

MEMORANDUM



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: July 19, 2024

RE: **Bello Corner Preliminary Subdivision**

Zone: R-8
Size: 0.61 Acres
Lots: 3

The Bello Corner subdivision is located at 215 South Center Street. The proposed subdivision is in the R-8 Residential Zone and is three lots on 0.61 acres. Lots within the R-8 zone must have a minimum lot size of 8,000 square feet and a minimum lot width of 80 feet. The proposed lots range from 0.19 acres (8,156 square feet) to 0.23 acres (10,095 square feet), and the lot frontages range from 65.69 feet to 96.06 feet.

Santaquin City Code requires that all street improvements be included in any new subdivision. The developer requested to defer the street improvements (e.g., sidewalk, curb and gutter, asphalt, etc.) to a later date. The City Council approved a deferral agreement for the Bello Corner Subdivision on July 2, 2024.

The previous agenda item was an infill reduction request to reduce the frontage requirement for Lots 2 and 3. If the request was granted, all frontage and size requirements for the subdivision would be met. Lots 2 and 3 would not meet the frontage requirements if the request was not granted.

On July 9, 2024, the DRC reviewed the preliminary plans for Bello Corner Subdivision and forwarded a favorable recommendation to the Planning Commission, with the condition that redlines be addressed.

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 preliminary subdivision applications.

After preliminary approval from the Planning Commission, the DRC must approve the final plat before the developer can record any lots. The DRC may only approve a plat submittal after finding that the development standards of subdivision title, the zoning title, the laws of the State of Utah, and any other applicable ordinances, rules, and regulations have been or can be met before the recordation or construction beginning.

Findings

1. The subdivision plans meet the requirements of the R-8 Zone (SCC 10.20.070) if the infill reduction is granted.
2. The subdivision plans meet all Engineering and Public Works requirements found in the Santaquin City Standard Specifications and Drawings.
3. The City Council has approved a deferral agreement to deferral street improvements to a later date.
4. All applicable requirements in Santaquin City Title 11 (Subdivision Regulations) have been met.

