

MEMORANDUM



To: Planning Commission
From: Ryan Harris, Senior Planner
Date: April 4, 2024
RE: **Wasatch Steel Third Access Request**

Wasatch Steel submitted a site plan to the City on March 13, 2024. The proposed project is located in the Santaquin Peaks Industrial Park Subdivision at 249 N Nebo Way. Staff did a quick review of the site plan to make sure all required items were submitted and saw that there were three access points onto Timpanogos Terrace. Santaquin City Code (SCC) 10.16.040.A requires approval from the Planning Commission when more than two access points are proposed from any one street.

10.16.040 MOTOR VEHICLE ACCESS

Access to all lots and parcels of land having frontage on a public street shall be comply with the Santaquin City Standards, Specifications, and Drawings, SCC-11.24, and the requirements as follows:

- A. Access shall be by not more than two (2) driveways from any one street, except as may be permitted by the Planning Commission, when it can be shown that additional driveways will promote traffic safety.

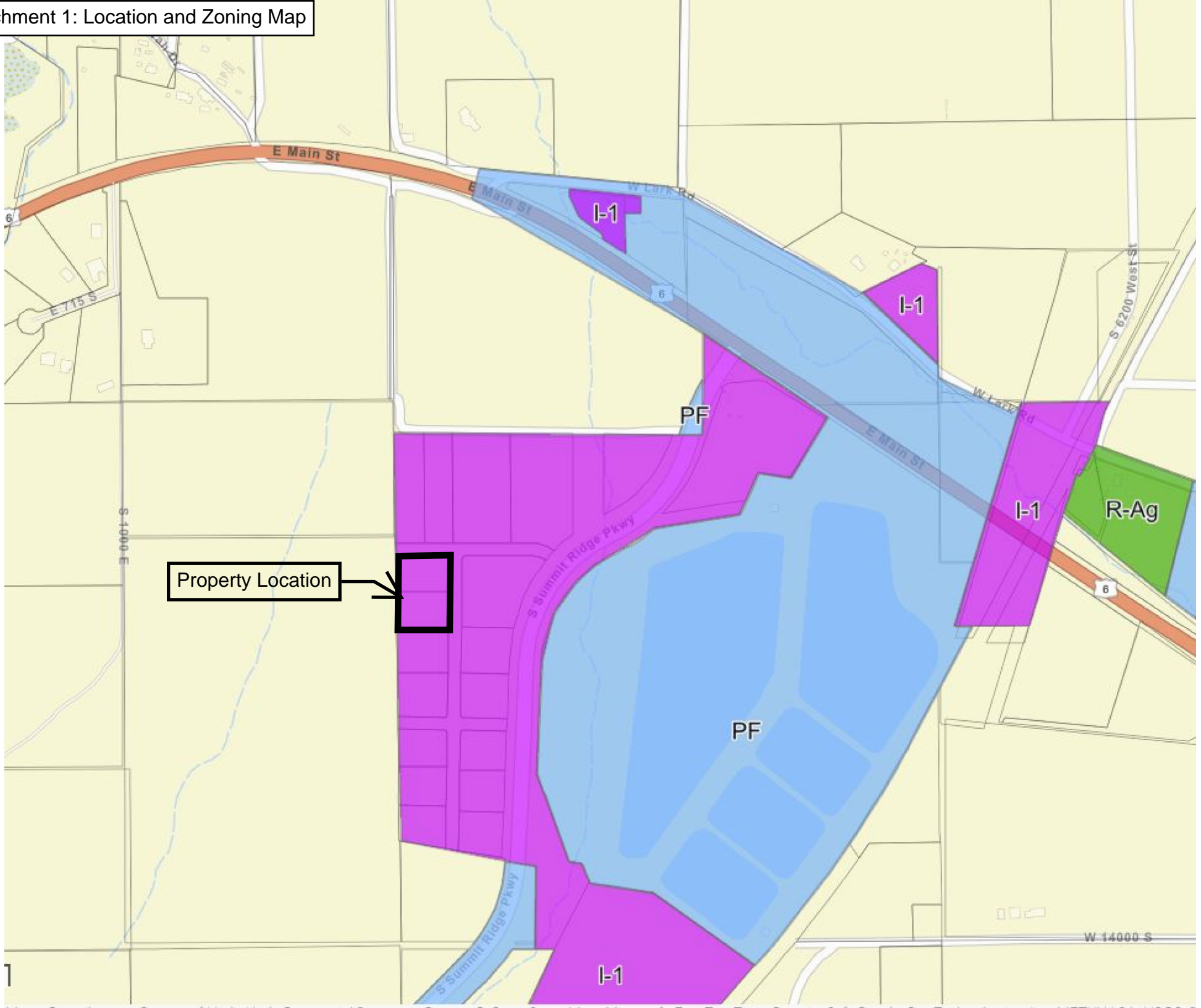
Santaquin City staff has reviewed the proposal and has no concerns. The site is located in an industrial park where larger accesses are common, large trucks are coming to and from the site, and drop-off and pick-up are common. The proposed third access will help facilitate the site and the proposed business's needs. Staff recommends approving the request.

The Planning Commission's responsibility is to review the proposal for a third access to Timpanogos Terrace, and the Planning Commission is the land use authority. It is not the Planning Commission's responsibility to review the site plan, driveway width, distance between the driveway, etc., to see if the plans are meeting Santaquin City Code requirements. The Development Review Committee (DRC) will review the site plan and will review all Santaquin City Code requirements. The DRC is the land use authority for the site plan and has yet to review the plans. A decision needs to be made about the third access before the DRC can review the site plan.

