

MEMORANDUM



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: May 6, 2022

RE: **Ostler Subdivision Preliminary Review**

Zone: R-8
Size: 1.38 Acres
Lots: 5

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 this 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.

The Development Review Committee reviewed the preliminary plans for the Ostler Subdivision on April 26, 2022 and forwarded a positive recommendation to the Planning Commission.

This review is for the Planning Commission to determine whether the proposed subdivision complies with Santaquin City Code or not. The Planning Commission will need to make a recommendation to the City Council.

Infill Reduction Motion: “Motion to approve the infill reduction request for Lot 2 of the Ostler Subdivision, reducing the lot frontage from 80 feet to 68.75 feet.”

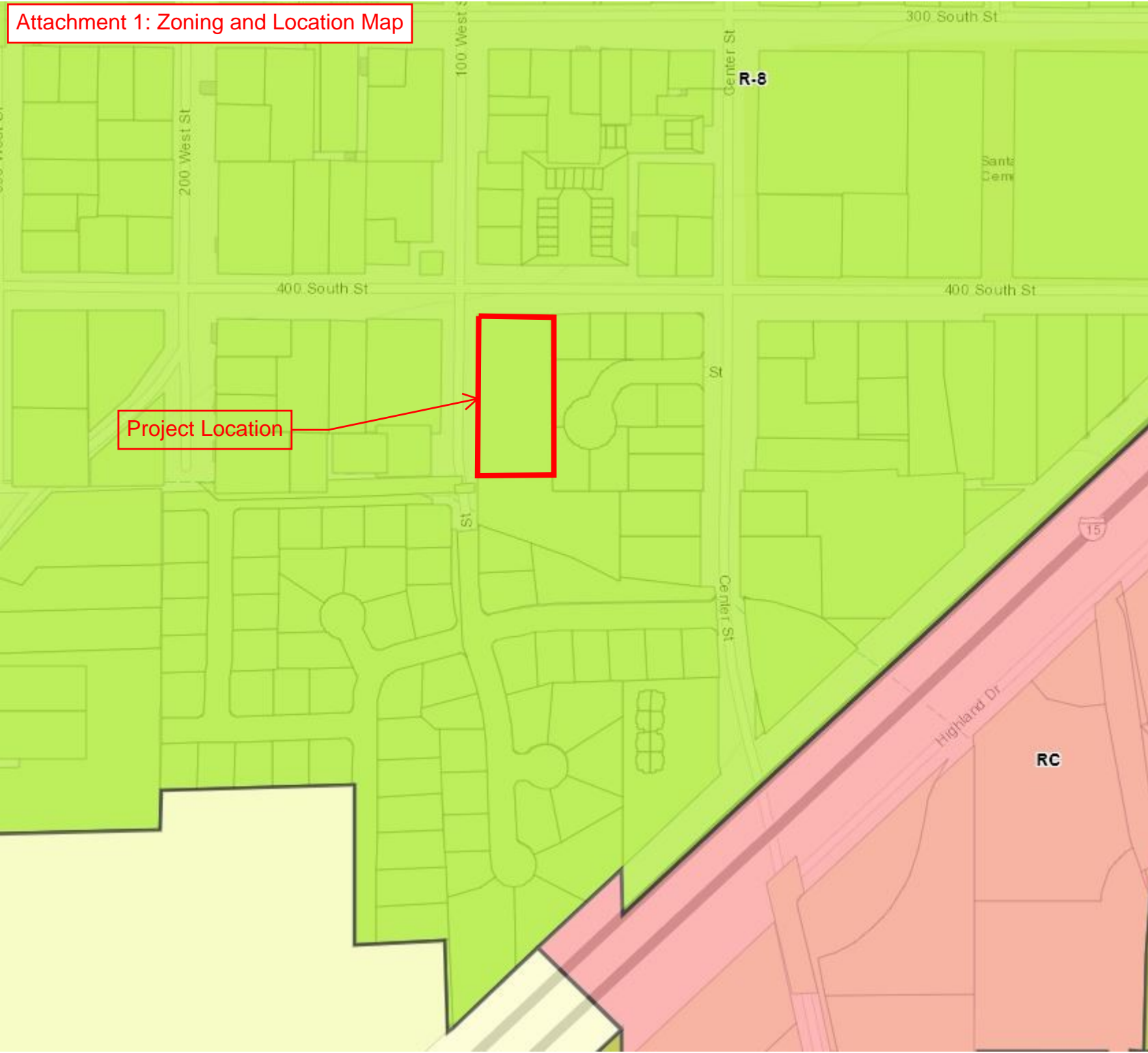
Recommended Subdivision Motion: “Motion to recommend approval of the Ostler Subdivision with the following conditions:

- All planning and engineering redlines be addressed.

