

MEMORANDUM



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: January 7, 2022

RE: **Lind Subdivision Preliminary/Final Review**

Zone: R-10
Size: .95 Acres
Lots: 2

The Lind Subdivision is located at 315 North Center Street. The proposed subdivision is in the R-8 zone and consists of 2 lots on .95 acres. The applicant is proposing to split the existing lot into two lots. The R-8 zone requires each lot to have minimum of 80 feet of frontage and a minimum lot size of 8,000 square feet. The proposed subdivision meets these requirements. There is an existing house that will be on the corner lot, which will meet all required setbacks.

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 City Council approved the deferral agreement last month.

Subdivisions with three lots or less can combine preliminary and final plans into one submittal. This development qualifies for this streamlined process. The preliminary/final plans were reviewed by the Development Review Committee and a positive recommendation was forwarded to the Planning Commission. The Planning Commission will be the land use authority for the subdivision,

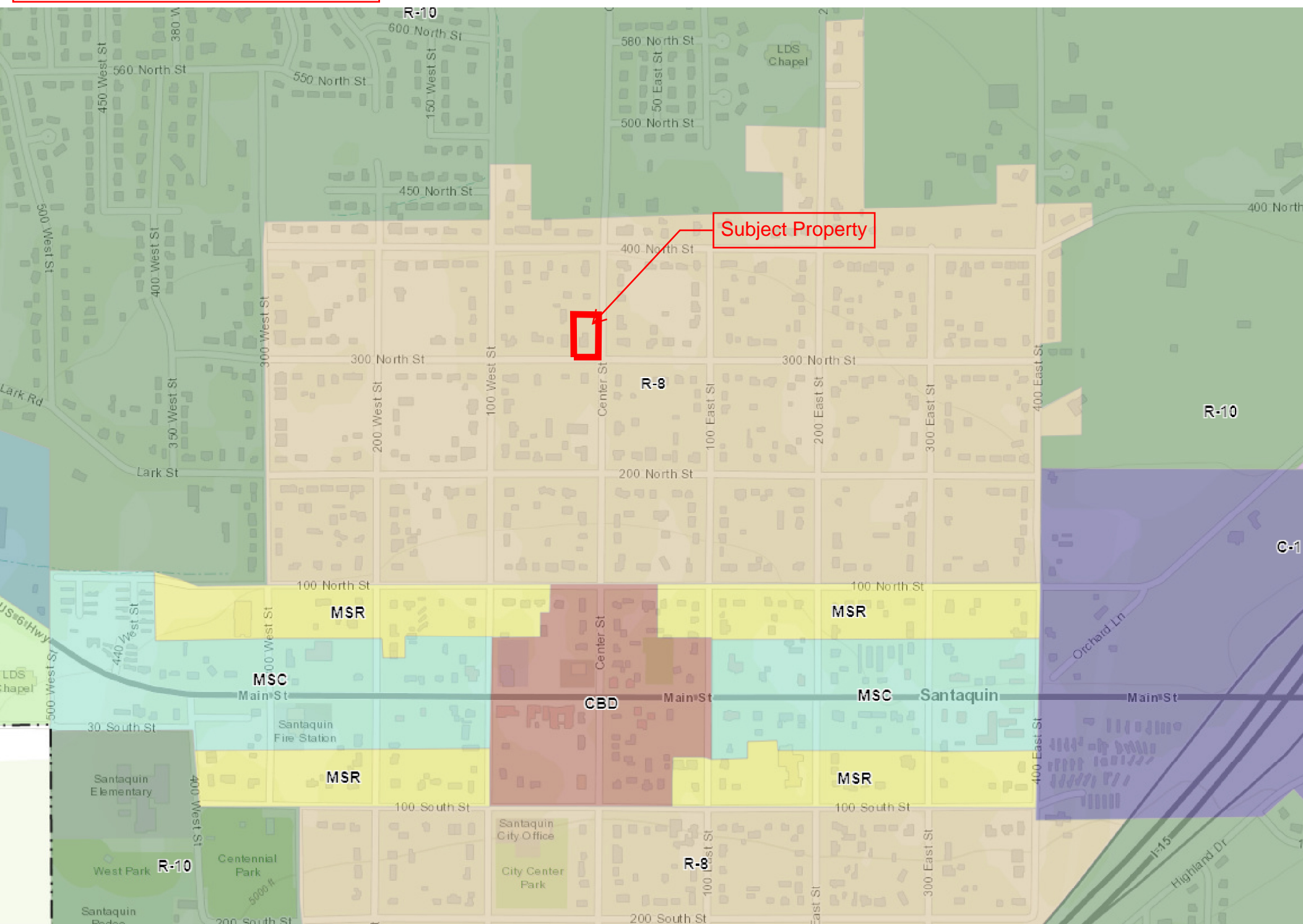
Recommended Motion: “Motion to approve the Lind Subdivision with the following condition:

- All engineering redlines be addressed.

Attachments:

1. Zoning and Location Map
2. Preliminary/Final Plans

Attachment 1: Zoning and Location Map



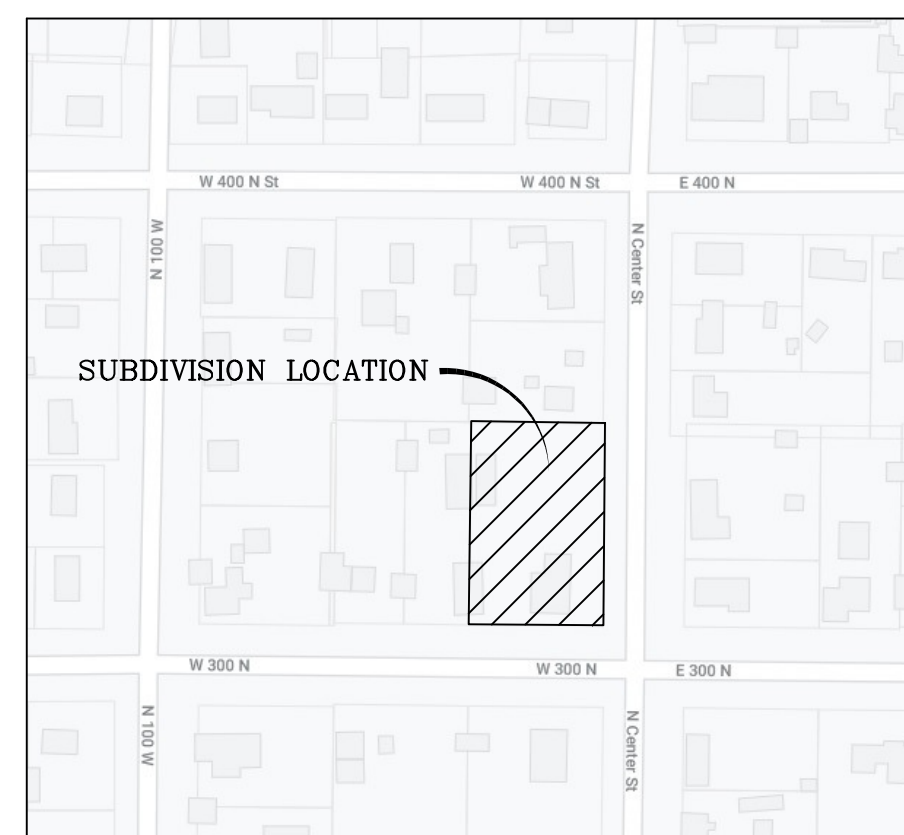
NOTE: THE CONTRACTOR SHALL CALL "BLUE STAKES" 1-800-662-4111 AT LEAST 48 HOURS IN ADVANCE OF EXCAVATING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

