

MEMORANDUM



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: September 18, 2020

RE: **Ercanbrack Subdivision Final Review**

Zone: R-10 Size: 4.57 Acres Lots: 2

The Ercanbrack Subdivision is located at 605 East 400 North. The proposed subdivision is located in the R-10 zone and consists of 2 lots on 4.57 acres. The current property line of the existing lot at 657 East 400 North is 24 feet away from the east property line of Lot 2. Due to the existing lot not being included in the subdivision, this will create a 24 ft. wide remnant parcel which is not allowed by code. The existing lot would like to add this 24-foot area to their property. A boundary line agreement needs to be completed between Lot 2 and the existing lot at 657 East 400 North. The boundary line agreement has not been recorded and must be recorded before or at the same time as the subdivision. This is the only remaining redline.

The applicant proposed a deferral agreement and the City Council approved the agreement. This allows them to defer the street improvements (i.e. sidewalk, curb and gutter, asphalt, etc.) to a later date.

Developments with three lots or less qualify for an expedited review process. This development falls under this process. After the concept review, the developer submitted final subdivision plans. The final plans were reviewed by the Development Review Committee (DRC) and a positive recommendation has been forwarded to the Planning Commission. The Planning Commission will be the land use authority for the subdivision.

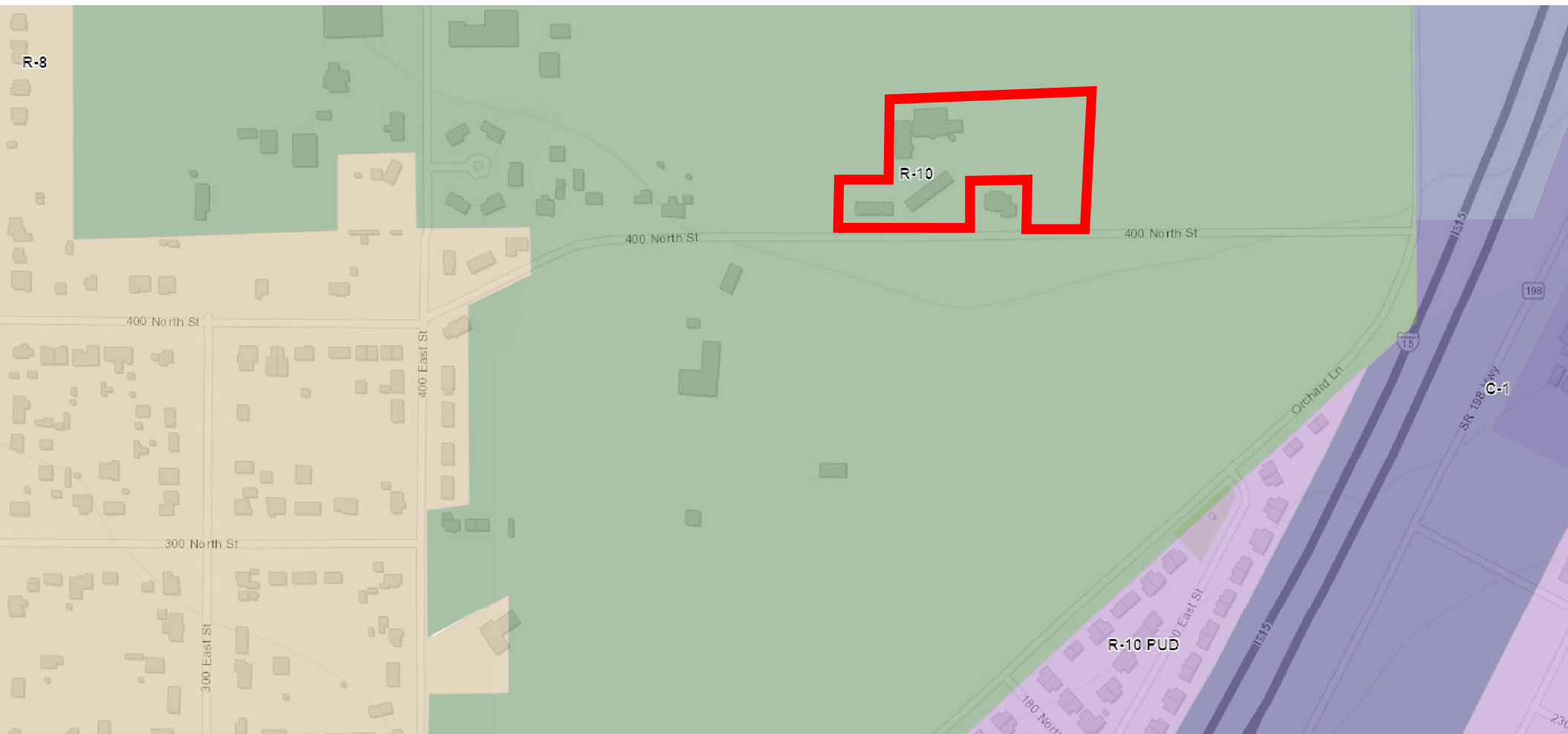
Recommended Motion: “Motion to approve the Ercanbrack Subdivision with the following condition:

- The boundary line agreement between Lot 2 and the existing lot at 657 E. 400 N. shall be recorded before or at the same time as the subdivision.

Attachments:

1. Zoning and Location Map
2. Final Plans

Attachment 1: Zoning and Location Map





LOCATION OF PROJECT



VICINITY MAP
SCALE: N.T.S.

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- C-2
- PLAT SHEET
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- UTILITY PLAN SHEET
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- GRADING PLAN
- D-1
- DETAIL SHEET


TABULATIONS		
TOTAL LOTS	2	
DENSITY	0.44 UNIT/ACRE	
TOTAL ACREAGE	4.57 AC.	100%
TOTAL ACREAGE IN LOTS	4.57 AC.	100%
TOTAL RIGHT-OF-WAY	0 AC.	0%
TOTAL OPEN SPACE	0 AC.	0%

- NOTES:
- SUBDIVISION LIES WITHIN THE R-10 ZONE
- 1)
- 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.
- 2)
- ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

ERCANBRACK SUBDIVISION

CLINT ERCANBRACK (801-368-0390)
605 E 400 N SANTAQUIN, UTAH COUNTY, UTAH





SITE PLAN
SCALE: 1" = 40'

0

40

80



REVISIONS	
DATE	BY



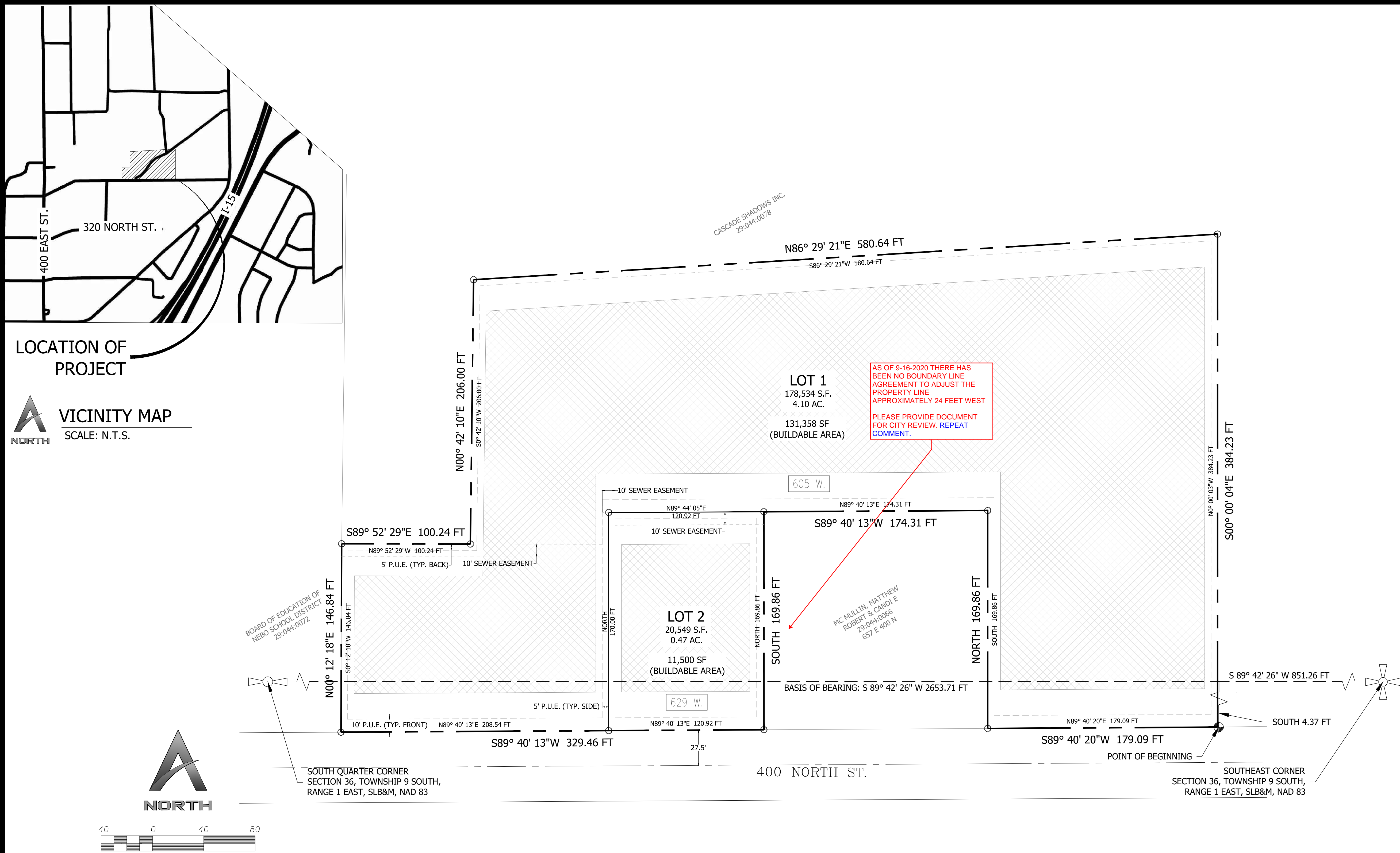
ERCANBRACK SUBDIVISION
COVER SHEET

DRAWING: C-1

FOR: CLINT ERCANBRACK

LOCATION: SANTAQUIN, UT

DATE: 9-14-2020



SURVEYOR'S CERTIFICATE