Attachments:

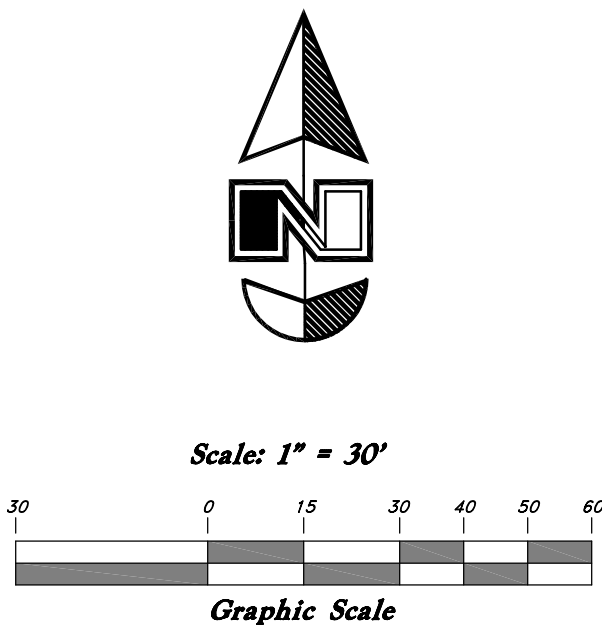
1. Zoning and Location Map
2. Preliminary Plan