Recommended Motion: “Motion to approve the request by Wasatch Steel for a third access onto Timpanogos Terrace.

Attachments:

1. Zoning and Location Map
2. Proposed Site Plan

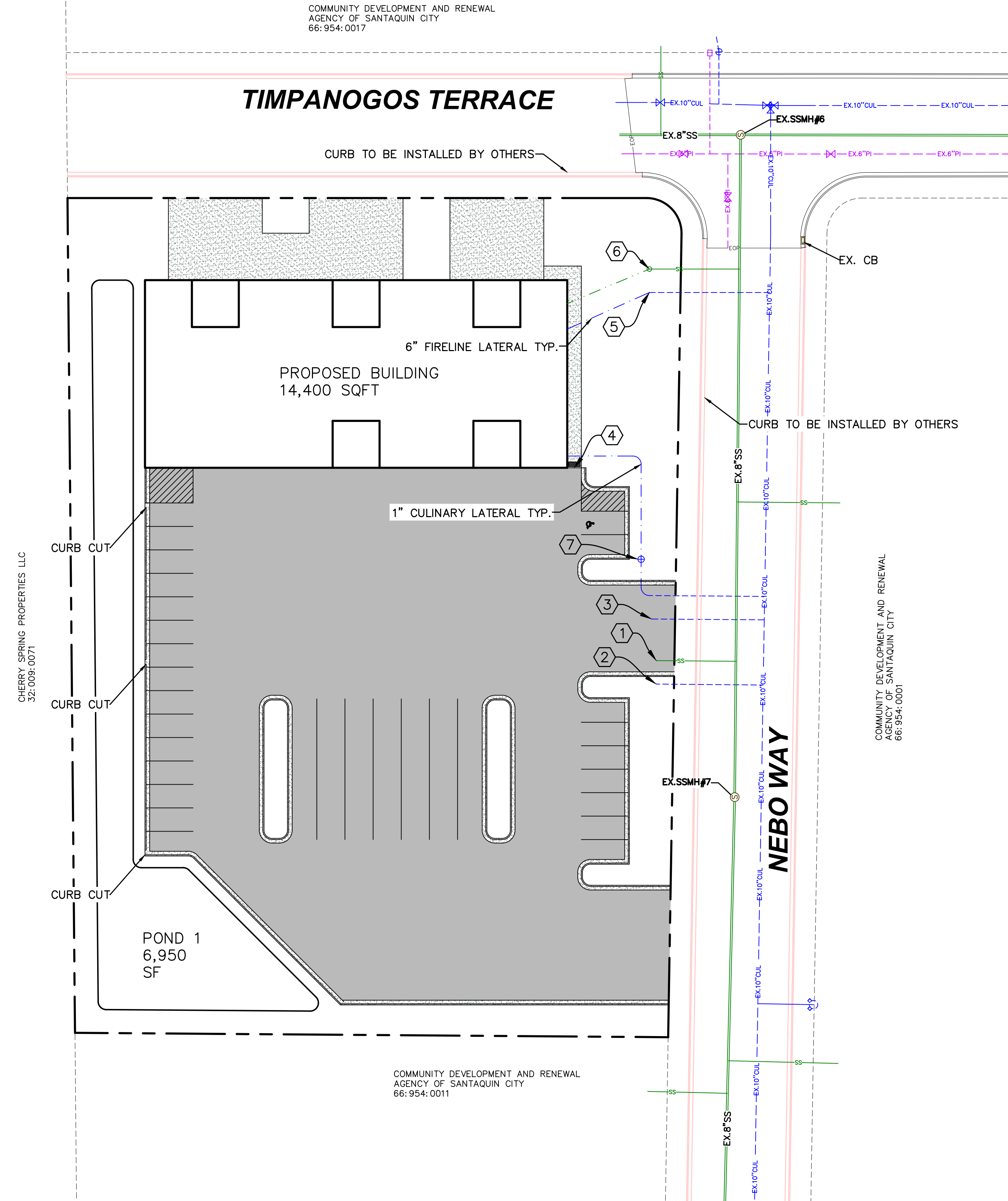


CONSTRUCTION NOTES:

- ① EXISTING SEWER LATERAL TO BE ABANDONED.
- ② EXISTING FIRELINE LATERAL TO BE ABANDONED.
- ③ EXISTING CULINARY LATERAL TO BE ABANDONED.
- ④ INSTALL ADA RAMP PER SANTAQUIN CITY STANDARDS.
- ⑤ LOCATE AND TIE TO EXISTING FIRELINE LATERAL
- ⑥ LOCATE AND TIE TO EXISTING SEWER LATERAL
- ⑦ LOCATE AND TIE TO EXISTING CULINARY LATERAL

GENERAL NOTES

- 1. TRASH TO BE STORED WITHIN BUILDING



LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EOP
- EDGE OF PAVEMENT
- OHP
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING STORM DRAIN W/MH
- EX. CUL
- EXISTING WATER
- EX. PI
- EXISTING PRESSURIZED IRRIGATION
- 8" SS
- PROPOSED SEWER
- 15" SD
- PROPOSED STORM DRAIN
- 8" CUL
- PROPOSED CULINARY WATER
- 6" PI
- PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
- PROPOSED ASPHALT
- PROPOSED CONCRETE/CURB & GUTTER
- REVERSE LIP CURB



(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

SHEET NO.
3

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

SITE PLAN

SANTAQUIN, UTAH

WASATCH STEEL

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

PHONE: 801-955-0566
945 E. BOON, SUITE A
SPANISH FORK, UT 84601

Z:\2024\24-006 WASATCH STEEL\CADD\PRELIMINARY\03- SITE PLAN.DWG