

MEMO



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: November 24, 2021

RE: **Degraffenreid Subdivision Final Review**

Zone: R-8
Size: 0.93 Acres
Lots: 2

The Degraffenreid Subdivision is located at 245 East 100 North. The proposed subdivision is in the R-8 zone and consists of 2 lots on 0.93 acres. Both proposed lots will be 20,419 square feet (.47 acres) and have 82.50 feet of frontage. Both lots meet the requirements of the R-8 zone. There is an existing house on lot 1, which will still meet all setback requirements.

The applicant has proposed a deferral agreement and the City Council has approved the agreement. This allows them to defer the street improvements (i.e. sidewalk, curb and gutter, asphalt, etc.) to a later date.

Subdivisions with three lots or less can combine preliminary and final plans into one submittal. This development qualifies for this process. The final plans were reviewed by the Development Review Committee and a positive recommendation has been forwarded to the Planning Commission. The Planning Commission will be the land use authority for the subdivision

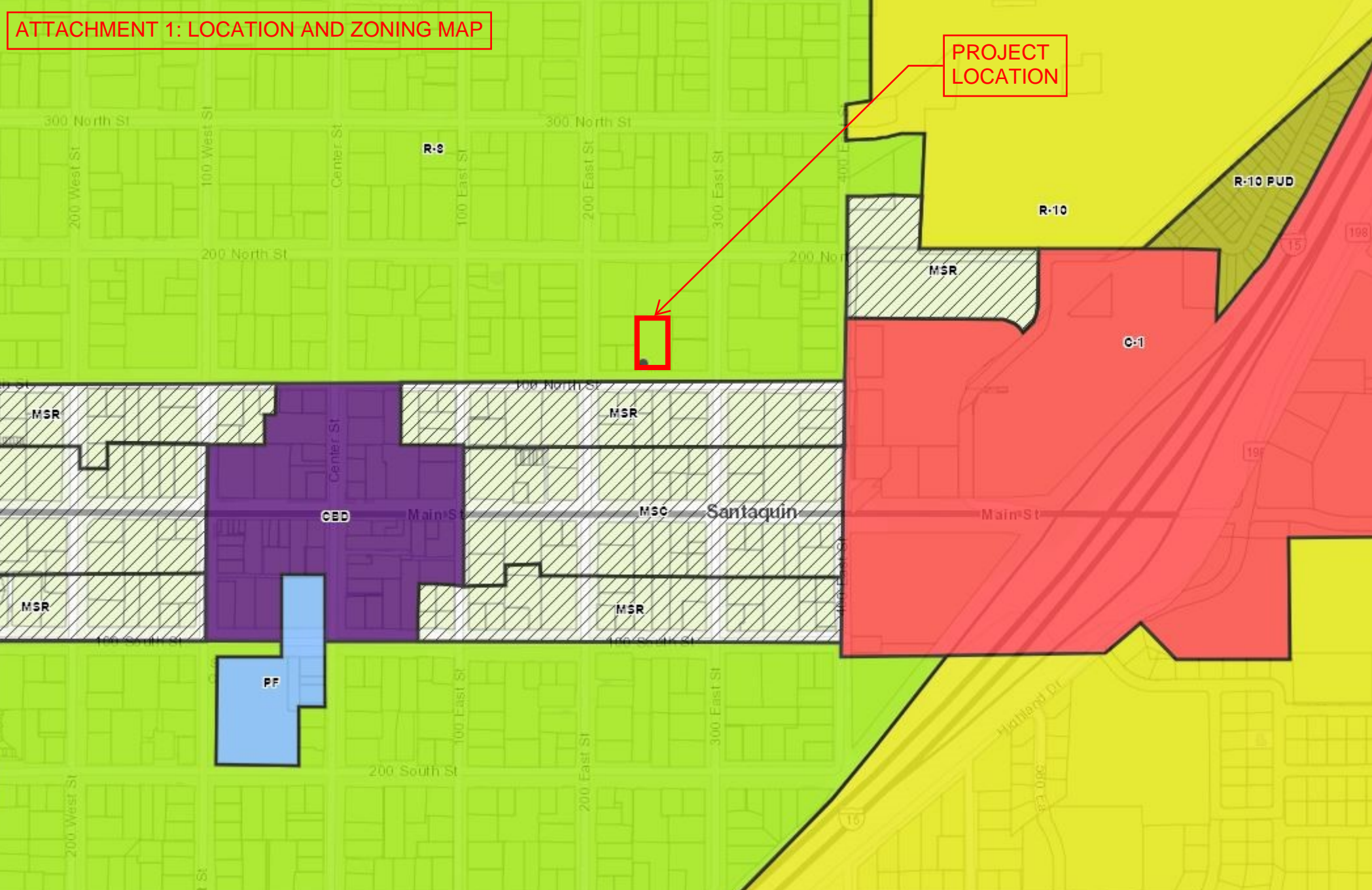
Recommended Motion: “Motion to approve the Degraffenreid Subdivision with the following condition:

