

MEMO



To: Planning Commission

From: Camille Moffat, Planner I

Date: March 17, 2023

RE: **Z.L. Goodall Plat A Subdivision of Lot 3**

Zone: R-8
Size: 1.06
Lots: 2

Marc Bing is proposing to subdivide lot 3 of Plat "A" Z.L Goodall Subdivision into two 2 residential lots (3A and 3B). Lot 3A, located at 159 S 300 E, is proposed as an approximately 0.7-acre lot containing an existing residence and accessory structures. Lot 3B, approximately located at 345 E 200 S, is proposed as an approximately 0.36-acre lot containing an existing structure. The subdivision is located within and subject to the regulations of the R-8 Residential Zone

Santaquin City Code requires that all street improvements be put in with any new subdivision. The developer can request a deferral agreement that would defer the street improvements (i.e. sidewalk, curb and gutter, asphalt, etc.) to a later date. The deferral agreement is approved or denied by the City Council. The applicant hasn't yet informed staff if they would like to pursue a deferral agreement. Staff will need to know if they would like to pursue the deferral agreement when they submit preliminary/final plans

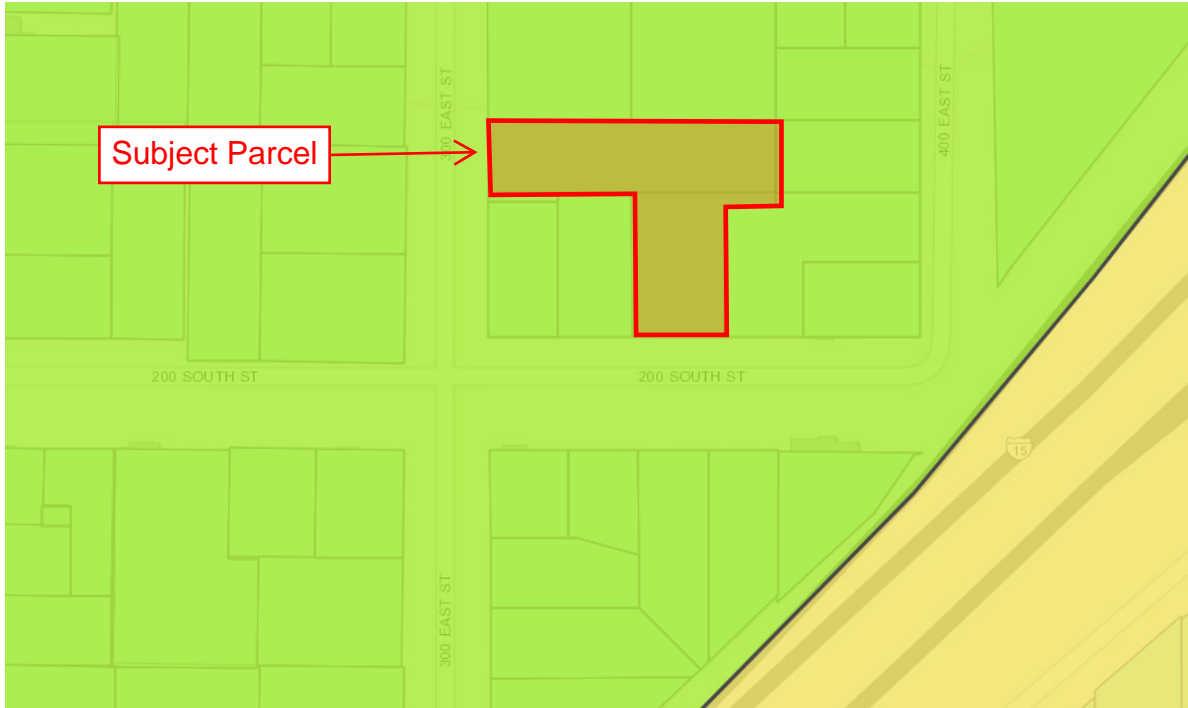
This is a subdivision concept review and is for the Planning Commission to give feedback to the developer. The review of the concept plan shall not constitute an approval of any kind.

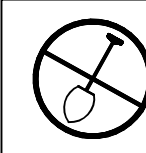
Subdivisions with three lots or less may have a streamlined review process. After the concept review, the developer will need to submit final subdivision plans. The final plans will be reviewed by the Development Review Committee (DRC) and a recommendation will be forwarded to the Planning Commission. 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





NOTE: THE CONTRACTOR SHALL CALL "BLUE STAKES" 1-800-962-4111 AT LEAST 48 HOURS IN ADVANCE OF EXCAVATING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

