

# MEMO



To: Planning Commission  
From: Camille Moffat, Planner I  
Date: April 7, 2023  
RE: **Griffin 2-Lot Subdivision**

Zone: R-8 Size: 0.72 Lots: 2
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The applicant Andrew Griffin is proposing a 2-lot subdivision located at 270 S 300 E. Lot 1 would be 0.483 acres and contain an existing residential dwelling unit. Lot 2 would be a 0.234-acre corner lot. The subdivision is located within and subject to the regulations of the R-8 Residential Zone.

Santaquin City Code requires that all street improvements be put in with any new subdivision. The developer can request a deferral agreement that would defer the street improvements (i.e., sidewalk, curb and gutter, asphalt, etc.) to a later date. The deferral agreement is approved or denied by the City Council. The applicant hasn't yet informed staff if they would like to pursue a deferral agreement. Staff will need to know if they would like to pursue the deferral agreement when they submit preliminary/final plans.

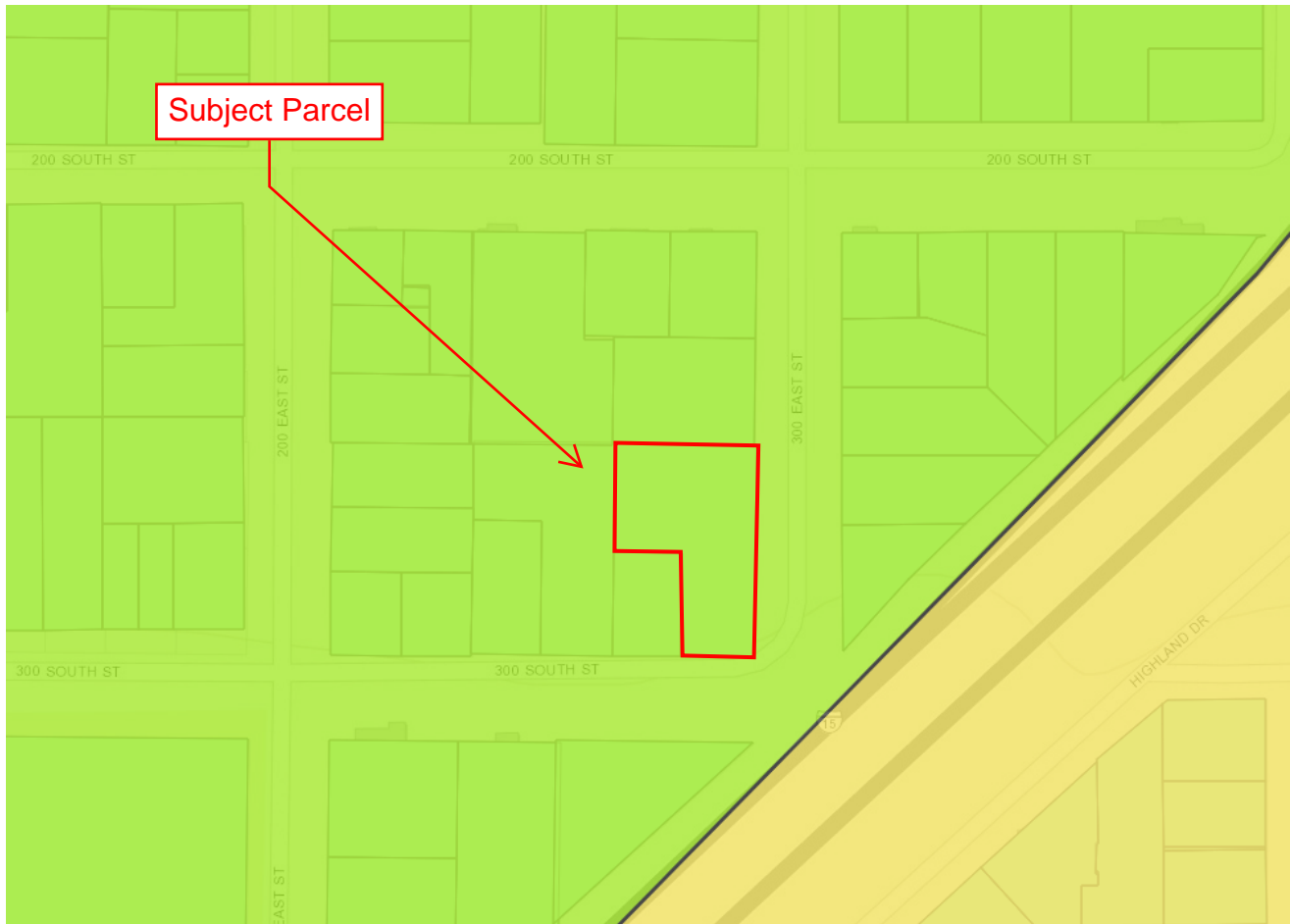
This is a subdivision concept review and is for the Planning Commission to give feedback to the developer and provide for comment at a public hearing. The review of the concept plan shall not constitute an approval of any kind.

