

MEMORANDUM



To: Planning Commission
From: Aspen Stevenson, Staff Planner
Date: September 9, 2025
RE: **Ellsworth Acre Plat Amendment**

Zone: R-10 & R-12

Size: 1.03 Acres

Craig Ellsworth owns parcel 48:196:001 in the Oak Ridge Estates subdivision and parcel 48:344:0036 in the Oak View Hills subdivision. The first parcel is in the Residential R-10 zone and the second parcel in the Residential R-12 zone. He would like to combine parcels into a one-acre parcel which would allow the applicant to build an accessory building.

This review is for the Planning Commission to determine whether the proposed subdivision complies with the Santaquin City Code. The Planning Commission is the land use authority for plat amendment applications.

Findings

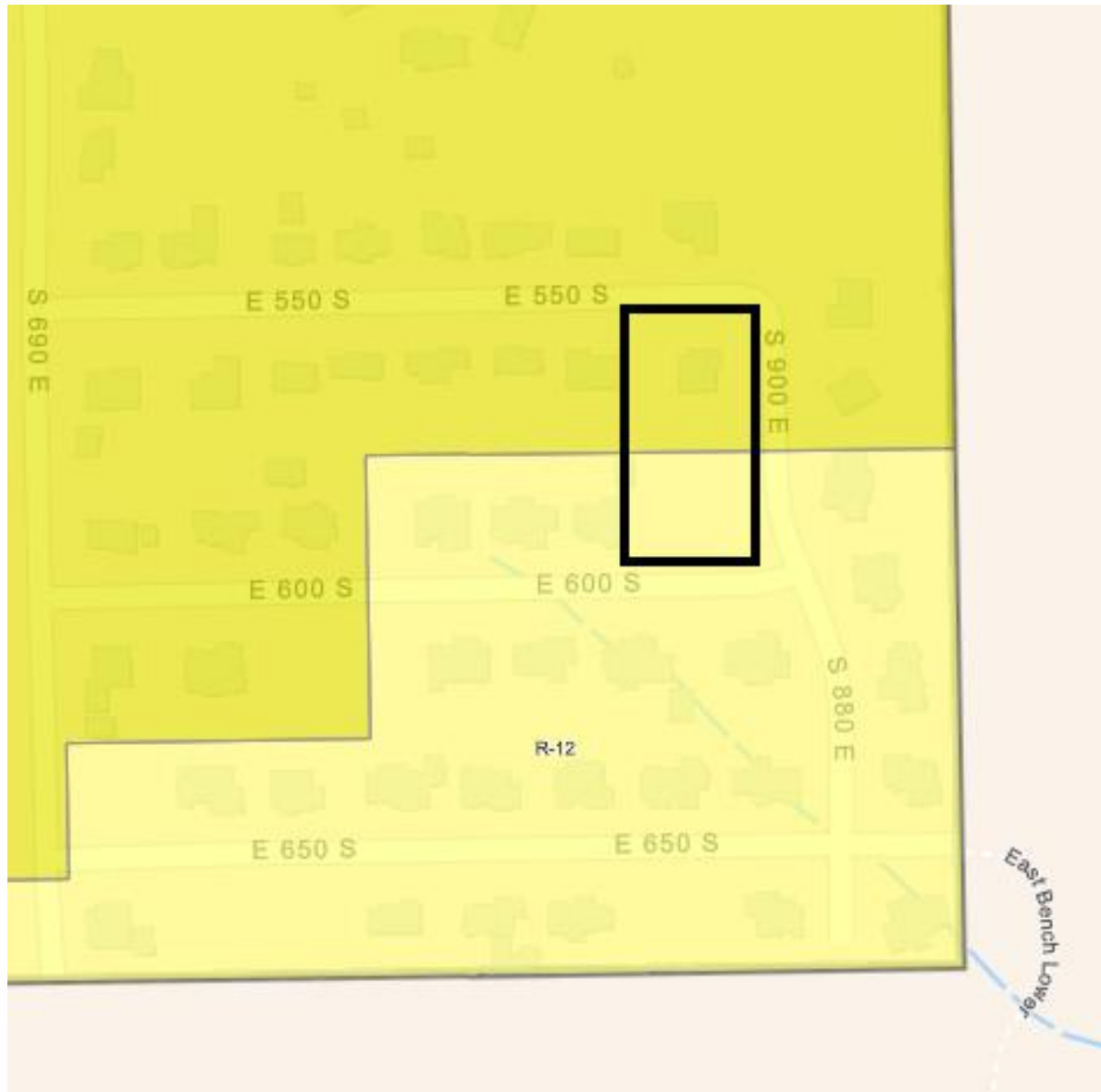
1. The subdivision plans meet the requirements of the R-10 and R-12 Zone (SCC 10.20.080 & 10.20.090).
2. The subdivision plans meet all Engineering and Public Works requirements found in the Santaquin City Standard Specifications and Drawings.
3. All applicable requirements in Santaquin City Title 11 (Subdivision Regulations) have been met.