I, CORY I. SQUIRE, 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. 5561206. I FURTHER CERTIFY THAT BY 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, STREETS, 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. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8A-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

A PARCEL OF LAND THAT LIES WITHIN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN. BASIS OF BEARING LIES BETWEEN THE SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION 36 AS DESCRIBED BELOW.

BEGINNING AT A POINT THAT LIES 851.26 FEET S. 89°42'26" W. ALONG THE SECTION LINE AND 4.37 FEET SOUTH FROM THE SOUTHEAST CORNER OF SAID SECTION 36; RUNNING THENCE S. 89°40'20" W. 179.09 FEET; THENCE NORTH 169.86 FEET; THENCE S. 89°40'13" W. 174.31 FEET; THENCE SOUTH 169.86 FEET; THENCE S. 89°40'13" W. 329.46 FEET; THENCE N. 00°12'18" E. 146.84 FEET TO THE SOUTHWEST CORNER OF THE CASCADE SHADOWS PROPERTY AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE ENTRY NO. 8602-2014; THENCE FOLLOWING THE SAID CASCADE'S PROPERTY THE FOLLOWING (4) FOUR COURSES, (1) S. 89°52'29" E. 100.24 FEET, (2) N. 00°42'10" E. 206.00 FEET, (3) N. 86°29'21" E. 580.64 FEET, (4) S. 00°00'04" E. 384.23 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 199,083 SQUARE FEET IN AREA OR 4.570 ACRES MORE OR LESS.