SANTAQUIN CITY, UTAH COUNTY, UTAH

SHEET NAME

- 1
- 2
- 3

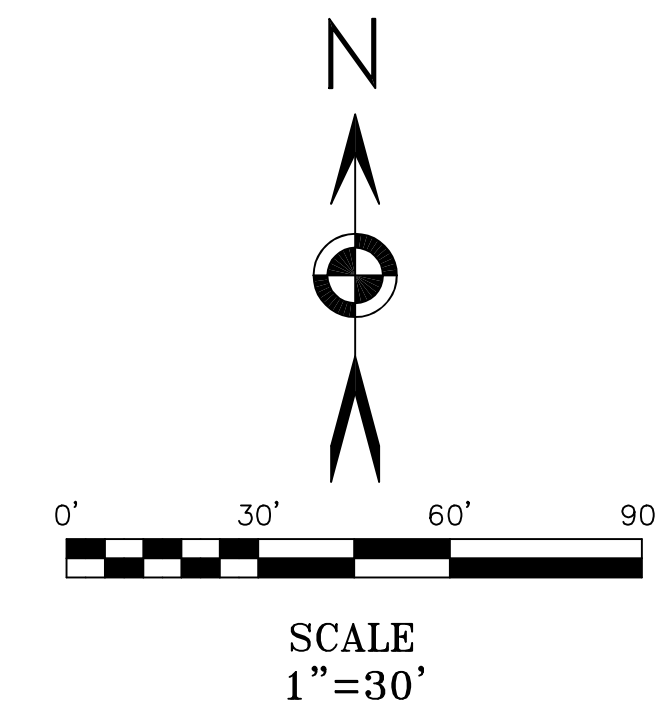
COVER SHEET
FINAL PLAT "A"
UTILITY PLAN



VICINITY MAP
-NTS-

DATA TABLE:
ZONING=R-8
TOTAL # OF LOTS=2
TOTAL ACREAGE=0.95

GENERAL NOTE:
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.



OWNER:
SANDRA JILL SNELL
315 N CENTER
SANTAQUIN, UT 84655

DEVELOPER:
RYAN LIND
385-329-6271
rlind@santaquin.org

ENGINEER/SURVEYOR:
LUDLOW ENGINEERING
435-623-0897
1451 S MAIN
NEPHI, UT 84648

REVISIONS

1. _____ 4. _____
2. _____ 5. _____
3. _____ 6. _____

PROJECT NO.: LE 4047 SURVEYOR/DIRECTOR: D. PENROD
DATE: NOVEMBER 2021 FIELD SURVEYOR: M. JACOBSON
SCALE: N/A DRAWN: K. ROUNDY
REVISION: _____ CHECKED: D. PENROD