Subdivisions with three lots or less may have a streamlined review process. After the concept review, the developer will need to submit final subdivision plans for a streamlined process. The final plans will be reviewed by the Development Review Committee (DRC) and a recommendation will be forwarded to the Planning Commission. The Planning Commission will be the land use authority for a streamlined process and may approve, approve with conditions, or deny the subdivision. The subdivision has vested rights once it receives final approval by the Planning Commission.

**Attachments:**

1. Zoning and Location Map
2. Concept Plan

Attachment 1: Zoning and Location Map



CENTURY LINK ACCEPTANCE

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CENTURY LINK COMPANY

BY - \_\_\_\_\_

TITLE - \_\_\_\_\_

ROCKY MOUNTAIN POWER  
ACCEPTANCE

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

ROCKY MOUNTAIN POWER COMPANY

BY - \_\_\_\_\_

TITLE - \_\_\_\_\_

DOMINION ENERGY ACCEPTANCE

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT 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 ENERGY RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

DOMINION ENERGY GAS COMPANY

BY - \_\_\_\_\_

TITLE - \_\_\_\_\_

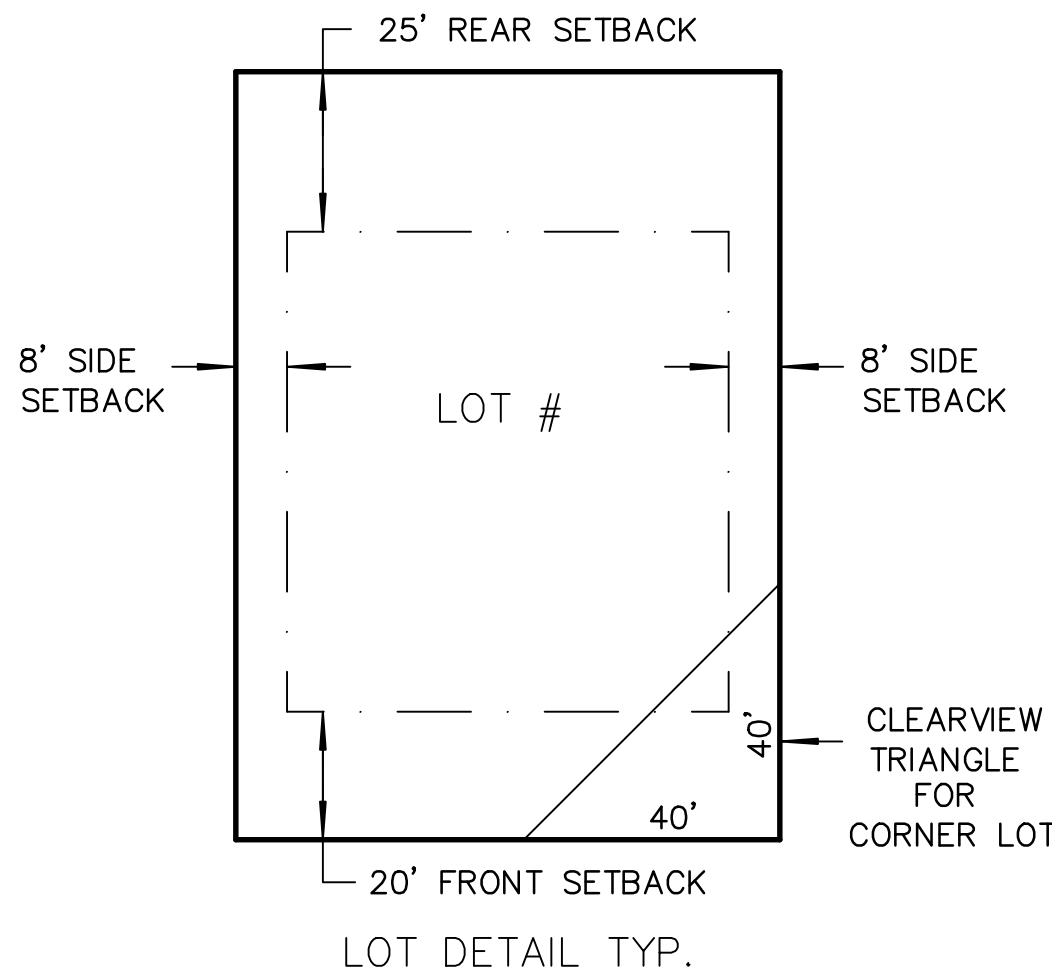
NOTES

- ALL HOUSE PLANS TO BE SIGNED BY ARCHITECTURAL REVIEW COMMITTEE PRIOR TO SUBMITTING FOR BUILDING PERMIT.
- ALL ROADWAY AREA IS DEDICATED AS A PUBLIC UTILITY, SEWER, CULINARY, SECONDARY WATER & CITY STORM DRAIN EASEMENT.
- A 10' "PUE" EASEMENT IS RESERVED ALONG THE FRONT OF ALL LOT LINES, A 5' "PUE" IS RESEVED ALONG THE SIDE AND BACK OF ALL LOT LINES.

VICINITY MAP



PROJECT  
LOCATION



LOT DETAIL TYP.

CENTRACOM ACCEPTANCE

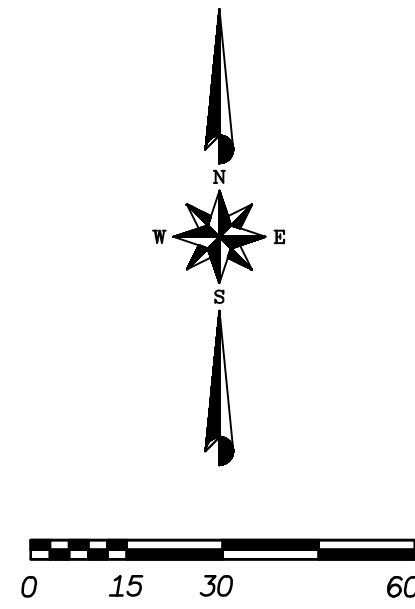
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CENTRACOM COMPANY

