

# MEMO



To: Planning Commission

From: Loren Wiltse, Senior Planner

Date: June 9, 2023

RE: **Griffin 2-Lot Subdivision Preliminary/Final**

Zone: R-8
Size: 0.72
Lots: 2

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The Andrew Griffin 2-Lot Subdivision is located at 270 S 300 E. Lot 1 would be 0.483 acres and contain an existing residential dwelling. 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 requested to defer the street improvements (i.e., sidewalk, curb and gutter, asphalt, etc.) to a later date. The City Council approved a deferral agreement for the Griffin Subdivision on May 16, 2023.

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. This development qualifies for this streamlined process. The preliminary/final plans were reviewed on May 16, 2023 by the Development Review Committee, and a positive recommendation with a condition that all redlines be addressed was forwarded to the Planning Commission.

The Planning Commission will be the land use authority for the streamlined process. The subdivision has vested rights once it receives final approval by the Planning Commission.

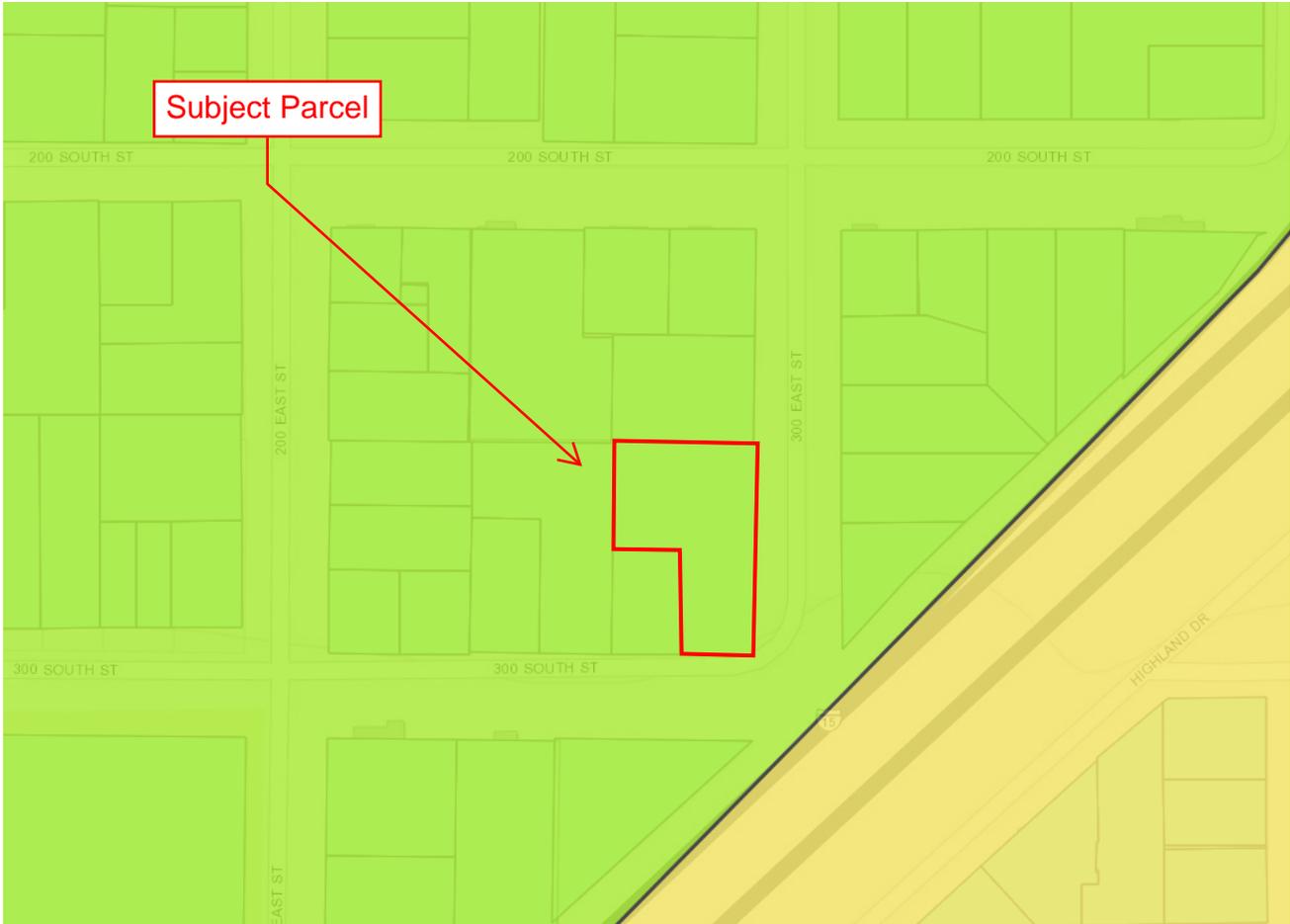
**Recommended Motion:** “Motion to approve the Griffin 2-Lot Subdivision with the following condition:

- All redlines be addressed.

**Attachments:**

1. Zoning and Location Map
2. Preliminary/Final 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 - \_\_\_\_\_

CENTRACOM ACCEPTANCE

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_
CENTRACOM COMPANY
BY - \_\_\_\_\_
TITLE - \_\_\_\_\_

NOTES

- 1. ALL ROADWAY AREA IS DEDICATED AS A PUBLIC UTILITY, SEWER, CULINARY, SECONDARY WATER & CITY STORM DRAIN EASEMENT.
2. A 10' "PIU" EASEMENT IS RESERVED ALONG THE FRONT OF ALL LOT LINES.
A 5' "PIU" IS RESERVED ALONG THE SIDE AND BACK OF ALL LOT LINES.

ADDITIONAL NOTES

- 1. 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 SANTIQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT MUST BE TAKEN INTO CONSIDERATION BY THE DEVELOPER AND CONTRACTOR IN COMPLIANCE WITH ALL MINIMUM STATE AND SANTIQUIN CITY CODES, ORDINANCES AND STANDARDS.
2. THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTIQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED NEAR THIS PROPERTY. 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.

DEED PROBLEM 15.6'
DEED PROBLEM 15.6'

BRADENT DAVID #320122005

BRADENT DAVID #32611796

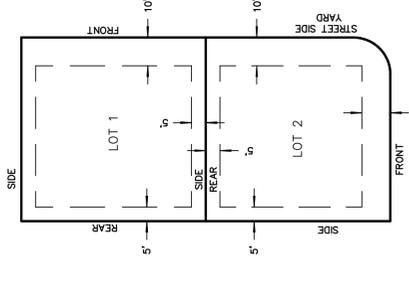
LEGEND

- SECTION CORNER AS DESCRIBED
ONE-QUARTER CORNER AS DESCRIBED
SET 5/8 INCH IRON ROD PLS 4938807
FOUND MONUMENT AS DESCRIBED
ADJOINING PROPERTY
PUE

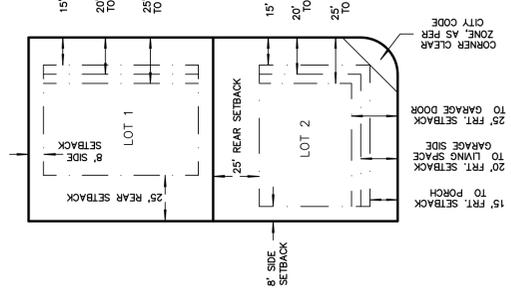
NOTE: FOUND PROPERTY CORNERS ARE NOT SHOWN HEREON, BUT MANY ARE SHOWN ON THE PRELIMINARY SITE MAP.

RESULTS: A BEST FIT ANALYSIS TO THE MANY FOUND SURVEY CORNERS AND FENCES THROUGHOUT BLOCKS 8, 9, 16, & 17 HAS BEEN PERFORMED AND RELIED ON TO DETERMINE THIS SUBDIVISION BOUNDARY.