LUDLOW ENGINEERING & ASSOCIATES

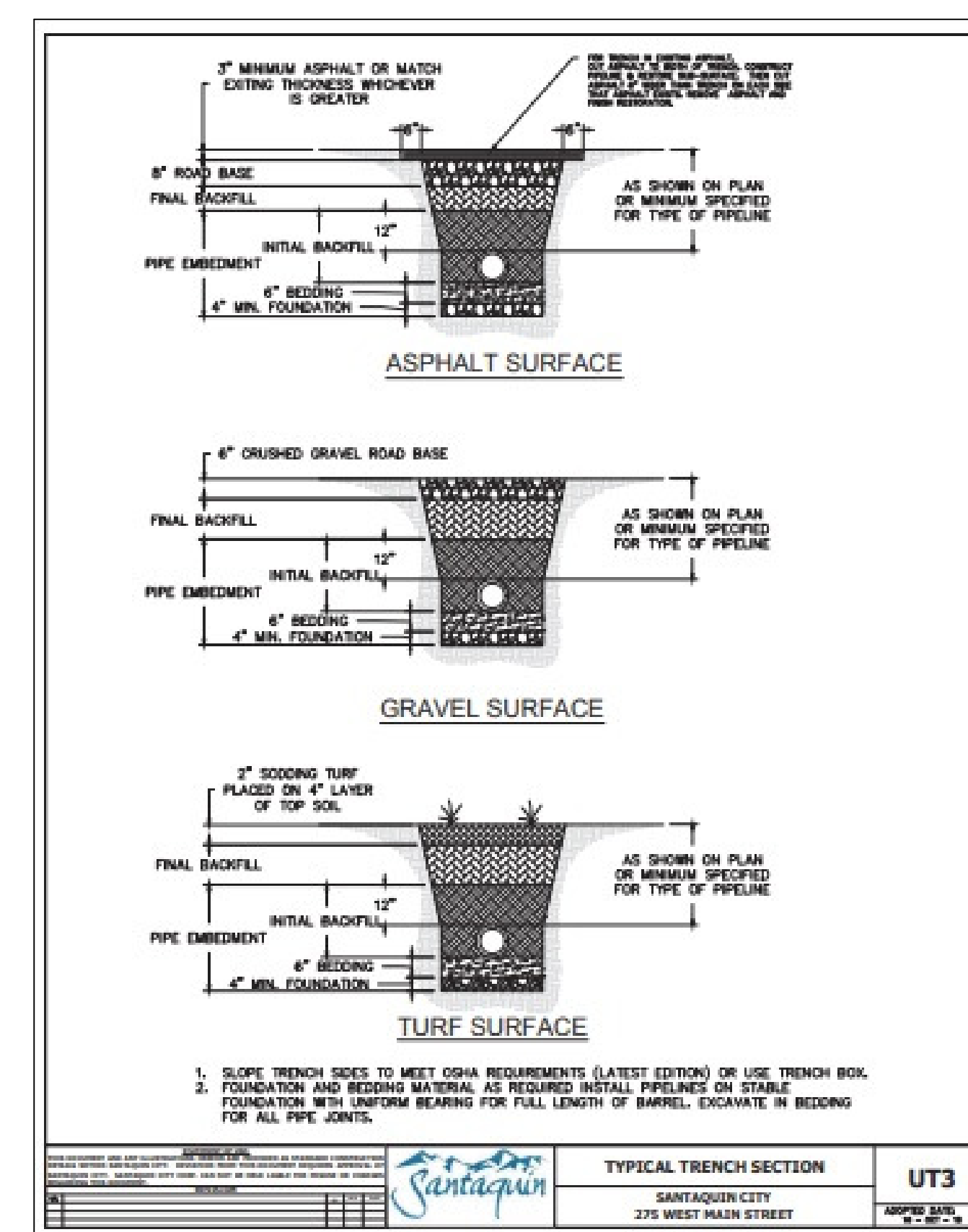
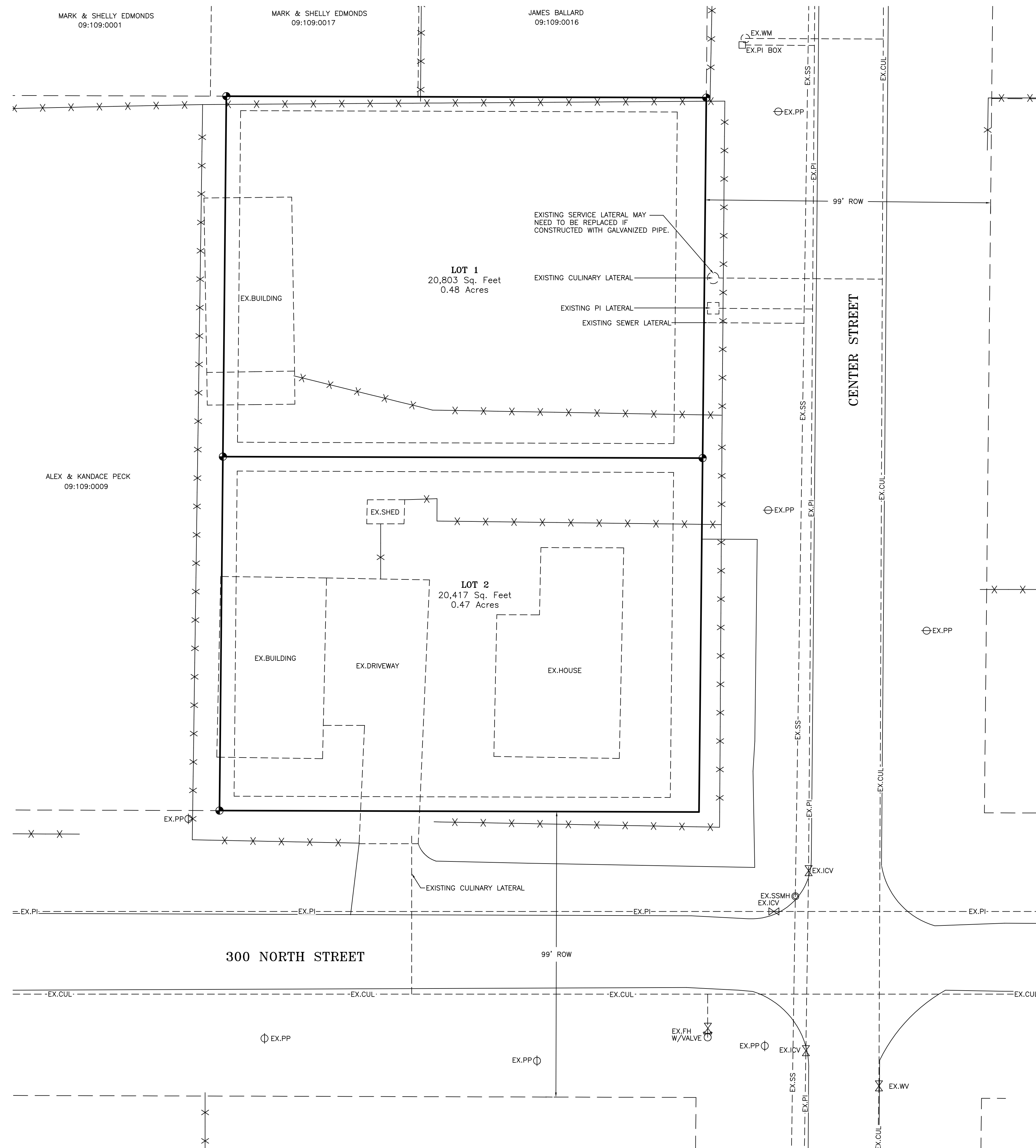
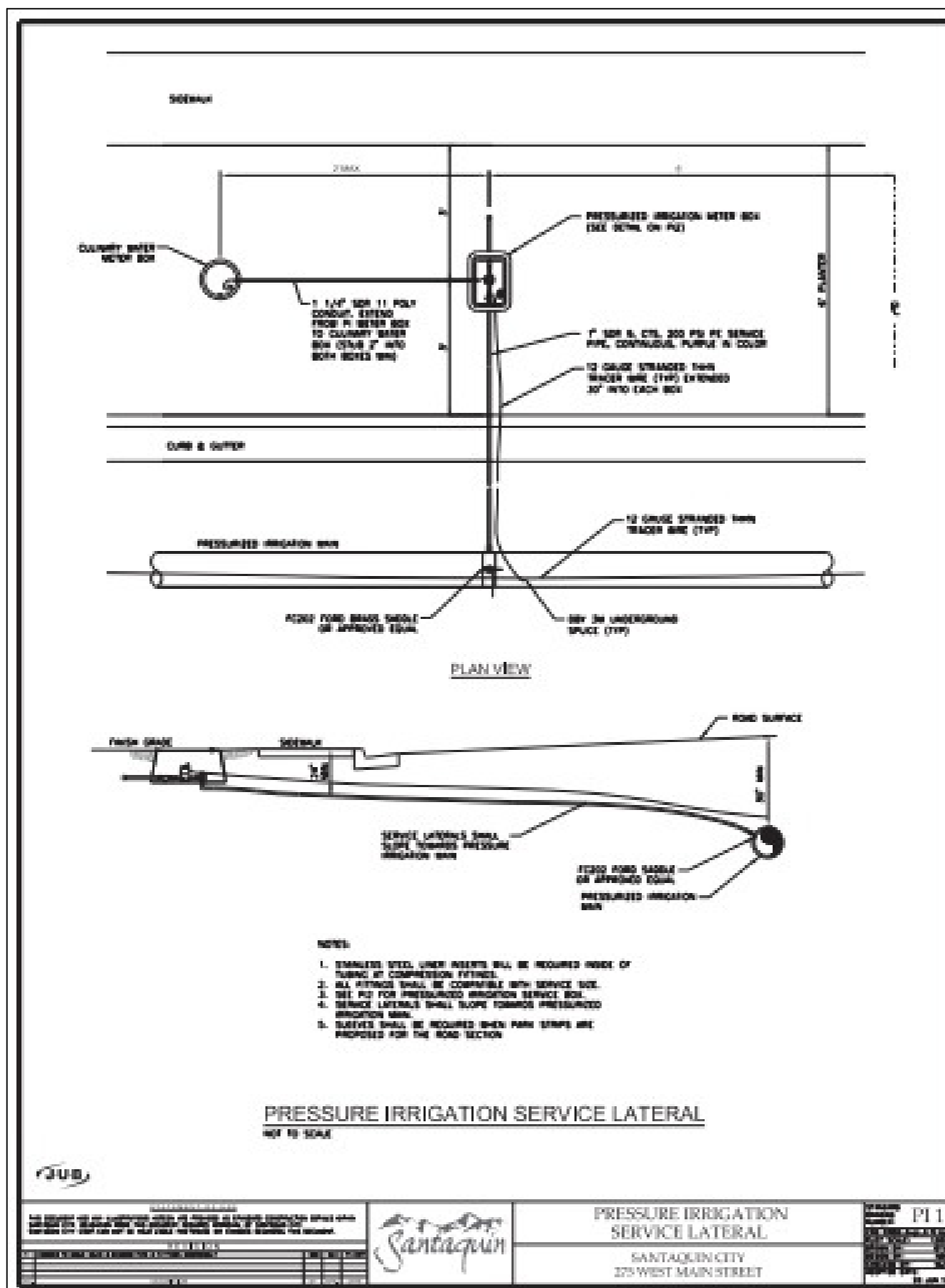
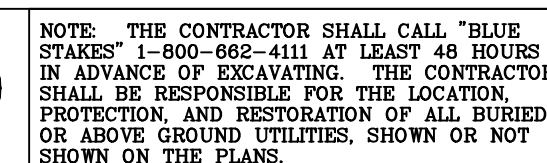
Subdivisions * Boundary Surveys * City Lot Surveys * ALTA Surveys
Claim Surveys * Control Networks * Construction Surveys * Topography
Civil * Sewer & Water Design * Residential & Commercial Structure
Subdivision Design * Site Plans * Road Design
1451 South Main, Nephi, Utah 84648 (435) 623-0897 FAX (435) 623-2381