- All planning and engineering redlines be addressed.

Attachments:

1. Zoning and Location Map
2. Final Plans

ATTACHMENT 1: LOCATION AND ZONING MAP



DEGRAFFENRIED

A RESIDENTIAL SUBDIVISION

SANTAQUIN, UTAH COUNTY, UTAH

FINAL PLAN SET

OCTOBER 2021

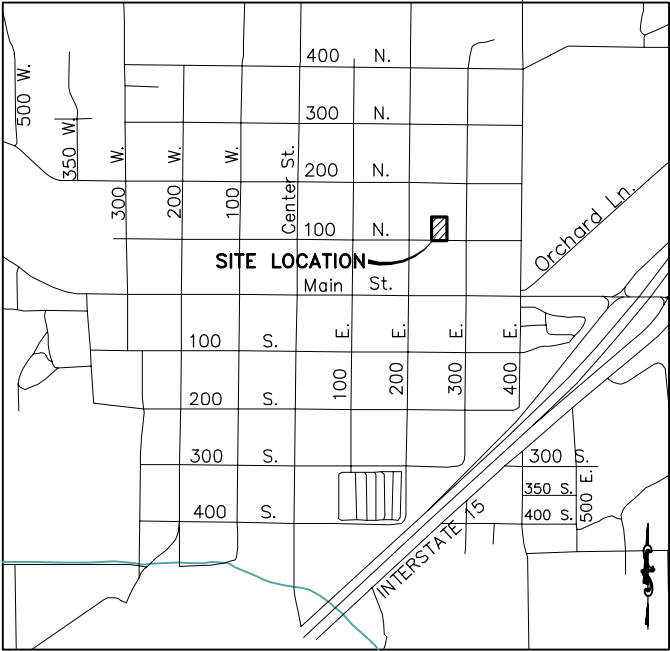
-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	EXISTING TOPOGRAPHY
3	UTILITY PLAN
4	PRELIMINARY PLAT
5	FINAL PLAT
6	ROS

ZONING CLASSIFICATION=R-15
NUMBER OF BUILDABLE LOTS=2
TOTAL ACREAGE=0.94 ACRES
DENSITY UNITS/ACRE=0.47

GENERAL NOTES:

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 AN 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 THE FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

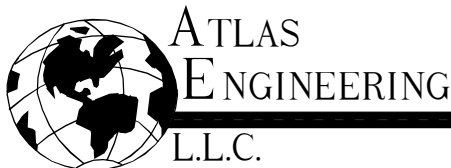


VICINITY MAP
-NTS-

LEGEND

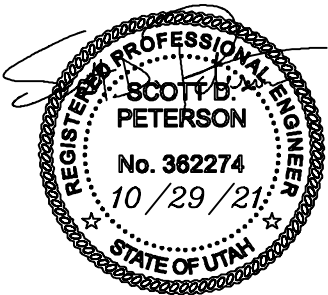
LEGEND APPLIES TO ALL SHEETS

	SECTION CORNER
	EXISTING VALVE
	EXISTING POWER POLE
	PROPOSED STREET LIGHT
	PROPOSED FIRE HYDRANT
	PROPOSED STREET/STOP SIGN
	PROPOSED STREET SIGN
	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