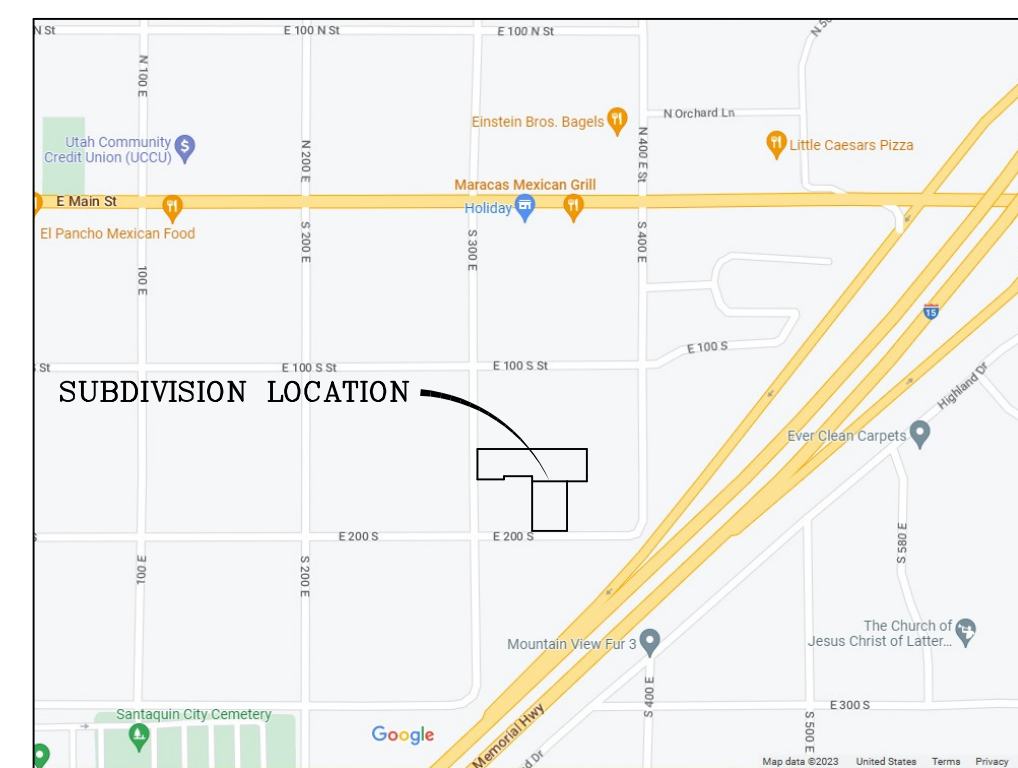
PLAT "A" Z.L. GOODALL SUBDIVISION AMENDED LOT 3

SANTAQUIN CITY, UTAH COUNTY, UTAH

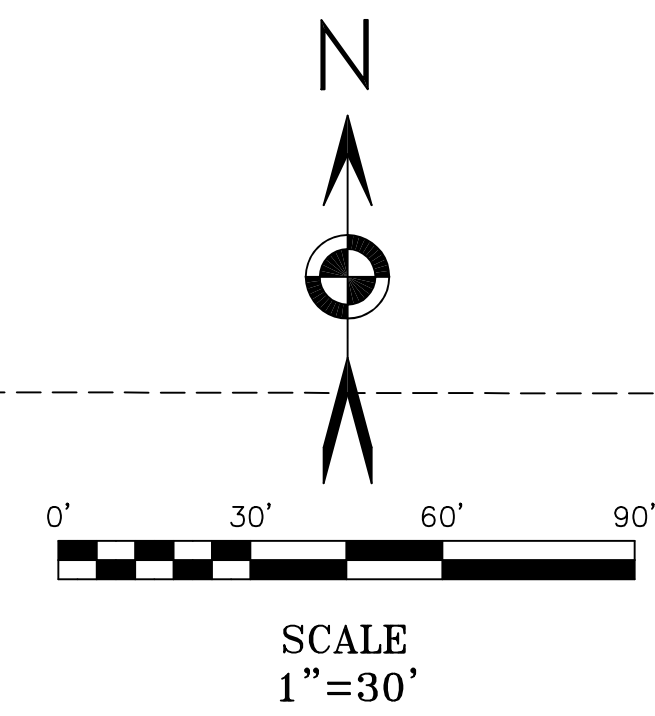
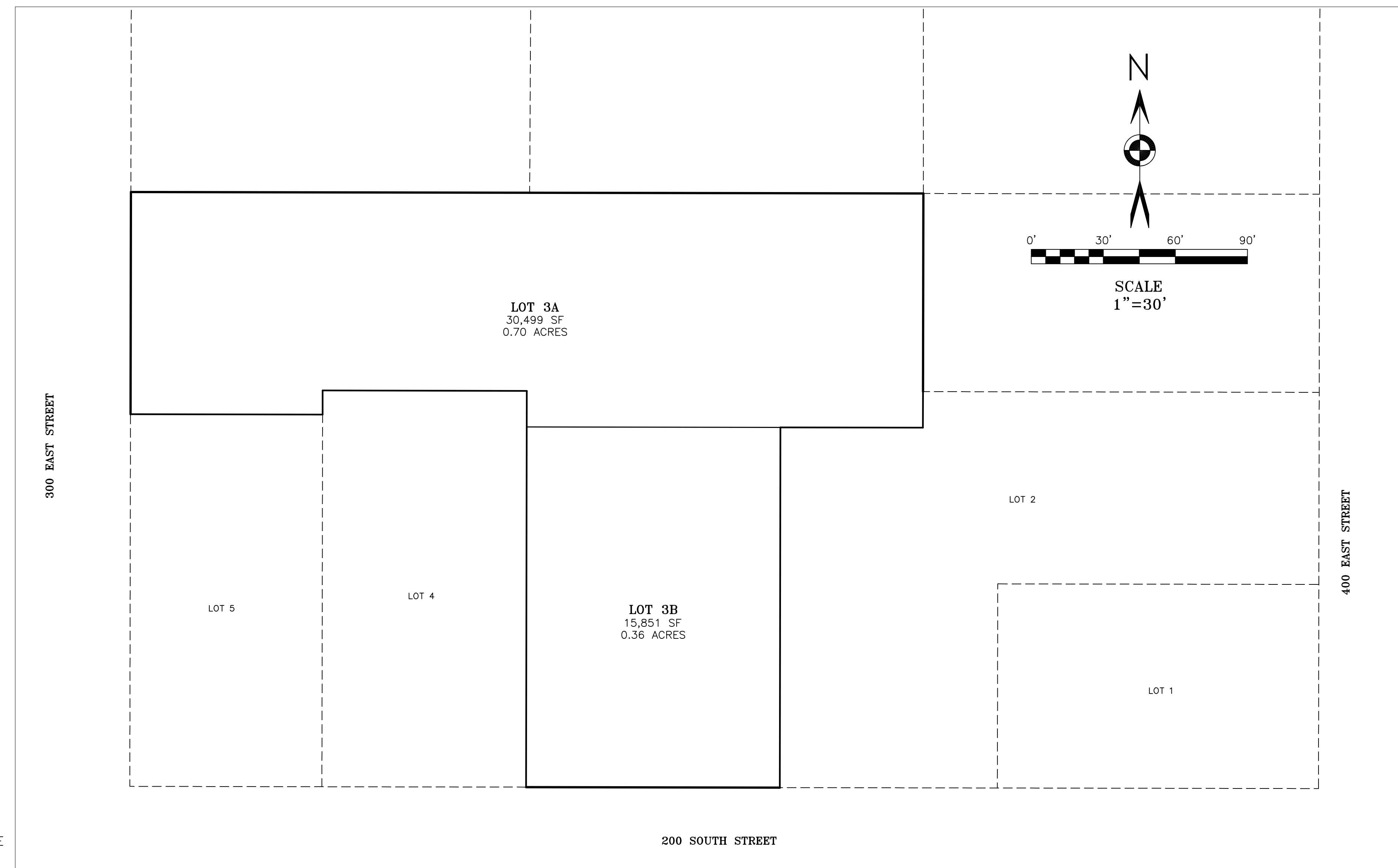
SHEET #