Recommended Motion: “Motion to approve the plat amendment for Ellsworth Acre.”

Attachments:

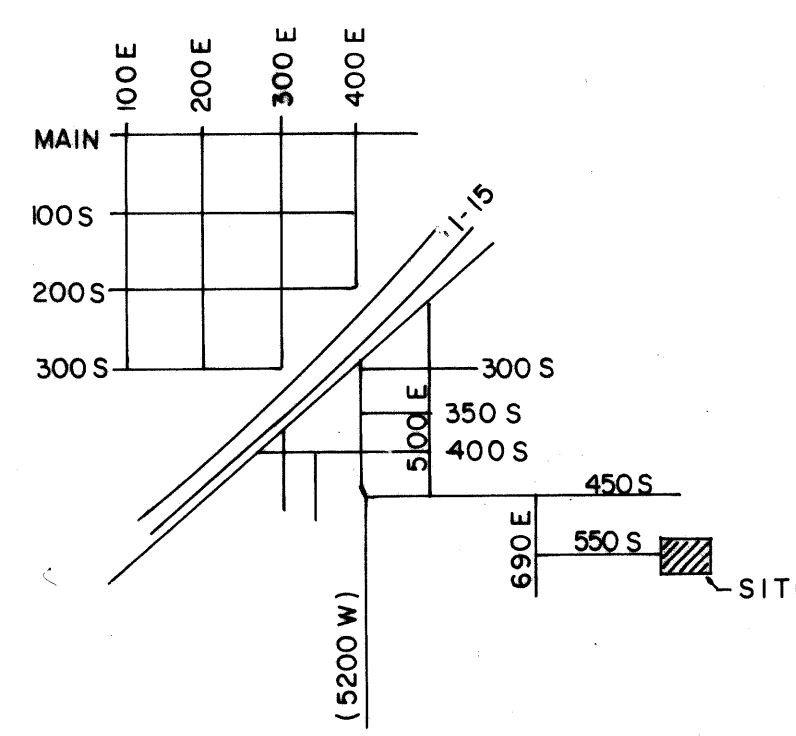
1. Location and Zoning Map
2. Originally Approved Plat
3. Amended Plat

