

MEMORANDUM



To: Planning Commission

From: Aspen Elmer, Staff Planner

Date: June 5, 2026

RE: **130 S Church Subdivision Preliminary Review**

Zone: R-10

Size: 9.124 Acres

The 130 S Church Subdivision is located at 130 South. The proposed subdivision is in the R-10 zone and consists of 4 lots on 9.124 acres. Lots within the R-8 zone are required to have a minimum size of 10,000 square feet and a minimum lot width of 80 feet. Lot 1 is where the church will be located, the other three lots will be part of a second phase of development in the future.

On April 14, 2026, the Development Review Committee (DRC) reviewed the preliminary plans for the 130 S Church Subdivision and forwarded a favorable recommendation to the Planning Commission, with the condition that redlines be addressed.

This review is for the Planning Commission to determine whether the proposed subdivision complies with the Santaquin City Code. The Planning Commission is the land use authority for preliminary subdivision applications.

Findings

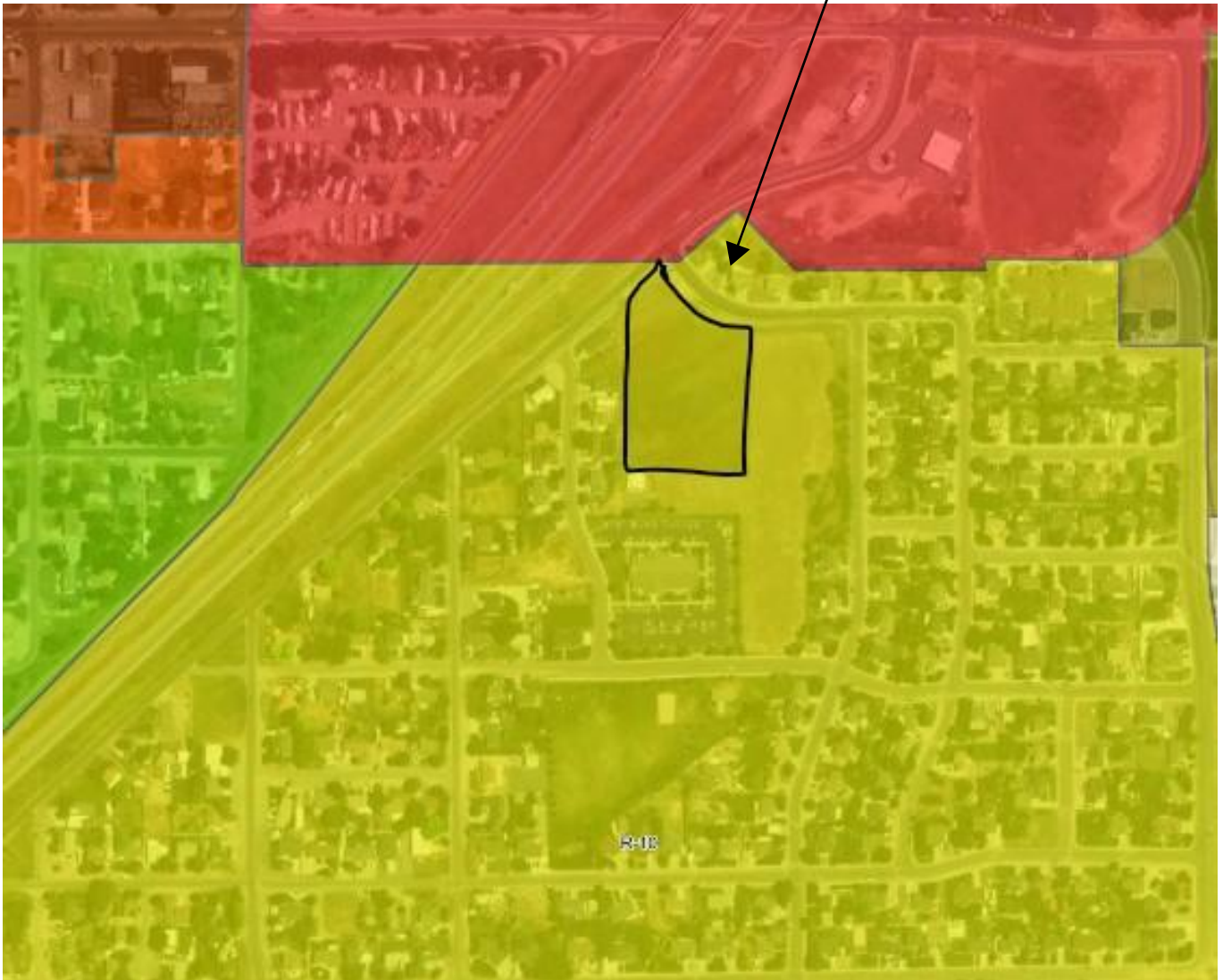
1. The subdivision plans meet the requirements of the R-10 Zone (SCC 10.20.080).
2. The subdivision plans meet all Engineering and Public Works requirements found in the Santaquin City Standard Specifications and Drawings.
3. All applicable requirements in Santaquin City Title 11 (Subdivision Regulations) have been met.
4. The subdivision has followed the subdivision review process in SCC 11.20.020 and preliminary plans have received a favorable recommendation from the DRC.

Recommended Motion: “Motion to conditionally approve the preliminary plans for the 130 S Church subdivision.

Attachments:

1. Zoning and Location Map
2. Preliminary Plan

Attachment 1: Location and Zoning Map



Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

Title _____

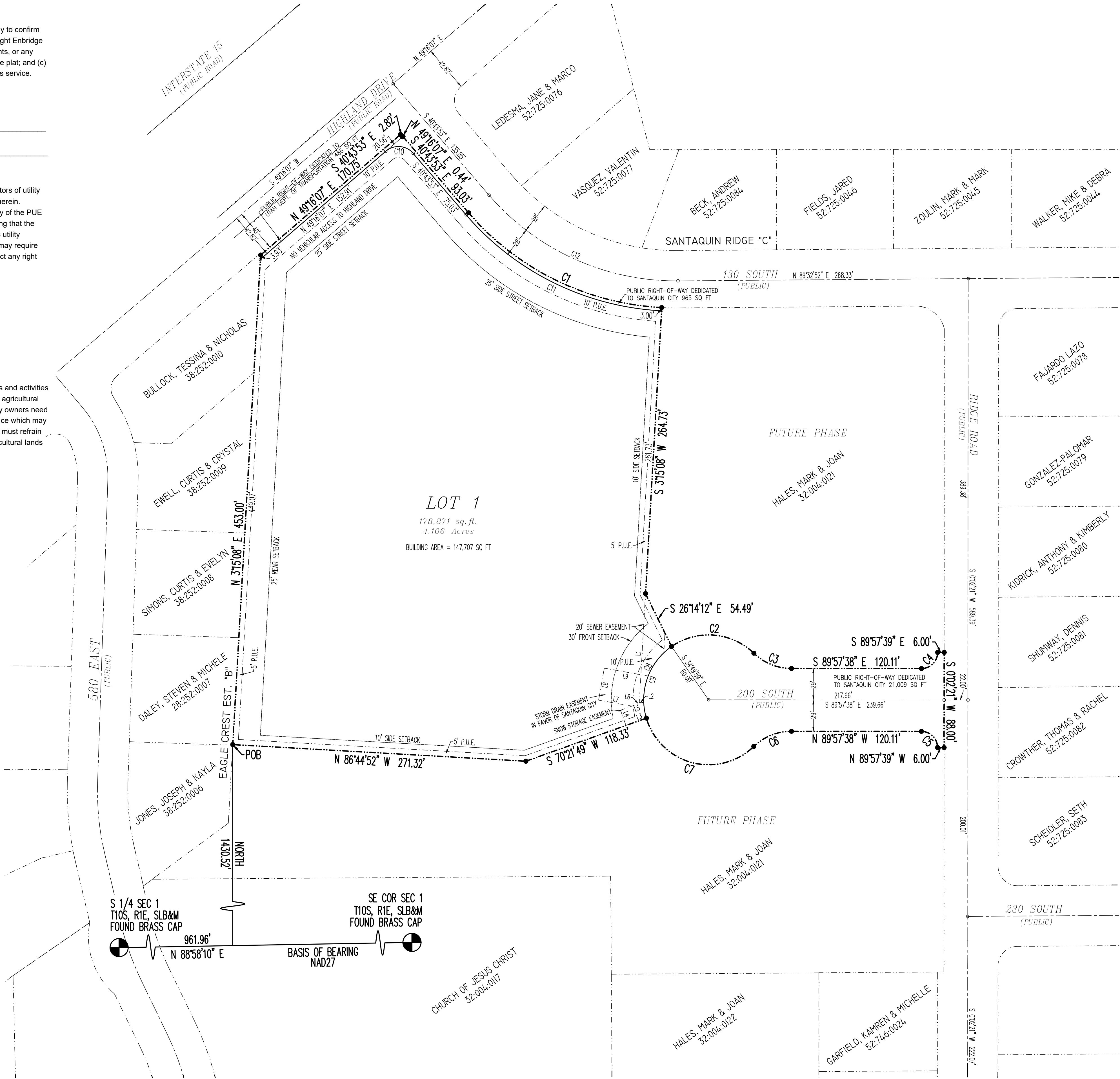
1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann § 10-9a-603 Rocky Mountain Power accepts delivery of the PUE as described in this 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
 - (1) A recorded easement or right-of-way
 - (2) The law applicable to prescriptive rights
 - (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
 - (4) Any other provision of law

DATE _____

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 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.