BY - \_\_\_\_\_

TITLE - \_\_\_\_\_

PRELIMINARY  
PLAT "A"  
GRIFFIN SUBDIVISION

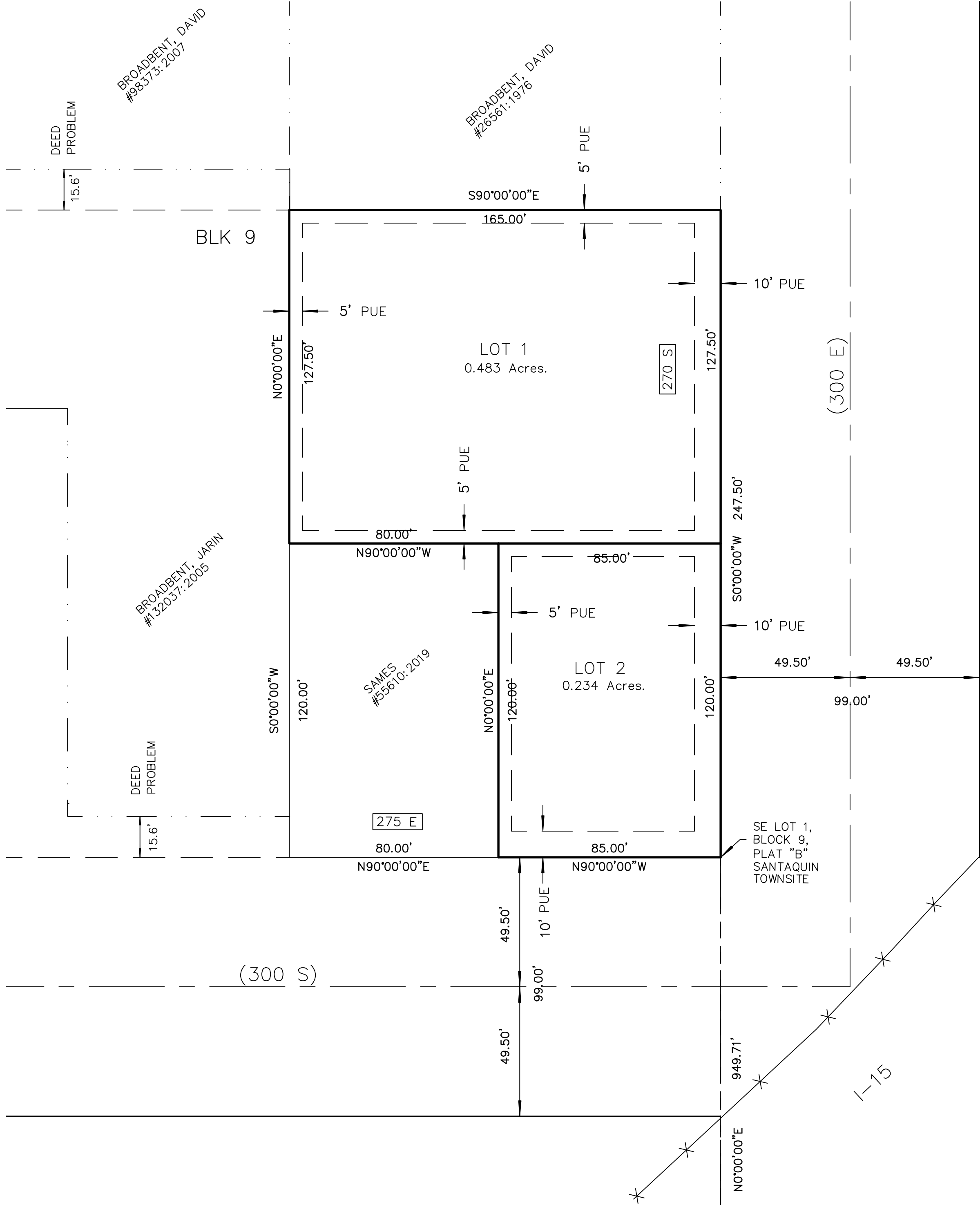


SCALE 1" = 30'  
FOR 24" X 36" PAPER

LEGEND

- SECTION CORNER AS DESCRIBED
- ONE-QUARTER CORNER AS DESCRIBED
- SET 5/8 INCH IRON ROD PLS 4938807
- PLAT B, BLK 9
- ADJOINING PROPERTY
- BUILDING SETBACK

NOTE: FOUND PROPERTY CORNERS - NOT SHOWN HEREON  
A BEST FIT ANALYSIS OF FOUND  
SURVEY CORNERS AND FENCES THROUGHOUT  
BLOCKS 8, 9, 16, & 17 HAS BEEN PERFORMED.



SETBACK REQUIREMENTS

- FRONT TO GARAGE 25'
- FRONT TO LIVING SPACE 20'
- FRONT TO PORCH 10'
- SIDE = 8'
- REAR = 25'

S1/4 SECTION 1  
T.10S.,R.1E., S.L.B.&M.  
FOUND UT. COUNTY BC.  
TIE SHEET 47-74

SE SECTION 1  
T.10S.,R.1E., S.L.B.&M.  
FOUND UT COUNTY  
BRASS CAP, 2015  
TIE SHEET 48-74

704.54'  
N90°00'00"W

2649.15'  
N88°57'51"E  
(N88°57'44"E COUNTY TIE SHEET)

DCA SURVEYING 669 RIVER ROCK DR  
SANTAQUIN, UTAH, 84655  
PHONE: 801-609-2134  
DATE: 03-24-2023

SURVEYOR CERTIFICATE

I, DALE C. ASHCRAFT, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING CERTIFICATE NO. 4938807 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE, DO HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED THE TRACT OF LAND IN ACCORDANCE WITH SECTION 17-23-17, OF SAID UTAH CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, AND EASEMENTS, AND THAT IT HAS BEEN COORECTLY SURVEYED, AND MONUMENTED AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

Beginning at the Southeast corner of Lot 1, Block 9, Plat B Santaquin City Townsite Survey, said point being N90°00'00"W 704.54 feet and N0°00'00"E 949.71 feet from the South 1/4 Corner of Section 1, Township 10 South, Range 1 East of the Salt Lake Base and Meridian (Note: The South 1/4 Corner of said Section 1 is S88°57'51"W 2641.15 feet from the Southeast corner of said Section 1 being a Utah County Brass Cap monument dated 2015), and running thence N90°00'00"W 85.00 feet; thence N0°00'00"E 120.00 feet; thence N90°00'00"W 80.00 feet; thence N0°00'00"E 127.50 feet; thence N90°00'00"E 165.00 feet; thence S0°00'00"W 247.50 feet to the Point of Beginning, containing 0.717 acres.