Attachment 1: Location and Zoning Map

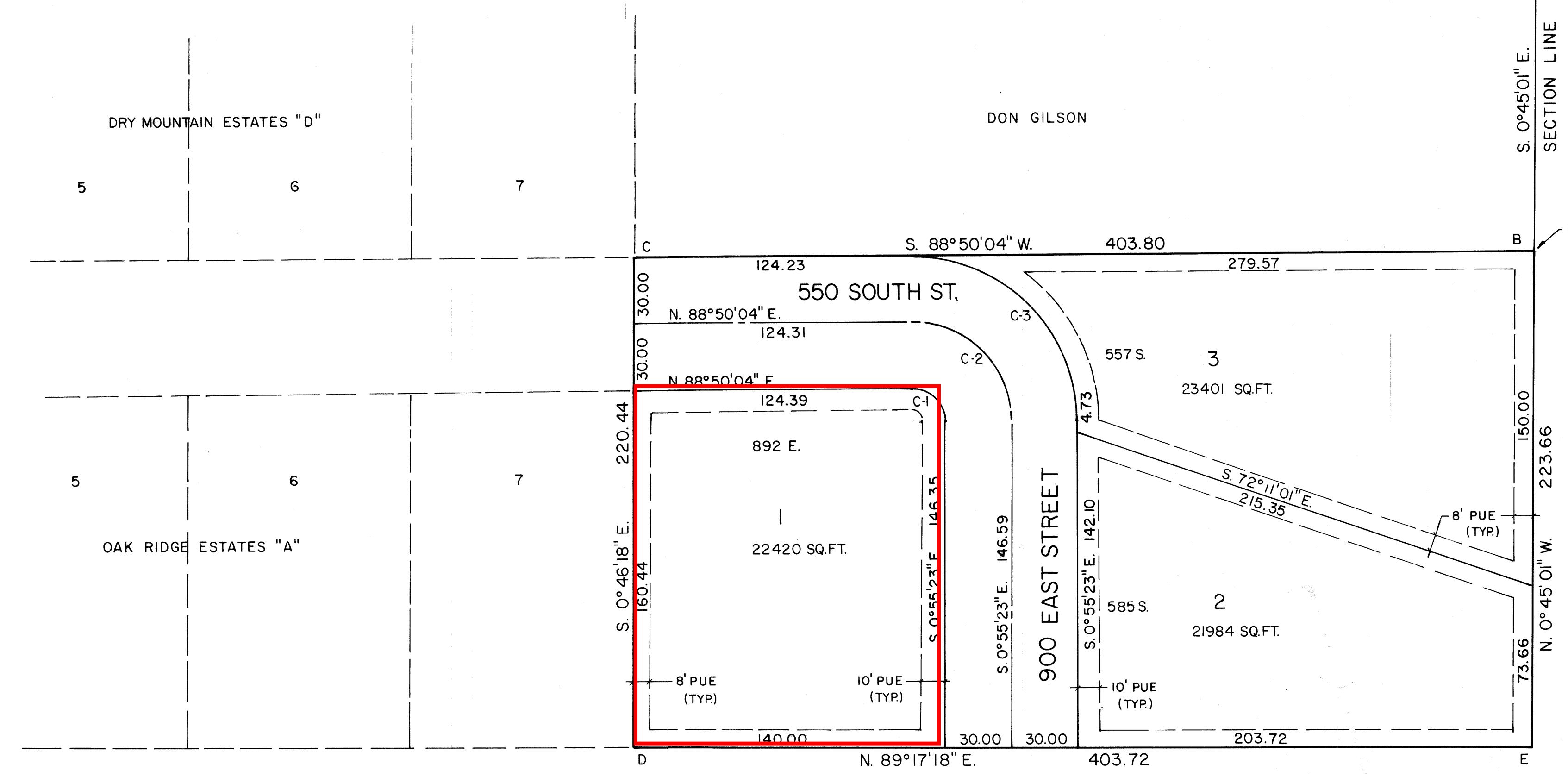
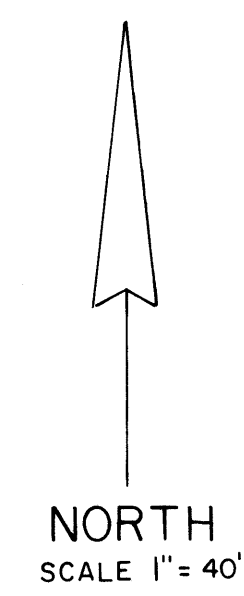




12-10-1E TU 190 -RM



VICINITY MAP



STATE PLANE COORDINATES	
NORTHING	EASTING
A 595667.24	1925323.40
B 595111.63	1925330.68
C 595103.42	1924927.10
D 594883.06	1924930.06
E 594888.07	1925333.60

CURVE DATA						
CURVE	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD	BEARING
C-1	15.00	90°14'33"	23.63	15.06	21.26	S. 46°02'40" E.
C-2	45.00	90°14'33"	70.88	45.19	63.77	S. 46°02'40" E.
C-3	75.00	90°14'33"	118.13	75.32	106.29	S. 46°02'40" E.

SURVEYOR'S CERTIFICATE

I, BRADLEY G. MATTINSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 175098 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

COMMENCING AT A POINT S. 0°45'01" E. 555.86 FT. FROM THE NORTHEAST CORNER OF SECTION 12, T10S, R1E, SLB&M, SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
S 88°50'04" W	403.80	
S 0°46'18" E	220.44	
N 89°17'18" E	403.72	
N 0°45'01" W	223.66	TO THE POINT OF BEGINNING

AREA = 2.058 ACRES

BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE

DATE June 12, 1996 SURVEYOR Bradley G. Mattinson
(See Seal Below)

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 16th DAY OF July, A.D. 1996.
Milton Jack Jarvis MILTON JACK JARVIS
Lazawn S. Jarvis LAZAWN S. JARVIS

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.

ON THE 16th DAY OF July, A.D. 1996, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES 9/8/97 Sharon Lee Davis
A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS _____ PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL 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 16th DAY OF JULY, A.D. 1996.

