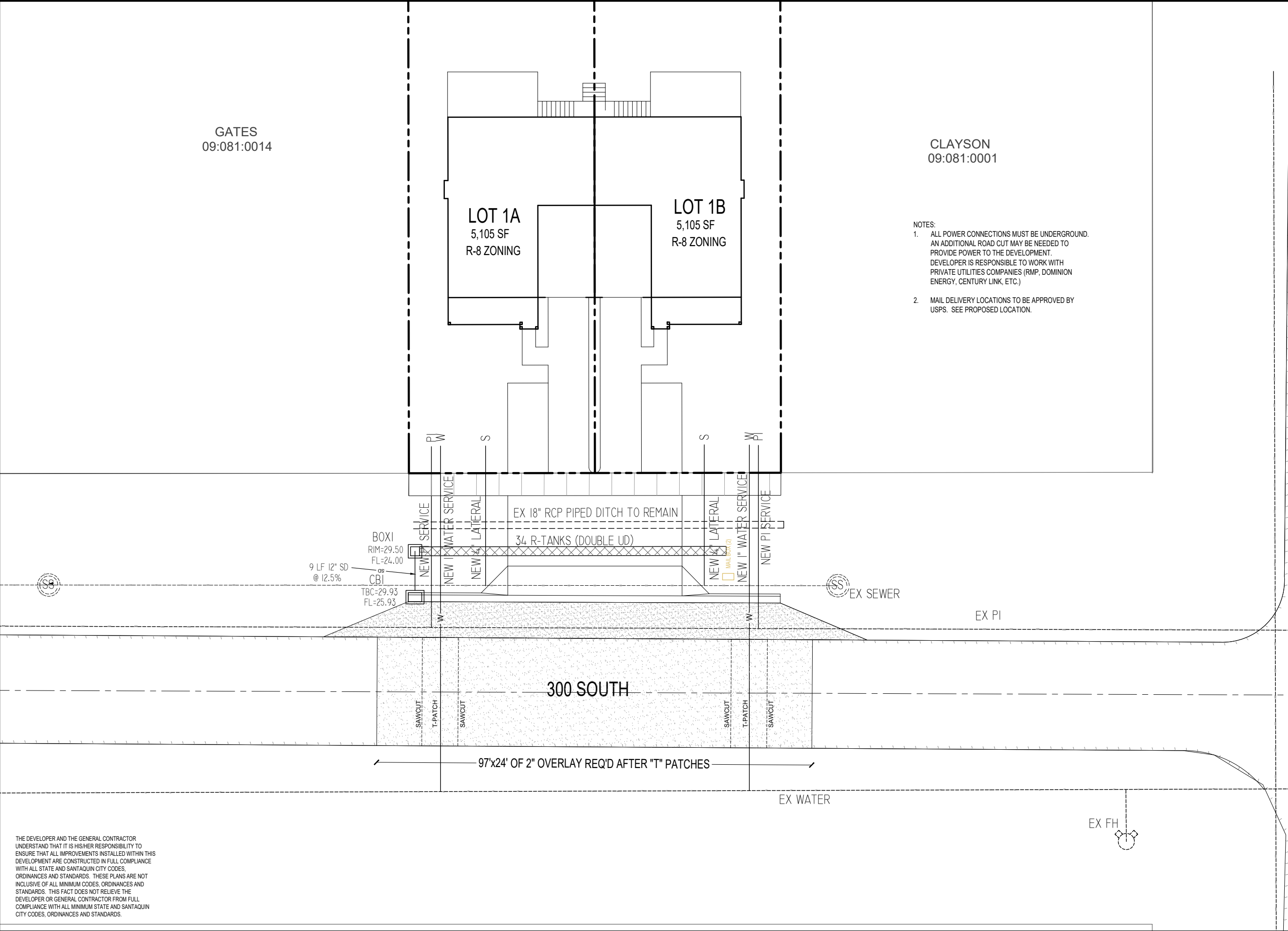
ACTUAL FRONT YARD SETBACK AREA	3011 SF	100%
ALLOWED 35% OF SETBACK AREA FOR PARKING & DRIVE AREA	1054 SF	35%
ACTUAL PARKING & DRIVE AREA	1047 SF	34.8%