Attachment 1: Zoning and Location Map



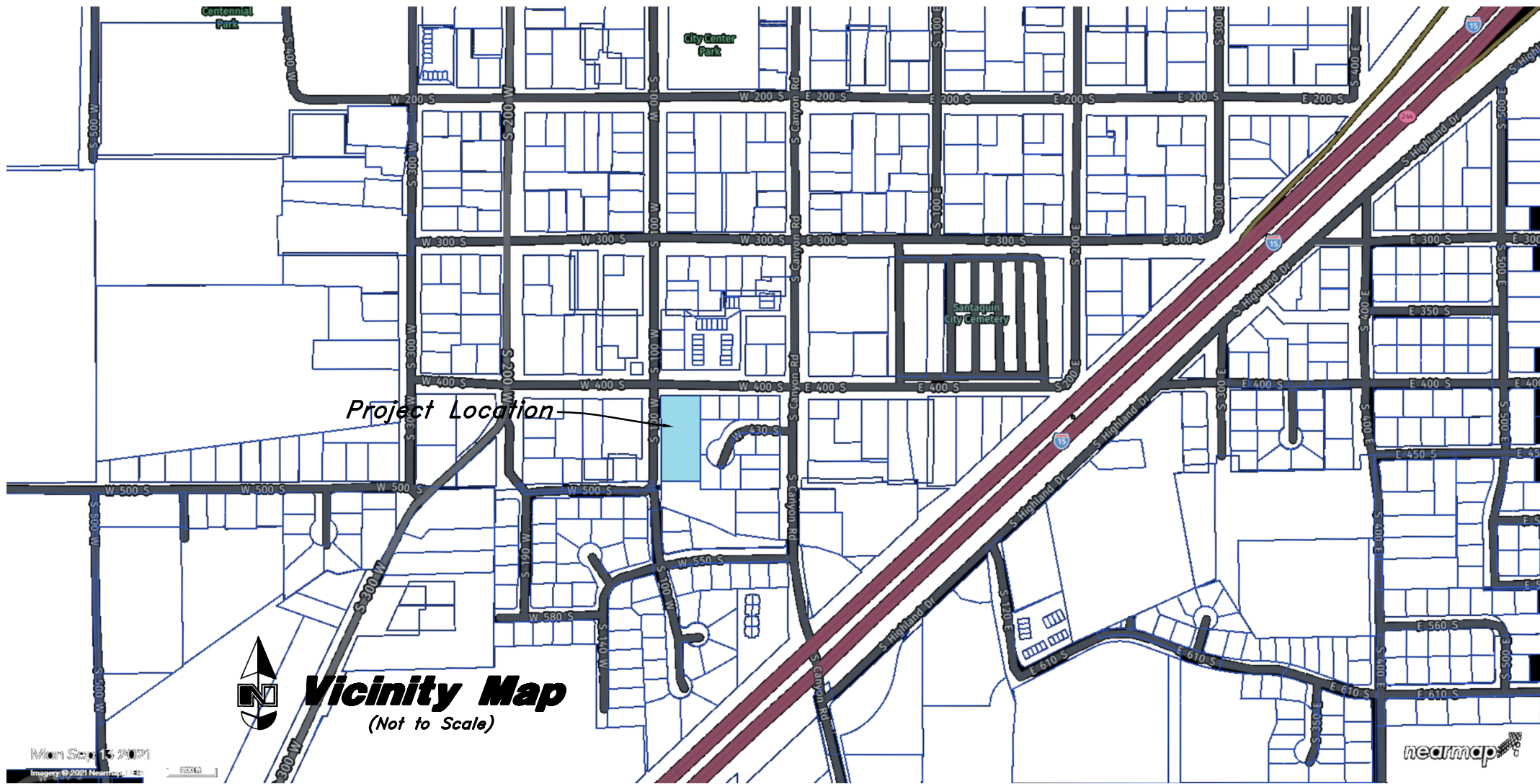
Ostler Subdivision

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
February, 2022

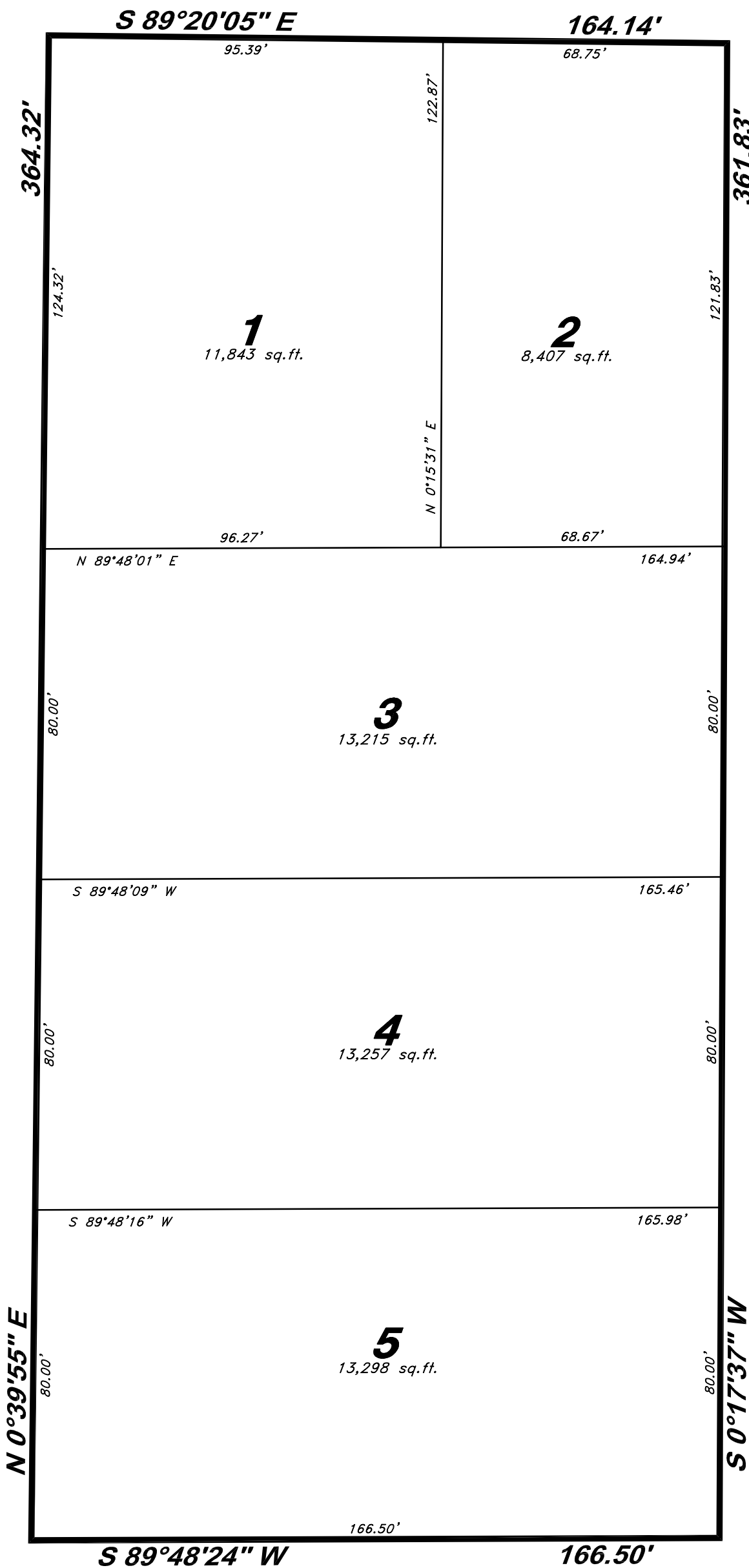


Sheet List

Cover Sheet	CV
Demolition Plan	C0
Site Plan	C1
Grading Plan	C2
Utility Plan	C3
Improvement Details	C4
Improvement Details	C5