Pat Brundage Mayor Marianne Johnson
Edna Wall Dennis L. Howard
Allen Huth Carter

APPROVED _____ ENGINEER (See Seal Below) ATTEST Blaine Walker CLERK-RECORDER (See Seal Below)

BOARD OF HEALTH ENT 60133 RAP 6689
APPROVED SUBJECT TO THE FOLLOWING CONDITIONS: RANDALL A. COVINGTON UTAH COUNTY RECORDER
1996 JUL 23 9:46 AM FEE 33.00 BY RA RECORDED FOR SECURITY TITLE & ABSTRACT

CITY-COUNTY HEALTH DEPARTMENT

PLANNING COMMISSION APPROVAL

APPROVED THIS 10th DAY OF July, A.D. 1996, BY THE Santaquin City PLANNING COMMISSION

DIRECTOR-SECRETARY Shauna Johnson CHAIRMAN, PLANNING COMMISSION

PLAT "B"

OAK RIDGE ESTATES

SUBDIVISION

SANTAQUIN CITY SCALE: 1" = 40 FEET UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-CLERK SEAL	CLERK-RECORDER SEAL

This form approved by Utah County and the municipalities therein.

ACKNOWLEDGEMENT (CORPORATE)

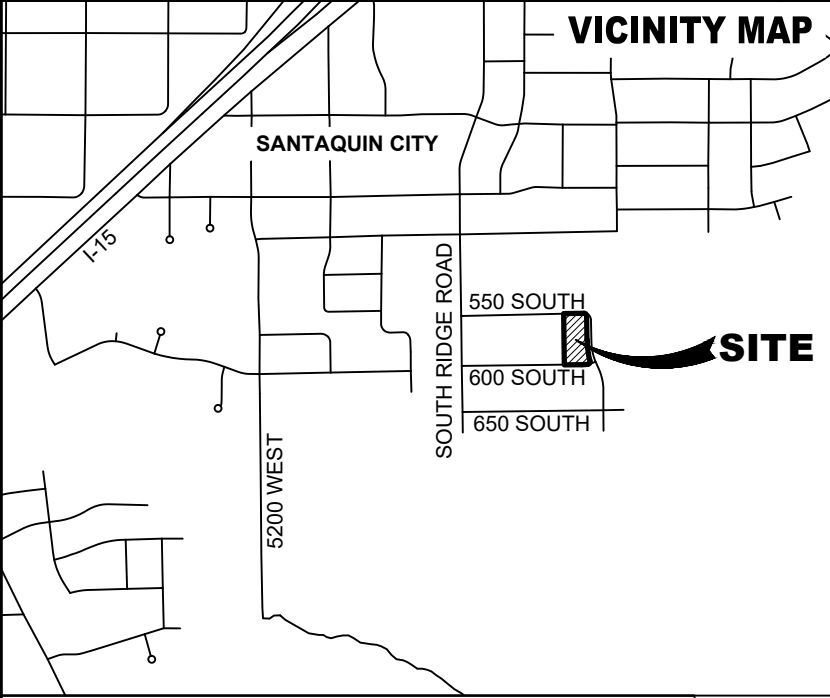
STATE OF UTAH) S.S.
COUNTY OF UTAH)

ON THE _____ DAY OF _____, 19____, PERSONALLY APPEARED BEFORE ME, _____ AND _____, WHO BEING BY ME DULY SWORN DID SAY, EACH FOR HIMSELF, THAT HE, THE SAID _____, IS THE PRESIDENT AND HE THE SAID _____ IS THE SECRETARY OF _____ CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID _____ AND _____ EACH DULY ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC RESIDING AT _____