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	253.00	204.41	46°17'30"	198.89	S 63°52'38" E
C2	60.00	82.69	78°57'59"	76.30	S 85°20'54" E
C3	50.00	38.46	44°54'44"	37.54	S 67°54'46" E
C4	15.00	23.56	90°01"	21.21	N 45°22'12" E
C5	15.00	23.56	89°59'59"	21.21	N 44°57'39" W
C6	50.00	38.48	44°54'44"	37.54	S 67°59'30" W
C7	60.00	123.19	117°38'12"	102.66	N 75°14'16" W
C8	60.00	74.97	71°35'16"	70.18	N 19°22'28" E
C9	60.00	280.85	268°11'27"	86.18	N 0°22'22" E
C10	18.00	28.27	90°00"	25.46	S 85°43'53" E
C11	256.00	206.82	46°17'18"	201.24	S 63°52'32" E
C12	228.00	197.86	49°43'15"	191.71	S 65°35'30" E

LINE	BEARING	DISTANCE
L1	S 3°15'8" W	100.84'
L2	S 86°44'52" E	4.15'
L3	S 70°21'49" W	20.00'
L4	N 19°38'11" W	15.00'
L5	N 70°21'49" E	22.79'
L6	N 70°21'49" E	11.57'
L7	N 79°52'59" W	31.33'
L8	N 10°7'1" E	30.00'
L9	S 79°52'59" E	41.26'



AZTEC
ENGINEERING
732 N. 780 W. AMERICAN FORK, UT. 84003
aztecengineering@gmail.com

Notary Public Seal

Clerk-Recorder Sea

County Recorder Seal

AND ARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I, FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND IN LOTS, BLOCKS, STREETS AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

beginning at a point located North 88°58'10" East along section line 961.96 feet and North 1430.52 feet from the South Quarter Corner of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence North 31°15'08" East along the boundary of Eagle Crest Estates Plat "B" a distance of 453.00 feet; thence North 49°16'07" East along the easterly right-of-way line of Highland Drive a distance of 170.75 feet; thence South 40°43'53" East 2.82 feet; thence North 49°16'07" East 0.44 feet; thence along the boundary of Santiquia Ridge Plat "C" the following two courses and distances: 1) South 40°43'53" East 93.03 feet, and 2) along the arc of a 253.00 foot radius curve to the left 204.41 feet through a central angle of 46°17'30" (chord bears South 63°52'38" East 198.89 feet); thence South 31°15'08" West 264.73 feet; thence South 26°16'14" East 54.49 feet; thence along the arc of a 60.00 foot radius non-tangent curve to the right 82.69 feet through a central angle of 78°57'59" (chord bears South 85°20'54" East 76.30 feet and radius bears South 34°49'58" East); thence along the arc of a 50.00 foot radius curve to the left 38.48 feet through a central angle of 44°05'44" (chord bears South 67°54'06" East 37.54 feet); thence South 89°57'38" East 120.00 feet; thence along the arc of a 15.00 foot radius curve to the left 23.56 feet through a central angle of 90°01'01" (chord bears North 45°02'22" East 21.21 feet); thence South 89°57'39" East 6.00 feet; thence South 0°02'21" West along the boundary of Santiquia Ridge Plat "C" a distance of 88.00 feet; thence North 89°57'39" West 6.00 feet; thence along the arc of a 15.00 foot radius non-tangent curve to the left 23.56 feet through a central angle of 89°59'59" (chord bears North 44°57'39" West 21.21 feet); thence North 89°57'38" West 120.11 feet; thence along the arc of a 50.00 foot radius curve to the left 38.48 feet through a central angle of 44°05'44" (chord bears South 67°59'30" West 37.54 feet); thence along the arc of a 60.00 foot radius curve to the right 123.19 feet through a central angle of 117°38'12" (chord bears North 75°14'16" West 102.66 feet); thence South 70°21'49" West 118.33 feet; thence North 86°44'52" West 271.32 feet to the point of beginning.

Area = 201,332 sq.ft. or 4.622 Acres, Contains 1 Lot

Basis of Bearing is North 88°58'10" East along Section line from the South Quarter Corner to the Southeast Corner of said Section 1.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) 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 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__.

JOAN B. HALES

STATE OF UTAH S.S.
COUNTY OF UTAH

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY
OF _____ 20____, BY _____ WHO REPRESENTED THAT SHE IS THE
OWNER OF THE ABOVE DESCRIBED PROPERTY AND HAVE THE AUTHORITY TO EXECUTE THIS
INSTRUMENT.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL BELOW)

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

DIRECTOR / SECRETARY

APPROVED THIS _____ DAY OF _____, A.D., 20____ BY CENTRACOM

TITL

APPROVED THIS _____ DAY OF _____, A.D., 20____ BY CENTURY LINK

TITL

130 SOUTH STREET CHURCH SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1,
TOWNSHIP 10 SOUTH, RANGE 1 EAST, SLB&M

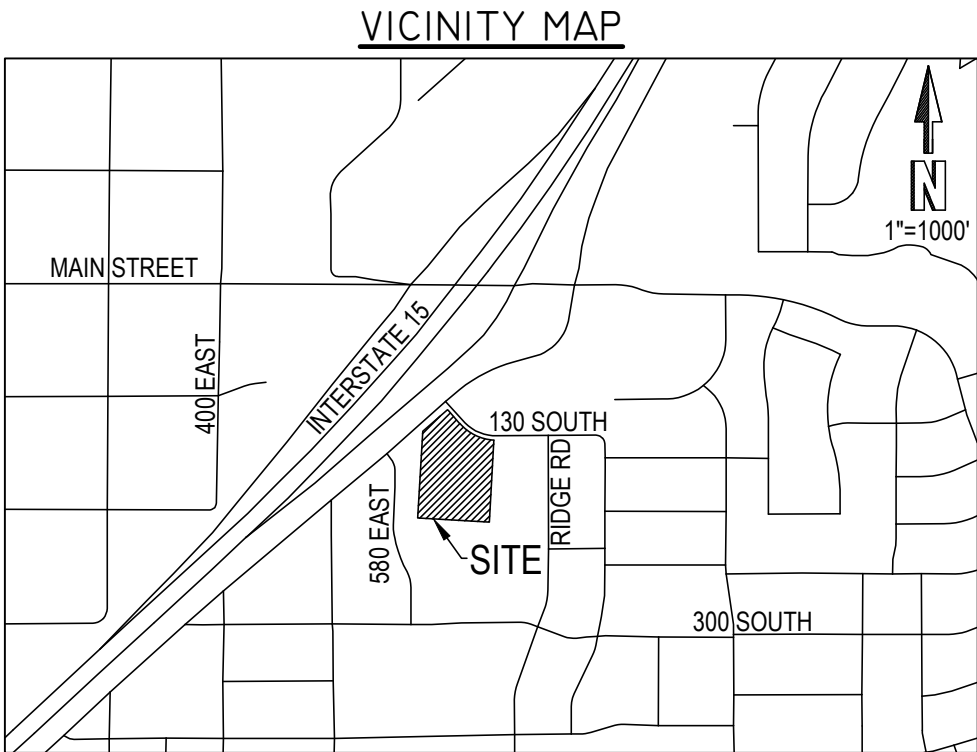
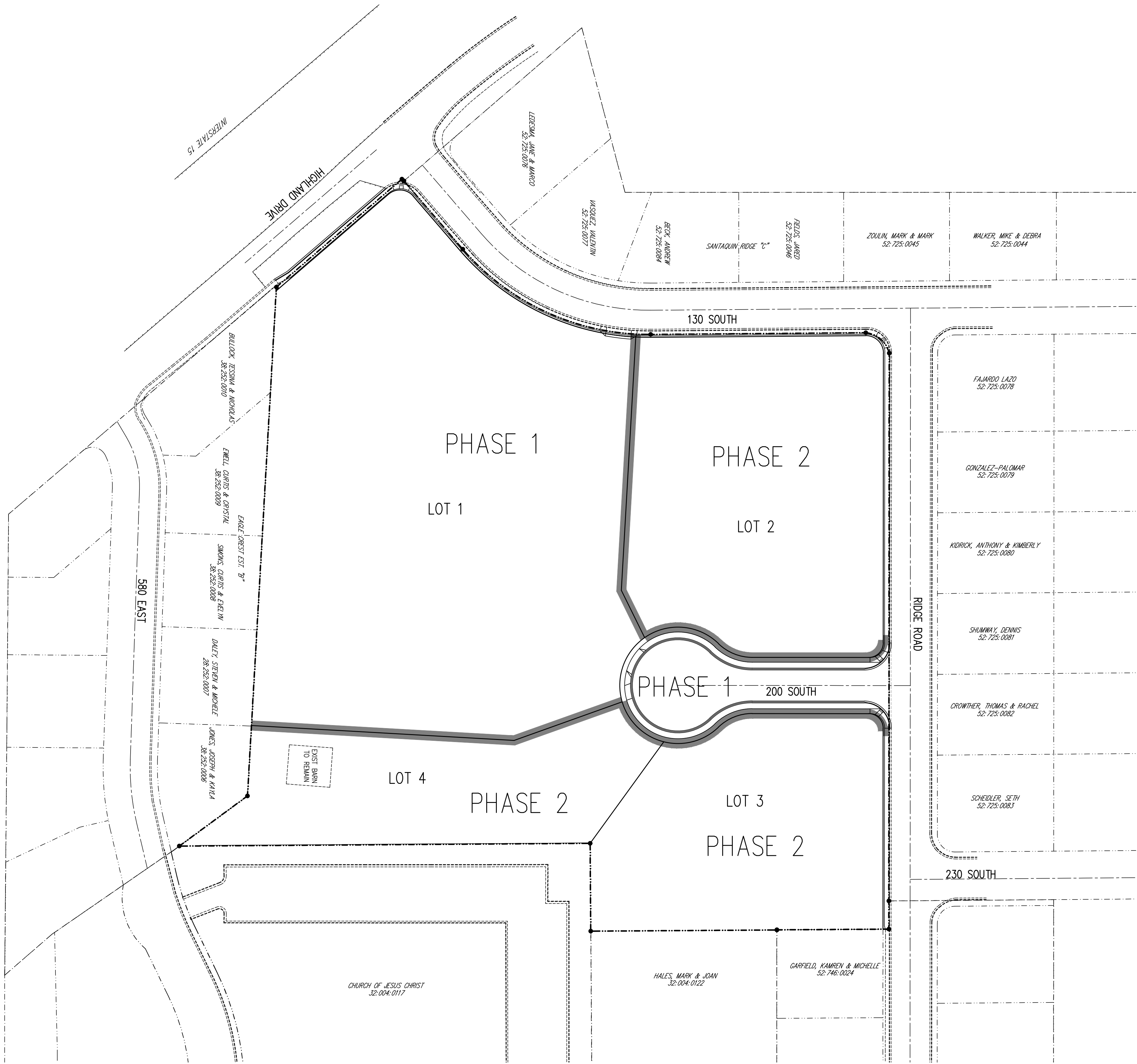
SANTAQUIN CITY

UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

Notary Public Seal

130 SOUTH STREET CHURCH SUBDIVISION



SHEET INDEX

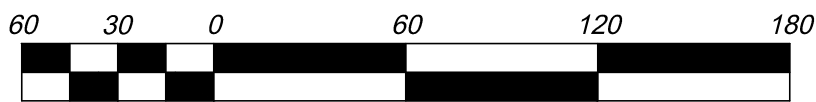
- C1 COVER SHEET & PHASING PLAN
- PLAT
- U1 UTILITY PLAN
- G1 STORM DRAIN & GRADING PLAN
- PP1 HIGHLAND DRIVE TBC PLAN/PROFILE
- PP2 200 SOUTH PLAN/PROFILE
- PP3 SEWER PLAN/PROFILE
- SWP1 EROSION CONTROL PLAN
- D1 DETAIL SHEET
- D2 DETAIL SHEET
- D3 DETAIL SHEET

GENERAL NOTES

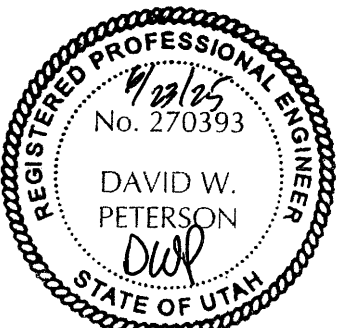
- THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THE DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES, AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM 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.
- ALL RECOMMENDATIONS MADE IN A PARTICULAR GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