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 ERCANBRACK SUBDIVISION PLAT "A", 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 _____, 2020.

SIGNED CLINT ERCANBRACK, OWNER

DATE

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 2020, 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

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY ENGINEER 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. 2020.

APPROVED:

CITY ENGINEER'S SIGNATURE (SEE SEAL BELOW)

DATE

ATTEST:

CITY RECORDER'S SIGNATURE (SEE SEAL BELOW)

DATE

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2020 BY THE SANTAQUIN CITY PLANNING COMMISSION.

CHAIRPERSON, PLANNING COMMISSION

DATE

DIRECTOR-SECRETARY

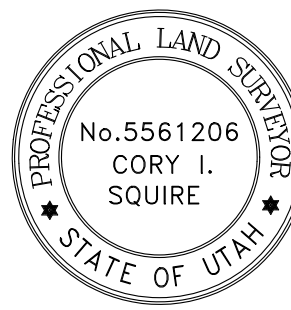
DATE

ERCANBRACK SUBDIVISION
PLAT "A"
A RESIDENTIAL SUBDIVISION

RECORDER SEAL

ENGINEER SEAL

SURVEYOR SEAL



UTAH COUNTY RECORDING CERTIFICATE



LOCATION OF PROJECT

VICINITY MAP
SCALE: N.T.S.

LEGEND

- EXISTING POWER POLE
- WATER METER
- WATER / P.I. VALVE
- STORM DRAIN / SANITARY SEWER MANHOLE

- NOTE:
- ALL WORK TO BE DONE IN COMPLIANCE WITH SANTAQUIN CITY AND APWA STANDARDS
 - LOT 1 TO USE EXISTING PRIVATE WASTEWATER DISPOSAL SYSTEM
 - LOT 2 TO USE A PRIVATE WASTEWATER DISPOSAL SYSTEM AS PER SANTAQUIN CITY AND UTAH COUNTY STANDARDS
 - INSTALL PRIVATE WASTEWATER DISPOSAL SYSTEM TO FACILITATE FUTURE CONNECTION TO SEWER SYSTEM

UTILITY PLAN
SCALE: 1" = 40'



Engineering, Inc.
661 N. Main, Spanish Fork, UT

REVISIONS	
DATE	BY

Richard A Hatfield
2774512
STATE OF UTAH

ERCANBRACK SUBDIVISION
UTILITY PLAN

FOR: CLINT ERCANBRACK

LOCATION: SANTAQUIN, UT

DATE: 9-14-2020

DRAWING: C-3



LOCATION OF PROJECT



NORTH


VICINITY MAP

SCALE: N.T.S.

ERCANBRACK SUBDIVISION

CLINT ERCANBRACK (801-368-0390)
605 E 400 N SANTAQUIN, UTAH COUNTY, UTAH





NORTH

GRADING PLAN

SCALE: 1" = 40'

