

MEMORANDUM



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: August 6, 2021

RE: **Cedar Point at Summit Ridge Plat F Subdivision Concept Review**

Zone: PC
Size: 1.02 Acres
Lots: 3

The Cedar Point at Summit Ridge Plat F Subdivision is located at 1317 West Cedar Pass Drive. The proposed subdivision is in the Planned Community (PC) zone and is subject to the land use regulations of the R-10 Residential zone. The subdivision consists of 3 lots on 1.02 acres. The proposed subdivision will effectively amend the existing Cedar Point at Summit Ridge Plat C Subdivision.

The proposed subdivision will be taking an existing lot and subdividing it into two lots (Lots 2 & 3). The R-10 zone requires all lots to have a minimum frontage of 80 feet. One of the lots being created was short by less than a foot. The applicant acquired land from the east side of Lot 1 so both proposed new lots can have 80 feet of frontage. All three lots meet the size and frontage requirements of the R-10 zone.

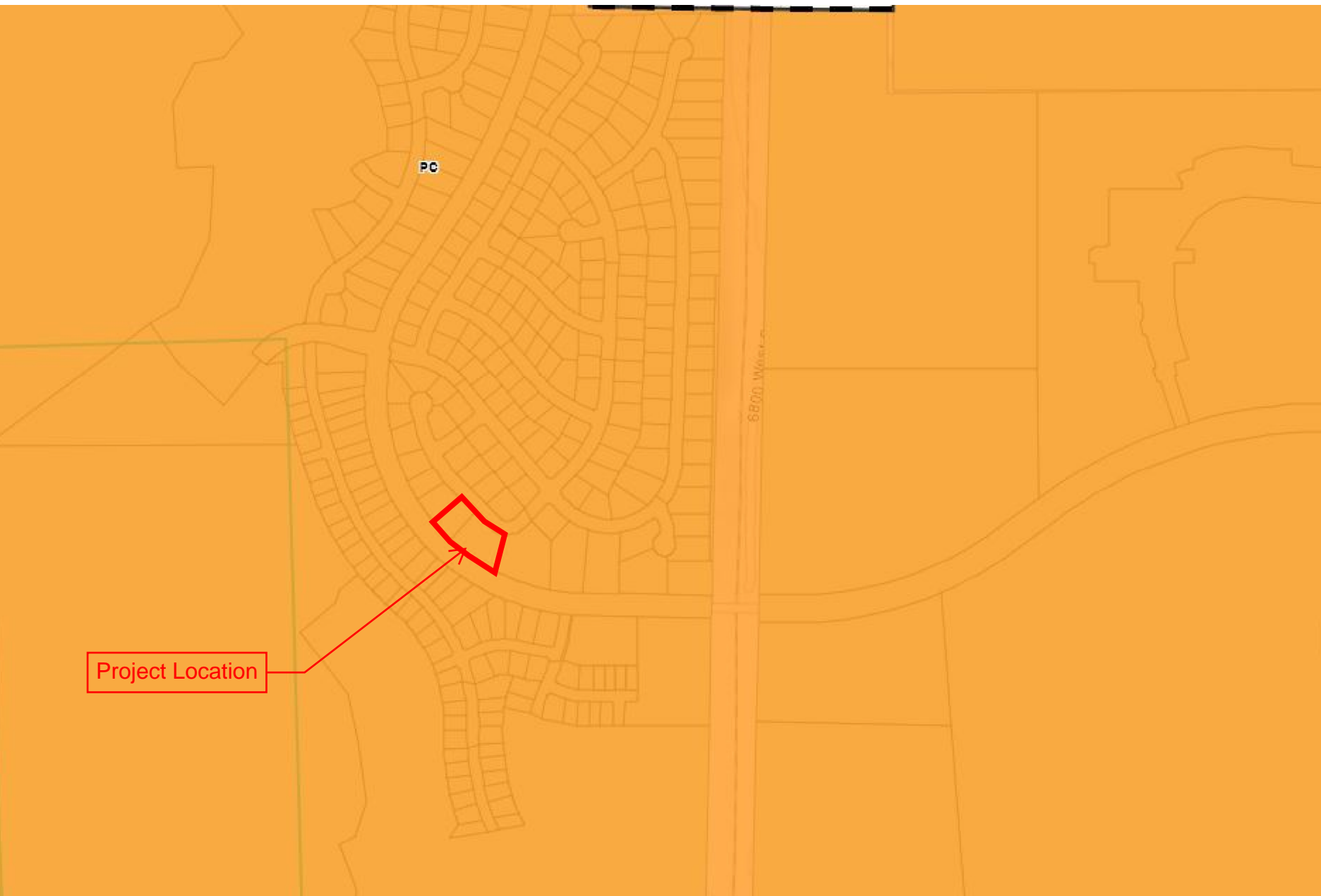
This is a subdivision concept review, and this review is for the Planning Commission to give feedback to the developer. The review of the concept plan shall not constitute an approval of any kind.