LAND USE TABULATIONS

ZONE:	R-10
NUMBER OF LOTS:	4
TOTAL AREA:	9.124 ACRES
LOT AREA:	8.520 ACRES
ROAD DEDICATION:	0.604 ACRES
DENSITY:	0.44 LOTS/ACRE



Scale 1" = 60'



BENCH MARK

SOUTH QUARTER CORNER, SECTION 1,
TOWNSHIP 10 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
ELEVATION = 5082.91 (NAVD88)

REVISIONS

Rev.	Date	Description
1	05/06/26	REVISED PER CITY COMMENTS

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

EVANS & ASSOCIATES
ARCHITECTURE
11576 SOUTH STATE STREET,
SUITE 103B, DRAPER, UTAH
84020 801-553-8272

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ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

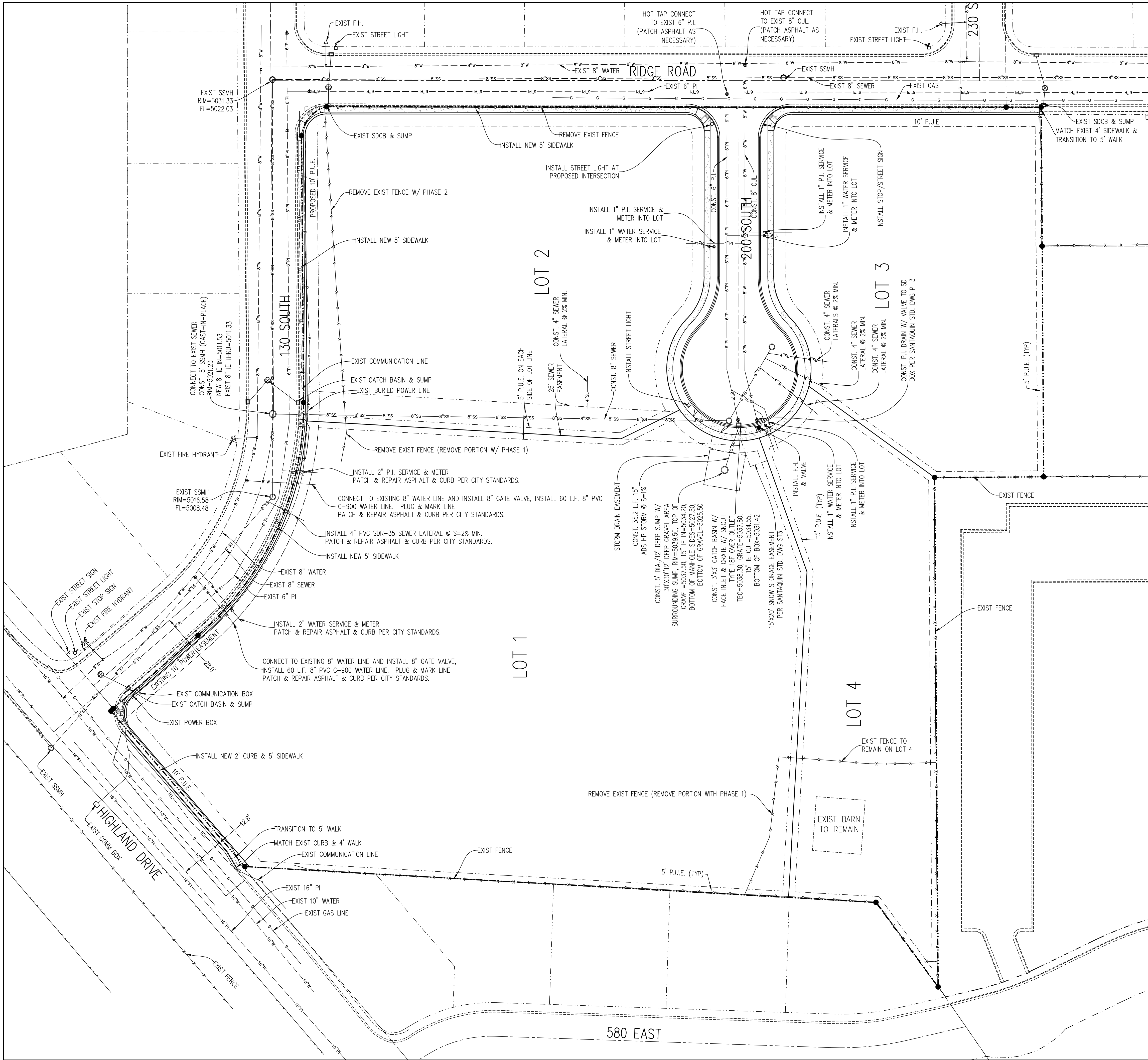
130 SOUTH STREET CHURCH SUBDIVISION

SANTAQUIN, UTAH COUNTY UTAH

Drawn by:
D.W.P.
Designed by:
D.W.P.
Checked by:
D.W.P.

COVER SHEET & PHASING PLAN

Scale:
1"=60'
Date:
03/17/26
C1



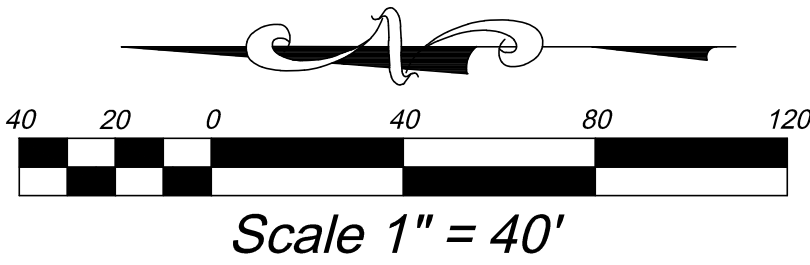
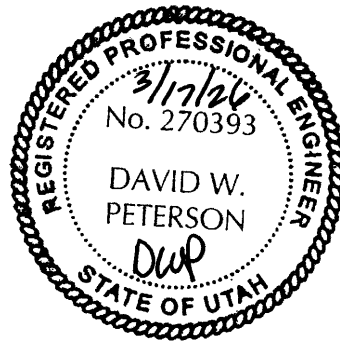
STREET CROSS SECTION NOTE
SEE TYPICAL STREET CROSS SECTIONS ON SHEET D1

SEWER NOTE
SEE PROFILE SHEETS FOR SEWER DESIGN.

UTILITY LEGEND

- NEW FIRE HYDRANT
- EXIST FIRE HYDRANT
- EXIST VALVE
- NEW CULINARY WATER VALVE
- PRESSURE IRRIG. C900 PVC PURPLE PIPE
- EXISTING PI LINE
- CULINARY WATER PVC C900
- EXIST CULINARY LINE
- SEWER PIPE PVC SDR-35
- EXIST SEWER LINE
- EXIST STORM DRAIN PIPE
- EXIST BURIED POWER LINE
- EXIST COMMUNICATION LINE
- EXIST GAS LINE
- EXISTING EDGE OF ASPHALT

FEMA INFO
FEMA FLOOD MAP 49049C0975F DATED 06/19/20 ZONE X
NOTED AS AN AREA OF MINIMUL FLOOD HAZARD.

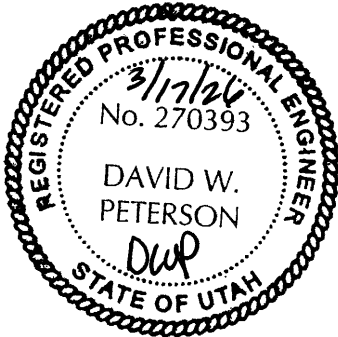
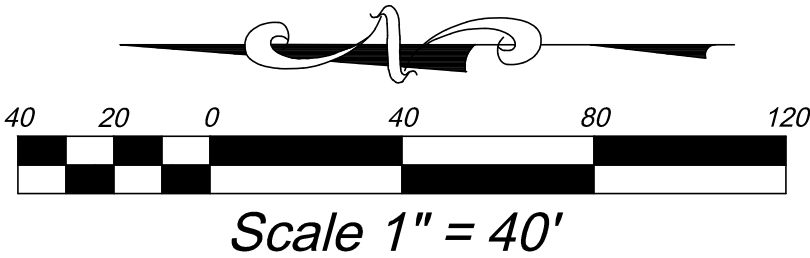
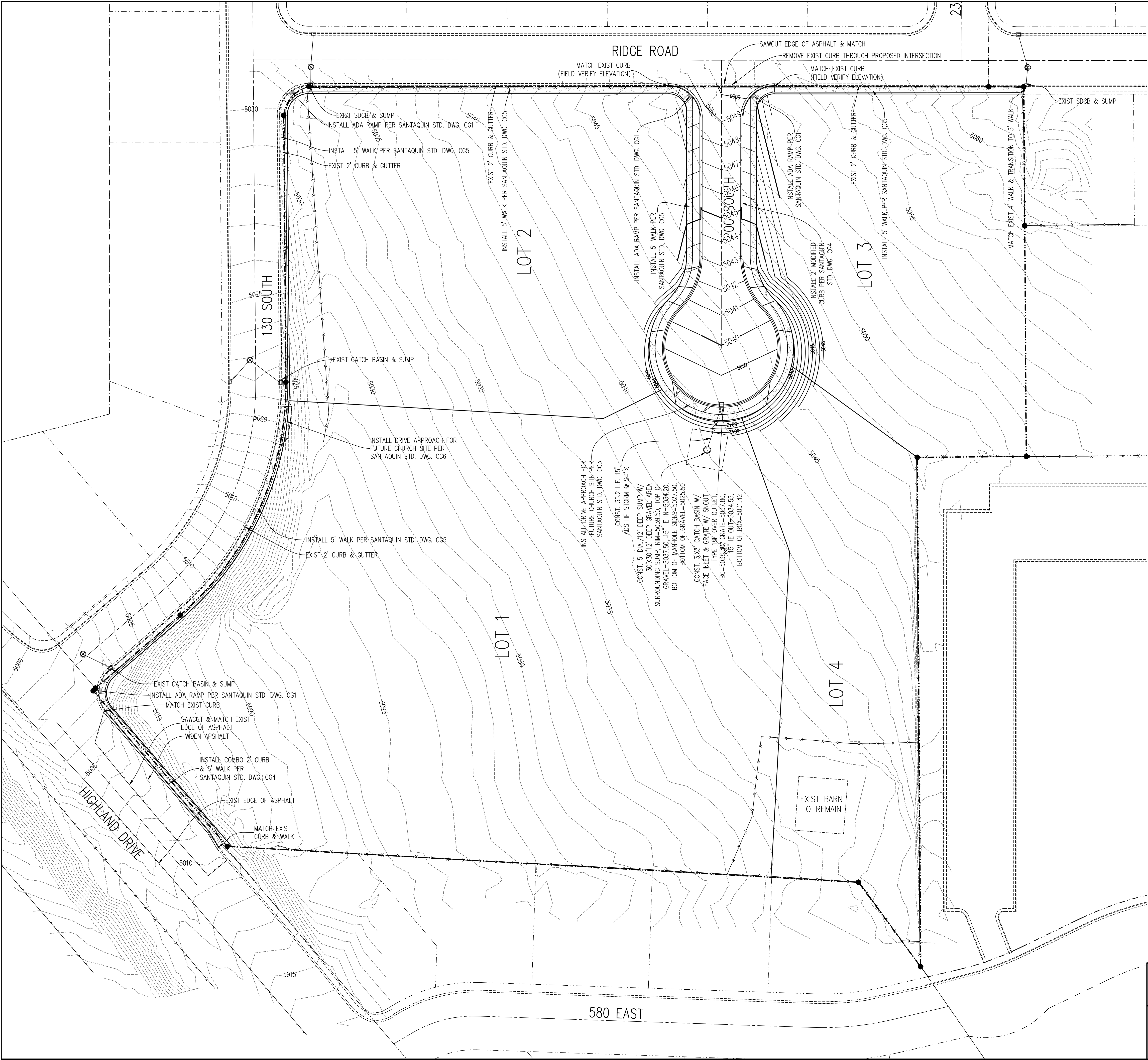