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



BEGINNING AT A POINT WHICH LIES S00°30'42"E 1987.36 FEET AND WEST 826.90 FEET FROM THE THE NORTH 1/4 CORNER OF SECTION 1; TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 165.00 FEET; THENCE NORTH 247.50 FEET; THENCE EAST 165.00 FEET; THENCE SOUTH 247.50 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.94 ACRES.

500 W.

350 W.

300 W.

200 W.

100 W.

Center St.

400 N.

300 N.

200 N.

100 N.

SITE LOCATION

Main St.

Orchard Ln.

100 S.

200 S.

300 S.

400 S.

100 E.

200 E.

300 E.

400 E.

INTERSTATE 15

300 S.

350 S.

400 S.

500 E.

Survey map showing a 165.00' x 247.50' area divided into two 82.50' x 247.50' sections, labeled 1 and 2. The map shows surrounding property owners: Newton, Wayne & Lisa; Johnson, Allen & Ava; Wall, Oran & Shawna; Garner, Brent & Carla; Farnsworth, Susan; Degraffenried, David; and Griggs, Brian. A north arrow and a 'POB' (Point of Beginning) are also shown.

Section 1: 20,419 sq. ft. 0.47 acres

Section 2: 20,419 sq. ft. 0.47 acres

Surrounding Owners:

- Newton, Wayne & Lisa (09:98:0004)
- Johnson, Allen & Ava (09:98:0013)
- Wall, Oran & Shawna (09:98:0007)
- Garner, Brent & Carla (40:250:003)
- Farnsworth, Susan (09:98:0009)
- Degraffenried, David (09:98:0012)
- Griggs, Brian (40:250:002)

North Arrow: S00°30'42"E 1987.36'

POB: Point of Beginning

100 NORTH

SHEET NO.

PRELIMINARY PLAT

SANTAQUIN CITY, UTAH

DEGRAFFENRIED



PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84601

L.L.C.

10/29/2021 10:11:30 AM MDT

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

SURVEYOR'S CERTIFICATE

I, BARRY L. PRETTYMAN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166406 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IT TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SURVEYOR DATE

BOUNDARY DESCRIPTION

ALL OF LOT 2, BLOCK 33, PLAT "B", SANTAQUIN TOWNSITE SURVEY BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 33, PLAT "B", SANTAQUIN TOWNSITE SURVEY, WHICH POINT LIES SOUTH 00°30'42" EAST 1987.36 FEET ALONG THE QUARTER SECTION LINE AND WEST 826.90 FEET FROM THE NORTH 1/4 CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 165.00 FEET ALONG THE SOUTH LINE OF SAID LOT 2; THENCE NORTH 247.50 FEET ALONG THE WEST LINE OF SAID LOT 2; THENCE EAST 165.00 FEET ALONG THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 247.50 FEET ALONG THE EAST LINE OF SAID LOT 2 TO THE POINT OF BEGINNING. CONTAINING 0.94 ACRES.

OWNER'S DEDICATION

(I)WE, _____ BEING THE UNDERSIGNED OWNER(S) OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS(S) THIS _____ DAY OF _____ A.D. 2021.

ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF UTAH S.S. ON THE _____ DAY OF _____, A.D. 2021 PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

COMMISSION NUMBER / EXPIRES PRINTED FULL NAME OF NOTARY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20 _____ BY THE _____ PLANNING COMMISSION.

