

# MEMORANDUM



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: November 4, 2021

RE: **Ostler Subdivision Concept Review**

Zone: R-8 Size: 1.35 Acres Lots: 5
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The Ostler Subdivision is located at 421 South 100 West. The proposed subdivision is in the R-8 zone and consists of 5 lots on 1.35 acres. Lots within the R-8 zone are required to have a minimum size of 8,000 square feet and a minimum lot width of 80 feet. The proposed lots range from 0.19 acres (8,407 square feet) to 0.30 acres (13,298 square feet), and the lot frontages range from 68.75 feet to 124.32 feet. All lots except for lot 2 meet the requirements of the R-8 zone.

The frontage for lot 2 is under 80 feet and the applicant is proposing to use the infill reduction standards. The infill reduction standards can be found in Santaquin City Code (SCC) 10.32. The Planning Commission is the deciding body for infill reduction requests and the decision will be made during the preliminary review. To be able to propose infill reduction standards, the subdivision shall meet one of the definitions of “Infill Development” found in SCC 10.32.010 and be in the core area of town. The proposed subdivision falls under Section B of SCC 10.32.010 and is in the core area of town. Three lots within a proposed subdivision can use the infill reduction (SCC 10.32.030) and the applicant is only requesting the reduction for one lot. The infill reduction standards allow for the lot area and frontage to be reduced by no more than 20% of the underlying zone. If the infill reduction is approved, the frontage for lot 2 can be reduced to 64 feet and the applicant is requesting a frontage of 68.75. The applicant is not requesting a reduction in lot size.

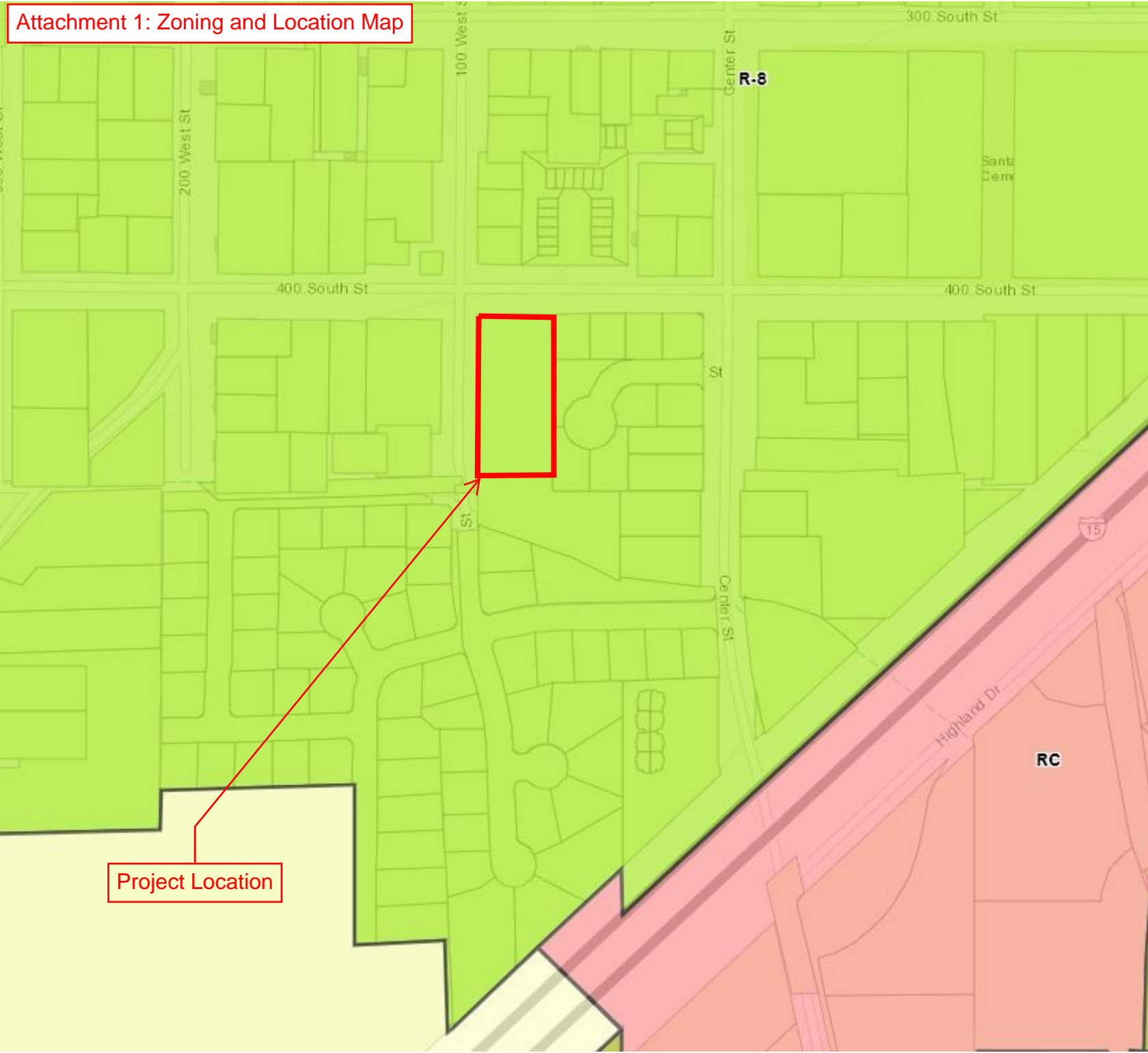
This is a subdivision concept review, and this review is for the Planning Commission to give feedback to the developer. The review of the concept plan shall not constitute an approval or recommendation of any kind. After the concept review, the developer will need to submit preliminary plans. Preliminary plans will be reviewed by the Development Review Committee (DRC) and a recommendation will be forwarded to the Planning Commission. The Planning Commission will forward a recommendation to the City Council and will also make a decision on the infill reduction request. The City Council will be the land use authority for preliminary plans.

