

MEMO



To: Planning Commission

From: Ryan Harris, Senior Planner

Date: September 22, 2023

RE: **Provstgaard Acres Plat B Subdivision Preliminary/Final**

Zone: R-10
Size: 0.93 Acres
Lots: 2

The Provstgaard Acres Plat B subdivision is located at 947 South Center Street. The proposed subdivision is in the R-10 Residential zone and consists of 2 lots on 0.93 acres. Lots within the R-10 zone are required to have a minimum lot size of 10,000 square feet and a minimum lot width of 80 feet. The proposed lots range from 0.44 acres (19,484 square feet) to 0.48 acres (21,165 square feet), and both lots have a frontage of 90 feet. All requirements in the R-10 zone ([SCC 10.20.080](#)) are being met. No road dedication is required, and all road improvements (i.e., curb, gutter, etc.) were installed with the Provstgaard Acres, Plat A (recorded March 13, 2003) subdivision improvements.

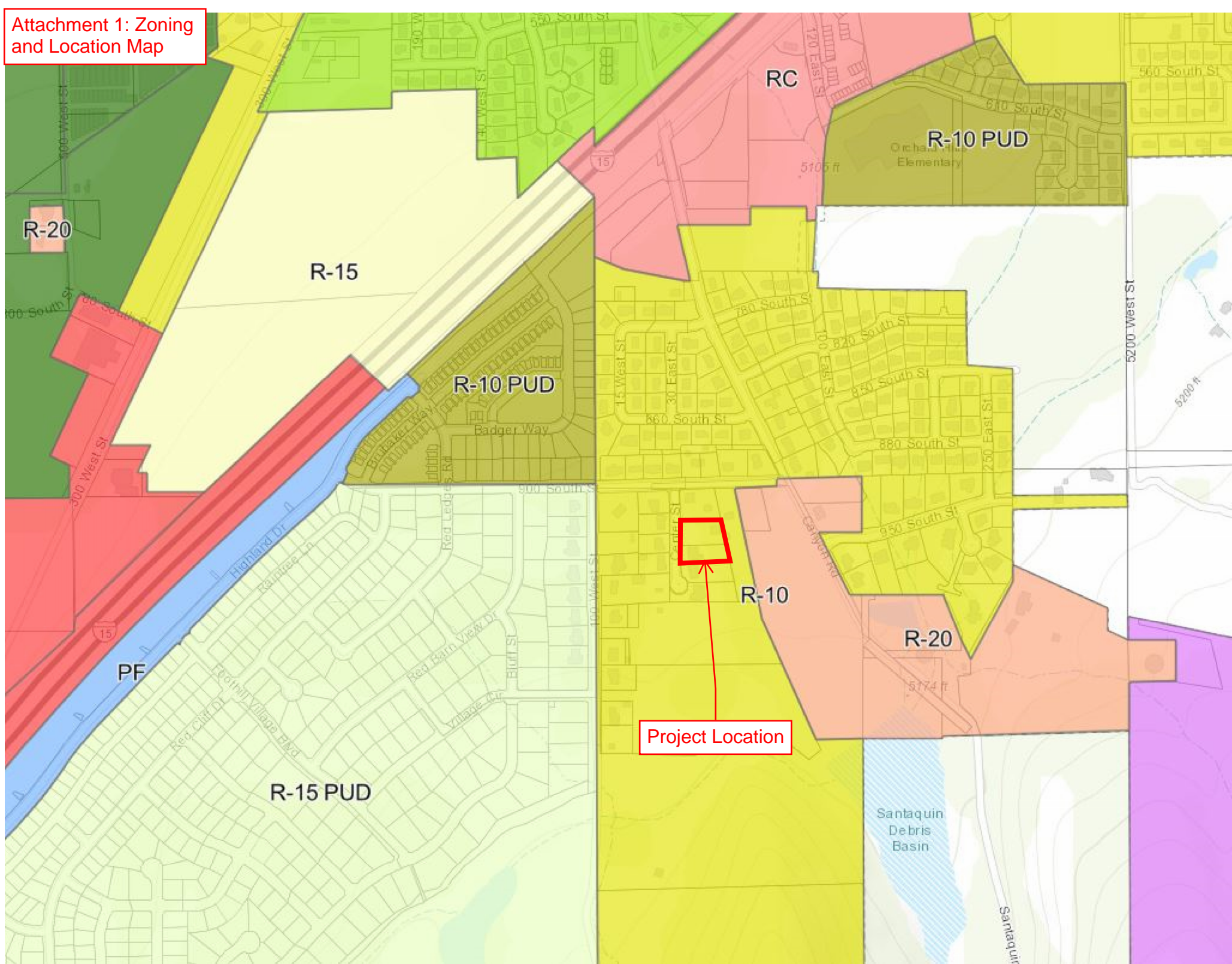
Subdivisions with three lots or less can combine preliminary and final plans into one submittal. This development qualifies for this streamlined process. The final plans were reviewed by the Development Review Committee and a positive recommendation was forwarded to the Planning Commission. The Planning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

