

MEMO



To: Planning Commission

From: Ryan Harris, Senior Planner

Date: August 9, 2024

Re: **Santaquin Ridge Subdivision Plat Amendment**

Zone: R-10
Size: 0.7 Acres
Lots: 2

James Chappel is requesting a plat amendment to the Santaquin Ridge Plat G Subdivision, which is located at 848 East 400 South. The proposed plat amendment will move the property line between lots 1 & 2 approximately 21 feet to the east. The proposed amendment will need to meet the requirements of the R-10 Zone. The table below lists the frontage and area requirements for the R-10 Zone and the frontage and area of each lot of the proposed plat amendment. Both lots meet the R-10 Zoning requirements.

Lot #	Frontage Requirement	Frontage Provided	Area Requirement	Area Provided
1	Interior Lot – 80’	135.54’	10,000 Square Feet	18,296 Square Feet
2	Corner Lot – 95’	95’ along 400 South and 113.19 along 900 East	10,000 Square Feet	12,166 Square Feet

The Planning Commission reviews the plat amendment and ensures it meets the City Code. The Planning Commission is the land use authority for plat amendments.

Findings:

1. The plat amendment meets all requirements in SCC 10.20.080 (R-10 Zone).
2. The plat amendment has followed all requirements in State Code 10-9a-608.

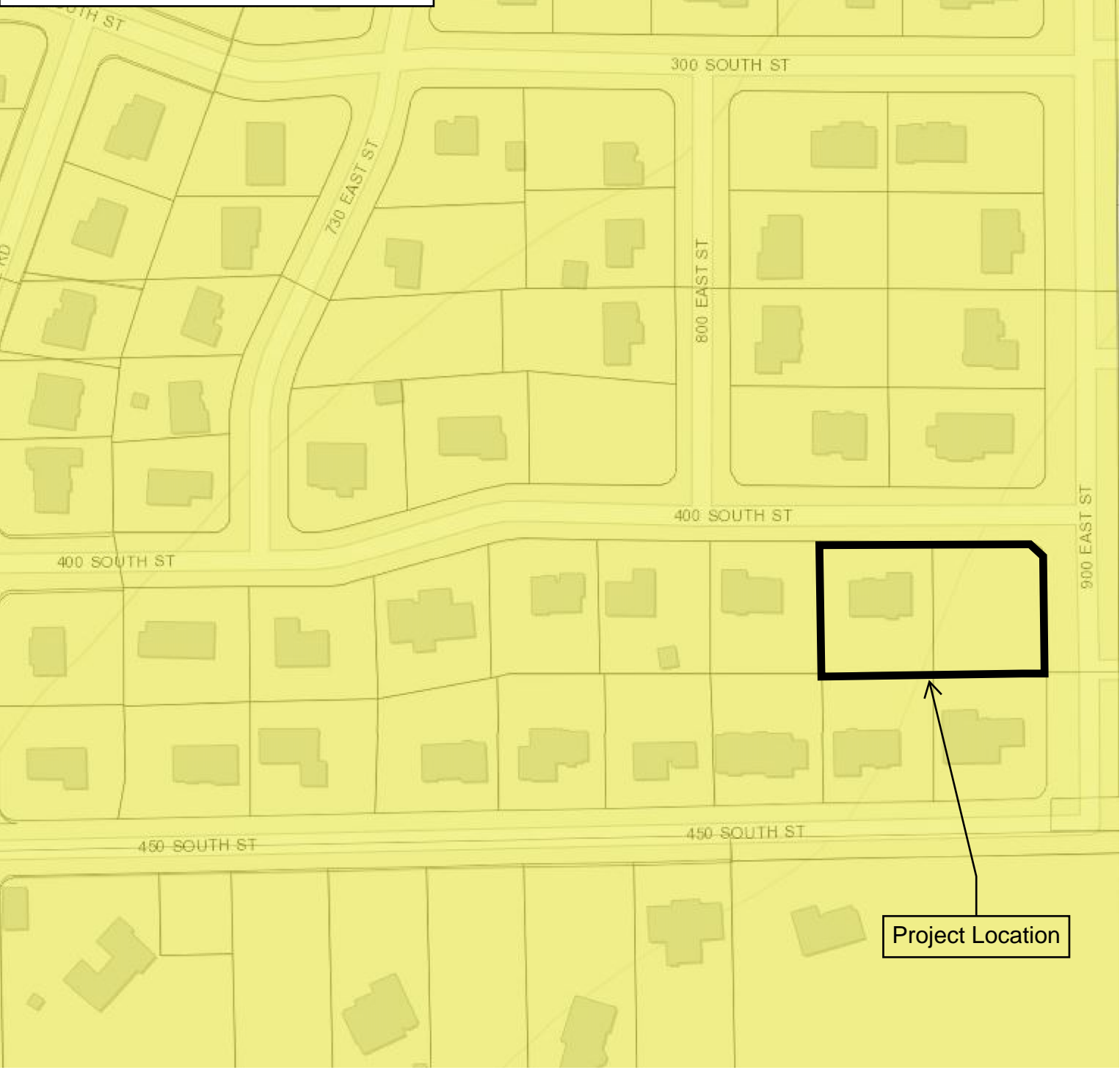
Staff Recommendation: It is recommended that the proposed amendment be approved.