SHEET NAME

1	COVER SHEET
2	FINAL PLAT "A" AMENDED LOT 3
3	UTILITY PLAN



VICINITY MAP
-NTS-



DATA TABLE:
ZONING=R-8
TOTAL # OF LOTS=2
TOTAL ACREAGE=1.06

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

DEVELOPER:
MARC BING
801-420-7909
explodingmarc@gmail.com

ENGINEER/SURVEYOR:
LUDLOW ENGINEERING
435-623-0897
1451 S MAIN
NEPHI, UT 84648

REVISIONS

1.	_____	4.	_____
2.	_____	5.	_____
3.	_____	6.	_____

PROJECT NO.: LE 4237 SURVEYOR/DIRECTOR: D. PENROD
DATE: FEBRUARY 2023 FIELD SURVEYOR: M. JACOBSON
SCALE: N/A DRAWN: K. ROUNDY
REVISION: _____ CHECKED: B. LUDLOW



LUDLOW ENGINEERING & ASSOCIATES

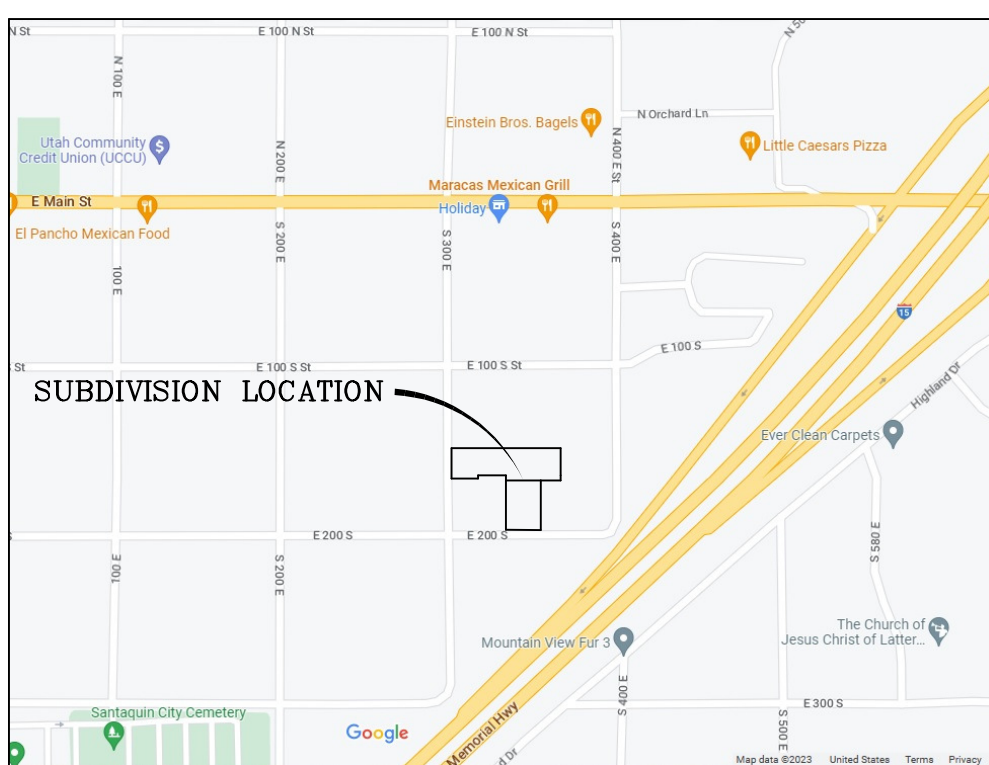
Subdivisions * Boundary Surveys * City Lot Surveys * ALTA Surveys
Claim Surveys * Control Networks * Construction Surveys * Topography
Civil * Sewer & Water Design * Residential & Commercial Structure
Subdivision Design * Site Plans * Road Design
1451 South Main, Nephi, Utah 84648 (435) 623-0897 FAX (435) 623-2381