COVER SHEET

PLAT "A" LIND SUBDIVISION

SANTAQUIN CITY, UTAH COUNTY, UTAH
NOVEMBER 2021

1



1. _____ 4. _____
2. _____ 5. _____
3. _____ 6. _____

PROJECT NO.: LE 4047 SURVEYOR/DIRECTOR: D. PENROD
DATE: JANUARY 2022 FIELD SURVEYOR: M. JACOBSON
SCALE: 1" = 20' DRAWN: K. ROUNDY
REVISION: _____ CHECKED: D. PENROD



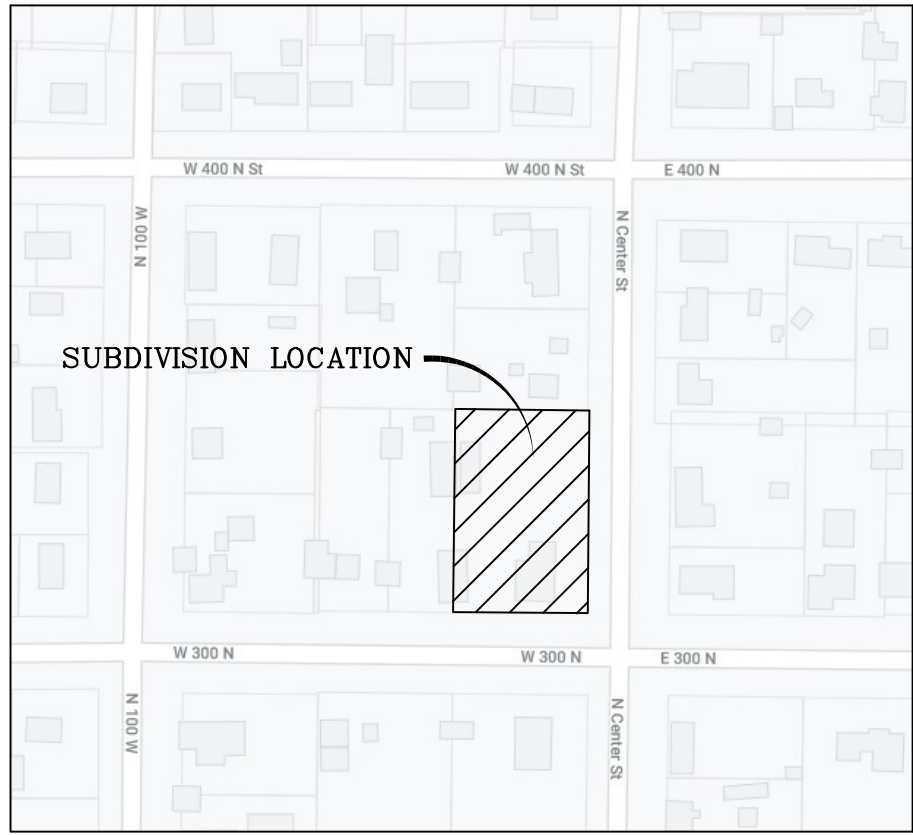
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UTILITY PLAN