0 40 80

NOTE:
1) ALL WORK TO BE DONE IN COMPLIANCE WITH SANTAQUIN CITY AND APWA STANDARDS



REVISIONS			REMARKS
DATE	BY		

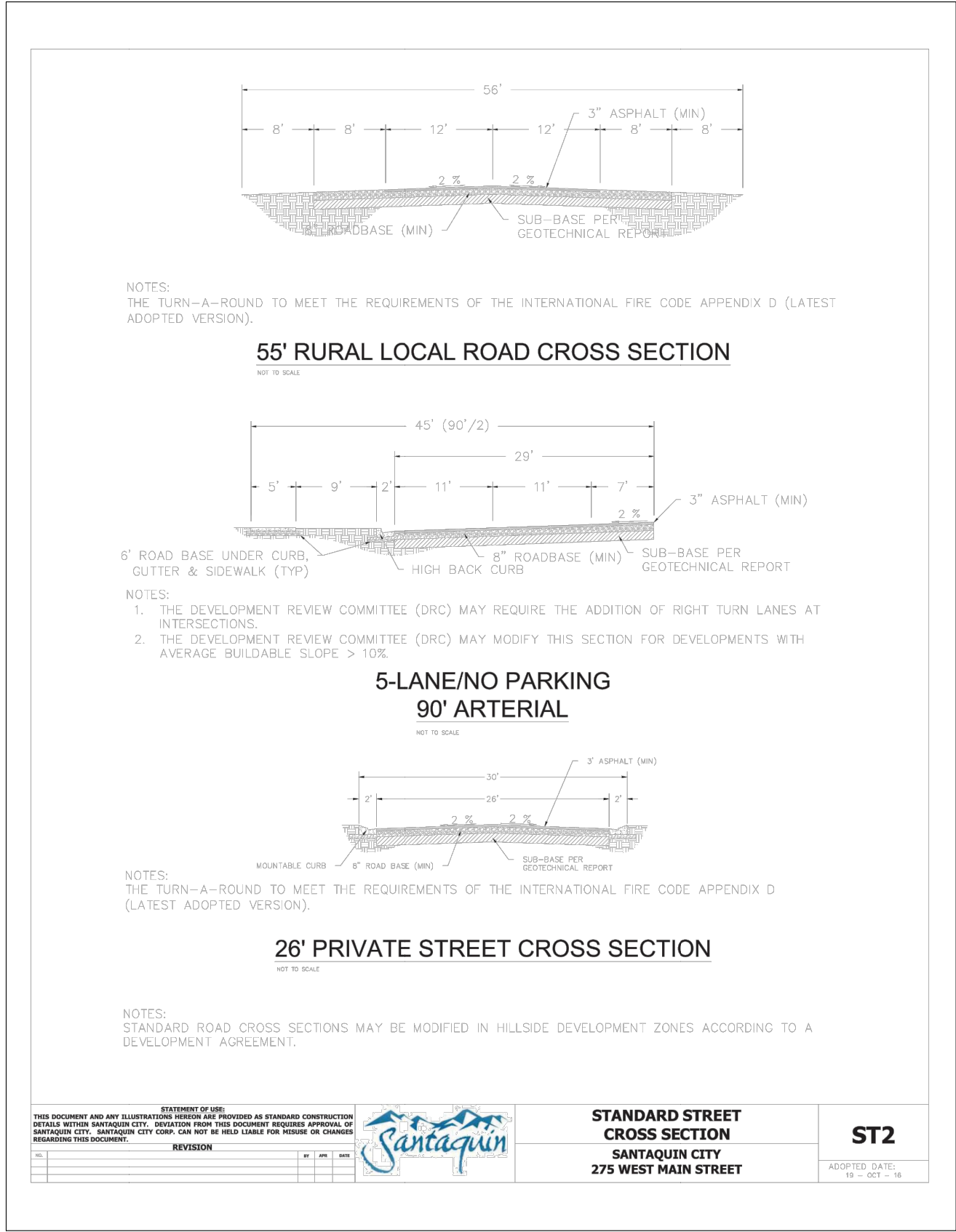
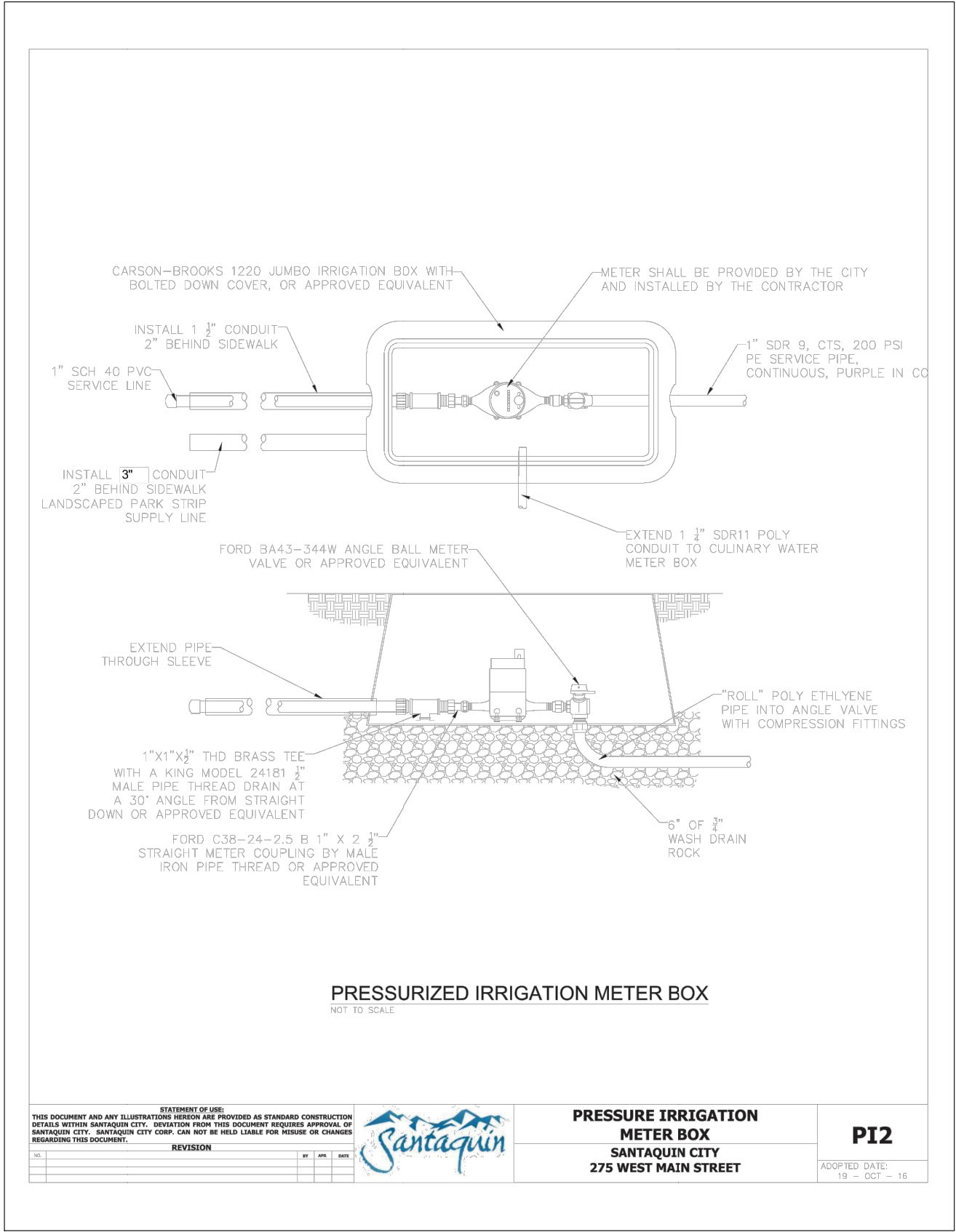
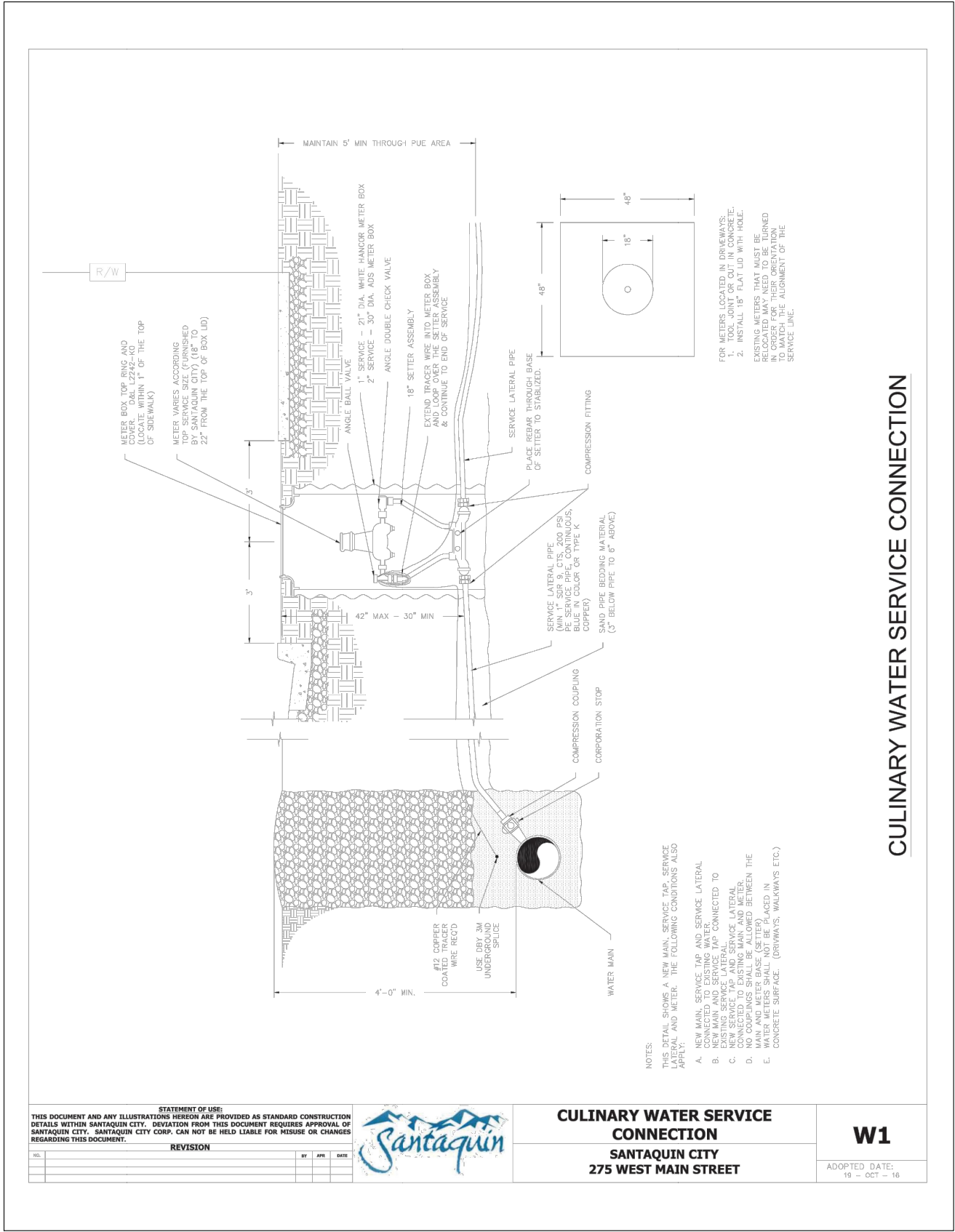


ERCANBRACK SUBDIVISION
GRADING PLAN

FOR: CLINT ERCANBRACK

LOCATION: SANTAQUIN, UT

DATE: 9-14-2020



NOTE: IMPROVEMENTS TO BE MADE USING 55' RURAL LOCAL CROSS-SECTION

ERCANBRACK SUBDIVISION
DETAIL SHEET

FOR: CLINT ERCANBRACK
LOCATION: SANTAQUIN, UT
DATE: 9-14-2020

LICENSED PROFESSIONAL ENGINEER
Richard A Hatfield
2774512
STATE OF UTAH

REVISIONS

REMARKS

DATE

BY

APEX
Engineering, Inc.
661 N. Main, Spanish Fork, UT

DRAWING:

D-1