COVER SHEET

PLAT "A" Z.L. GOODALL SUBDIVISION
AMENDED LOT 3

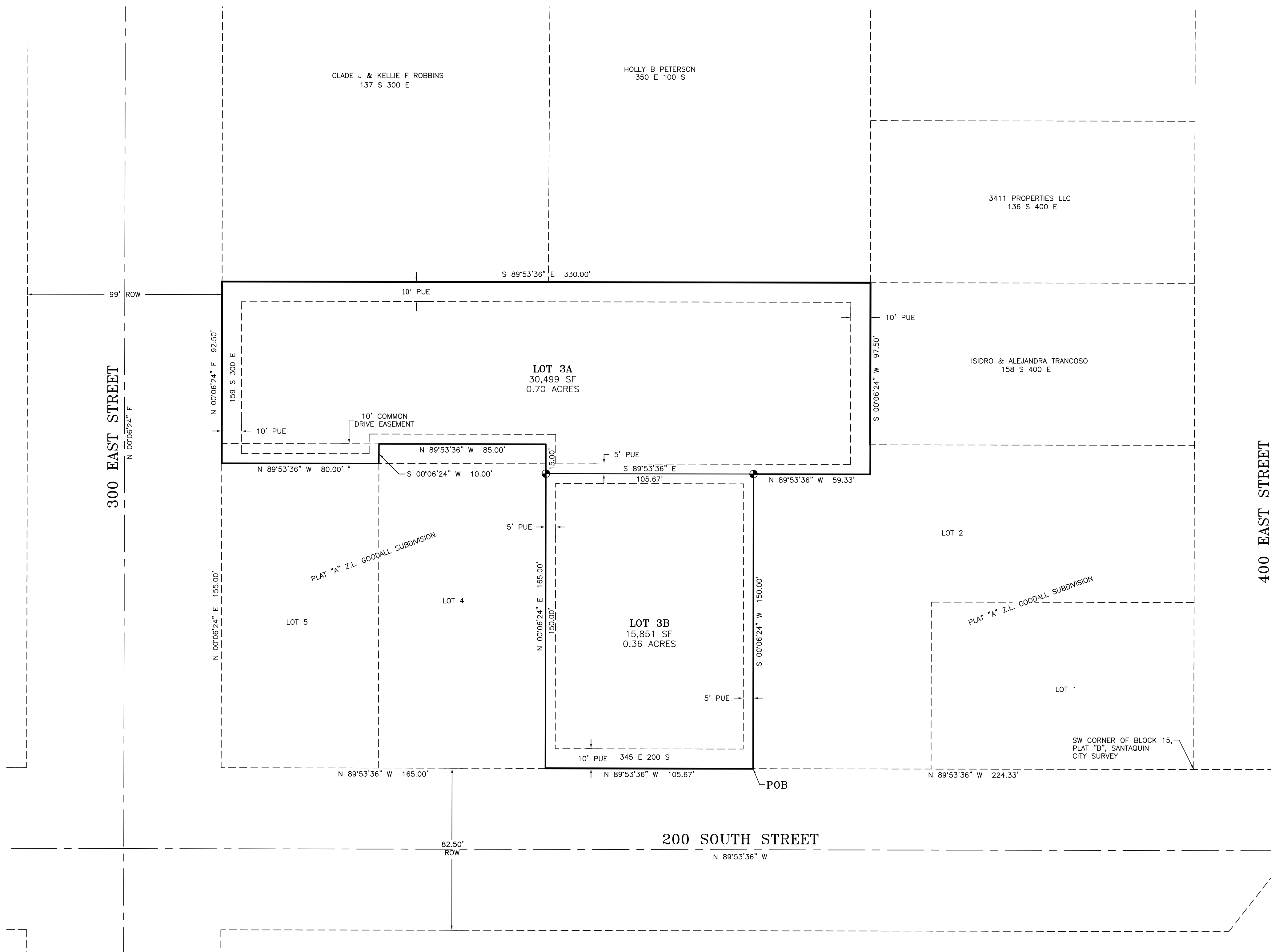
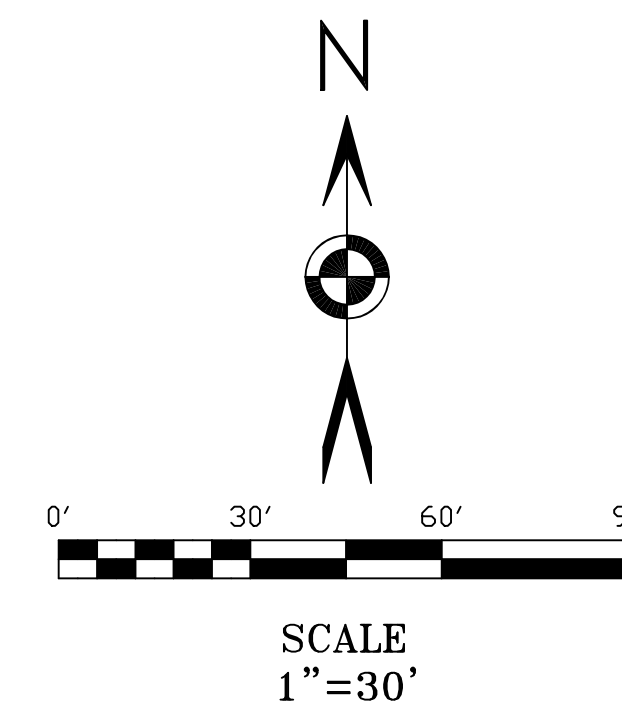
SECTION 1, T 10 S, R 1 E, SLB&M,
SANTAQUIN CITY, UTAH COUNTY, UTAH
FEBRUARY 2023