DATE SURVEYOR (see seal below)

OWNERS CERTIFICATE AND DEDICATION

THE UNDERSIGNED OWNERS ("OWNER" WITHOUT REGARD TO NUMBER OR GENDER) OF THE ABOVE-DESCRIBED LAND HEREBY CERTIFY THAT: THE OWNER HAS CAUSED A SURVEY TO BE MADE OF SAID LAND AND HAVE CAUSED THIS PLAT TO BE PREPARED AS THE PLAT "A" GRIFFIN SUBDIVISION. OWNER HEREBY CONSENTS TO THE CONCURRENT RECORDATION OF THE PLAT AND HERBY SUBMITS THE DESCRIBED LAND TO BE DIVIDED INTO LOTS AND STEETS AS SHOWN HEREON. OWNER HEREBY DEDICATES ALL ROADWAYS AND UTILITY EASEMENTS AS REFLECTED ON THE MAP AS A PUBLIC UTILITY, SEWER, CULINARY, SECONDARY WATER AND STORM DRAIN EASEMENT.

ANDREW ALAN GRIFFIN JR. DATE

ACKNOWLEDGMENT

STATE OF UTAH S.S.  
COUNTY OF UTAH  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ PERSONALLY  
APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO  
ME THAT THEY DID EXECUTE THE SAME.  
MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY ADDRESS \_\_\_\_\_  
A NOTARY PUBLIC COMMISSIONED IN UTAH  
PRINTED FULL NAME OF NOTARY \_\_\_\_\_

ACCEPTANCE BY LEGISLATIVE BODY

THE \_\_\_\_\_ OF \_\_\_\_\_  
COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL  
EASEMENTS INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

APPROVED BY MAYOR \_\_\_\_\_  
APPROVED \_\_\_\_\_ ENGINEER (See seal below) ATTEST \_\_\_\_\_ CLERK-RECORDER (See seal below)

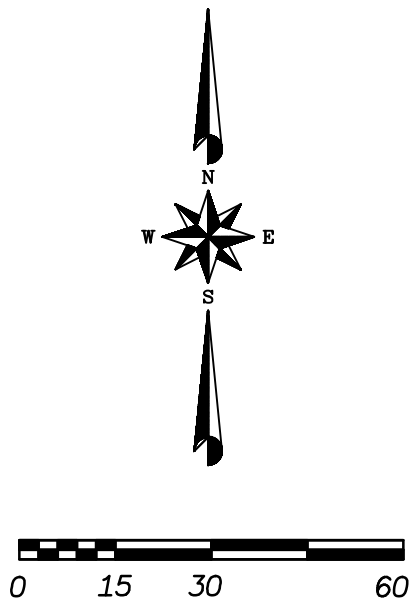
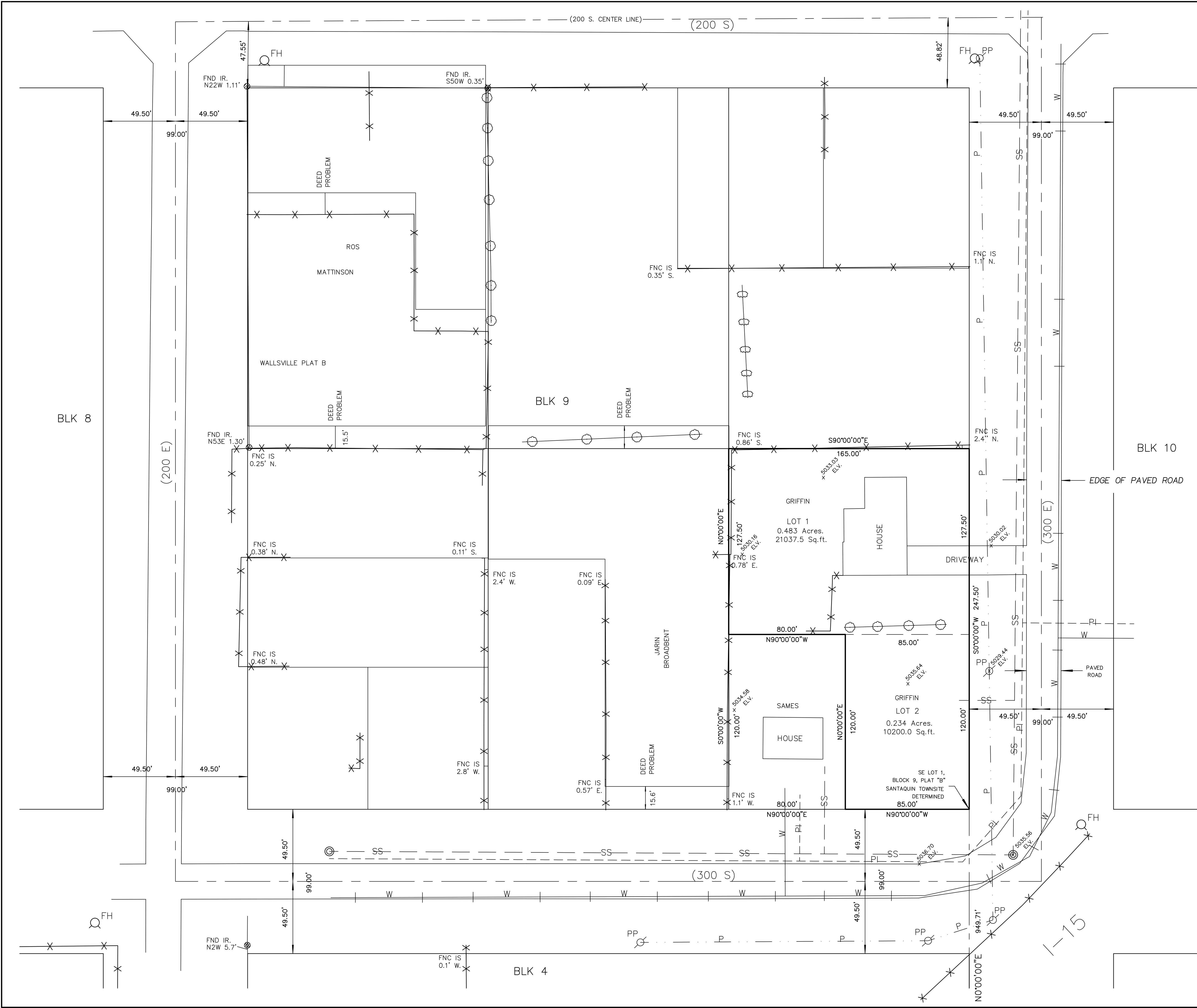
PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ BY THE \_\_\_\_\_ PLANNING COMMISSION.  
DIRECTOR-SECRETARY CHAIRMAN, PLANNING COMMISSION