ELLSWORTH TWIN SUBDIVISION
SANTAQUIN, UTAH COUNTY, UTAH

CONSTRUCTION DRAWINGS

PRELIMINARY PLAN

C1.0

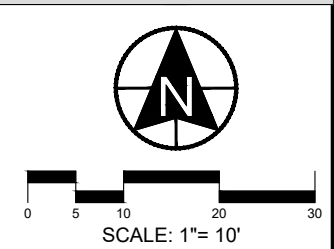


DEVELOPMENT

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TWIN
SUBDIVISION

DEVELOPER

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REVISIONS			SEAL
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ACTION	DATE
PRELIMINARY / FINAL PLAN	02-17-20

PROJECT

ELLSWORTH
TWIN
SUBDIVISION
SANTAQUIN,
UTAH COUNTY, UTAH

DESCRIPTION

CONSTRUCTION
DRAWINGS

SHEET NAME	SHEET NUMBER
UTILITY	C2.0

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 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.

Diagram illustrating the cross-section of a sidewalk and curb assembly, showing dimensions and materials.

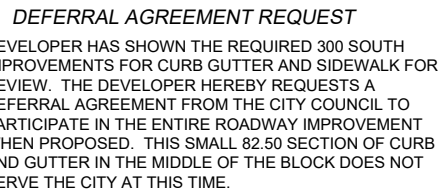
Dimensions:

- Overall width: 49.5' HALF WIDTH
- Walk width: 5'
- Distance from Walk to Curb: 22.50'
- Curb width: 2'
- Distance from Curb to Center Line: 11'

Materials and Construction:

- Walk: 2.00" thick, MIN 4" U.T.B.C.
- Curb: 2.00" thick, 4" ASPHALT, 8" U.T.B.C., 6" SUBBASE
- Center Line: EX CENTER LINE
- Property Line: EX PROPERTY LINE
- Asphalt: TOTAL NEW ASPHALT (9')
- Sawcut: 1' SAWCUT
- Subbase: 6" SUBBASE

CLAYSON
09:081:0001



SHEET NAME	SHEET NUMBER
GRADING DRAINAGE	C3.0

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DEVELOPMENT

DEVELOPER

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CIVIL ENGINEERING
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Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
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PRELIMINARY / FINAL PLAN	02-17-20