PLAT "A" Z.L. GOODALL SUBDIVISION AMENDED LOT 3



VICINITY MAP
-NTS-

- LEGEND**
- = FOUND 5/8" REBAR WITH CAP
 - = SECTION CORNER
 - = LAND OWNER DEED DESCRIPTION LINE
 - = DESCRIBED BOUNDARY
 - = SETBACK
 - = EASEMENT
 - XXX N. = ADDRESS



SETBACK REQUIREMENTS:

- FRONT=
 - 15.00' TO COVERED PORCHES
 - 20.00' TO LIVING AREA OR GARAGE SIDE
 - 25.00' TO GARAGE DOOR
- SIDE=8.00'
- REAR=25.00'

GENERAL NOTE:

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.

DOMINION ENERGY

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 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 RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS ____ DAY OF _____ 20__

BY: DOMINION ENERGY

TITLE: _____

CERTIFICATION

I Daryl N. Penrod, do hereby certify that I am a registered land surveyor, and that I hold a license in accordance with Title 58, chapter 22, professional Engineers and Land Surveyors Licensing Act, Utah Code Annotated, 1953 as amended, certificate no. 5331527. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, and easements, have completed a survey of the property described on this plat in accordance with Section 17-23-17, Utah code Annotated, 1953 as amended, have verified all measurements, and have placed monuments as represented on the plat.

DARYL N. PENROD _____ DATE _____

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES NORTH 1536.80 FEET AND WEST 107.14 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; SAID POINT BEING THE SOUTHWEST CORNER OF BLOCK 15, PLAT "B", SANTAQUIN CITY SURVEY; AND RUNNING THENCE ALONG THE SOUTH LINE OF SAID BLOCK N89°53'36"W 224.33 FEET TO THE TRUE POINT OF BEGINNING; AND CONTINUING THENCE ALONG THE SOUTH LINE OF SAID BLOCK N89°53'36"W 105.67 FEET TO THE SOUTHEAST CORNER OF LOT 4 OF THE PLAT "A" Z.L. GOODALL SUBDIVISION; THENCE N00°06'24"E 165.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE N89°53'36"W 85.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE S00°06'24"W 10.00 FEET TO THE NORTHEAST CORNER OF LOT 5 OF SAID SUBDIVISION; THENCE N89°53'36"W 80.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE N00°06'24"E 92.50 FEET TO THE MID-BLOCK LINE; THENCE S89°53'36"E 330.00 FEET ALONG THE MID-BLOCK LINE; THENCE S00°06'24"W 97.50 FEET TO THE NORTH LINE OF LOT 2 OF SAID SUBDIVISION; THENCE N89°53'36"W 59.33 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE S00°06'24"W 150.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.06 ACRES OF LAND.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENT 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__.

MARC H. BING _____ DALAYN G. BING _____

ACKNOWLEDGMENT

STATE OF UTAH) s.s.
COUNTY OF UTAH)

ON THE ____ DAY OF _____, A.D. 20__, PERSONALLY APPEARED BEFORE ME, MARC H. BING AND DALAYN G. BING, THE SIGNERS OF THE FOREGOING CERTIFICATE WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

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

CHAIRMAN _____ DIRECTOR / SECRETARY _____

UTILITY APPROVAL

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT TO ACCESS SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ROCKY MOUNTAIN POWER _____ DATE _____