After the concept review, the developer will need to submit preliminary/final subdivision plans. The preliminary/final plans will be reviewed by the Development Review committee and a recommendation will be forwarded to the Planning Commission. The Planning Commission will be the land use authority because the subdivision is three lots or less.

Attachments:

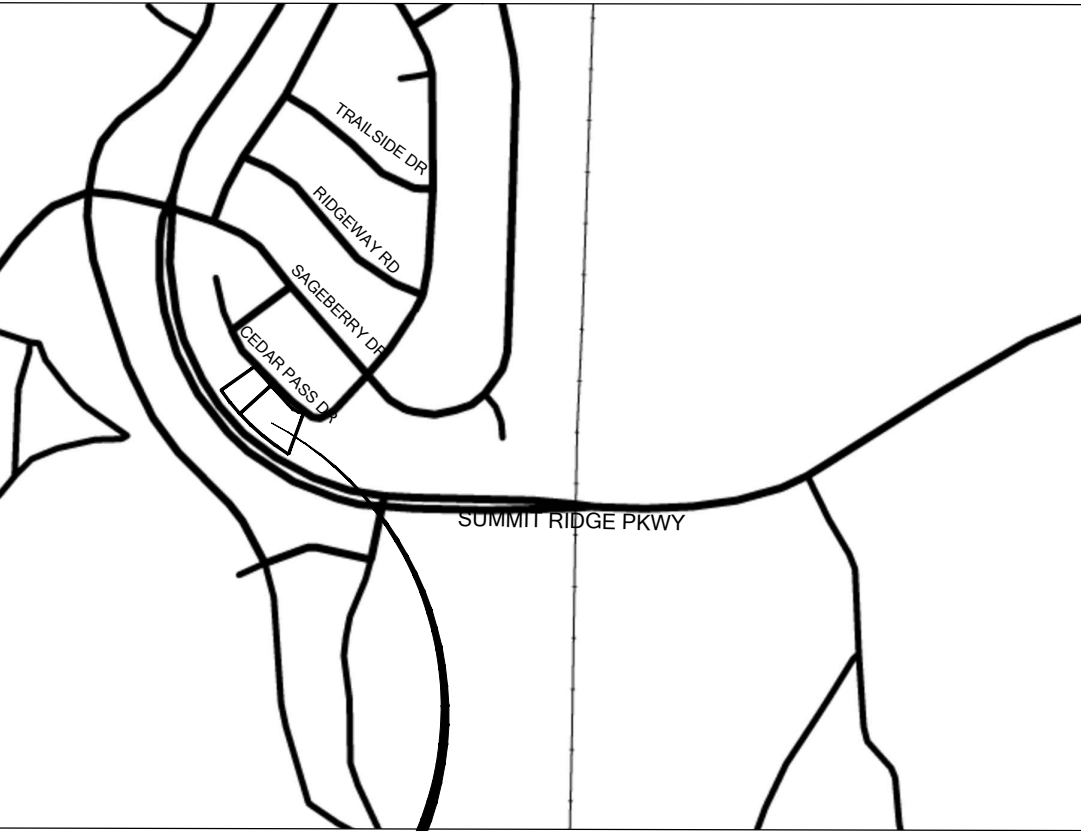
1. Zoning and Location Map
2. Concept Plan

Attachment 1: Zoning and Location Map



CEDAR POINT AT SUMMIT RIDGE PLAT "F"

NW¼ SECTION 15, TOWNSHIP 10 SOUTH,
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
INCLUDES AN AMENDMENT OF LOTS 266 AND 265 OF THE CEDAR POINT AT SUMMIT