CORPORATION SEAL

6689-79



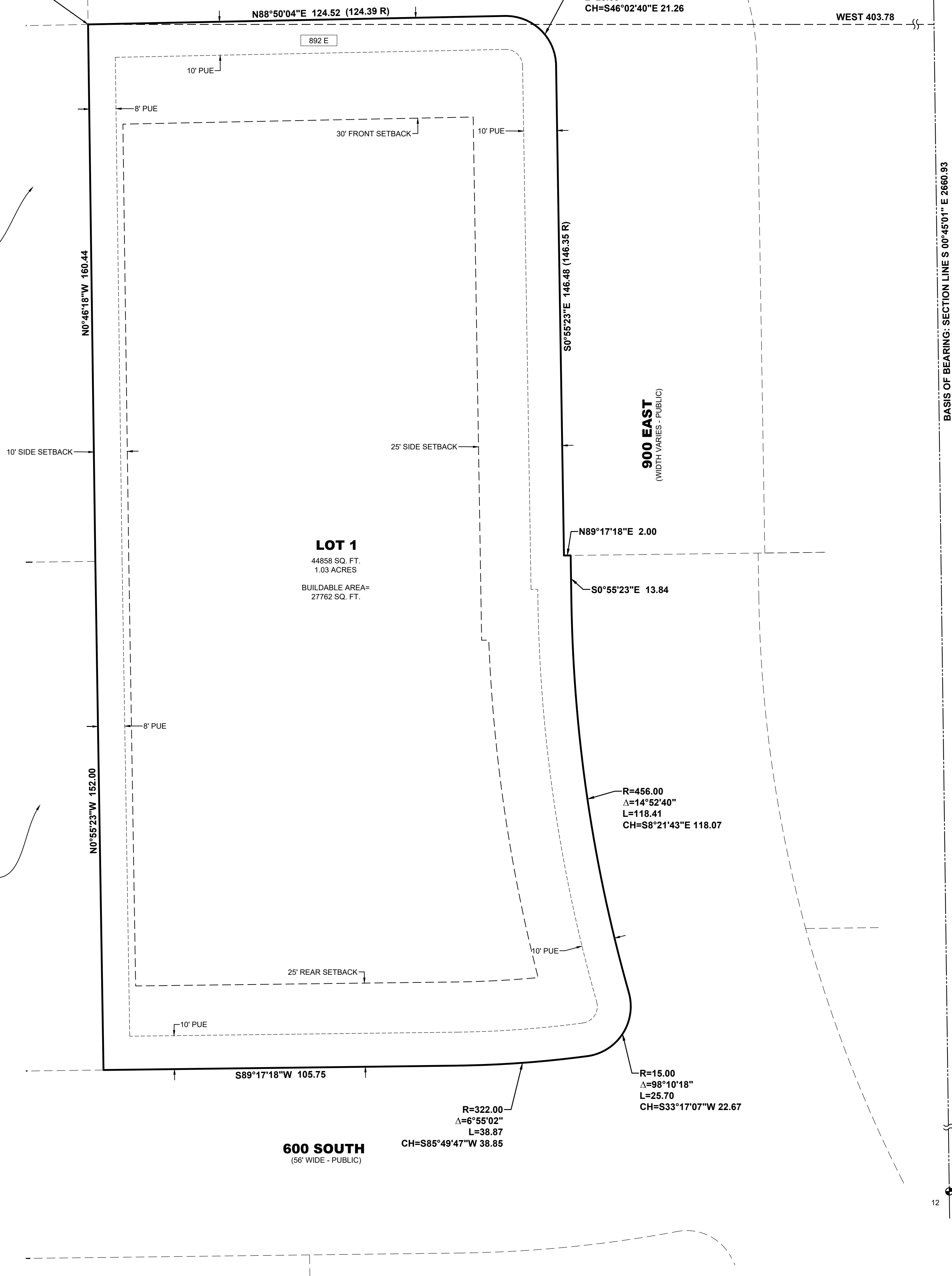
LEGEND

SECTION LINE	—
BOUNDARY LINE	—
CENTERLINE	---
EXISTING EASEMENT	- - -
EXISTING LOT LINES	- - -
PROPOSED LOT LINES	- - -
EXISTING MONUMENT	●
PROPOSED MONUMENT	⊙

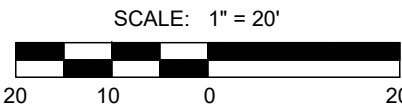
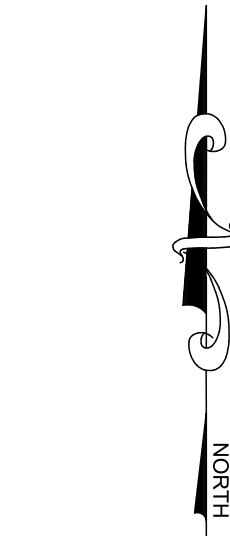
NOTES:

- #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
- RIGHT-OF-WAY DISTANCES DESCRIBED ON OAK RIDGE ESTATES PLAT B SUBDIVISION, RECORDED AS ENTRY NO. 80133-1996 IN THE OFFICE OF THE UTAH COUNTY RECORDER ARE FOUND TO BE IN ERROR. MEASURED AND RECORD DISTANCES ARE SHOWN HEREON.
- 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 FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
- ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.
- THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED NEAR THIS PROPERTY. PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPACT THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.