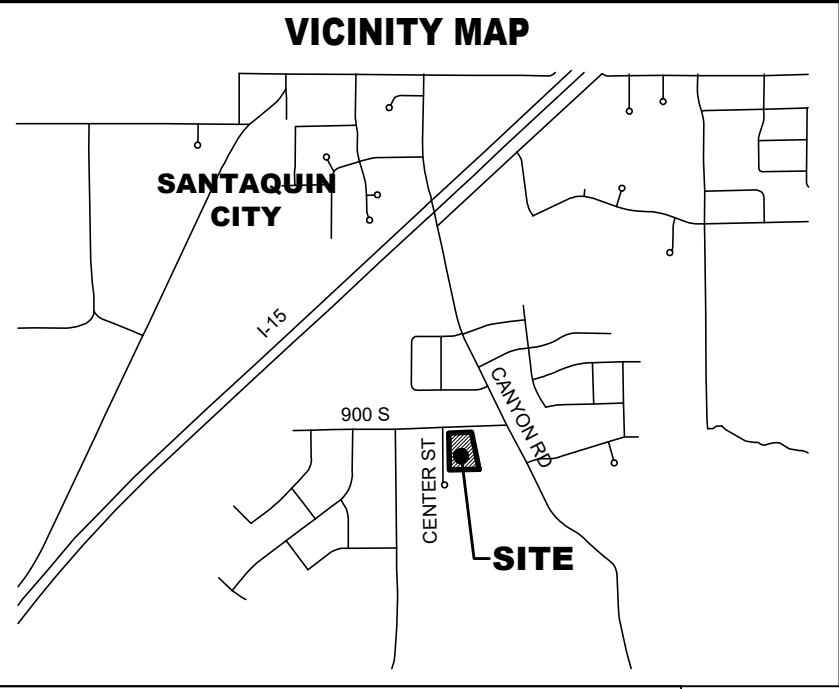
Recommended Motion: “Motion to approve the Provstgaard Acres Plat B Subdivision.”

Attachments:

1. Zoning and Location Map
2. Preliminary/Final Plans

Attachment 1: Zoning and Location Map



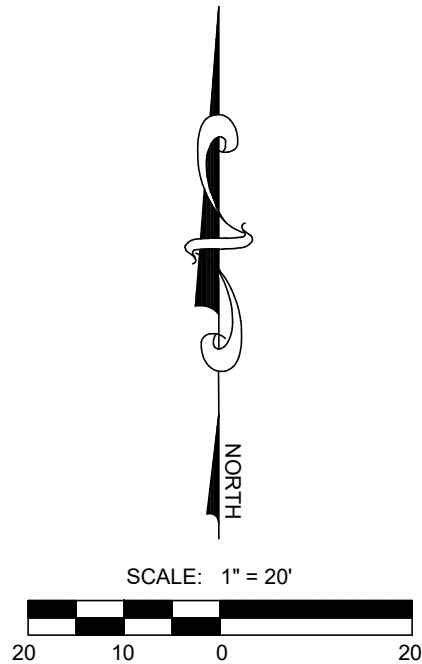
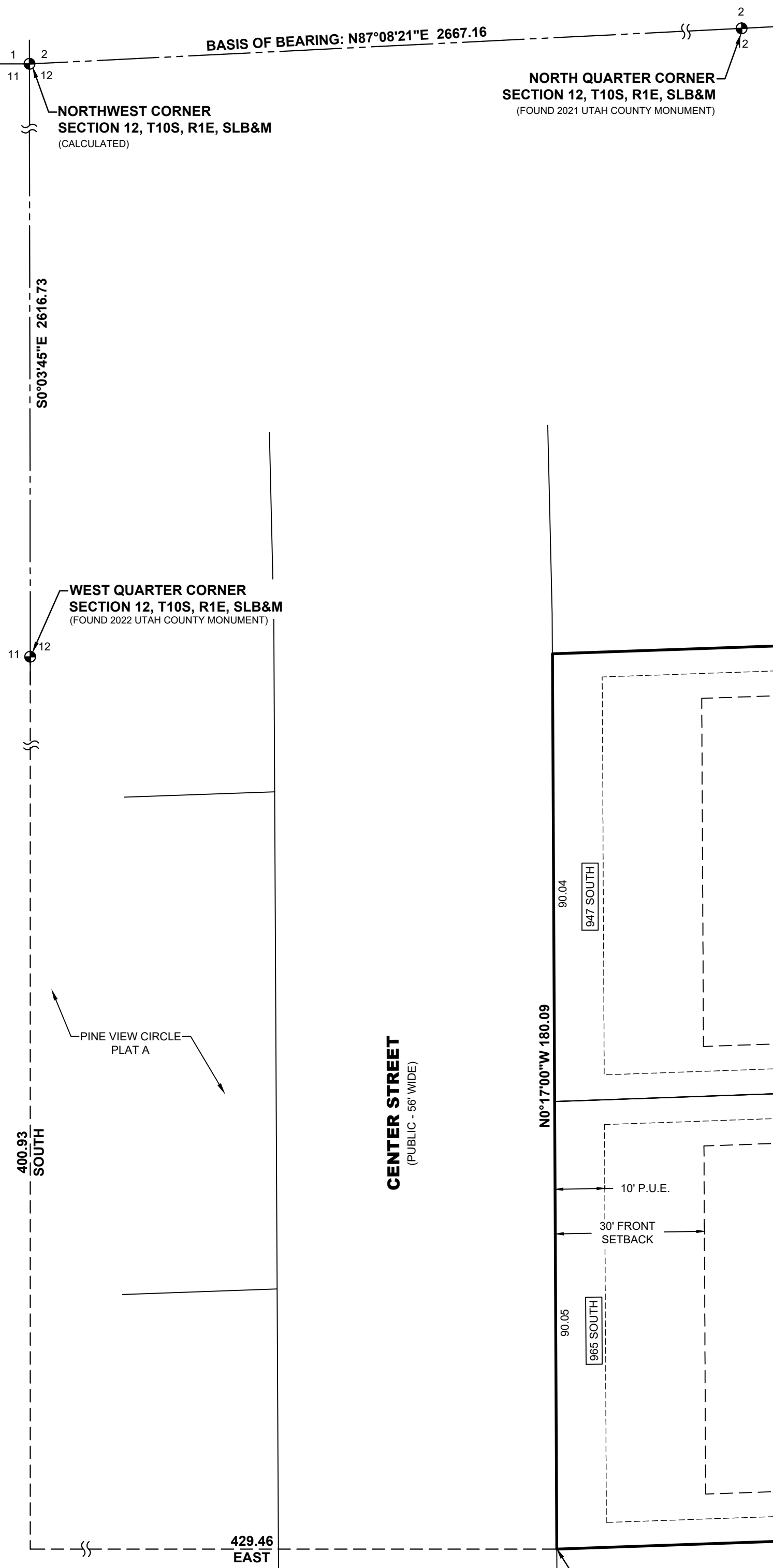