BENCH MARK		REVISIONS		
SOUTH QUARTER CORNER, SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN ELEVATION = 5082.91 (NAVD88)	Rev.	Date	Description	
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130 SOUTH STREET CHURCH SUBDIVISION			UTAH	
SANTAQUIN, UTAH COUNTY			UTAH	
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Checked by: D.W.P.			U1	

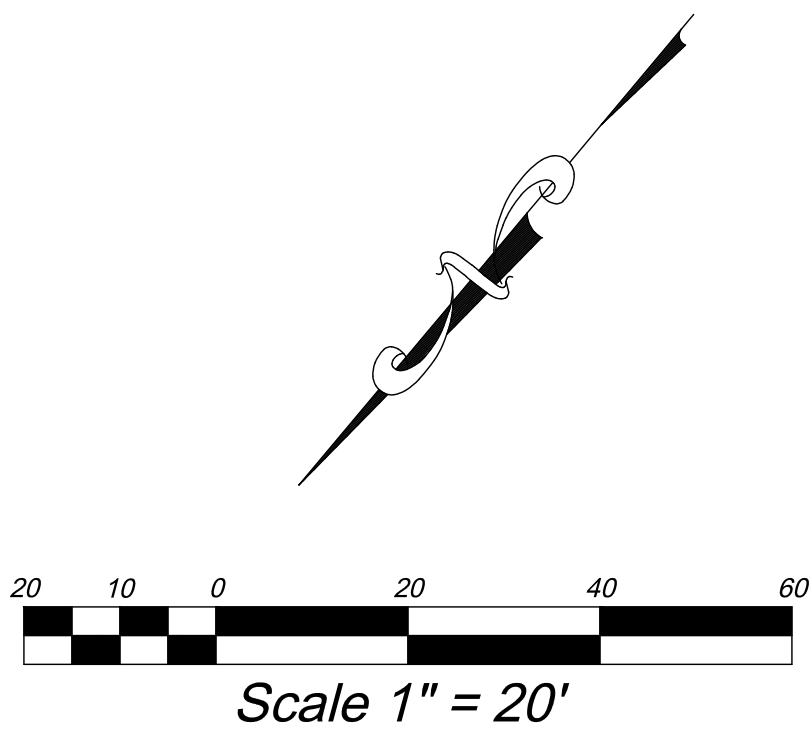
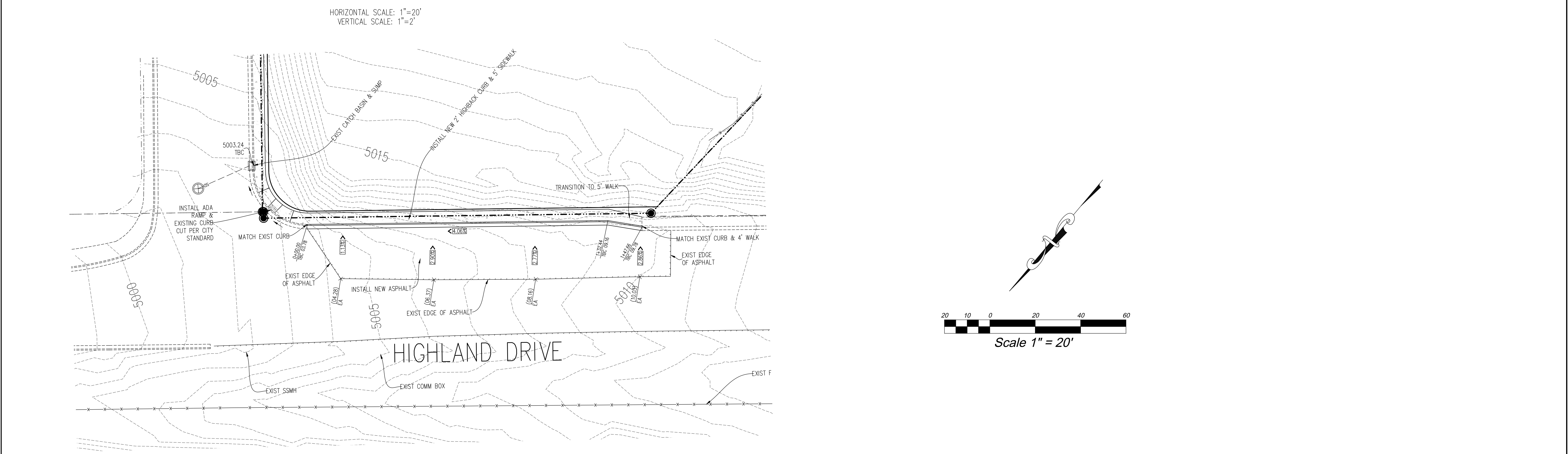
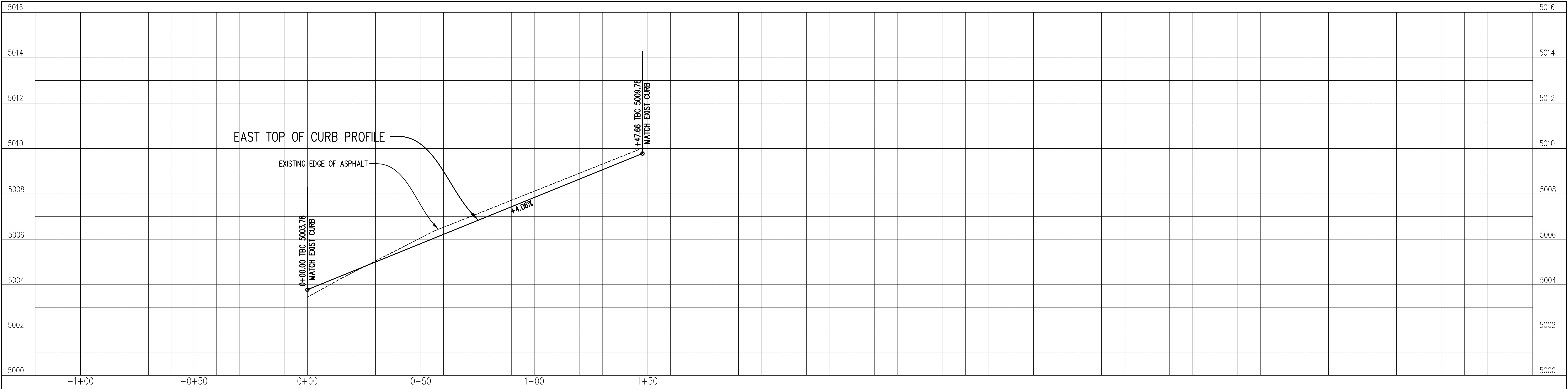
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

EVANS & ASSOCIATES ARCHITECTURE
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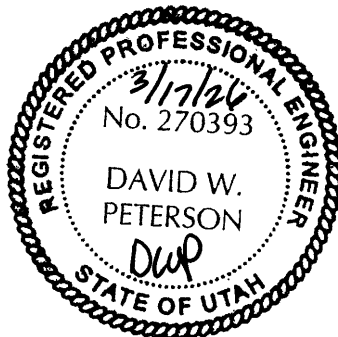
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THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS		SANTAQUIN, UTAH COUNTY		UTAH
EXCEL ENGINEERING David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201C, American Fork, UT 84003 (801) 756-4504; david@excelcivil.com		Drawn by:	STORM DRAIN & GRADING PLAN	
		D.W.P.		
		Designed by:		
		D.W.P.		
		Checked by:	Scale: 1"=40'	
D.W.P.	Date: 03/17/26			
				G1