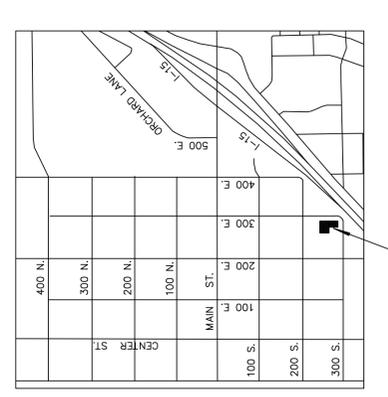
LOT DETAIL TYP. NOT TO SCALE PUBLIC UTILITY EASEMENT



LOT DETAIL TYP. NOT TO SCALE BUILDING SETBACKS (MINIMUMS)



VICINITY MAP



SETBACK REQUIREMENTS
FRONT TO GARAGE 25'
FRONT TO LIVING SPACE 20'
FRONT TO PORCH 15'
SIDE = 8'
REAR = 25'

SE SECTION 1
T.10S.,R.1E., S.L.B.&M.
FOUNDED UT COUNTY
BRASS CAP, 2015
TIE SHEET 48-74
2649.15'
N88°57'51"E
N88°57'44"E COUNTY TIE SHEET

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 CORRECTLY 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.

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 STREETS 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.

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.

PLANNING COMMISSION APPROVAL
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ BY THE \_\_\_\_\_ PLANNING COMMISSION.

PLANNING COMMISSION APPROVAL
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ BY THE \_\_\_\_\_ PLANNING COMMISSION.

PLAT "A"
GRIFFIN SUBDIVISION
SANTAQUIN, UTAH COUNTY, UTAH
SCALE 1" = 30'

**CENTURY LINK ACCEPTANCE**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 CENTURY LINK COMPANY  
 BY \_\_\_\_\_  
 TITLE \_\_\_\_\_

**ROCKY MOUNTAIN POWER ACCEPTANCE**  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
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 BY \_\_\_\_\_  
 TITLE \_\_\_\_\_

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 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 DOMINION ENERGY GAS COMPANY  
 BY \_\_\_\_\_  
 TITLE \_\_\_\_\_

**ADDITIONAL NOTES**  
 1. 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 SANTIQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL IN COMPLIANCE WITH ALL MINIMUM STATE AND SANTIQUIN CITY CODES, ORDINANCES AND STANDARDS.  
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**NOTES**  
 1. ALL ROADWAY AREA IS DEDICATED AS A PUBLIC UTILITY, SEWER, CULINARY, SECONDARY WATER & CITY STORM DRAIN EASEMENT.  
 2. A 10' "PUE" EASEMENT IS RESERVED ALONG THE FRONT OF ALL LOT LINES.  
 3. A 5' "PUE" IS RESERVED ALONG THE SIDE AND BACK OF ALL LOT LINES.

**DEED PROBLEM**  
 #98712-2005  
 BROCKBENT DAVID

**DEED PROBLEM**  
 #2681-158  
 BROCKBENT DAVID

**DEED PROBLEM**  
 #3207-2005  
 BROCKBENT ALAN JR.

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 #3207-2005  
 BROCKBENT ALAN JR.

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 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 CENTRACOM COMPANY  
 BY \_\_\_\_\_  
 TITLE \_\_\_\_\_

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ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY ADDRESS \_\_\_\_\_  
 A NOTARY PUBLIC COMMISSIONED IN UTAH \_\_\_\_\_  
 PRINTED FULL NAME OF NOTARY \_\_\_\_\_

DATE \_\_\_\_\_ SURVEYOR (see seal below) \_\_\_\_\_

**ACKNOWLEDGMENT**  
 STATE OF UTAH S.S.  
 COUNTY OF UTAH \_\_\_\_\_  
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NOTARY ADDRESS \_\_\_\_\_  
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 PRINTED FULL NAME OF NOTARY \_\_\_\_\_