CENTRACOM _____ DATE _____

CENTURY LINK _____ DATE _____

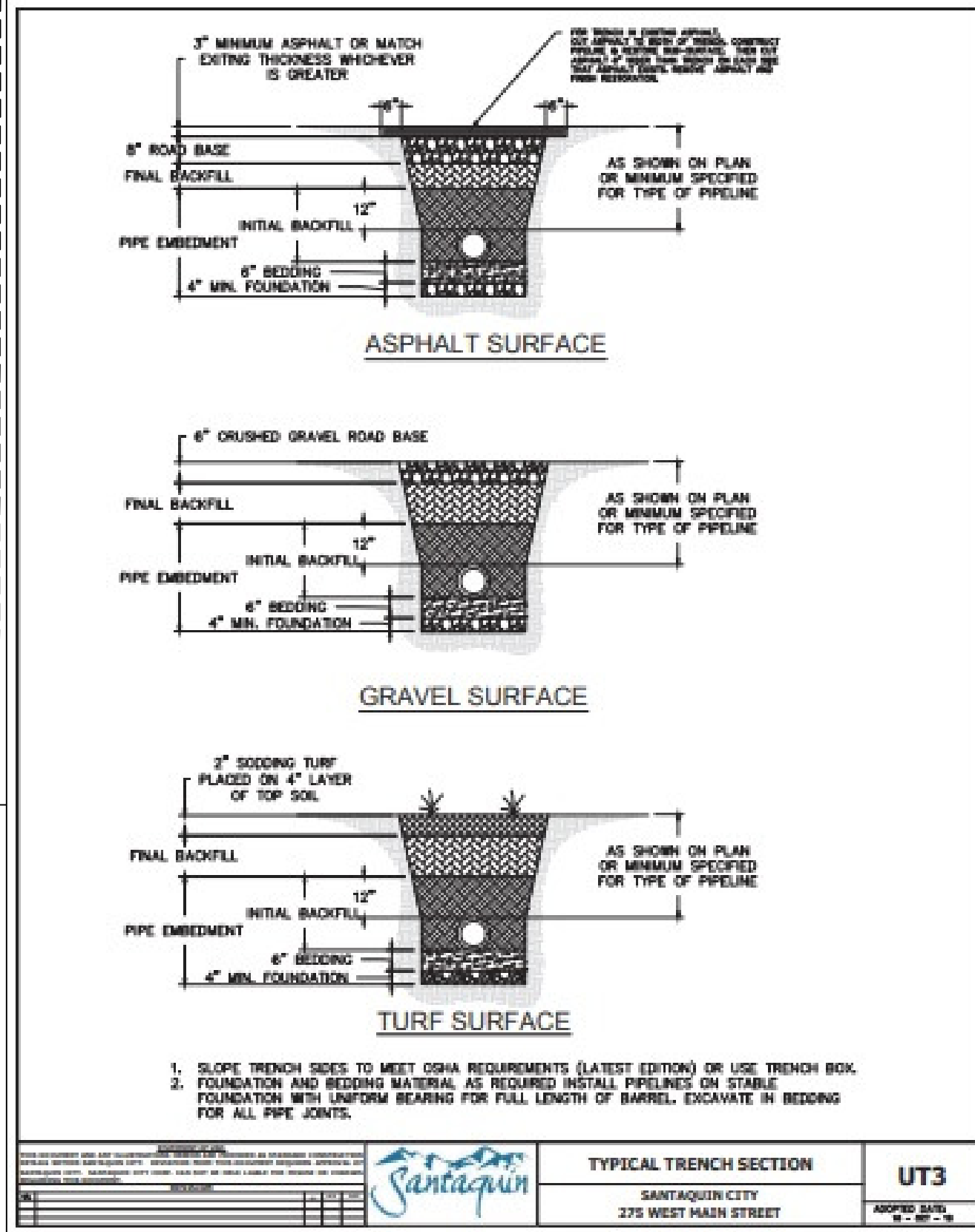
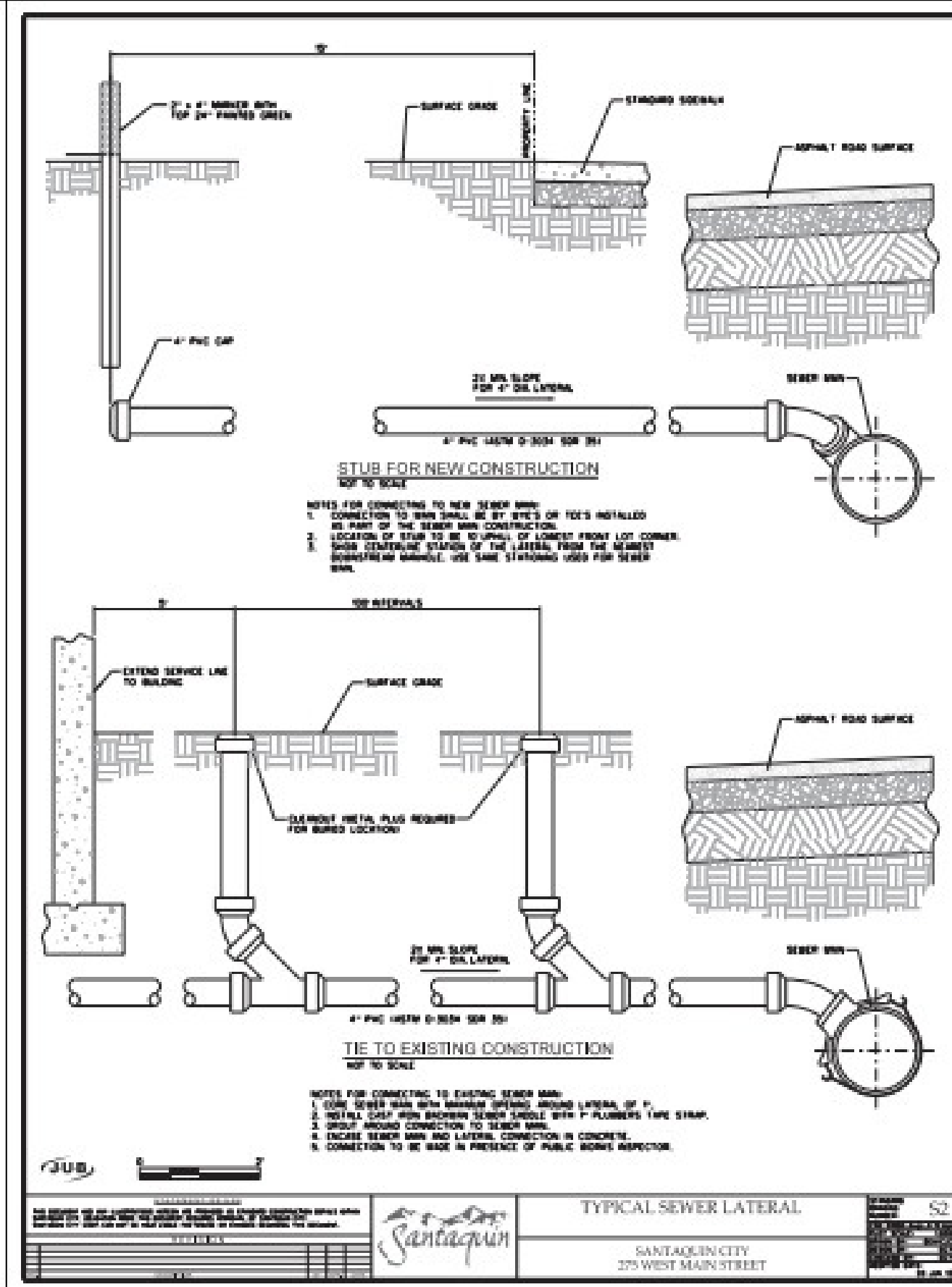
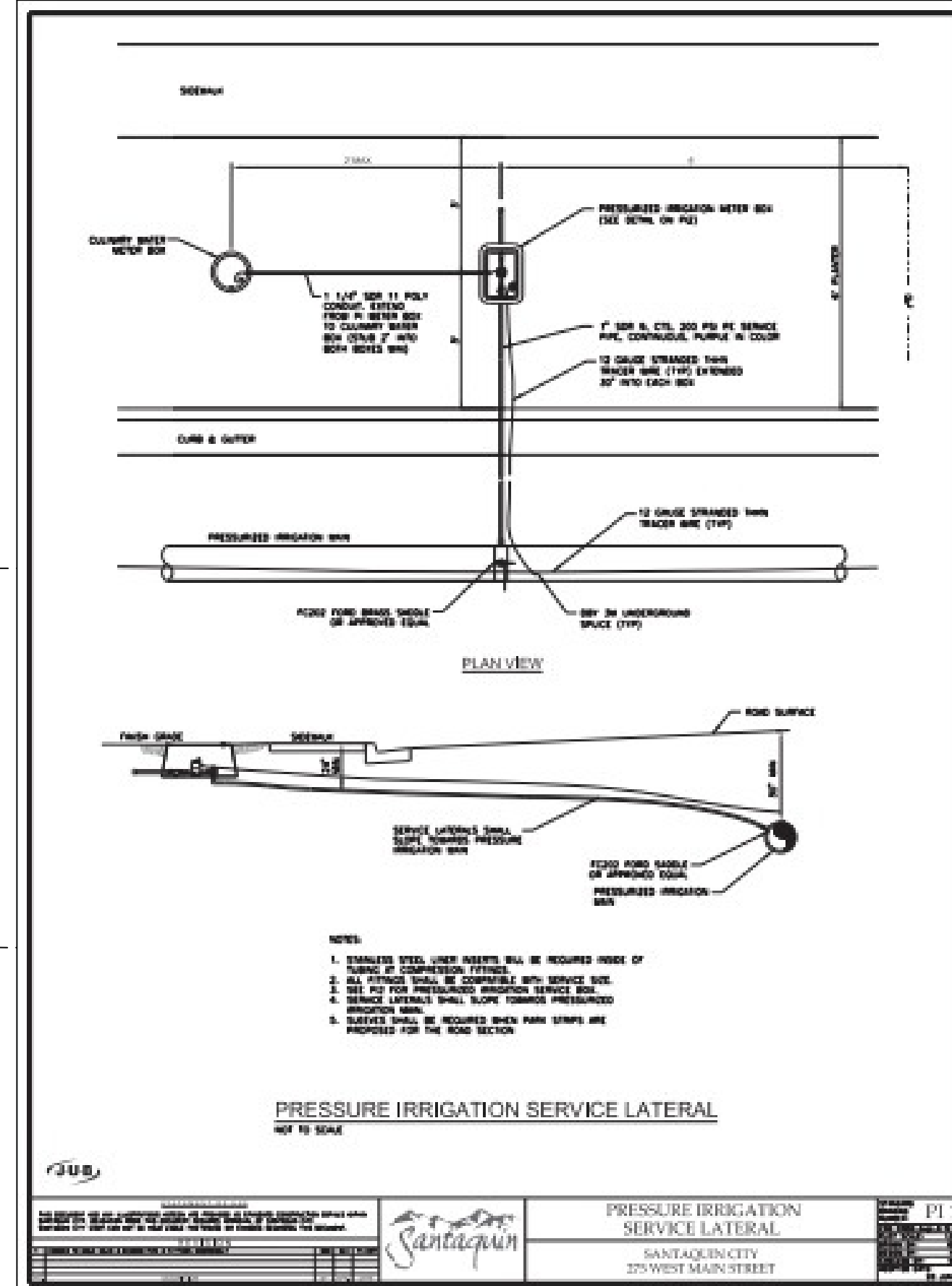
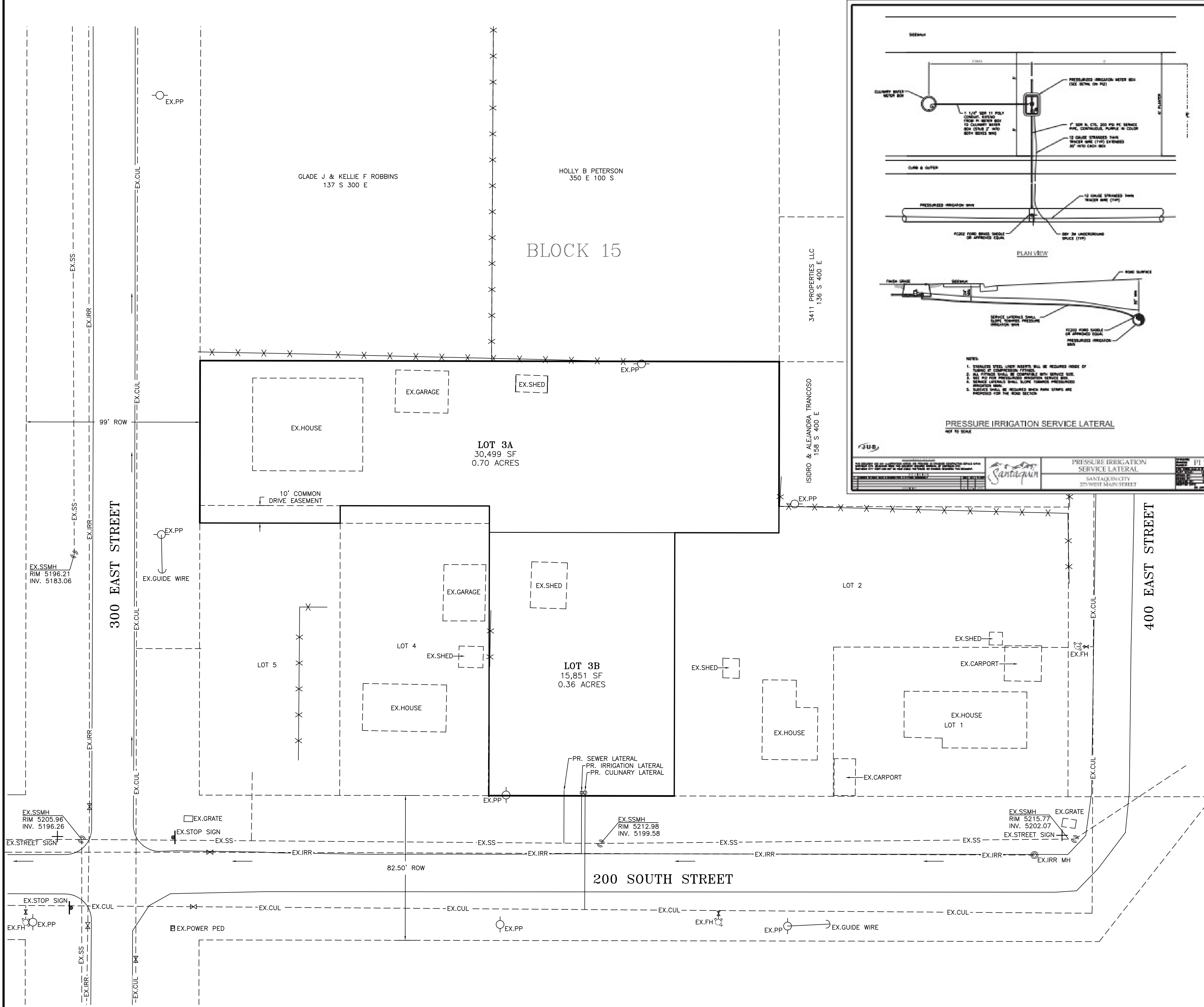
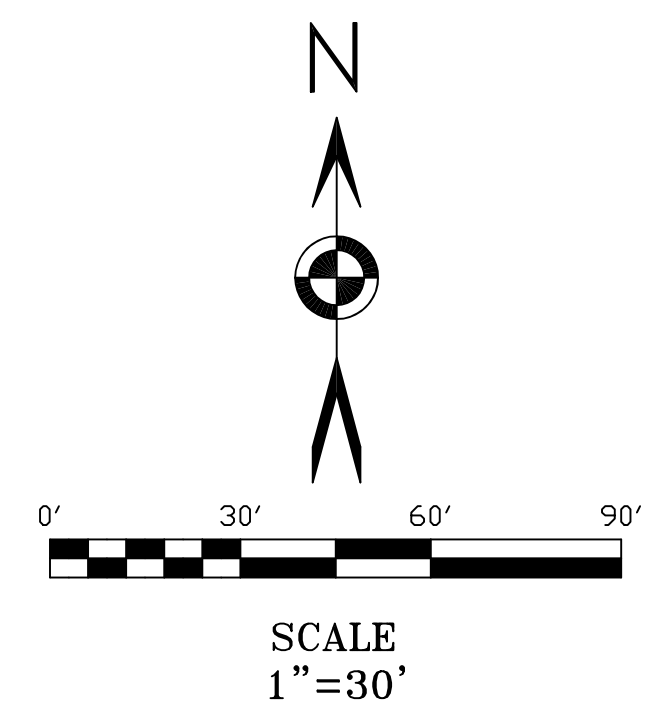
PLAT "A"
Z.L. GOODALL
AMENDED LOT 3
SUBDIVISION

SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, S.L.B. & M.
SANTAQUIN CITY, UTAH COUNTY, STATE OF UTAH
SCALE 1"= 30 FEET

SURVEYOR	CITY/COUNTY ENGINEER	CLERK-RECORDER	NOTARY PUBLIC

COUNTY RECORDER'S CERTIFICATE

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 SCALE: 1" = 30' DRAWN: K. ROUNDY
 REVISION: _____ CHECKED: B. LUDLOW

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UTILITY PLAN

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