HIGHLAND DRIVE TBC PLAN/PROFILE



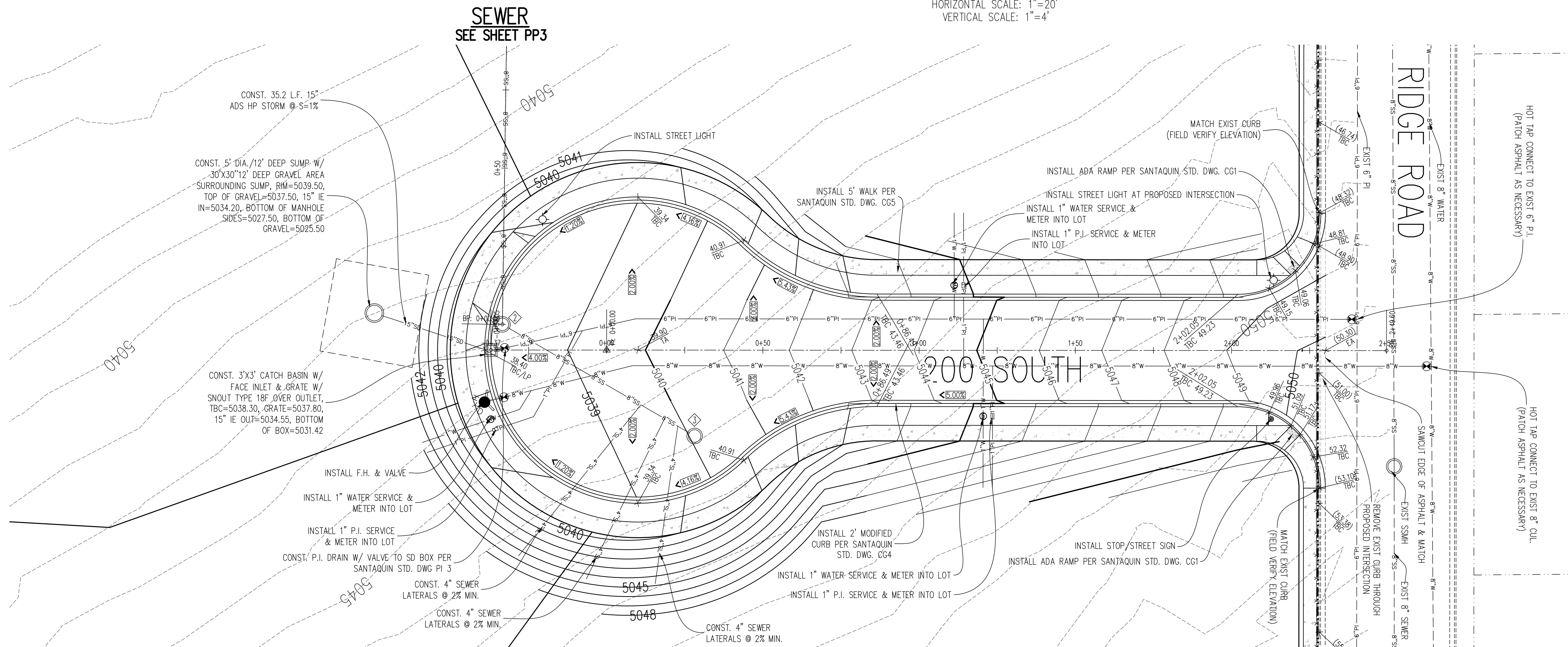
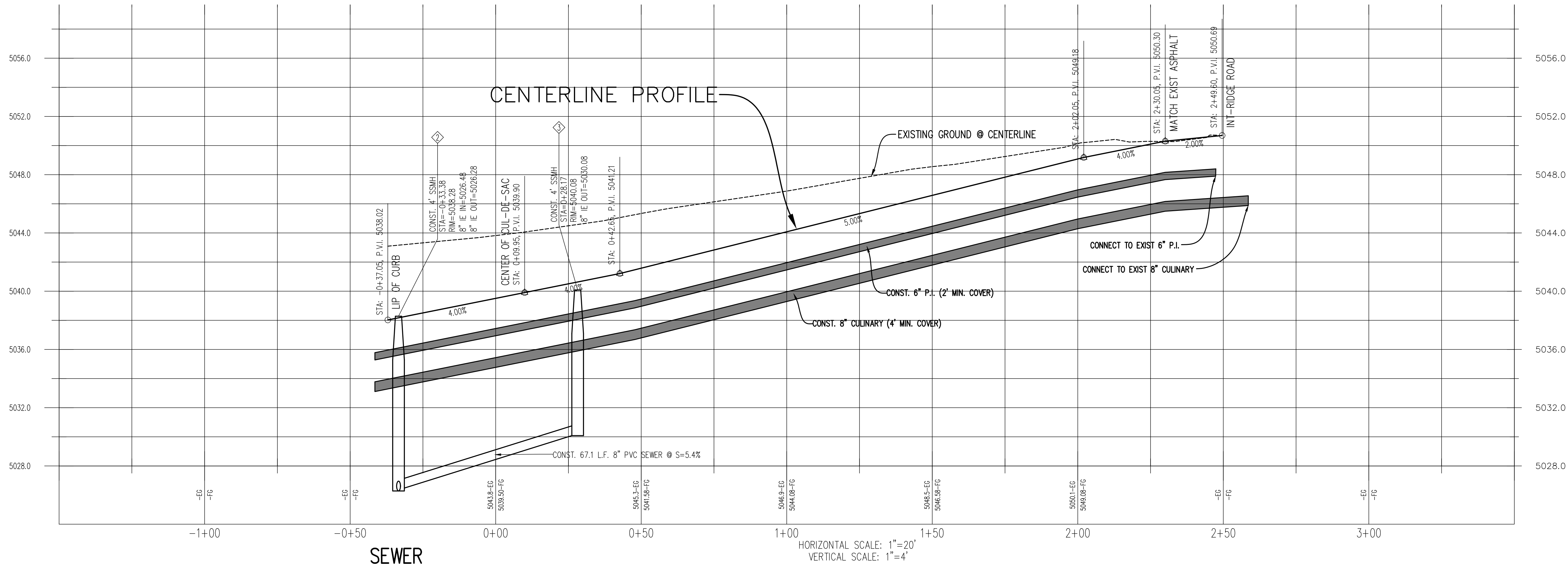
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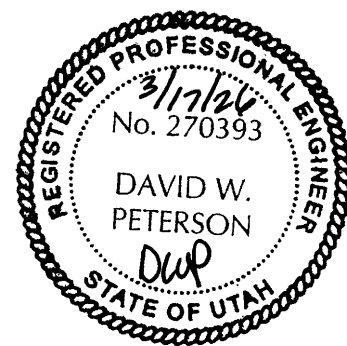
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130 SOUTH STREET CHURCH SUBDIVISION			UTAH
SANTAQUIN, UTAH COUNTY			UTAH
Drawn by: D.W.P.	HIGHLAND DRIVE TBC PLAN/PROFILE	Scale: 1"=20'	Date: 03/17/26
Designed by: D.W.P.		PP1	
Checked by: D.W.P.			



200 SOUTH PLAN/PROFILE



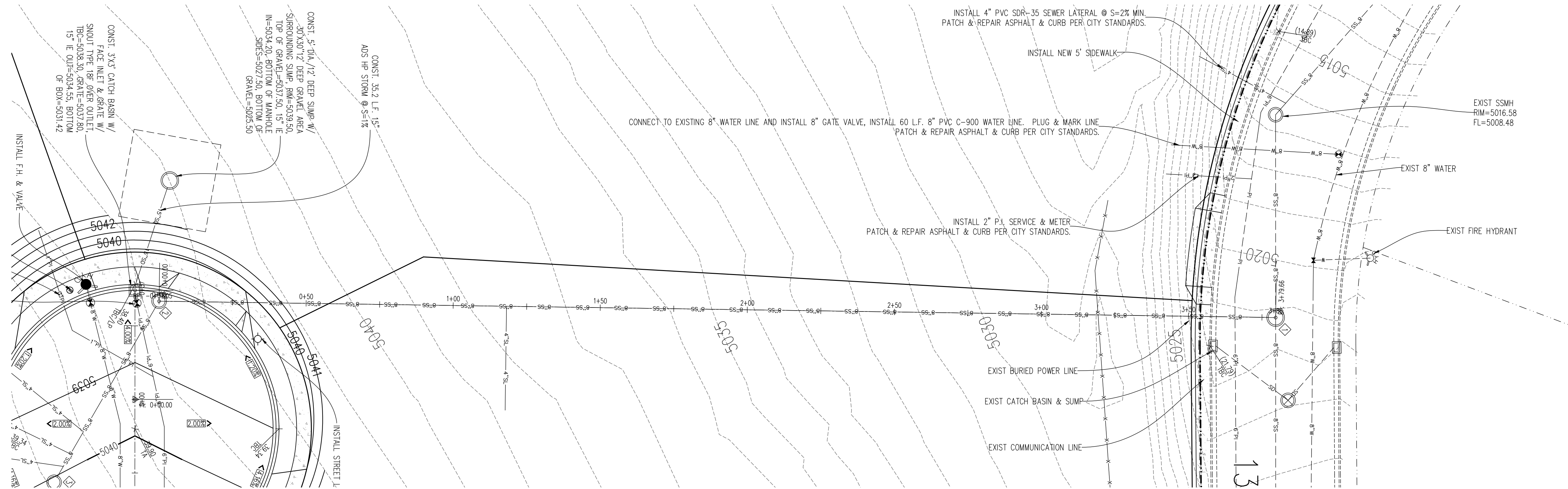
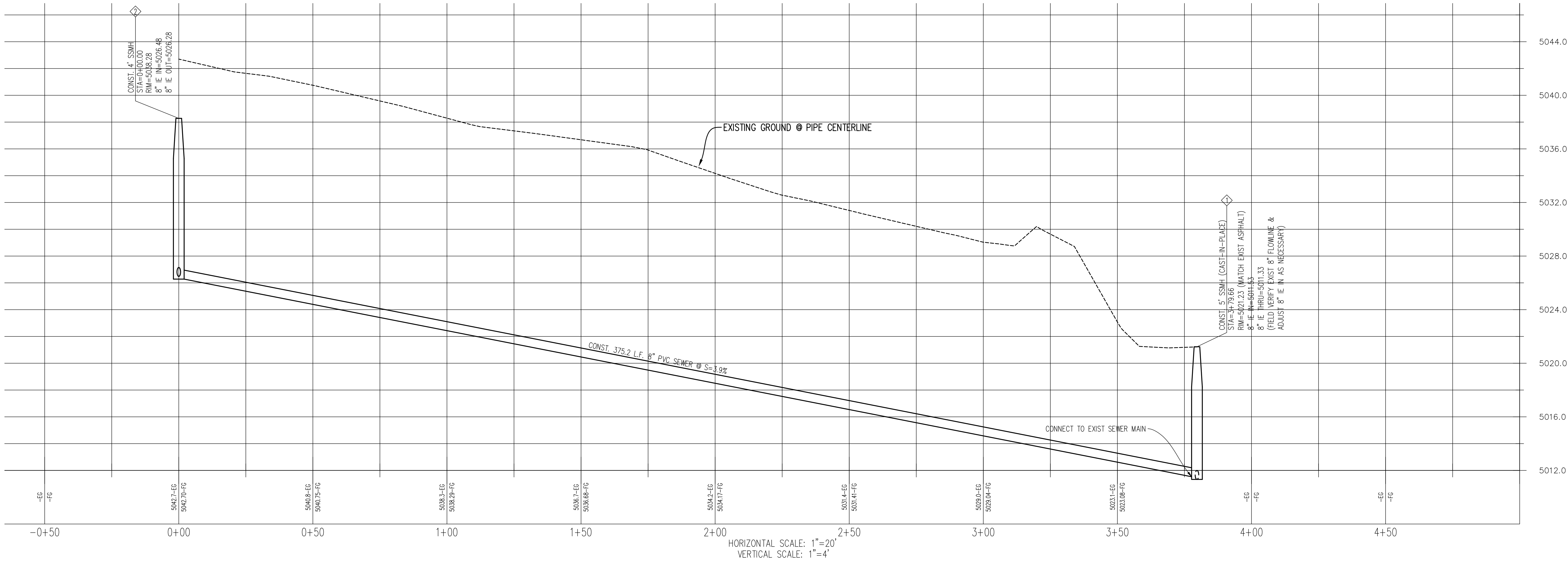
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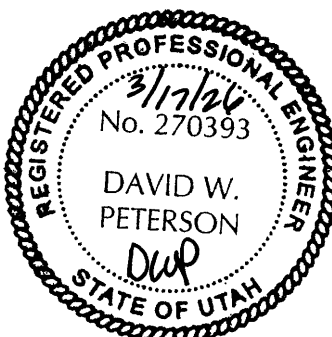
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130 SOUTH STREET CHURCH SUBDIVISION		UTAH
SANTAQUIN, UTAH COUNTY		
Drawn by: D.W.P.	200 SOUTH PLAN/PROFILE	Scale: 1"=20'
Designed by: D.W.P.		Date: 03/17/26
Checked by: D.W.P.		PP2