PROJECT

**ELLSWORTH
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SANTAQUIN,
UTAH COUNTY, UTAH

DESCRIPTION

CONSTRUCTION DRAWINGS

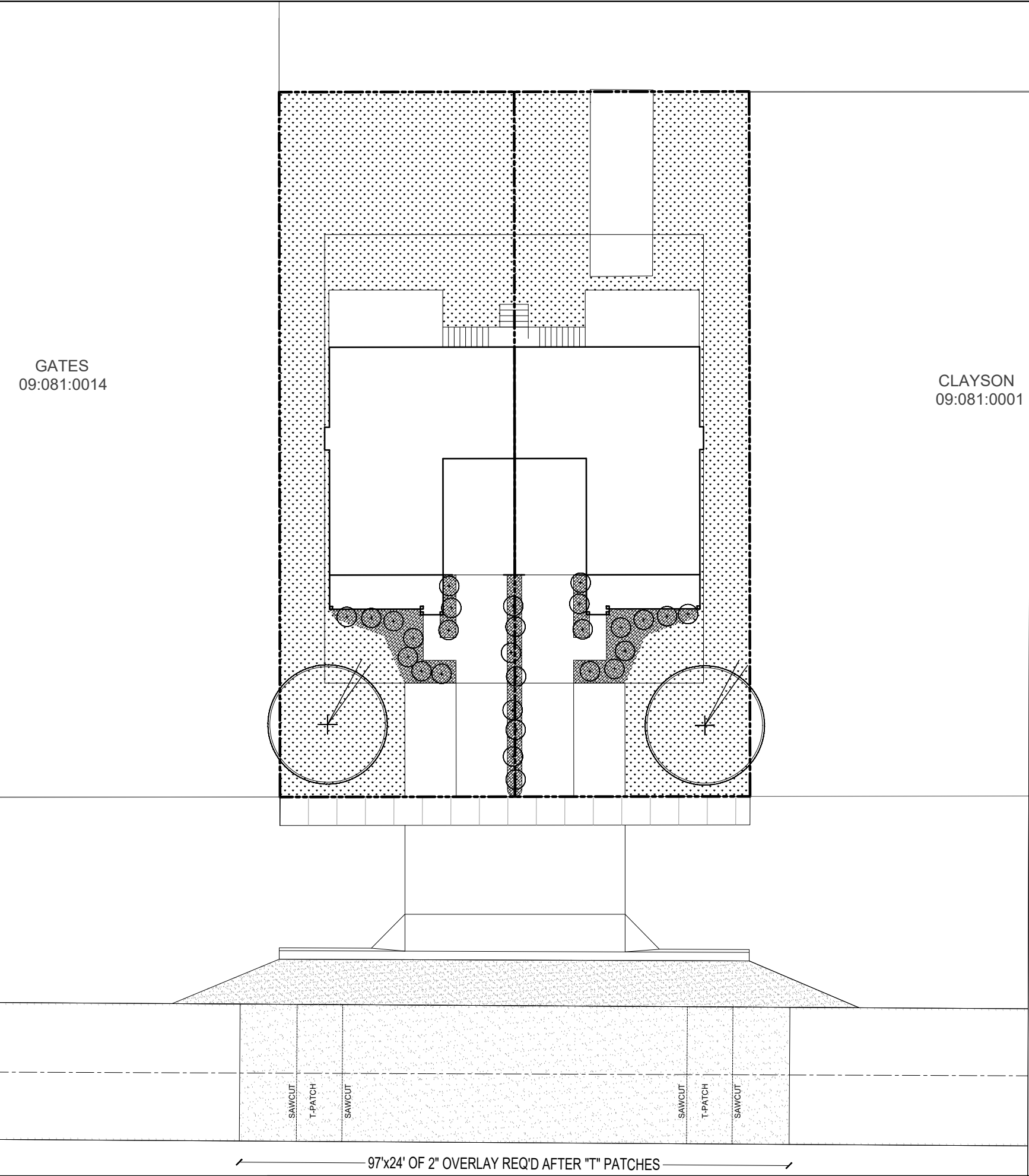
SHEET NAME

SHEET NUMBER





GRADING DRAINAGE

C3.0

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PLANT LEGEND

QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
SHADE TREES					
2		GLEDITSIA TRINCANTHOS INORMIS 'SHADE MASTER'	HONEYLOCUST	2" CAL	AS SHOWN
		MALUS SPP	FLOWERING CRAB APPLE	2" CAL	AS SHOWN
SHRUBS					
28 LIMIT 25% SINGLE VARIETY		POTENTILLA FRUTICOSA	SHRUBBY CINQUEFOIL	5 GAL	5'
		PINUS MUGO	MUGO PINE	5 GAL	5'
		PHYSOCARPUS OPULIFOLIUS	NINEBARK	5 GAL	5'
		SPIRAEA BUMALDA	SPIREA	5 GAL	5'
		EUONYMUS ALATUS COMPACTA	DWARF BURNING BUSH	5 GAL	5'
GROUNDCOVERS					
			GRASS - NATURAL SEED MIX	4,987 SF	0.11 AC
			xeriscape - bark or rocks	405 SF	3" MAX

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TWIN
SUBDIVISION

DEVELOPER

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SCALE: 1"= 10'

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Highland Ut, 84003
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ACTION	DATE
PRELIMINARY / FINAL PLAN	02-17-20

PROJECT

ELLSWORTH
TWIN
SUBDIVISION
SANTAQUIN,
UTAH COUNTY, UTAH

DESCRIPTION

CONSTRUCTION
DRAWINGS

SHEET NAME	SHEET NUMBER
LANDSCAPE	C4.0

tiny drawing cad2017/ellsworth_twin_c4.dwg

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