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

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

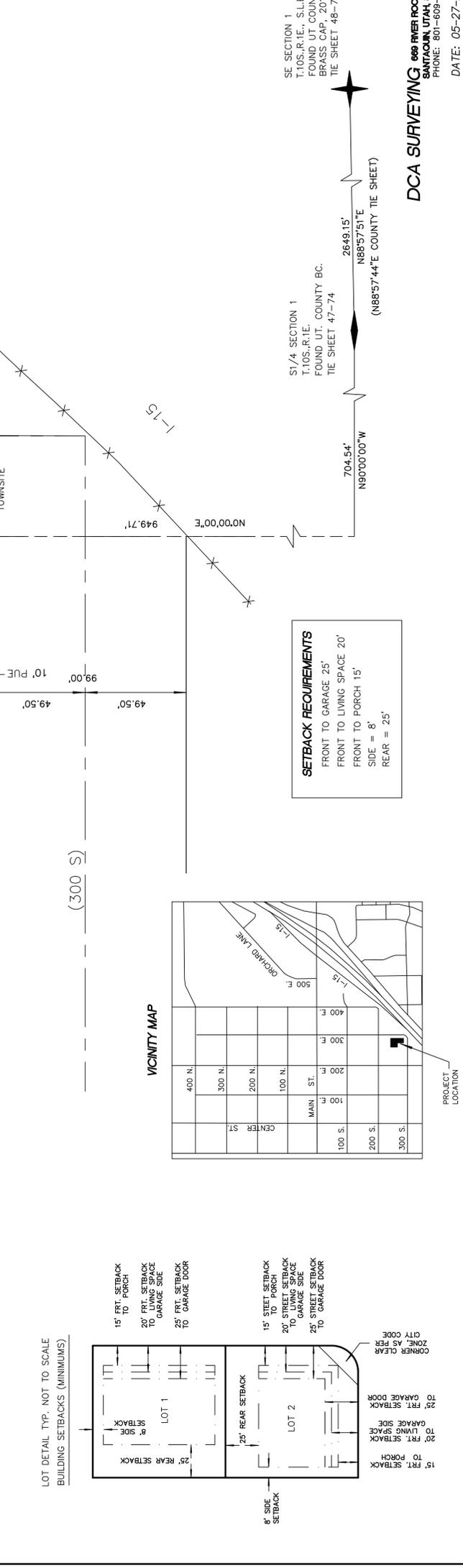