POINT OF BEGINNING



NORTHEAST CORNER
SECTION 12, T10S, R1E, SLB&M
(FOUND 2015 UTAH COUNTY MONUMENT)



BASIS OF BEARING: SECTION LINE S 00°45'01" E 2660.93

SURVEYOR'S CERTIFICATE

I, JEX ASHTON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 13077508 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE WEST LOT LINE FOR LOT 1, OAK RIDGE ESTATES PLAT B SUBDIVISION, RECORDED AS ENTRY NO. 60133-1996 IN THE OFFICE OF THE UTAH COUNTY RECORDER AND THE SOUTH RIGHT-OF-WAY OF 550 SOUTH STREET, SAID POINT BEING LOCATED 500°45'01"E ALONG THE SECTION LINE 624.04 FEET AND WEST 403.78 FEET FROM THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE MERIDIAN; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING NINE (9) COURSES: N88°50'04"E 124.52 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.63 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°14'33"; CHORD: 546°02'40"E 21.26 FEET; THENCE S00°55'23"E 146.48 FEET; THENCE N89°17'18"E 2.00 FEET; THENCE S00°55'23"E 13.84 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 118.41 FEET WITH A RADIUS OF 456.00 FEET THROUGH A CENTRAL ANGLE OF 14°52'40"; CHORD: S08°21'43"E 118.07 FEET; THENCE ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT 25.70 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 98°10'18"; CHORD: S33°17'07"W 22.67 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 38.87 FEET WITH A RADIUS OF 322.00 FEET THROUGH A CENTRAL ANGLE OF 6°55'02"; CHORD: S85°49'47"W 38.85 FEET; THENCE S89°17'18"W 105.75 FEET TO THE EAST LOT LINE FOR LOT 17, OAK VIEW HILLS PLAT A SUBDIVISION, RECORDED AS ENTRY NO. 7524-2006 IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE N00°55'23"W ALONG SAID LOT LINE 153.00 FEET TO THE WEST LOT LINE FOR LOT 1, OAK RIDGE ESTATES PLAT B SUBDIVISION, RECORDED AS ENTRY NO. 60133-1996 IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE N00°46'18"W ALONG SAID LOT LINE 160.44 FEET TO THE POINT OF BEGINNING.

CONTAINS: 44858 SQUARE FEET OR 1.03 ACRES.

DATE

SURVEYOR
(See Seal Below)

OWNERS DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20 ____

ACKNOWLEDGMENT

STATE OF UTAH

S.S.

COUNTY OF _____

ON THE _____ DAY OF _____, A.D. 20 __, PERSONALLY APPEARED BEFORE ME _____ THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ 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. 20 ____

APPROVED BY _____

APPROVED _____
ENGINEER
(See Seal Below)

ATTEST _____
CLERK-RECORDER
(See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20 __, BY THE _____ PLANNING COMMISSION

DIRECTOR-SECRETARY

CHAIR, PLANNING COMMISSION

ELLSWORTH ACRE

SUBDIVISION

INCLUDES A VACATION OF LOT 1, OAK RIDGE ESTATES, PLAT B SUBDIVISION AND LOT 32, OAK VIEW HILLS, PLAT A SUBDIVISION.

LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
SANTAQUIN CITY, UTAH COUNTY, UTAH

SCALE: 1" = 20'

SHEET 1 OF 1

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL

This form approved by Utah County and the municipalities therein.

LEI #25-0042

ENBRIDGE GAS UTAH ACCEPTANCE

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH ("ENBRIDGE"), APPROVES THIS PLAT SOLELY TO CONFIRM THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT (A) AFFECT ANY RIGHT ENBRIDGE HAS UNDER TITLE 54, CHAPTER 8A, A RECORDED EASEMENT OR RIGHT-OF-WAY, PRESCRIPTIVE RIGHTS, OR ANY PROVISION OF LAW; (B) CONSTITUTE ACCEPTANCE OF ANY TERMS CONTAINED IN ANY PORTION OF THE PLAT; AND (C) GUARANTEE ANY TERMS OR WAIVE ENBRIDGE'S RIGHT TO REQUIRE ADDITIONAL EASEMENTS FOR GAS SERVICE.

APPROVED THIS _____ DAY OF _____, A.D. 20 __, BY- _____

QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH TITLE- _____

ROCKY MOUNTAIN POWER

- PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. 17-27A-403(a)(i) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT EFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 - A RECORDED EASEMENT OR RIGHT-OF-WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW

APPROVED THIS _____ DAY OF _____, A.D. 20 __.

ROCKY MOUNTAIN POWER