Recommended motion: “Motion to approve the Santaquin Ridge Plat G First Amendment.

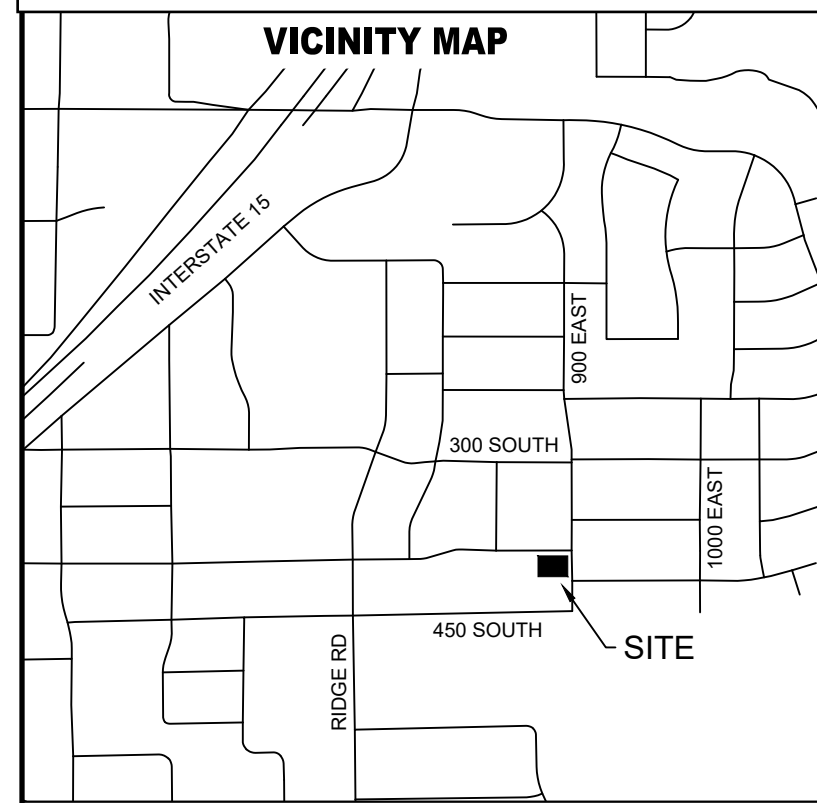
Attachments:

1. Location and Zoning Map
2. Plat Amendment

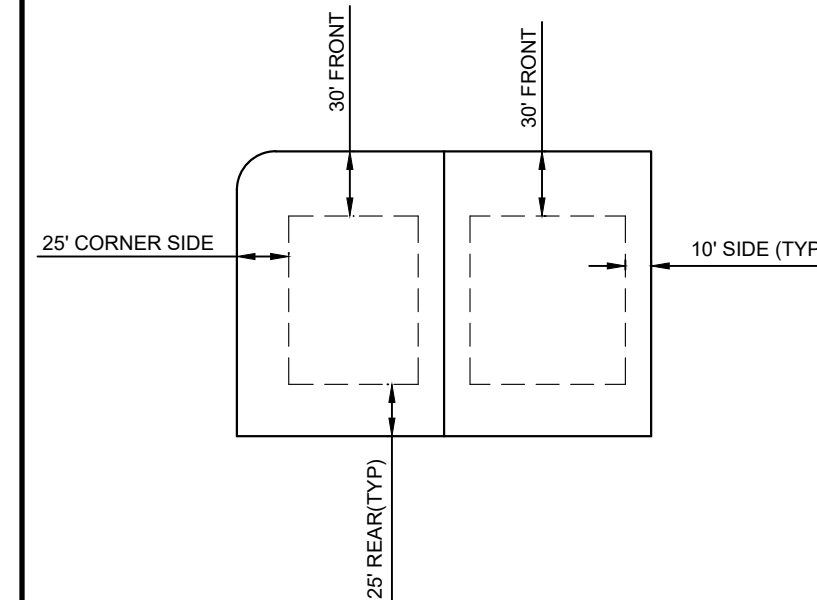
Attachment 1: Zoning and Location Map



Project Location



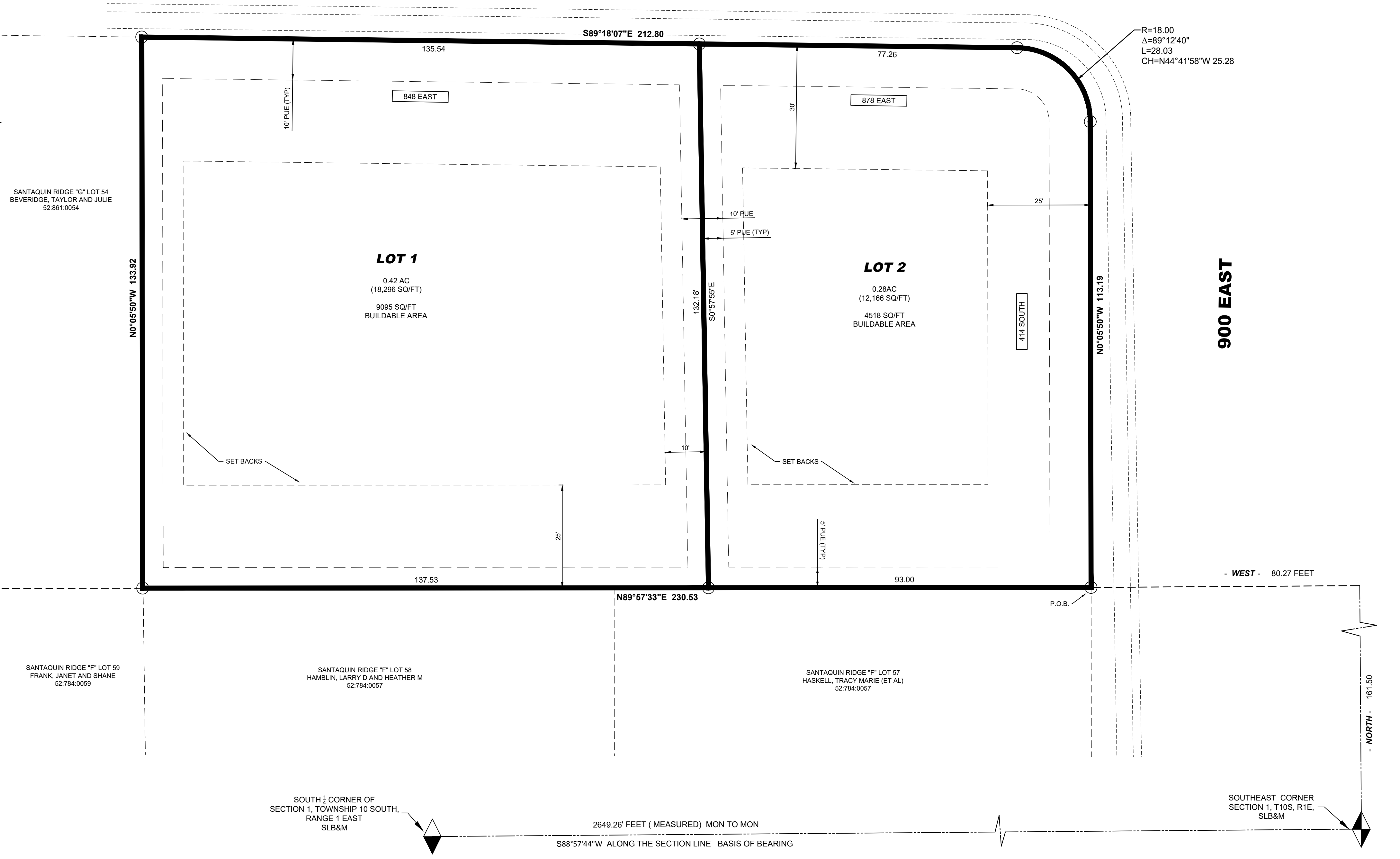
TYPICAL BUILDING SETBACKS



LEDGED

	BOUNDARY
	P.U.E
	EXISTING PROPERTY LINES
	SECTION LINE
	TIE LINE
	SECTION MON
	PROP COR

SANTAQUIN RIDGE FIRST AMENDMENT SUBDIVISION



NOTES:

- THIS PLAT INCLUDES A VACATION AND AMENDMENT OF LOTS 55 AND 56 OF SANTAQUIN RIDGE PLAT "G" SUBDIVISION.
- THE PURPOSE OF THIS PLAT IS TO CHANGE THE LOCATION OF THE BOUNDARY BETWEEN LOTS 55 AND 56 OF THE AFOREMENTIONED SUBDIVISION PLAT TO ALIGN WITH EXISTING IMPROVEMENTS.
- LOT 1 INCLUDED HEREIN HAS AN EXISTING RESIDENCE CONSTRUCTED UPON IT.
- PUBLIC UTILITY EASEMENTS ARE 5-10' AS NOTED UPON THE PLAT.
- #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS
- NAIL AND WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
- ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.
- THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL 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.

ENBRIDGE GAS ACCEPTANCE

ENBRIDGE GAS APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ENBRIDGE GAS MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT 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 ENBRIDGE GAS RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS _____ DAY OF _____, 20____

QUESTAR GAS COMPANY

BY: _____

TITLE: _____

ROCKY MOUNTAIN POWER APPROVAL

PURSUANT TO UTAH CODE ANN 54-3-27 THIS PLAT CONVEYS TO THE OWNERS OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHT AND DUTIES DESCRIBED THEREIN. PURSUANT TO UTAH CODE ANN 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPT 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
 - A RECORDED EASEMENT RIGHT OF WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES
 - ANY OTHER PROVISION OF LAW

ROCKY MOUNTAIN POWER

DATE _____

CENTURY LINK APPROVAL

CENTURY LINK

DATE _____

CENTRACOM

CENTRACOM

DATE _____

SURVEYOR'S CERTIFICATE

I, TRAVIS R. WARREN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 10795900 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. 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 PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT A POINT WHICH LIES NORTH 161.50 FEET AND WEST 80.27 FEET FROM THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE S89°57'33"W 230.53 FEET; THENCE N0°05'50"W 133.92 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF 400 SOUTH; THENCE S89°18'07"E ALONG SAID RIGHT OF WAY 212.80 FEET; THENCE ALONG THE ARC OF A 18 FOOT RADIUS CURVE TO THE RIGHT, 28.03 FEET, THROUGH A CENTRAL ANGLE OF 89°12'40" (CHORD BEARS: S44°41'58"E 25.28 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF 900 EAST; THENCE S0°05'50"E ALONG SAID RIGHT-OF-WAY 113.19 FEET, RETURNING TO THE POINT OF BEGINNING.

BASIS OF BEARING S88°57'44"W ALONG THE SECTION LINE BETWEEN THE SOUTHEAST CORNER AND SOUTH 1/4 CORNER OF SEC1, T10S, R1E, SLB&M.

+/- .7 AC

DATE _____

SURVEYOR (SEE SEAL) _____

OWNERS DEDICATION

KNOW ALL MEN 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 UNDER THE PROVISIONS OF 10-9a-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO SANTAQUIN CITY, UTAH.

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

JAMES M CHAPPEL

STATE OF UTAH

COUNTY OF UTAH

ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME JAMES M CHAPPEL THE SIGNER OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT HE 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. 20____, BY THE _____ COMMUNITY DEVELOPMENT DIRECTOR

PLAT "G"

SANTAQUIN RIDGE FIRST AMENDMENT SUBDIVISION

A RESIDENTIAL SUBDIVISION PLAT BEING A VACATION AND AMENDMENT OF LOTS 55 AND 56, SANTAQUIN RIDGE PLAT "G"

LOCATED WITH THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN

SANTAQUIN UTAH COUNTY, UTAH

SCALE: 1"=15'

CITY RECORDERS SEAL

CITY ENGINEER SEAL

COUNTY-RECORDER SEAL

This form approved by Utah County and the municipalities therein.