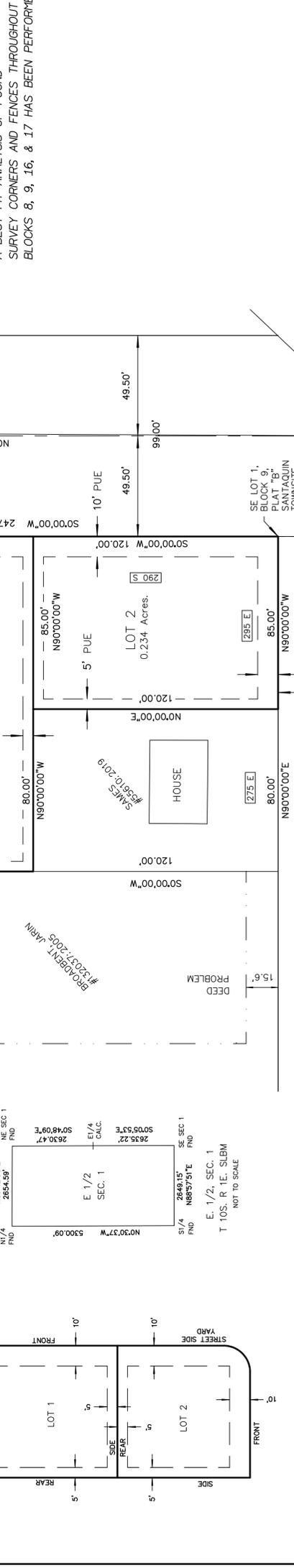
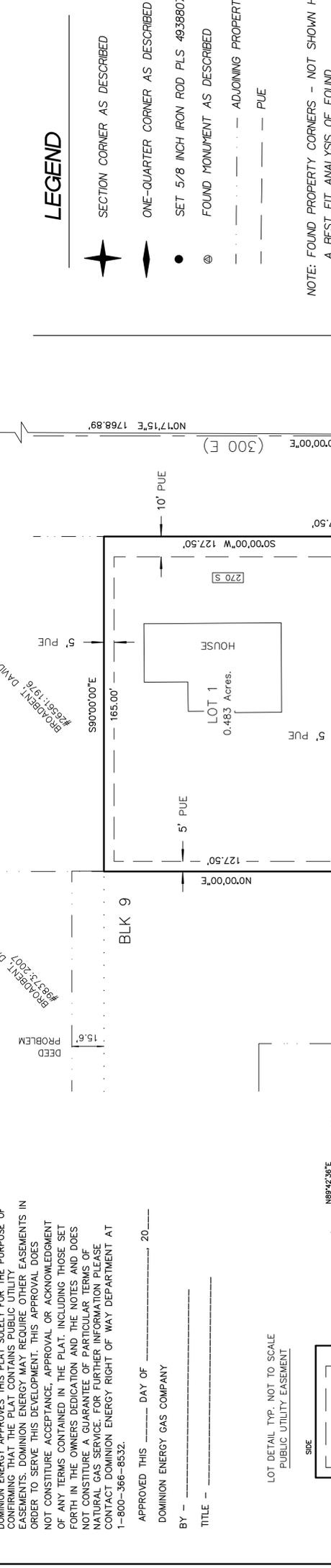
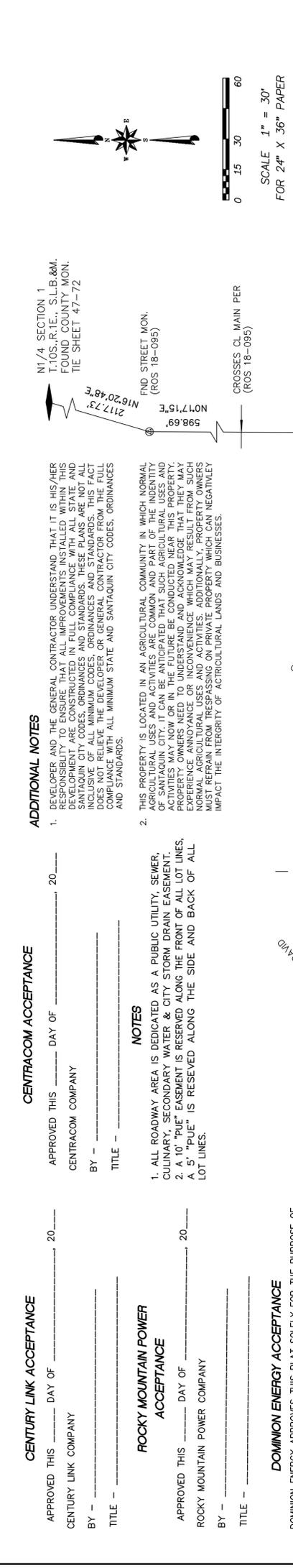
DATE \_\_\_\_\_ SURVEYOR (see seal below) \_\_\_\_\_