After preliminary approval from the City Council, the DRC will need to approve the final plat before any lots will be recorded. The DRC may only approve a plat submittal after finding that the development standards of subdivision title, the zoning title, the laws of the State of Utah, and any other applicable ordinances, rules, and regulations have been or can be met prior to the recordation or construction beginning (Santaquin City Code 11.20.060(B)).

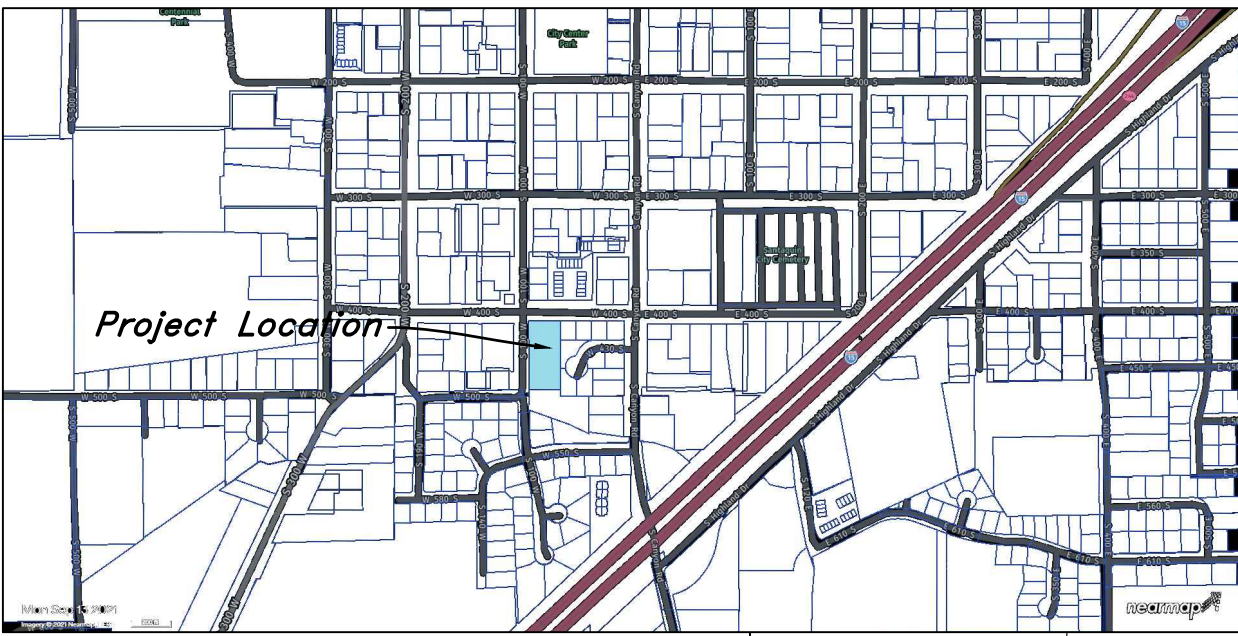
## **Attachments:**

1. Zoning and Location Map
2. Concept Plan

Attachment 1: Zoning and Location Map





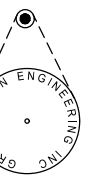


**Vicinity Map**  
(Not to Scale)

Intersection of 400 South  
and 100 West Nothing  
Found Nothing Set.

**LEGEND**

- Found Public Land Monument
- Calculated Section Position
- Record
- Utah County Surveyor
- Centerline Road
- Existing Parcel Line
- Survey Monument Line
- Easement Line
- Lot Line
- Boundary Line
- Lot and Block Line
- Set 5/8"x 24" Long
- Rebar & Cap w/ Lathe



Scale: 1" = 30'

Graphic Scale

**NOTES**

1. A 10' wide front yard and 5' wide side yard Public Utility Easement (P.U.E) and Drainage Easement as indicated by dashed lines, except as otherwise shown.