PRELIMINARY, PLAT "A"  
GRIFFIN SUBDIVISION

SANTAQUIN, UTAH COUNTY, UTAH  
SCALE 1" = 30'

SURVEYOR'S SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL	
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SCALE 1" = 30'  
FOR 24" X 36" PAPER

**OWNER/DEVELOPER**

CONTACT: ANDREW GRIFFIN  
PHONE: 435-619-3465

SITE ADDRESS: 270 S. 300 E.  
SANTAQUIN, UT.  
84655

**SETBACK REQUIREMENTS**

FRONT TO GARAGE 25'  
FRONT TO LIVING SPACE 20'  
FRONT TO PORCH 10'  
SIDE = 8'  
REAR = 25'

**UTILITY STATEMENT:**

The underground utilities shown have been drawn from general information provided by the City of Santaquin. The Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The Surveyor further does not warrant that the underground utilities shown are in the exact location indicated and that they are to be used for preliminary purposes only. The Surveyor has not physically located the underground utilities.

**LEGEND**

- W — EXISTING WATER - CULINARY
- - - PL - - - EXISTING PRESSURIZED IRRIGATION (PI)
- - - SS - - - EXISTING SANITARY SEWER
- X - X - EXISTING FENCE
- Q FH EXISTING FIRE HYDRANT
- ⊙ SANITARY SEWER MANHOLE
- P - PP - EXISTING POWER - OVERHEAD

NOTES:  
PRELIMINARY - NOT FOR CONSTRUCTION

**SITE PLAN SHEET**

D  
C  
A

GRIFFIN SUBDIVISION PLAT "A"

PART OF:  
SANTAQUIN TOWNSITE  
BLOCK 9, PLAT "B"  
SEC. 1, T. 10 S., R. 1 E. S.L.B.M.

DATE  
03-24-23

SCALE  
1" = 30'

JOB NO.  
2207

DCA SURVEYING 689 RIVER ROCK DR  
SANTAQUIN, UTAH, 84655  
801-609-2134

SHEET:  
2 OF 2