**PLAT "A"**  
**GRIFFIN SUBDIVISION**  
 SANTIQUIN, UTAH COUNTY, UTAH  
 SCALE 1" = 30'

**SEAL**  
 SURVEYOR'S SEAL  
 CITY-COUNTY ENGINEER SEAL  
 COUNTY-RECORDER SEAL

**SEAL**  
 SURVEYOR'S SEAL  
 CITY-COUNTY ENGINEER SEAL  
 COUNTY-RECORDER SEAL

DATE: 05-27-2023



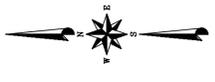
This form approved by Utah County and the municipalities therein.

This form approved by Utah County and the municipalities therein.

This form approved by Utah County and the municipalities therein.

This form approved by Utah County and the municipalities therein.

**DCA SURVEYING 669 RIVER ROCK DR SANTIQUIN, UTAH 84655**  
 PHONE: 801-609-2134  
 DATE: 05-27-2023



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 15'  
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.

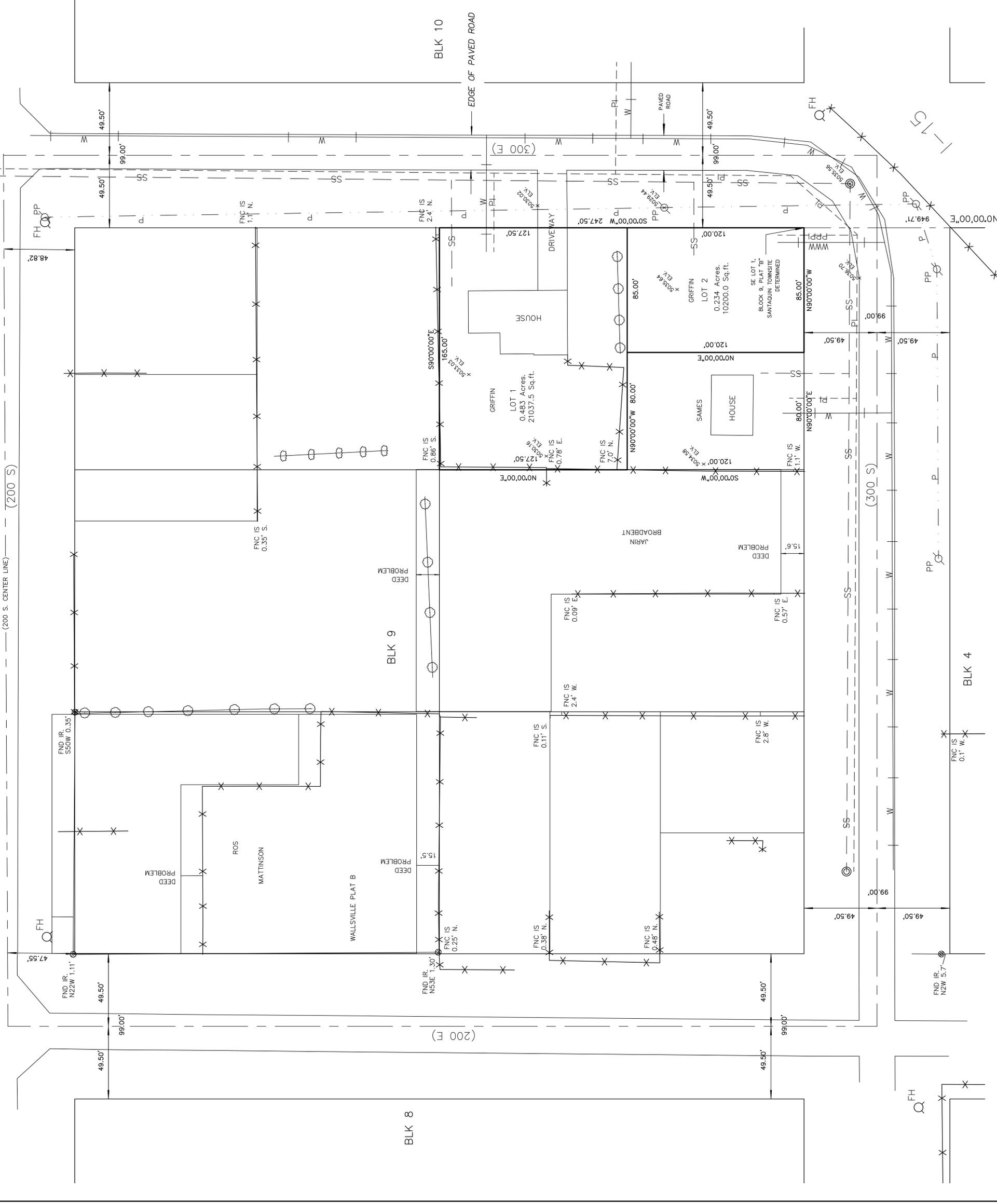
**LEGEND**

- W — EXISTING WATER - CULINARY
- WWW — PROPOSED WATER - CULINARY
- EL — EXISTING PRESSURIZED IRRIGATION (PI)
- PEPL — PROPOSED PRESSURIZED IRRIGATION (PI)
- SS — EXISTING SANITARY SEWER
- X — EXISTING FENCE
- FH — EXISTING FIRE HYDRANT
- (Symbol) — SANITARY SEWER MANHOLE
- P — EXISTING POWER - OVERHEAD

**NOTES:**

1. PRELIMINARY - NOT FOR CONSTRUCTION.
2. ALL CONSTRUCTION MUST MEET SANTAQUIN CITY STANDARDS.
3. ALL EXISTING UTILITY LATERALS MUST BE INSPECTED AND MEET CODE PRIOR TO USE.

**SITE PLAN**



**GRIFFIN SUBDIVISION PLAT "A"**

<b>D</b>	DATE	05-27-23
<b>C</b>	PART OF:	SANTAQUIN TOWNSITE
<b>A</b>	BLOCK 9, PLAT "B"	SCALE 1" = 30'
	SEC. 1, T. 10 S., R. 1 E. S.L.B.M.	JOB NO. 2207

**DCA SURVEYING, 688 PINE ROCK DR**  
SANTAQUIN, UTAH, 84655  
801-688-2134

SHEET: 2 OF 2