200 SOUTH
SEE SHEET PP2

SEWER PLAN/PROFILE



BENCH MARK

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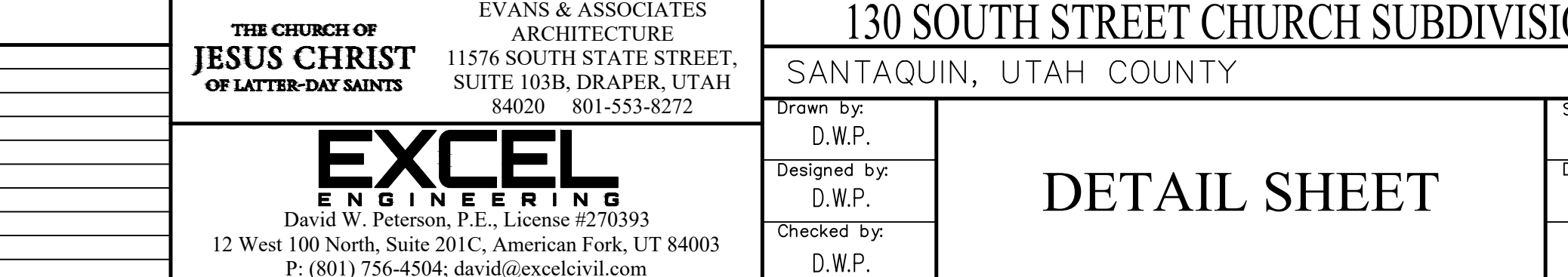
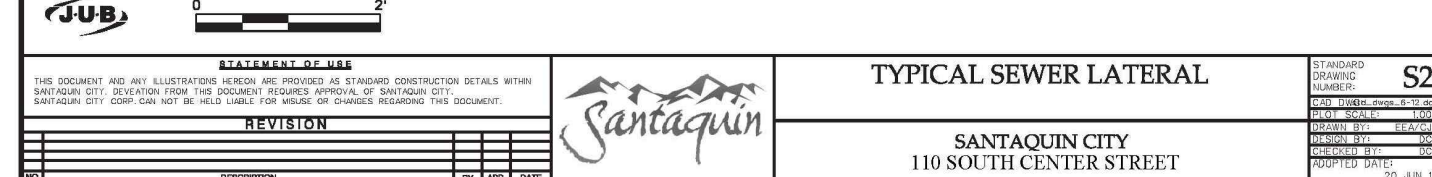
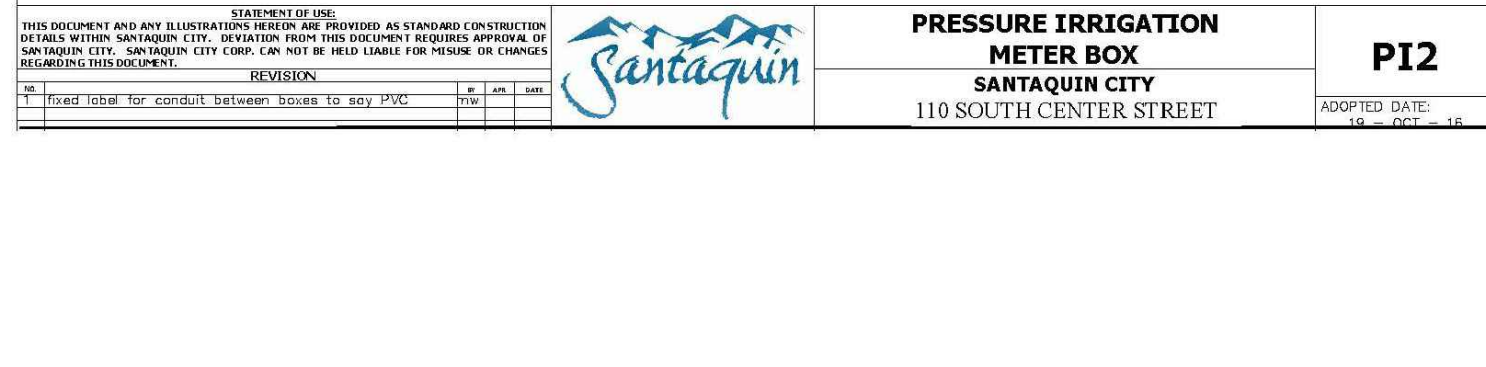
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130 SOUTH STREET CHURCH SUBDIVISION
SANTAQUIN, UTAH COUNTY UTAH