DIRECTOR SECRETARY CHAIRMAN PLANNING COMMISSION

DEGRAFFENRIED

A RESIDENTIAL SUBDIVISION IN SANTAQUIN, UTAH COUNTY, UTAH CONTAINING 2 LOTS AND 0.94 ACRES. LOCATED IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

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

BLOCK 33, PLAT 'B', SANTAQUIN TOWNSITE SURVEY

NEWTON, WAYNE & LISA 09:98:0004

JOHNSON, ALLEN & AVA 09:98:0013

WALL, ORAN & SHAWNA 09:98:0007

GARNER, BRENT & CARLA 40:250:0003

ORIGGS, BRIAN 40:250:0002 225 E

DEGRAFFENRIED, DAVID 09:98:0012 125 N 300 E

POB WEST 826.90'

NORTH 1/4 CORNER OF SECTION 1, TOWNSHIP 10, SOUTH, RANGE 1 EAST, SLB&M.

SOUTH 1/4 CORNER OF SECTION 1, TOWNSHIP 10, SOUTH, RANGE 1 EAST, SLB&M.

ROCKY MOUNTAIN POWER APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2021.

ROCKY MOUNTAIN POWER REPRESENTATIVE

CENTURYLINK APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2021.

CENTURYLINK REPRESENTATIVE

CENTRACOM APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2021.

CENTRACOM REPRESENTATIVE

DOMINION ENERGY COMPANY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY 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 GUARENTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED _____ DOMINION ENERGY REPRESENTATIVE

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- CENTERLINE
- ADDRESSES

GENERAL NOTES

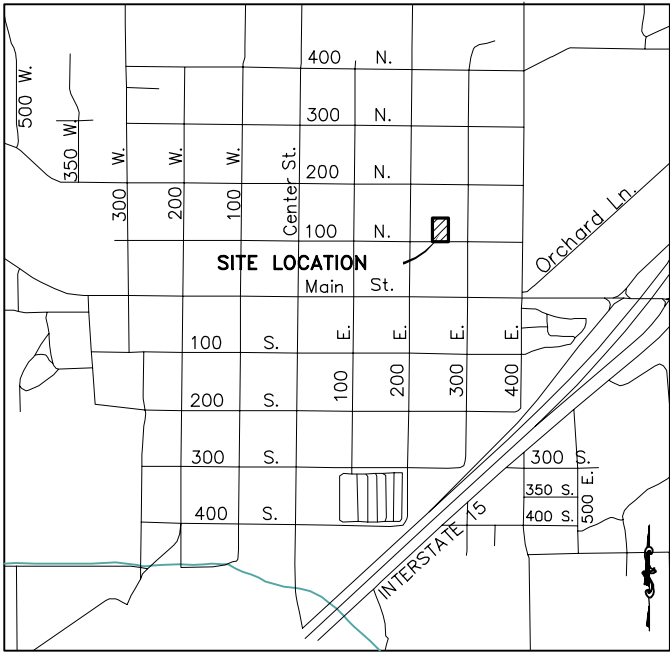
THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVES MAY NOW OR IN THE FUTURE BE CONDUCTED NEAR THIS PROPERTY. PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT ROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPACT THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.