100 West
Public Right of Way

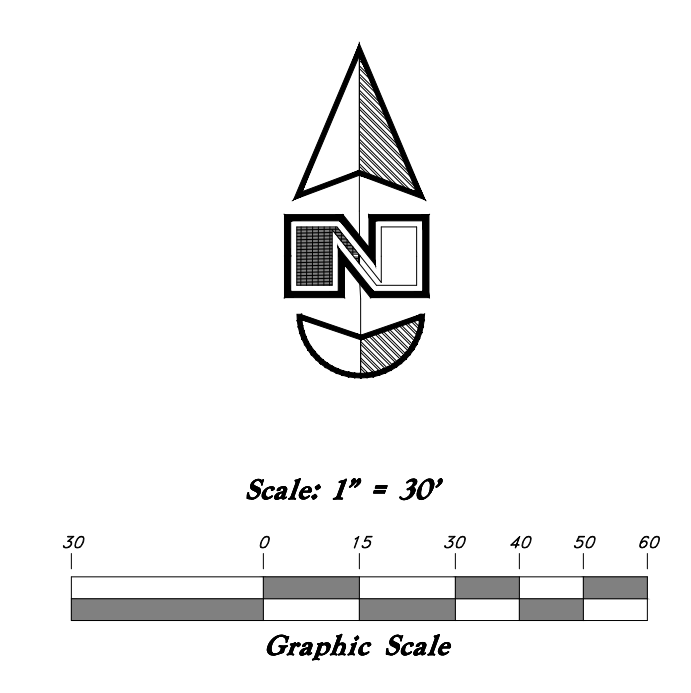
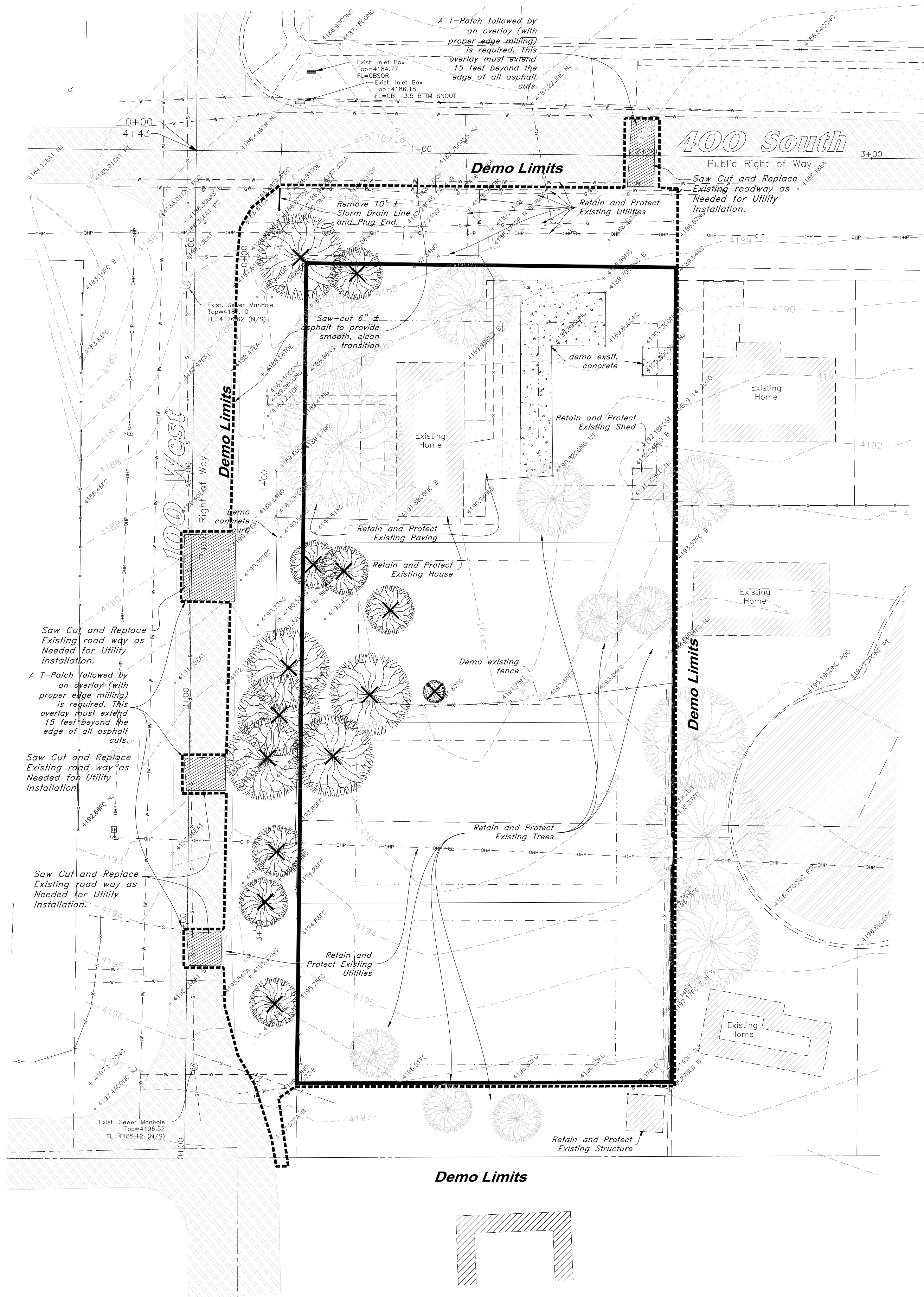


400 South
Public Right of Way

NOTES

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.

		DESCRIPTION
		DATE
		REV
GREAT BASIN ENGINEERING 5746 SOUTH 1475 EAST OGDEN, UTAH 84403 MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544 WWW.GREATBASINENGINEERING.COM		
Cover Sheet		
Ostler Subdivision Approx. 400 South and 100 West Street Santaquin, Utah County, Utah A part of Section 2, T10S, R1E, SLB&M, U.S. Survey		
Apr, 2022		
SHEET NO.		
CV		
21N752		