LOCATION OF PROJECT



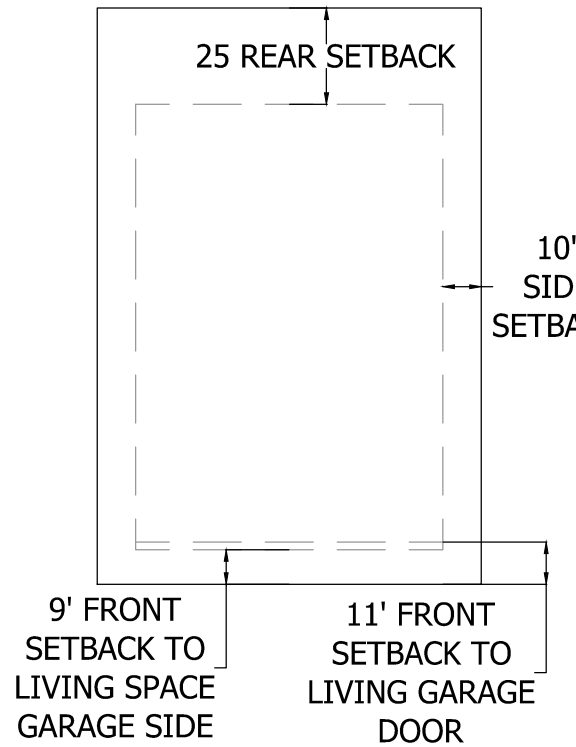
VICINITY MAP

SCALE: N.T.S.

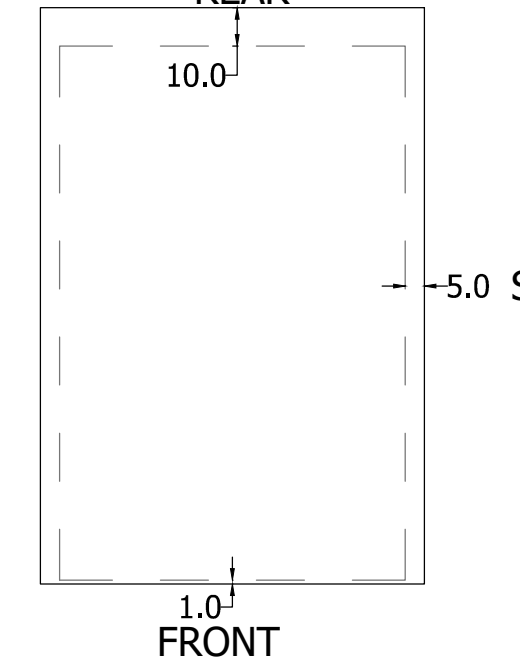
NOTES:

- 1) NO LOT OR RESIDENTIAL ACCESS IS ALLOWED ONTO SUMMIT RIDGE PARKWAY
- 2) THE LOTS ARE SUBJECT TO SPECIFIC GRADING AND DRAINAGE REQUIREMENTS. DETAILS MAY BE OBTAINED FROM SANTAQUIN CITY.

TYPICAL INTERIOR LOT BUILDING SETBACK (MINIMUM)



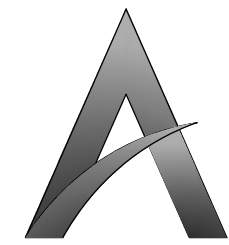
TYPICAL INTERIOR LOT PUBLIC UTILITY EASEMENTS



Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	341.05	852.00	22.93	338.77	N51° 00' 55"W
C2	65.89	100.00	37.75	64.70	S64° 44' 26"E
C3	115.40	852.00	7.76	115.32	N58° 36' 10"W
C5	110.24	852.00	7.41	110.16	N43° 15' 12"W
C6	115.40	852.00	7.76	115.32	N50° 50' 31"W

LEGEND

- SET ¾" REBAR & PLASTIC CAP MARKED LS 10719099
- FOUND SURVEY MONUMENT
- ✕ FOUND GOVERNMENT MONUMENT (AS NOTED)
- BOUNDARY LINE
- LOT LINE
- DEED LINES
- EASEMENT LINE/P.U.E
- RIGHT OF WAY LINE
- CENTER LINE
- BUILDING SETBACK



SCALE: 1' = 30'

UTILITIES 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 OF ACCESS TO 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 ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WITH INTERFERES WITH THE USE OF THE PUE WITH OUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

DATE

DATE

CENTURYLINK ACCEPTANCE

CENTURYLINK SHALL HAVE THE RIGHT TO A FIVE FOOT NON-EXCLUSIVE UTILITY EASEMENT TO INSTALL, MAINTAIN AND OPERATE ITS EQUIPMENT ABOVE AND BELOW GROUND AS IDENTIFIED ON THE PLAT MAP AND AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES UPON RECORDING OF THE PLAT MAP. CENTURYLINK VACATES, TERMINATES, RELEASES AND DISCLAIMS ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, AND ANY OTHER PROPERTY RIGHTS AND INTERESTS CENTURYLINK MAY OWN, HOLD, BENEFIT FROM, OR POSSESS IN RELATION TO THAT CERTAIN RIGHT OF WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY DATED JANUARY 8, 1929 AND RECORDED ON JANUARY 9, 1929, AS ENTRY NO. 215, IN BOOK 269, AT PAGE 468, TO THE EXTENT THAT SUCH RIGHT OF WAY EASEMENT PERTAINS TO OR EFFECTS ANY OF THE REAL PROPERTY THAT IS DESCRIBED ON AND IS SUBJECT TO THIS PLAT.