PLAT "A" LIND SUBDIVISION

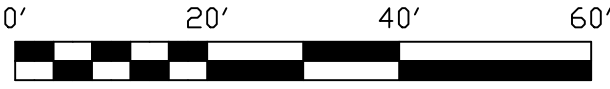
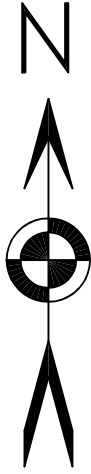
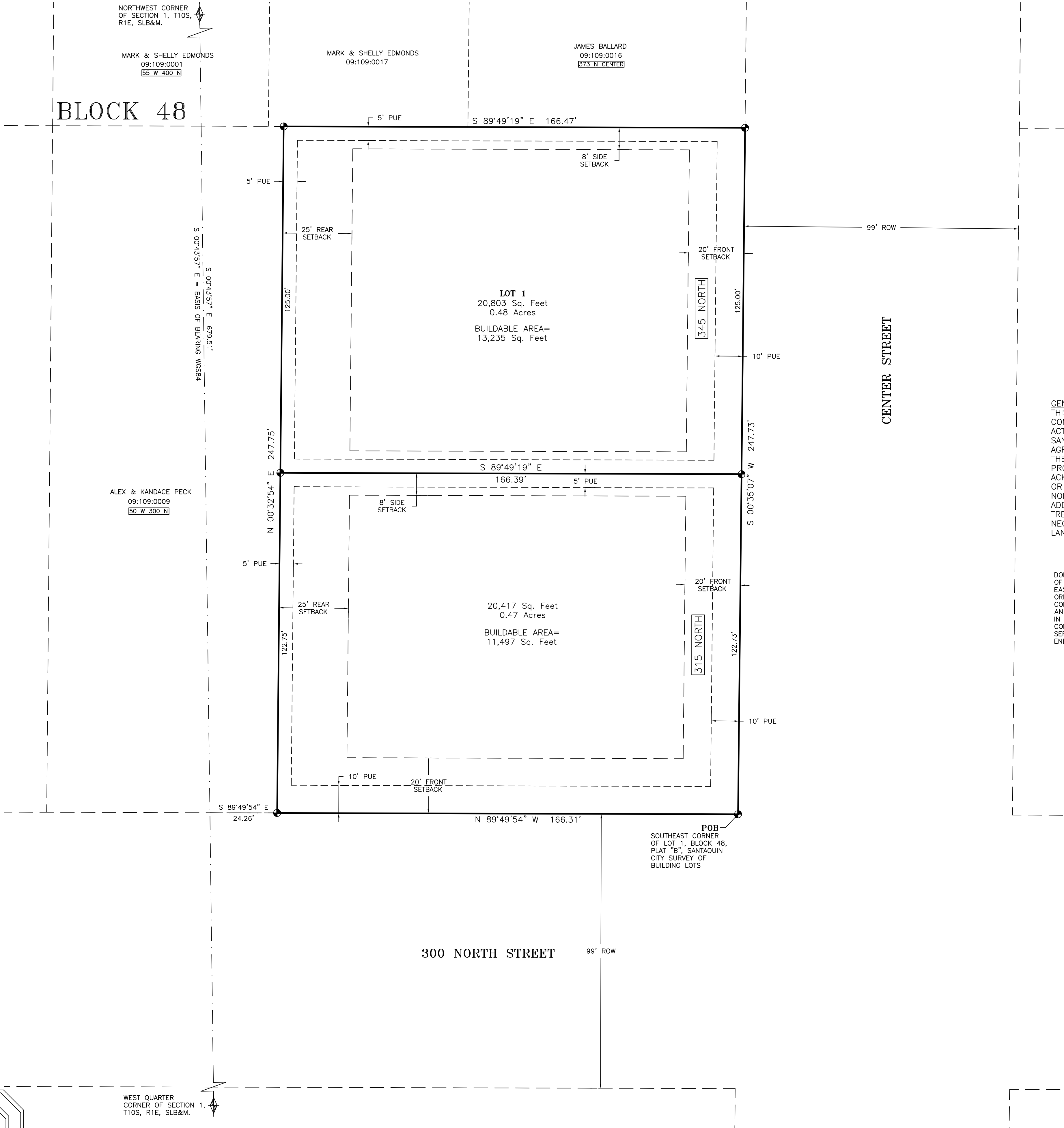
SANTAQUIN CITY, UTAH COUNTY, UTAH
JANUARY 2022