# Ostler Subdivision

All of of Lot 4 and a part of Lot 3, Block 5 Plat "C" Santaquin  
Townsite Survey of Building Lots being a part of Section 2, T10S, R1E,  
SLB&M, U.S. Santaquin, Utah County, Utah  
October 2021

Orchard Park  
Townhomes

Intersection of 400 South  
Street and Center Street  
(Nothing Found Nothing  
Set, See Record of Survey  
filed with the County)

400 South

**LENDER CONSENT**

The Undersigned Beneficiary hereby consents to the recording of this plat for the herein described property and the dedications provided here in.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021

BSP HOLDINGS LLC

By: \_\_\_\_\_

Title: \_\_\_\_\_

**LENDER CONSENT**

The Undersigned Beneficiary hereby consents to the recording of this plat for the herein described property and the dedications provided here in.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021

AMAK LLC

By: \_\_\_\_\_

Title: \_\_\_\_\_

**LENDER CONSENT**

The Undersigned Beneficiary hereby consents to the recording of this plat for the herein described property and the dedications provided here in.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021

Elgy Enterprise LLC

By: \_\_\_\_\_

Title: \_\_\_\_\_

**ACKNOWLEDGMENT**

State of Utah } ss  
County of Utah

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2021 by \_\_\_\_\_ AMAK, LLC \_\_\_\_\_,

Residing At: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_ Print Name

**ACKNOWLEDGMENT**

State of Utah } ss  
County of Utah

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2021 by \_\_\_\_\_ BSP HOLDINGS LLC \_\_\_\_\_,

Residing At: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_ Print Name

**ACKNOWLEDGMENT**

State of Utah } ss  
County of Utah

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2021 by \_\_\_\_\_ ELGY ENTERPRISES \_\_\_\_\_,

Residing At: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_ Print Name

Found Southeast  
Corner of Section  
2, T10S, R1E,  
SLB&M

2666.35' UCS

2667.21' (2667.19' UCS)  
S 87°07'54" E Basis of Bearing

Found South  
Quarter Corner of  
Section 1, T10S,  
R1E, SLB&M



**GREAT BASIN ENGINEERING, INC.**  
5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
MAIN (801)394-4515 S.L.C (801)921-0222 FAX (801)392-7544  
WWW.GREATBASINENGINEERING.COM 21N752

**SURVEYOR'S CERTIFICATE**

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58 Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I also do hereby certify that this plat Ostler Subdivision in Santaquin City, Utah County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Utah County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monuments have been set as depicted on this drawing.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

6242920  
License No.

Andy Hubbard

**AS-SURVEYED DESCRIPTION**

A parcel of land being apart of Section 2 Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey. Said parcel of land being apart of Lot 4 and Lot 3, Block 5 Plat "C" Santaquin Survey of Building Lots;

Beginning at a point 2 Rods North of the Southwest corner of Lot 3, said point being 314.05 feet South 89°48'24" West and 33.00 feet North 0°39'55" East from the Southwest Corner of said Section 2, and running thence along the West Lot lines of said Lot 4 and Lot 3 North 0°39'55" East 364.32 feet to the North Lot line of Lot 4; thence along Said North Lot line South 89°20'05" East 164.14 feet to an extension of Crooks Acres Subdivision; thence along Crooks Acres Subdivision and its extension, and Courtney Circle Subdivision South 0°17'37" West 361.83 feet to a point 33.00 feet from the Section line; thence paralleling the Section line South 89°48'24" West 166.50 feet to the point of beginning.  
Containing 1.378 Acres

**SURVEYOR'S NARRATIVE**

This Subdivision was requested by Race Ostler for the purpose of Subdividing the the land shown in to 5 lots as shown.  
Basis of bearing for this survey is South 87°07'54" East measured between the Northwest Corner of Section 12, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey and the North Quarter Corner of said Section.  
Property Corners were set as shown here on Subdivision. For more information regarding the boundary see the record of survey filed with the County.

**OWNERS DEDICATION**

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat, and name said tract shall be Ostler Subdivision, and hereby dedicate, grant, and convey to Santaquin City, Utah County, Utah, all those parts or portions of said tract of land designated as P.U.E, for public utility and drainage purposes over and across said tract of land as shown hereon, the same to be used for the installation, maintenance and operation of public utility service lines and drainage, as may be authorized by Santaquin City.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Race Ostler - Owner

**ACKNOWLEDGMENT**

State of Utah } ss  
County of Weber

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2021 by \_\_\_\_\_ Race Ostler \_\_\_\_\_,

Residing At: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_ Print Name

**ACCEPTANCE BY LEGISLATIVE BODY**

The City Council of Santaquin city Utah County, Approves this Subdivision and hereby accepts the dedication of all easements for the perpetual use of the public this \_\_\_\_\_ Day of \_\_\_\_\_, A.D. 2021.

## Ostler Subdivision

Santaquin, Utah County, Utah

SURVEYOR'S SEAL

CITY ENGINEER  
SEAL

CITY RECORDER  
SEAL

UTAH COUNTY  
RECORDER