DATE

DOMINION ENERGY ACCEPTANCE

DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THE 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'S RIGHT OF WAY DEPARTMENT AT 1-800-366-5632.

APPROVED THIS ____ DAY OF _____, 20__

DOMINION ENERGY COMPANY

BY: _____

TITLE: _____

SURVEYOR'S CERTIFICATE

I, SPENCER J. MCCUTCHEON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 10719099 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND THAT A SURVEY OF THE DESCRIBED TRACT OF LAND HAS BEEN COMPLETED BY ME IN ACCORDANCE WITH SECTION 17-23-17 AND THAT I HAVE VERIFIED ALL MEASUREMENTS, HAVE PLACED MONUMENTS AS SHOWN HEREON.

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

A PARCEL OF LAND THAT LIES FULLY WITHIN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, COMPRISING OF 1.02 ACRES 35 OF AN ACRES OF LOT 266 OF THE CEDAR POINT AT SUMMIT RIDGE PLAT "C" AMENDED SUBDIVISION AS FOUND IN THE UTAH COUNTY RECORDERS OFFICE MAP NO. 11782 AND 0.67 OF AN ACRE OF LOT 265 OF THE SAID CEDAR POINT SUBDIVISION, BASIS OF BEARING FOR SAID PARCEL IS NORTH AS DETERMINED BY GPS OR N 50° 46' 25" W 920.59 FEET, MEASURED, BETWEEN THE FOUND MONUMENTS MONUMENTING THE EXTENSION LINE OF LOTS 272 AND 271 AND THE MOST NORTHEASTERLY CORNER OF LOT 265 OF SAID SUBDIVISION. SUBJECT PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 266 AND 265 OF THE CEDAR POINT AT SUMMIT RIDGE PLAT "C" AMENDED SUBDIVISION AS RECORDED IN THE UTAH COUNTY RECORDERS OFFICE MAP NO. 11782

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 44,471 SQUARE FEET OR 1.021 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, WE, THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS CEDAR POINT AT SUMMIT RIDGE PLAT "F", AND DO HEREBY DEDICATE, GRANT AND CONVEY TO SANTAQUIN CITY, UTAH: (1) ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; (2) THOSE CERTAIN PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE; AND (3) THOSE PARCELS DESIGNATED AS PUBLIC OPEN SPACE, PARKS, TRAIL OR EASEMENTS, OR OF SIMILAR DESIGNATION. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS. THIS ____ DAY OF _____, 2021.

ANTHONY BRYAN OLAYO

DATE

KYLE STEVEN OLAYO

DATE

PEGUY JACQUES, MANAGER
JACQUES CONSTRUCTION LLC

DATE

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, A.D. 2021, ANTHONY BRYAN OLAYO AND KYLE STEVEN OLAYO, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION NUMBER: _____ MY COMMISSION EXPIRES: _____

SIGNED (TO NOTARY PUBLIC COMMISSIONED IN UTAH) _____ PRINTED FULL NAME OF NOTARY

LIMITED COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, A.D. 2021, PEGUY JACQUES, MANAGER OF JACQUES CONSTRUCTION LLC, THE SIGNER OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION NUMBER: _____ MY COMMISSION EXPIRES: _____

SIGNED (TO NOTARY PUBLIC COMMISSIONED IN UTAH) _____ PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF SANTAQUIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF _____, A.D. 2021.

APPROVED:

MAYOR

ATTEST:

CITY RECORDER'S SIGNATURE (SEE SEAL BELOW)

CITY ENGINEER'S SIGNATURE (SEE SEAL BELOW)

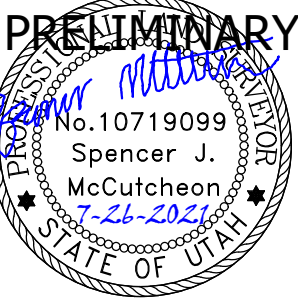
CEDAR POINT AT SUMMIT RIDGE
PLAT "F"

A RESIDENTIAL SUBDIVISION LOCATED WITHIN THE SW¼ OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.
INCLUDES AN AMENDMENT OF LOTS 266 AND 265 OF THE CEDAR POINT AT SUMMIT RIDGE PLAT "C" AMENDMENT

RECORDER SEAL

ENGINEER SEAL

SURVEYOR SEAL



UTAH COUNTY RECORDING CERTIFICATE



TYPICAL SETBACKS

SCALE: 1" = 50'

0 50 100