LEGEND

	BOUNDARY LINE
	CENTERLINE
	EASEMENT LINE
	EXISTING LOT LINES
	PROPOSED LOT LINES
	EXISTING MONUMENT
	PROPOSED MONUMENT
	NO ACCESS

TABULATIONS

ZONE:	R-10
TOTAL AREA:	0.93 ACRES±
TOTAL LOTS:	2 LOTS



SURVEYOR'S CERTIFICATE

I, PAYTON JAY CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5046872, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PORTION OF LOT 1 AND ALL OF LOT 2, PROVSTGAARD ACRES PLAT A, ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, PLAT A, PROVSTGAARD ACRES SUBDIVISION, SAID POINT BEING LOCATED SOUTH 400.93 FEET AND EAST 429.46 FEET FROM THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING: N87°08'21"E BETWEEN THE NORTHWEST CORNER & THE NORTH QUARTER CORNER OF SECTION 12); THENCE N0°17'00"W ALONG THE EAST RIGHT-OF-WAY LINE OF CENTER STREET 180.09 FEET; THENCE N87°59'37"E 207.23 FEET TO THE EAST LINE OF SAID SUBDIVISION; THENCE S12°02'00"E ALONG SAID LINE 182.75 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE S87°59'00"W ALONG THE SOUTH LINE OF SAID LOT 244.46 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.93 ACRES

DATE _____ SURVEYOR _____
(See Seal Below)

OWNERS DEDICATION

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

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

ACKNOWLEDGMENT

STATE OF UTAH _____ S.S.
COUNTY OF _____
ON THE _____ DAY OF _____, A.D. 20 _____, PERSONALLY APPEARED BEFORE ME _____ THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2023 BY THE SANTAQUIN CITY PLANNING COMMISSION.

CHAIRPERSON, PLANNING COMMISSION _____ DATE _____
DIRECTOR - SECRETARY _____ DATE _____

PROVSTGAARD ACRES PLAT B

SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SANTAQUIN CITY, UTAH COUNTY, UTAH

(INCLUDES A VACATION OF A PORTION OF LOT 1 AND ALL OF LOT 2, PLAT A, PROVSTGAARD ACRES SUBDIVISION)

SCALE: 1" = 20' SHEET 1 OF 1

NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL
--------------------	---------------------------	----------------------

This form approved by Utah County and the municipalities therein.

LEI #23-0029

DOMINION ENERGY UTAH ACCEPTANCE

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH APPROVES THIS PLAT FOR THE PURPOSE OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS; HOWEVER, DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 801-366-8532.

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH

APPROVED THIS _____ DAY OF _____, 20 _____

BY- _____

TITLE- _____

CENTRACOM ACCEPTANCE

APPROVED THIS _____ DAY OF _____, 2023

CENTRACOM COMPANY

BY: _____ TITLE: _____

CENTURY LINK ACCEPTANCE

APPROVED THIS _____ DAY OF _____, 2023

CENTURY LINK COMPANY

BY: _____ TITLE: _____

ROCKY MOUNTAIN POWER ACCEPTANCE

APPROVED THIS _____ DAY OF _____, 2023

ROCKY MOUNTAIN PROPERTIES

BY: _____ TITLE: _____

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 ACTIVITIES 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 FROM SUCH NORMAL USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPACT THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.
- #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.



2302 N. Main Street
Spanish Fork, UT 84603
Phone: 801.798.0555
Fax: 801.798.9393
office@le-i-eng.com
www.le-i-eng.com

DRAWING DATE: JUNE 27, 2023

OWNER/DEVELOPER

BART PROVSTGAARD
39 EAST 900 SOUTH
SANTAQUIN, UTAH 84655