Legend		
(Note: All items may not appear on drawing)		
San. Sewer Manhole		TW
Water Manhole		TCN
Storm Drain Manhole		NC
Cleanout		FG
Electrical Manhole		ME
Catch Basins		FDC
Exist. Fire Hydrant		Finished Contour
Fire Department Connection		Exist. Contour
Post Indicator Valve		Finished Grade
Exist. Water Valve		Exist. Grade
Water Valve		Ridge Line
Sanitary Sewer		Direction of Flow
Culinary Water		Existing Asphalt
Gas Line		New Asphalt
Irrigation Line		Heavy Duty Asphalt
Storm Drain		Existing Concrete
Telephone Line		New Concrete
Secondary Waterline		Demo'd Road Base
Power Line		24" High Back Curb & Gutter
Fire Line		Demo Tree
Land Drain		Tree To Remain in Place
Power pole w/guy		
Light Pole		
Fence		
Flowline of ditch		
Overhead Power Line		
Corrugated Metal Pipe		
Concrete Pipe		
Reinforced Concrete Pipe		
Ductile Iron		
Polyvinyl Chloride		
Top of Asphalt		
Edge of Asphalt		
Centerline		
Flowline		
Finish Floor		
Top of Curb		
Top of Wall		
Public Utility Easement		

- General Demolition Notes:
- Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
 - Refer to site improvement plans for more details on limits of removal.
 - Demolish existing buildings and clear from site. (Including removal of all footings and foundations.)
 - All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures to be cleared from site within demo limits unless otherwise shown.
 - All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
 - Basements and other excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner)
 - Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise.
 - DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
 - If ASBESTOS is found in existing structures, the Asbestos must be removed in a legal manner by a contractor licensed to handle asbestos materials. (Not a part of contract)
 - Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
 - The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
 - Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
 - Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
 - Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
 - Install traffic warning devices as needed in accordance with local standards.
 - Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
 - A roadway excavation permit will be needed and appropriate banding in place for any open trenching within the asphalt to install utilities (i.e.: Power, Sewer, Gas, Etc.)