OWNER/DEVELOPER

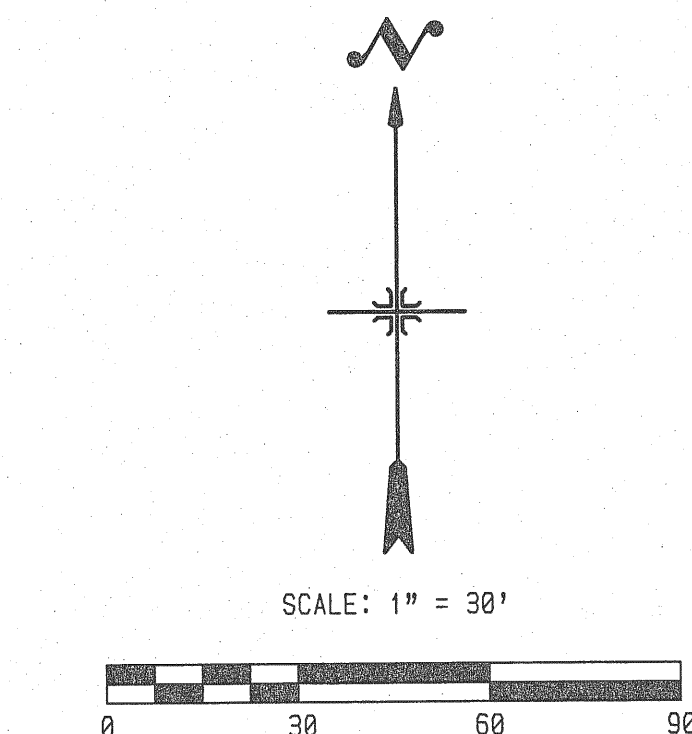
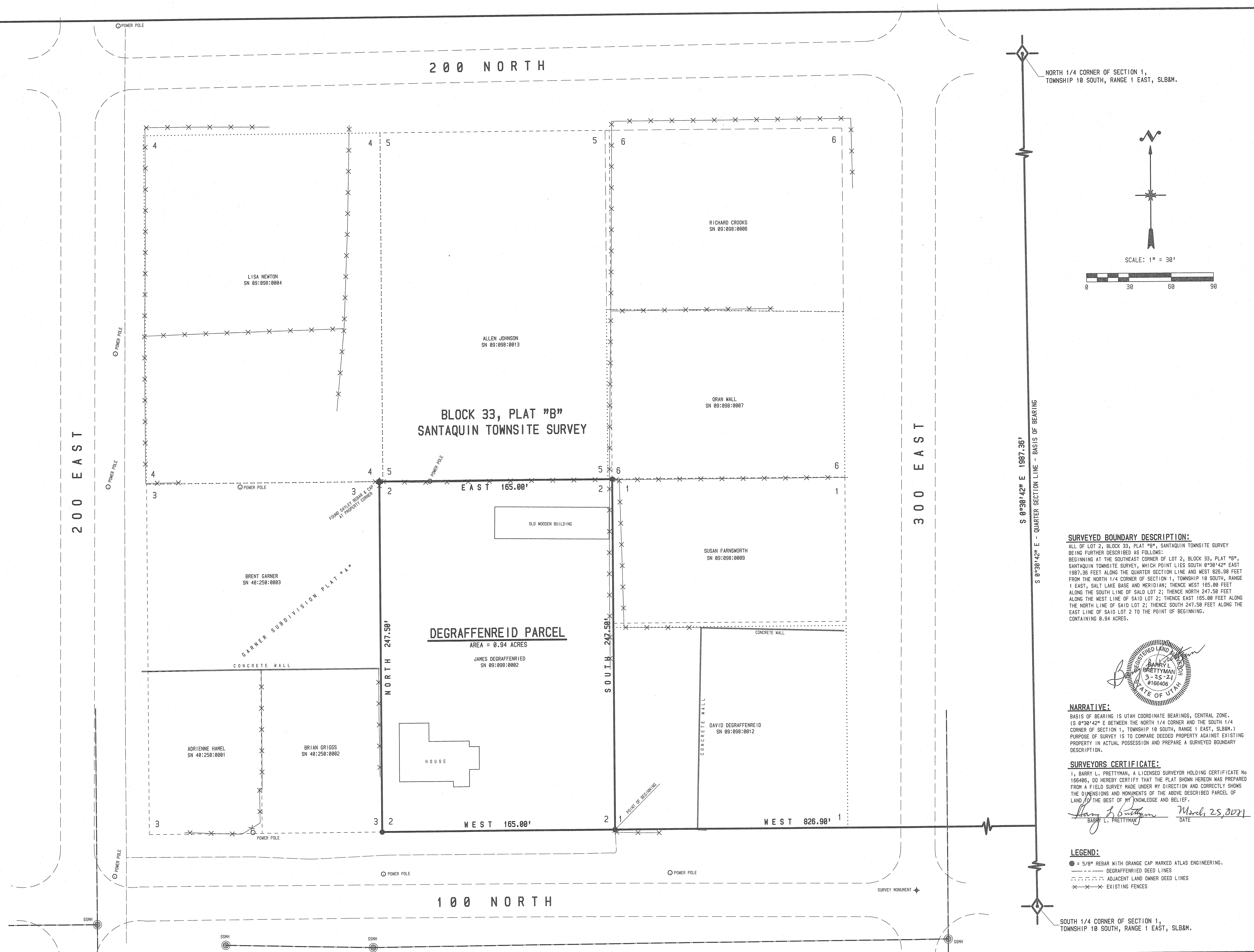
JIMMY DeGRAFFENRIED WOODLAND HILLS, UTAH 801-830-5490 lifetimehomesinc@gmail.com