1



VICINITY MAP
-NTS-

LIND SUBDIVISION



SCALE
1"=20'

LEGEND

-

SETBACK REQUIREMENTS:

- FRONT=
- 15.00' TO COVERED PORCHES
- 20.00' TO LIVING AREA OR GARAGE SIDE
- 25.00' TO GARAGE DOOR
- SIDE=8.00'
- REAR=25.00'

GENERAL NOTE:
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.

DOMINION ENERGY

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 ACKNOWLEDGEMENT 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____
BY: _____
TITLE: _____

CERTIFICATION

I Daryl N. Penrod, 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. 5331527. I further certify that by the 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, 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.

DARYL N. PENROD

DATE

BOUNDARY DESCRIPTION

ALL OF LOT 1, BLOCK 48, PLAT "B", SANTAQUIN CITY SURVEY OF BUILDING LOTS.

ALSO DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH LIES S00°43'57"E 679.51 FEET ALONG THE SECTION LINE AND S89°49'54"E 190.57 FEET ALONG THE SOUTH LINE OF SAID LOT, FROM THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N89°49'54"W 166.31 FEET ALONG THE NORTH RIGHT-OF-WAY OF 300 NORTH STREET; THENCE N00°32'54"E 247.75 FEET; THENCE S89°49'19"E 166.47 FEET TO THE WEST RIGHT-OF-WAY OF CENTER STREET; THENCE ALONG SAID RIGHT-OF-WAY S00°35'07"W 247.73 FEET TO THE POINT OF BEGINNING. CONTAINING 0.95 ACRES OF LAND.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENT 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 ____ DAY OF _____, A.D. 20____.

SANDRA JILL SNELL

ACKNOWLEDGMENT

STATE OF UTAH } s.s.
COUNTY OF UTAH }

ON THE ____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, SANDRA JILL SNELL, THE SIGNER OF THE FOREGOING CERTIFICATE WHO DULY ACKNOWLEDGE TO ME THAT SHE DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

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

CHAIRMAN

DIRECTOR / SECRETARY

UTILITY APPROVAL

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT TO ACCESS SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ROCKY MOUNTAIN POWER

DATE

CENTRACOM

DATE

CENTURY LINK

DATE

PLAT A

LIND

SUBDIVISION

SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, S.L.B. & M.

SANTAQUIN CITY, UTAH COUNTY, STATE OF UTAH
SCALE 1"= 20 FEET

SURVEYOR

CITY/COUNTY ENGINEER

CLERK-RECORDER

NOTARY PUBLIC

COUNTY RECORDER'S CERTIFICATE

LUDLOW ENGINEERING & LAND SURVEYING

645 NORTH MAIN NEPHI, UTAH 84648
VOICE (435) 623-0897 FAX: (435) 623-2381
LE 4047

WEST QUARTER
CORNER OF SECTION 1,
T10S, R1E, SLB&M.