PROFESSIONAL ENGINEER
4/26/2022
No. 5337934
RYAN BINGHAM
STATE OF UTAH

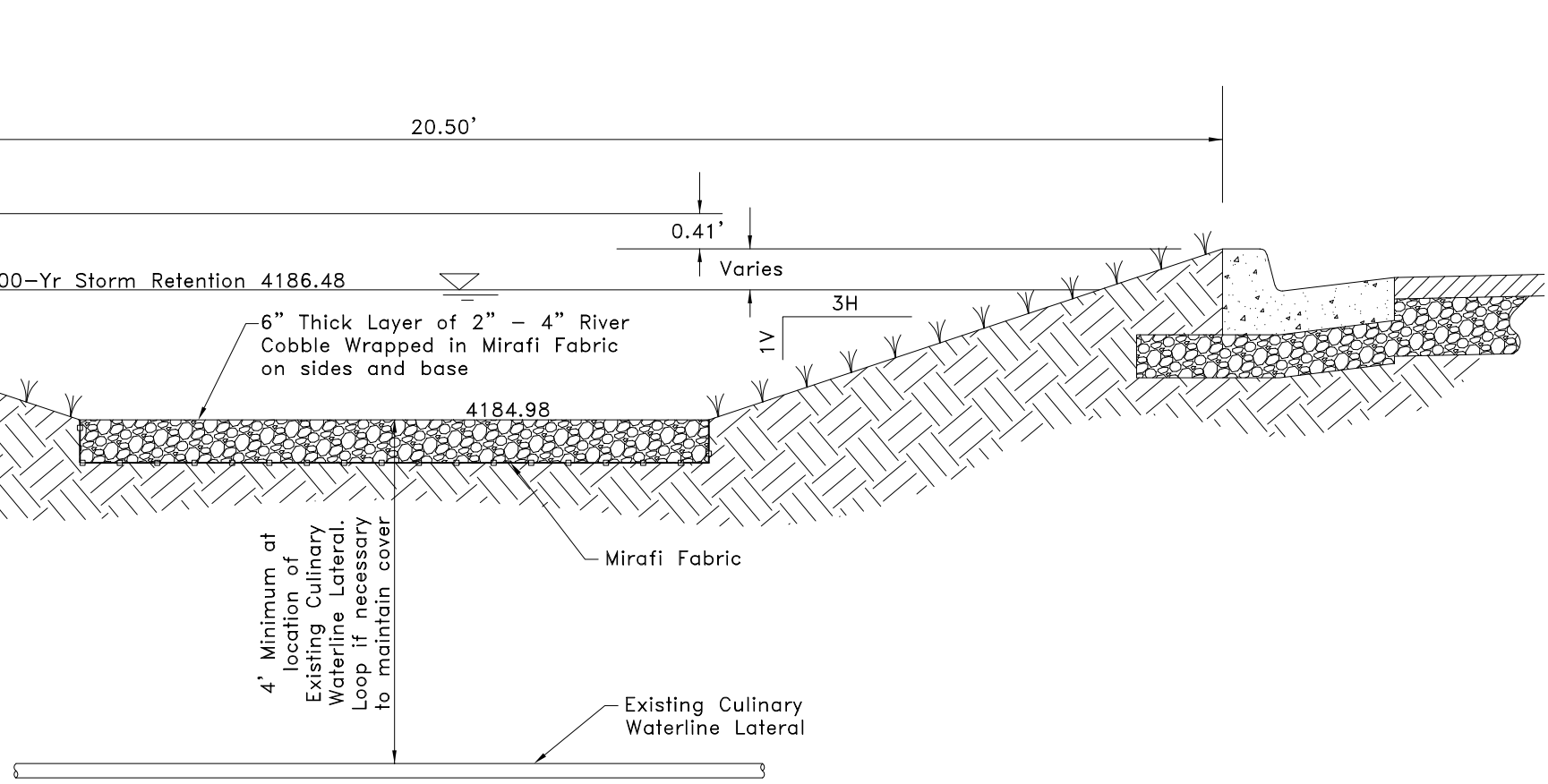
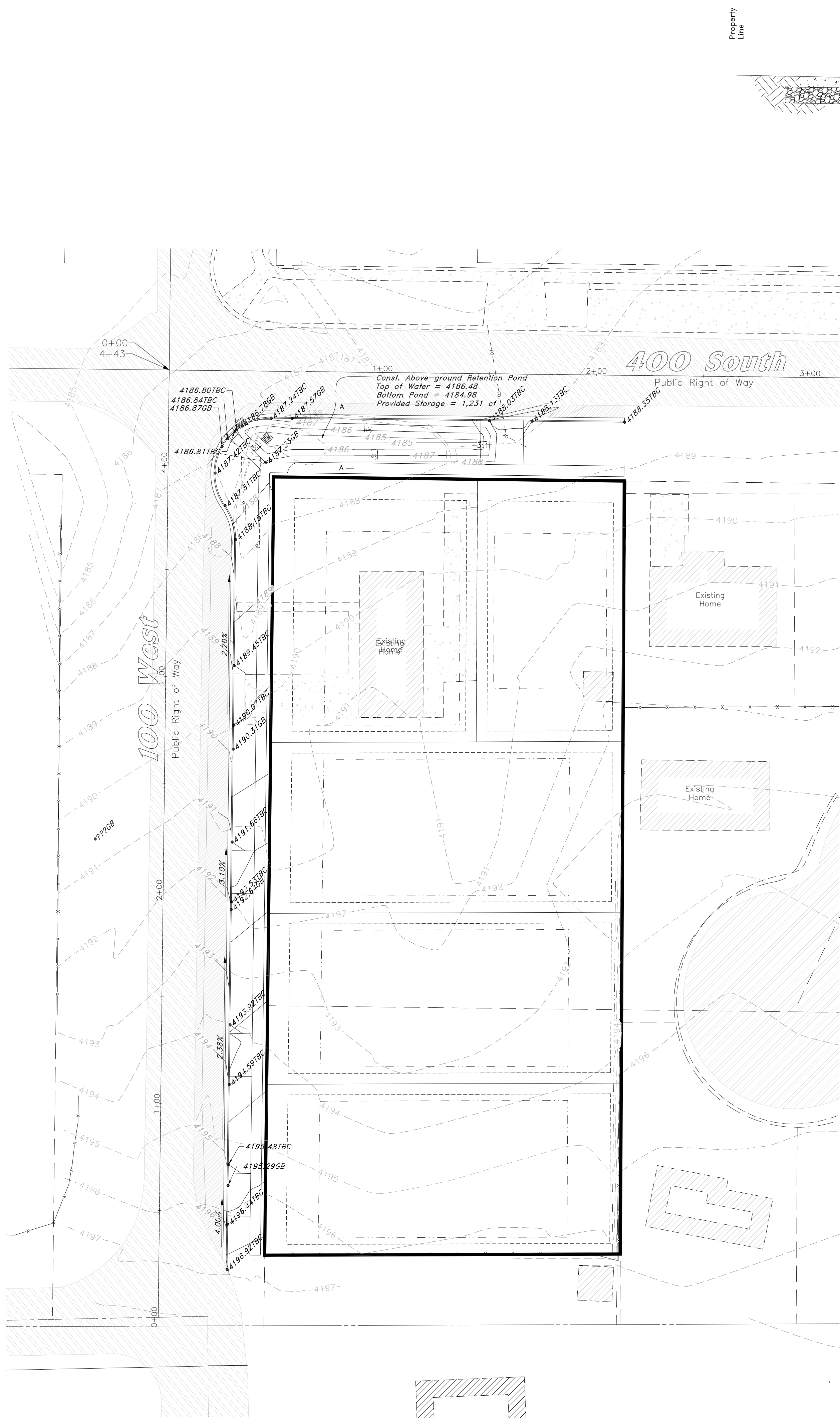
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Demolition Plan

Ostler Subdivision
Approx. 400 South and 100 West Street
Santaquin, Utah County, Utah
A part of Section 2, T10S, R1E, S16&M, U.S. Survey

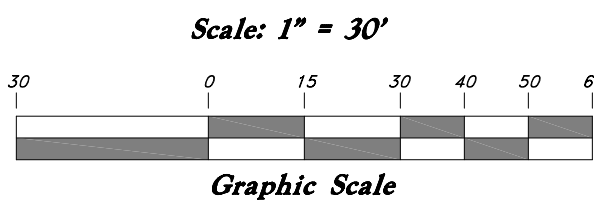
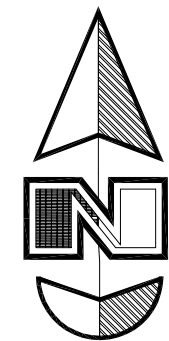
Apr, 2022

SHEET NO.
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1 Detention Section A-A
Scale: 1" = 2'

- General Utility Notes:
1. Coordinate all utility connections to building with plumbing plans and building contractor.
 2. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
 3. Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
 4. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
 5. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
 6. Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
 7. All construction are to adhere to Santaquin City Standard Specifications and Drawings - 2019 Edition.



Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	Top of Walk	TW
Water Manhole	Top of Concrete	TCN
Storm Drain Manhole	Natural Ground	NG
Cleanout	Finish Grade	FG
Electrical Manhole	Match Existing	ME
Catch Basins	Fire Department Connection	FDC
Exist. Fire Hydrant	Finished Contour	90-
Fire Hydrant	Exist. Contour	90-
Fire Department Connection	Finished Grade	95.337A
Post Indicator Valve	Exist. Grade	95.321A
Exist. Water Valve	Ridge Line	R
Water Valve	Direction of Flow	
Sanitary Sewer	Existing Asphalt	
Culinary Water	New Asphalt	
Gas Line	Heavy Duty Asphalt	
Irrigation Line	Existing Concrete	
Storm Drain	New Concrete	
Telephone Line	Demo'd Road Base	
Secondary Waterline	24" High Back Curb & Gutter	
Power Line	Existing Concrete	
Fire Line	New Concrete	
Land Drain	Tree To Remain in Place	
Power pole		
Power pole w/guy		
Light Pole		
Fence		
Flowline of ditch		
Overhead Power line		
Corrugated Metal Pipe		
Concrete Pipe		
Reinforced Concrete Pipe		
Ductile Iron		
Polyvinyl Chloride		
Top of Asphalt		
Edge of Asphalt		
Centerline		
Flowline		
Finish Floor		
Top of Curb		
Top of Wall		
Public Utility Easement		



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Grading Plan

Ostler Subdivision

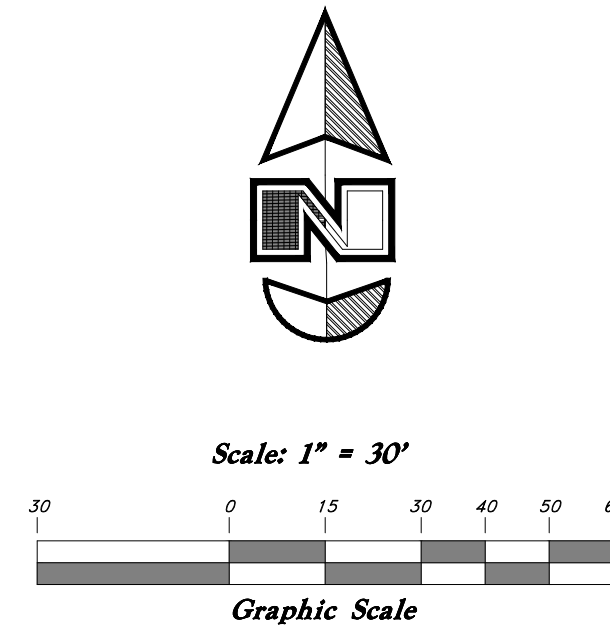
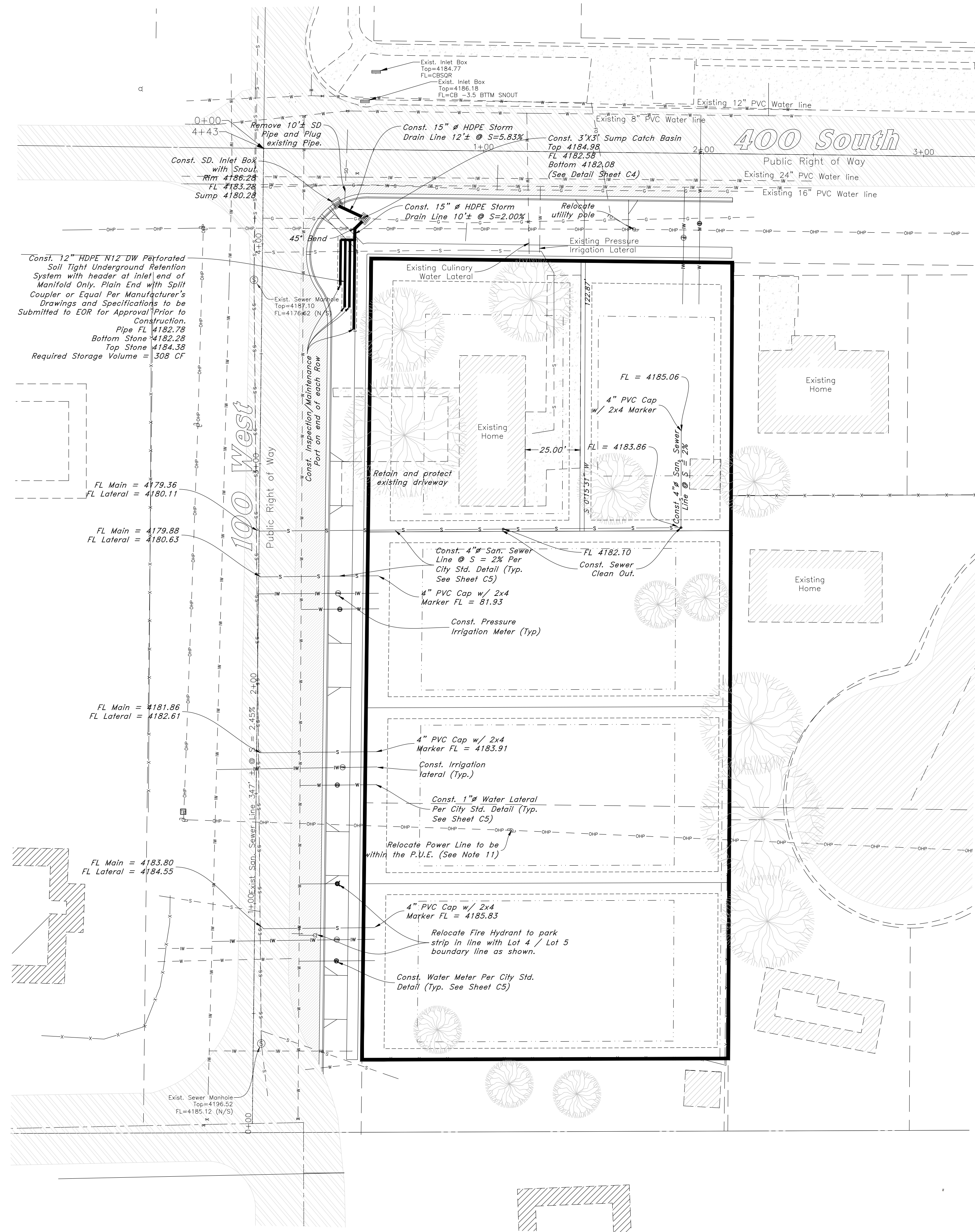
Approx. 400 South and 100 West Street
Santaquin, Utah County, Utah
A part of Section 2, T10S, R1E, S16&M, U.S. Survey