2 10 40 0 5 20 60

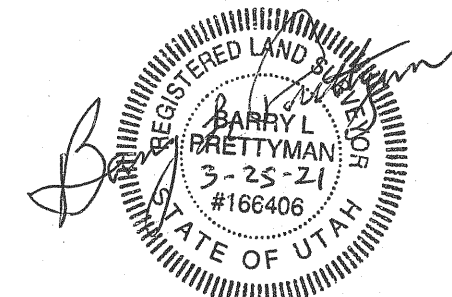
(24"x36") SCALE 1" = 20' (11"x17") SCALE 1" = 40'



VICINITY MAP -NTS-



SURVEYED BOUNDARY DESCRIPTION:
ALL OF LOT 2, BLOCK 33, PLAT "B", SANTAQUIN TOWNSITE SURVEY BEING FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 33, PLAT "B", SANTAQUIN TOWNSITE SURVEY, WHICH POINT LIES SOUTH 0°30'42" EAST 1987.36 FEET ALONG THE QUARTER SECTION LINE AND WEST 826.90 FEET FROM THE NORTH 1/4 CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 165.00 FEET ALONG THE SOUTH LINE OF SAID LOT 2; THENCE NORTH 247.58 FEET ALONG THE WEST LINE OF SAID LOT 2; THENCE EAST 165.00 FEET ALONG THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 247.58 FEET ALONG THE EAST LINE OF SAID LOT 2 TO THE POINT OF BEGINNING. CONTAINING 0.94 ACRES.



NARRATIVE:
BASIS OF BEARING IS UTAH COORDINATE BEARINGS, CENTRAL ZONE. (S 0°30'42" E BETWEEN THE NORTH 1/4 CORNER AND THE SOUTH 1/4 CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SLB&M.)
PURPOSE OF SURVEY IS TO COMPARE DEEDED PROPERTY AGAINST EXISTING PROPERTY IN ACTUAL POSSESSION AND PREPARE A SURVEYED BOUNDARY DESCRIPTION.

SURVEYORS CERTIFICATE:
I, BARRY L. PRETTYMAN, A LICENSED SURVEYOR HOLDING CERTIFICATE No. 166406, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECTION AND CORRECTLY SHOWS THE DIMENSIONS AND MONUMENTS OF THE ABOVE DESCRIBED PARCEL OF LAND TO THE BEST OF MY KNOWLEDGE AND BELIEF.
Barry L. Prettyman DATE *March 25, 2021*
BARRY L. PRETTYMAN

LEGEND:
● ± 5/8" REDAR WITH ORANGE CAP MARKED ATLAS ENGINEERING.
--- DEGRAFFENREID DEED LINES
--- ADJACENT LAND OWNER DEED LINES
--- EXISTING FENCES

ATLAS ENGINEERING 946 EAST 800 NORTH - SUITE #A SPANISH FORK, UTAH - 84660 PHONE: (801) 655 - 0566	JAMES DEGRAFFENREID RECORD OF SURVEY PLAT SANTAQUIN, UTAH	DATE: MAR. 25, 2021 DATE REVISED:	SHEET No. 1 OF 1	
				DRAWN BY: B.L.P.
				APPROVED BY: B.L.P.
				SCALE: 1" = 30'