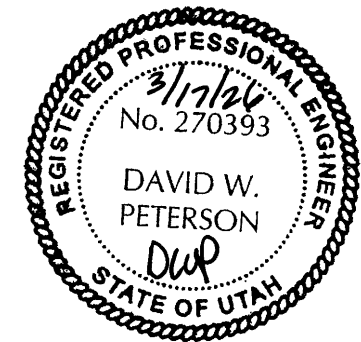
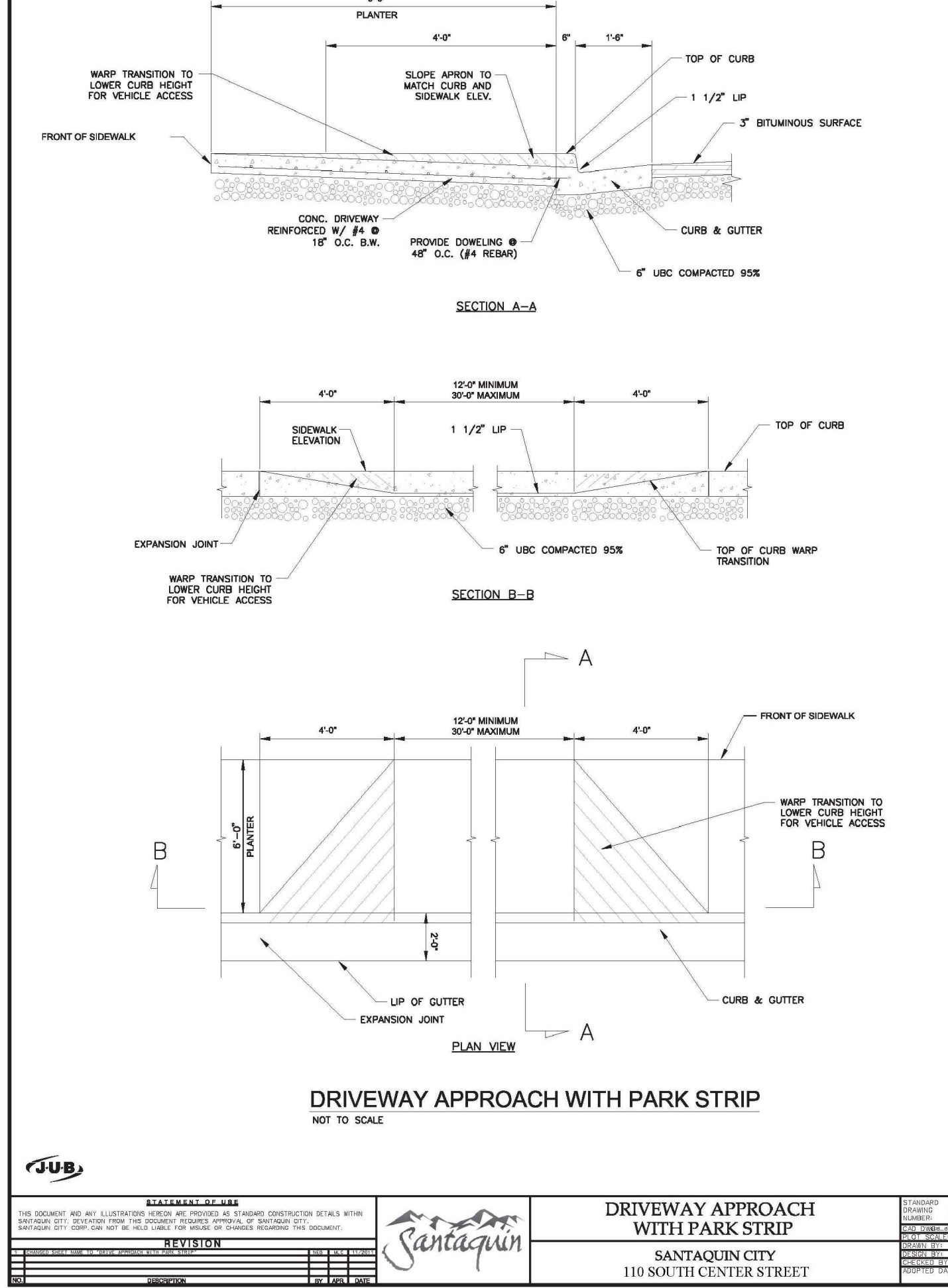
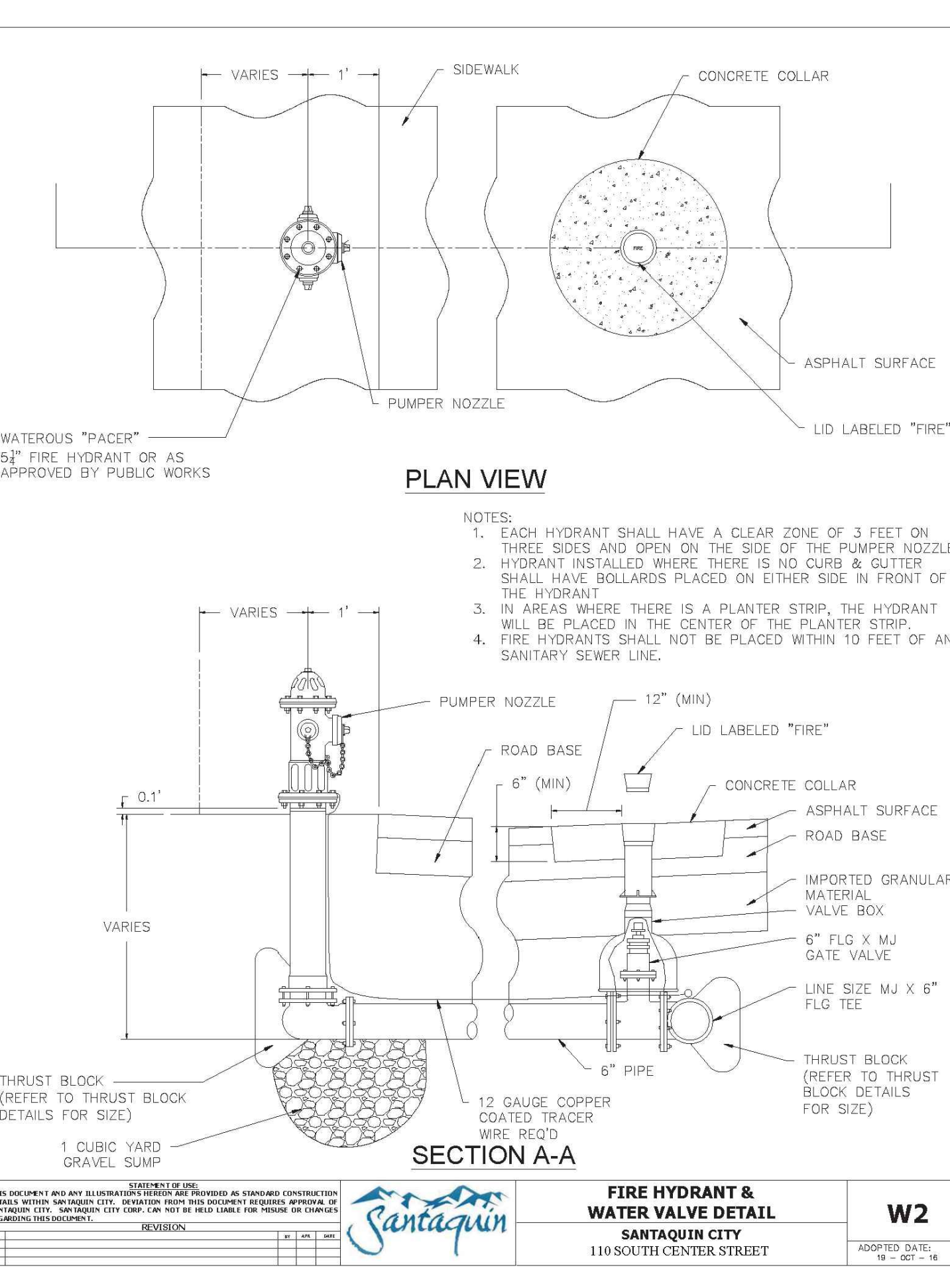
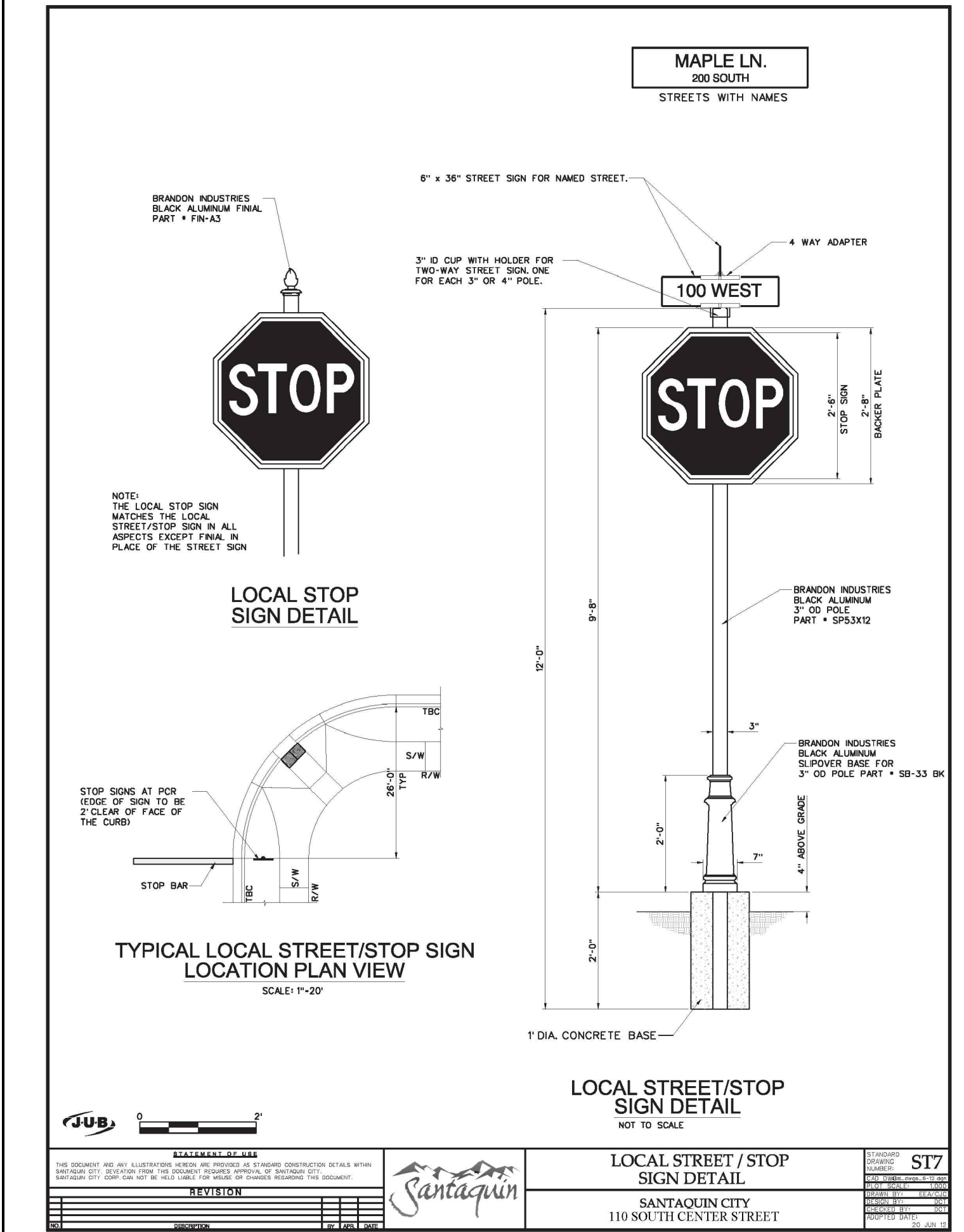
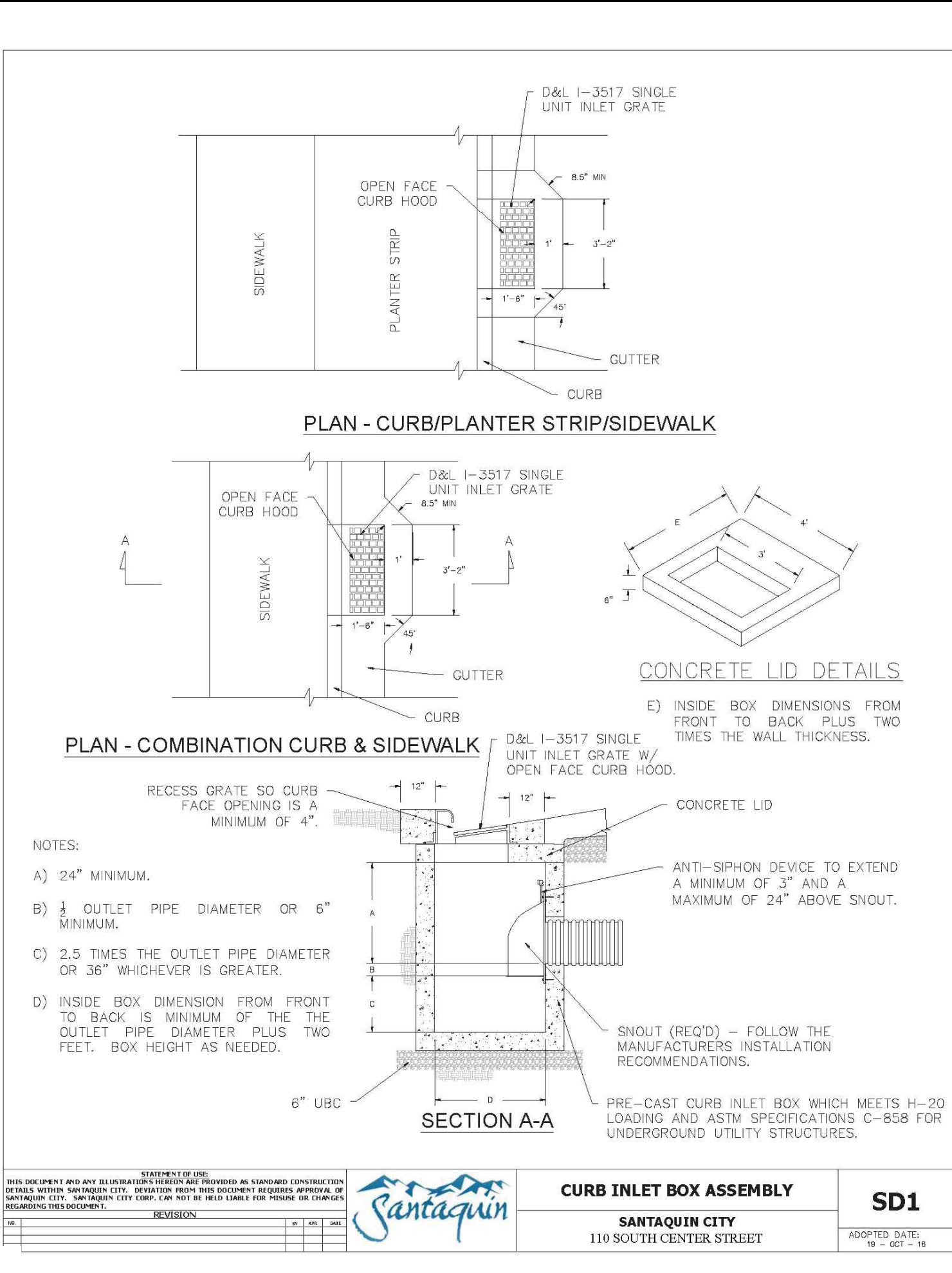
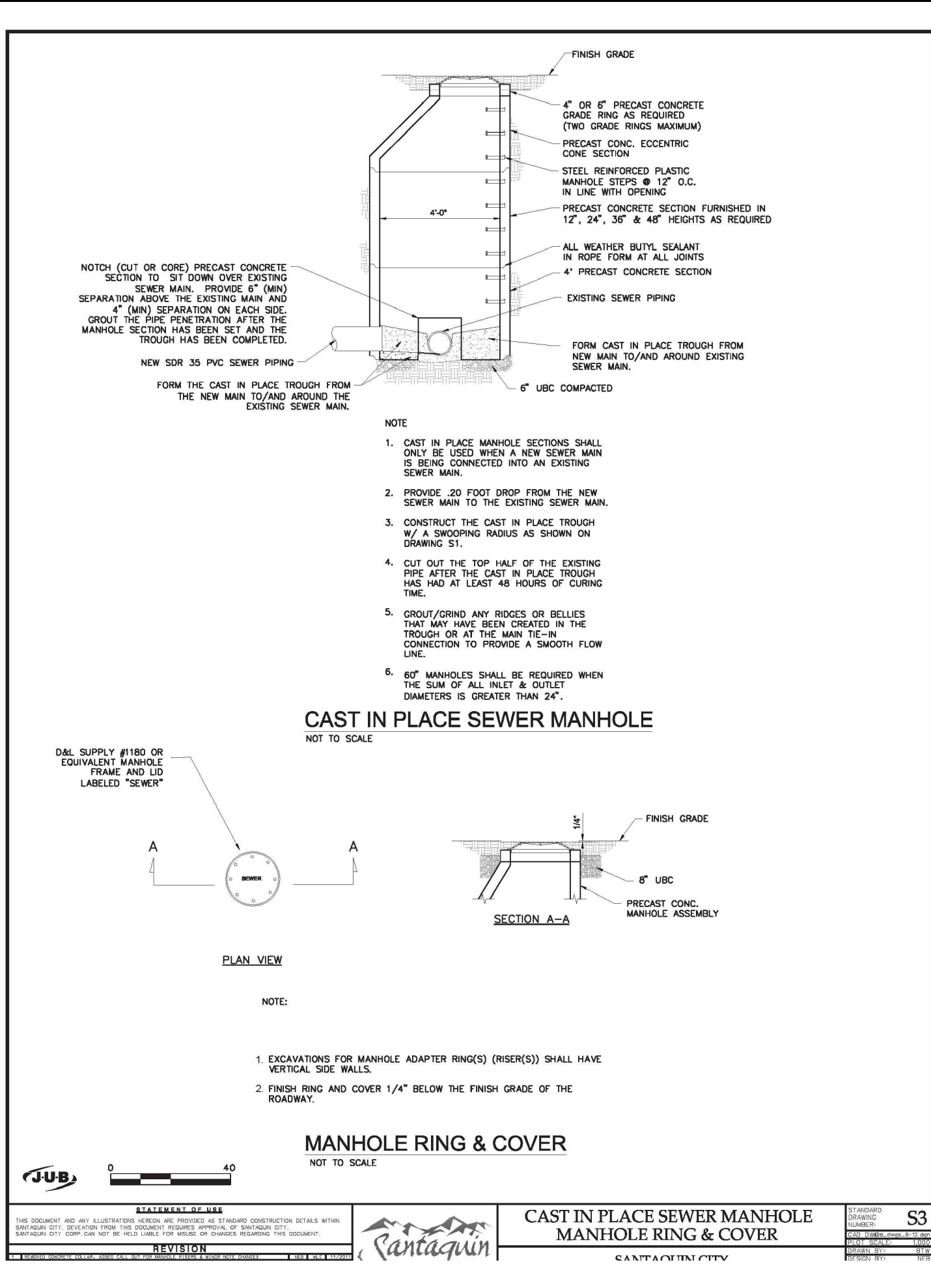
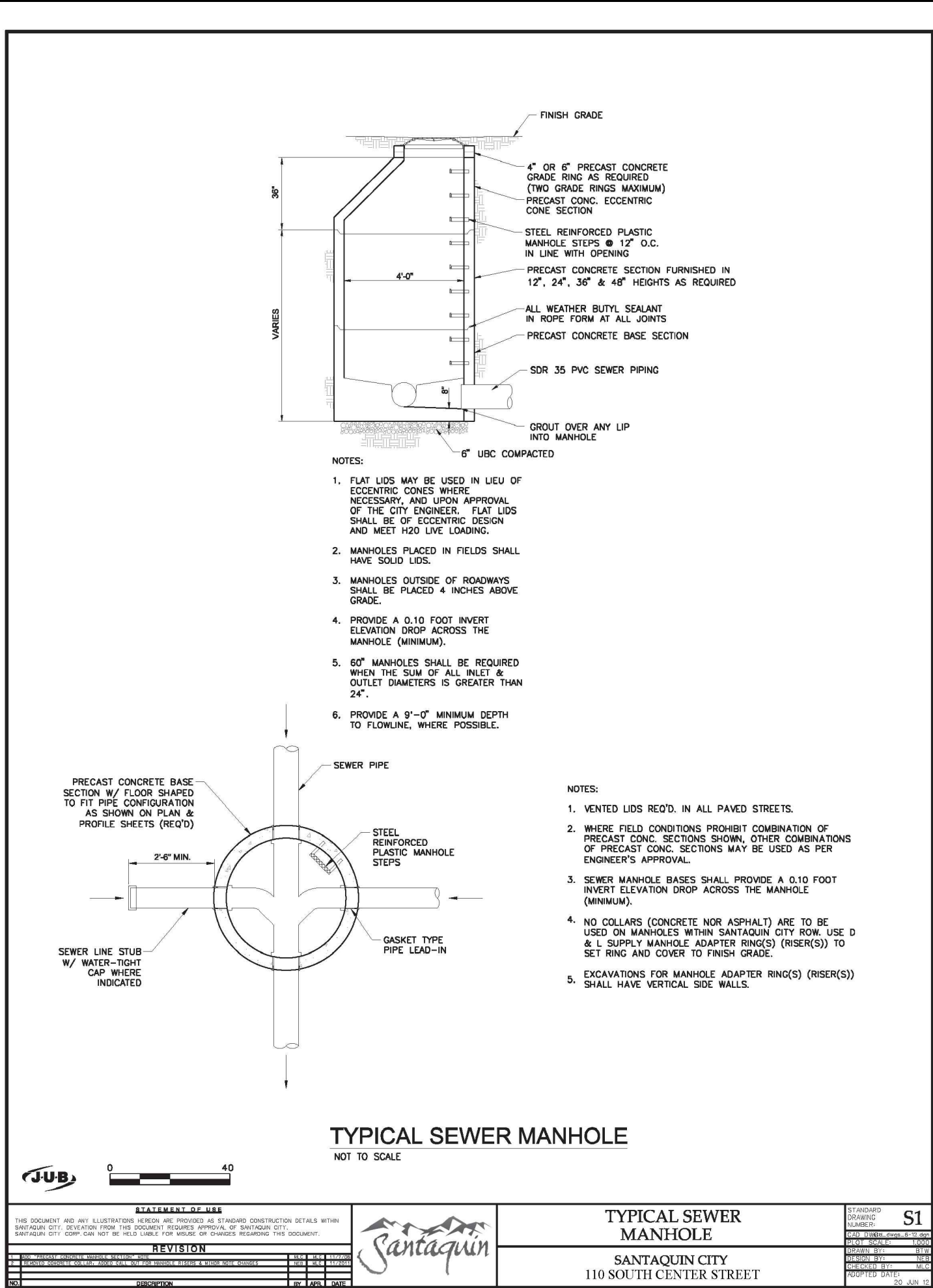
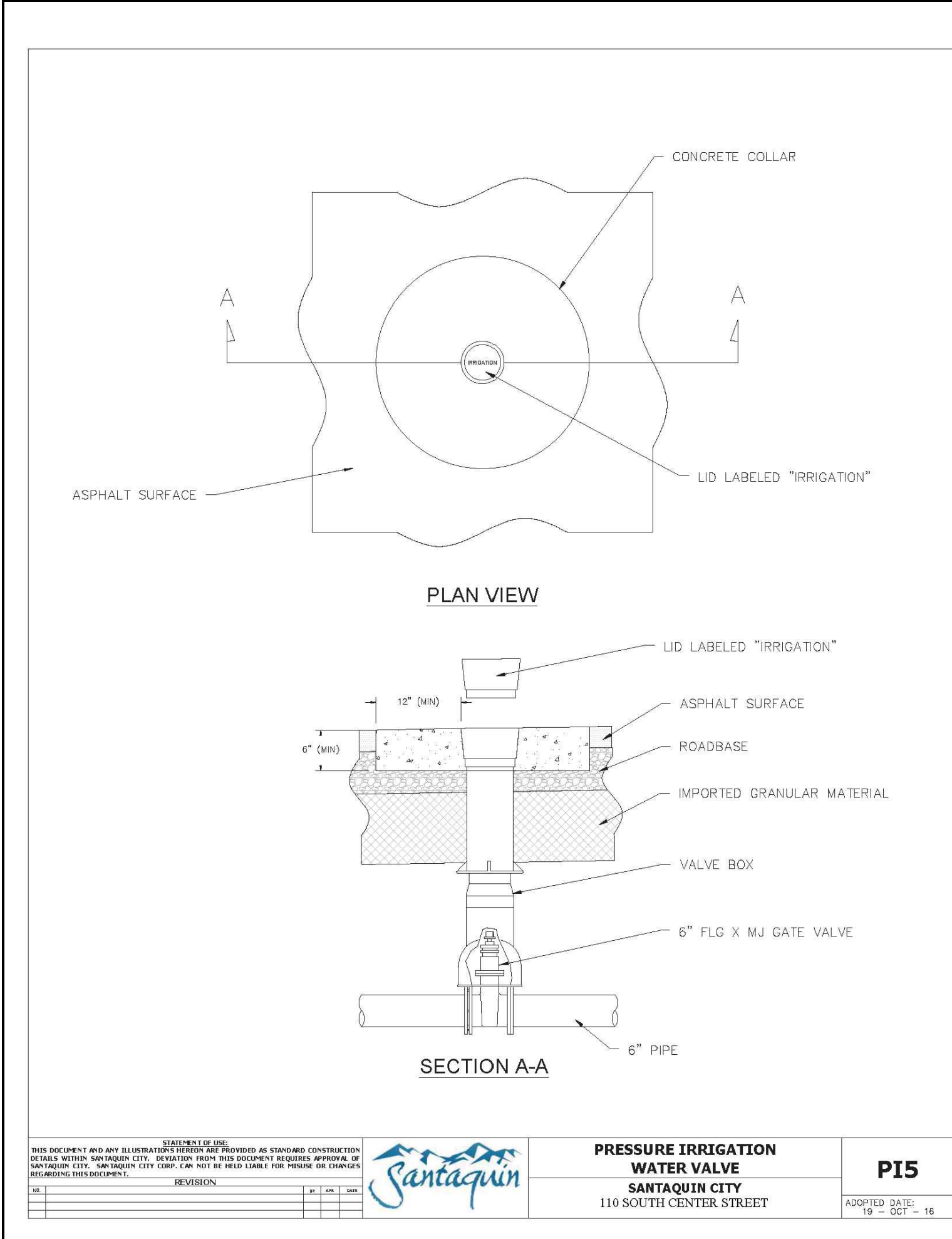
SEWER PLAN/PROFILE