Apr, 2022

SHEET NO.

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21N752

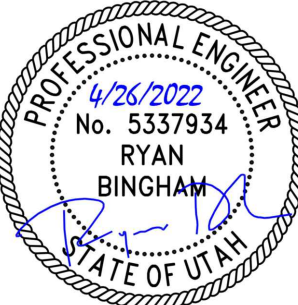


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San. Sewer Manhole	⊙	Top of Walk	TW
Water Manhole	⊙	Top of Concrete	TCN
Storm Drain Manhole	⊙	Natural Ground	NG
Cleanout	⊙	Finish Grade	FG
Electrical Manhole	⊙	Match Existing	ME
Catch Basins	⊙	Fire Department Connection	FDC
Exist. Fire Hydrant	⊙	Finished Contour	— 90 —
Fire Hydrant	⊙	Exist. Contour	— 90 —
Fire Department Connection	⊙	Finished Grade	95.331A
Post Indicator Valve	⊙	Exist. Grade	95.721A
Exist. Water Valve	⊙	Ridge Line	— R —
Water Valve	⊙	Direction of Flow	→
Sanitary Sewer	— S —	Existing Asphalt	
Culinary Water	— W —	New Asphalt	
Gas Line	— G —	Heavy Duty Asphalt	
Irrigation Line	— IW —	Existing Concrete	
Storm Drain	— SD —	New Concrete	
Telephone Line	— T —	Demo'd Road Base	
Secondary Waterline	— SW —	24" High Back Curb & Gutter	
Power Line	— P —	Demo Tree	
Fire Line	— F —	Tree To Remain in Place	
Land Drain	— LD —		
Power pole	⊙		
Power pole w/guy	⊙		
Light Pole	⊙		
Fence	— X —		
Flowline of ditch	— OHP —		
Overhead Power line	— CMP —		
Corrugated Metal Pipe	— CP —		
Concrete Pipe	— RCP —		
Reinforced Concrete Pipe	— DI —		
Ductile Iron	— PVC —		
Polyvinyl Chloride	— TA —		
Top of Asphalt	— EA —		
Edge of Asphalt	— CL —		
Centerline	— FL —		
Flowline	— FF —		
Finish Floor	— TC —		
Top of Curb	— TWL —		
Top of Wall	— P.U.E. —		
Public Utility Easement			

- General Utility Notes:
- Coordinate all utility connections to building with plumbing plans and building contractor.
 - Verify depth and location of all existing utilities prior to constructing any new utility lines.
 - Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
 - Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
 - Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
 - Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
 - Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
 - All construction are to adhere to Santaquin City Standard Specifications and Drawings - 2019 Edition.
 - Coordinate with Century Link for required positioning of relocated utility and whether to bury or keep aboveground.



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Utility Plan
Ostler Subdivision
Approx. 400 South and 100 West Street
Santaquin, Utah County, Utah
A part of Section 2, T10S, R1E, S16&M, U.S. Survey

Apr, 2022

SHEET NO.

C3

21N752