Scale:
1"=20'
Date:
03/17/26
PP3



THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS EVANS & ASSOCIATES ARCHITECTURE 11576 SOUTH STATE STREET, SUITE 103B, DRAPER, UTAH 84020 801-553-8272 EXCEL ENGINEERING David W. Peterson, P.E., License# 70393 12 West 100 North, Suite 201C, American Fork, UT 84003 P: (801) 756-4504; david@excelcivil.com	130 SOUTH STREET CHURCH SUBDIVISION		
	SANTAQUIN, UTAH COUNTY		UTAH
	Drawn by: D.W.P.	DETAIL SHEET	Scale: NTS
	Designed by: D.W.P.		Date: 03/17/26
Checked by: D.W.P.	D1		

Drawn by: D.W.P.	DETAIL SHEET	Scale: NTS
Designed by: D.W.P.		Date: 03/17/26
Checked by: D.W.P.		D2



THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

EVANS & ASSOCIATES ARCHITECTURE

11576 SOUTH STATE STREET, SUITE 103B, DRAPER, UTAH 84020 801-553-8272

EXCEL ENGINEERING

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REVISIONS		
Rev.	Date	Description
1	05/06/26	REVISED PER CITY COMMENTS
130 SOUTH STREET CHURCH SUBDIVISION		
SANTAQUIN, UTAH COUNTY		UTAH
Drawn by:	D.W.P.	Scale: NTS
Designed by:	D.W.P.	Date: 03/17/26
Checked by:	D.W.P.	D3