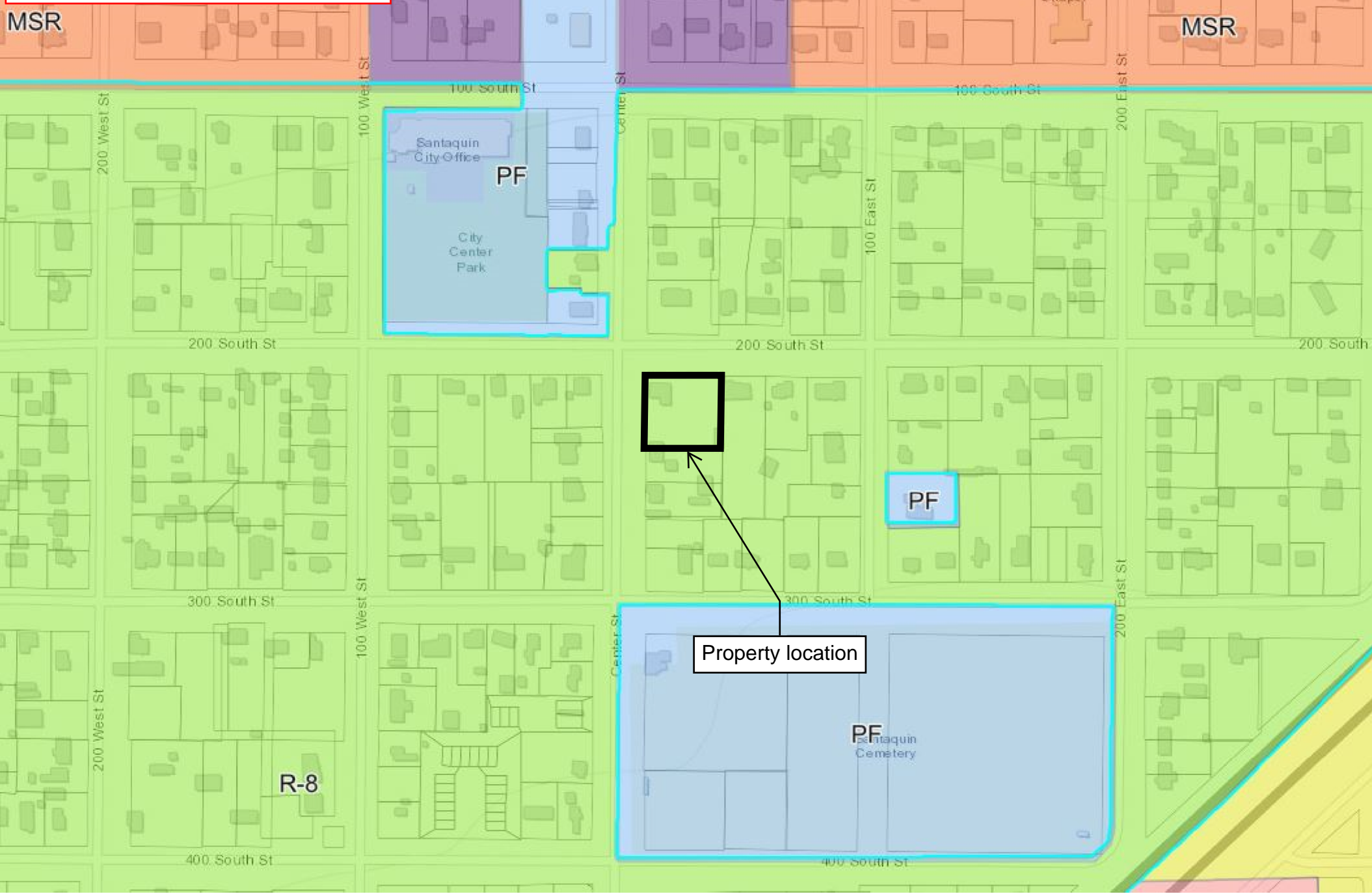
5. The subdivision has followed the subdivision review process in SCC 11.20.020 and preliminary plans have received a favorable recommendation from the DRC.
6. The subdivision plans (attachment 2) have met all conditions in the DRC motion.

Motion: “Motion to approve/deny/table the preliminary plans for the Bello Corner Subdivision.

Attachments:

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

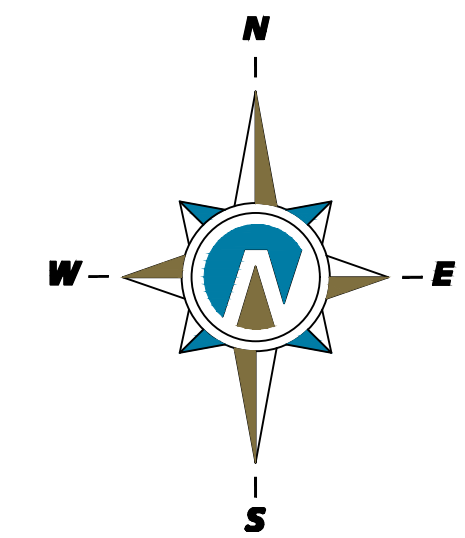
Attachment 1: Zoning and Location Map



Attachment 2: Preliminary Plans

BELLO CORNER SANTAQUIN, UTAH

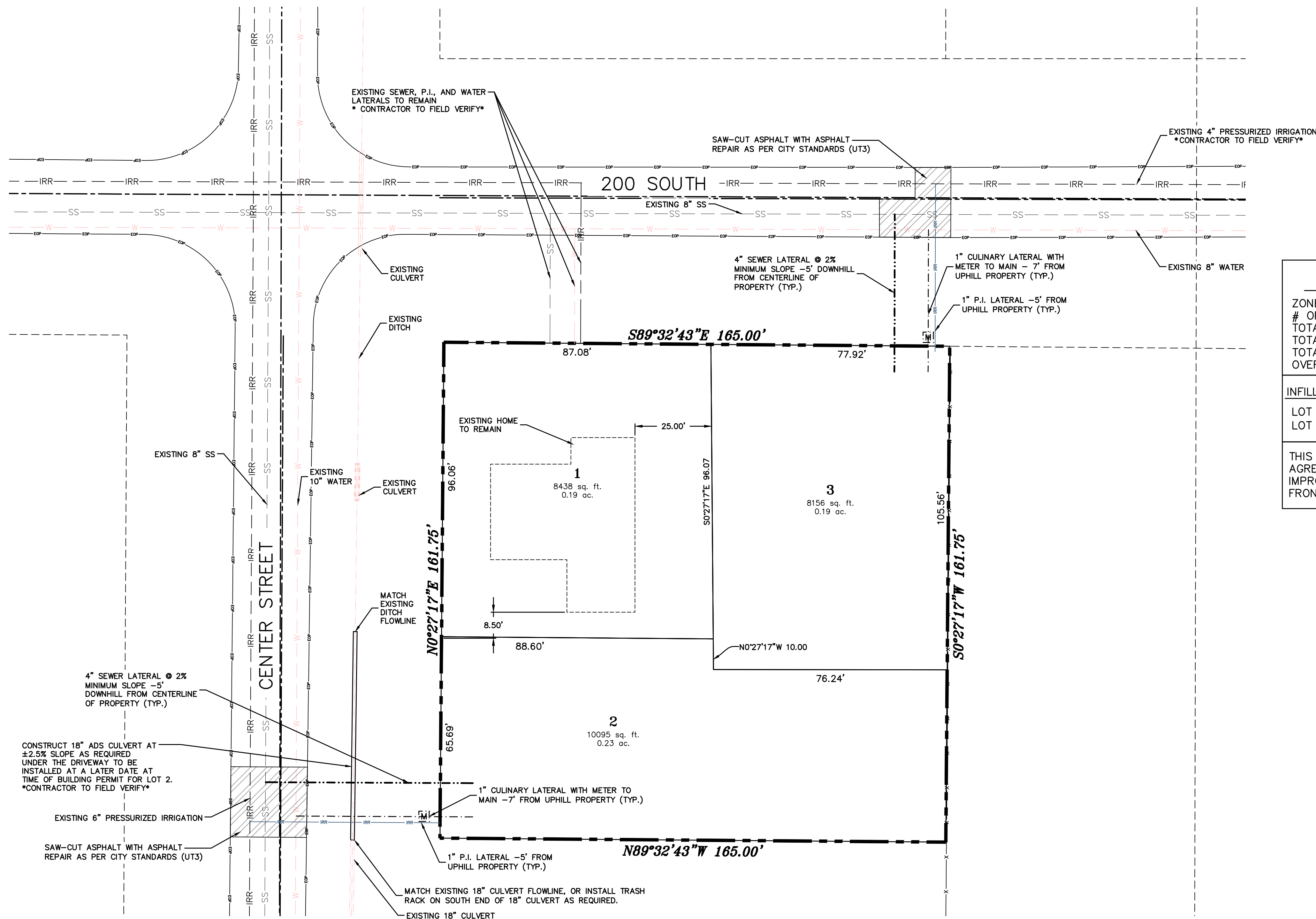
MAY, 2024



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

NOTES:
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.

NOTES:
CONTRACTORS REQUIRED TO VERIFY LOCATION OF EXISTING UTILITIES IN CENTER STREET AND 200 SOUTH STREET. TEE PATCH STREET REPAIR AS REQUIRED.



TABULATIONS BELLO CORNER	
ZONE: R-8	
# OF LOTS:	3 LOTS
TOTAL ACREAGE IN DEVELOPMENT =	0.61 ACRE
TOTAL ACREAGE IN LOTS =	0.61 ACRES
TOTAL ACREAGE IN DEDICATED ROW =	0.0 ACRES
OVERALL DENSITY =	4.92 UNITS PER ACRE
INFILL REDUCTION REQUEST:	
LOT 2 - FRONTAGE REDUCTION FROM 80' TO 65.69' (17.9%)	
LOT 3 - FRONTAGE REDUCTION FROM 80' TO 77.92' (2.6%)	
THIS IS PROJECT IS REQUESTING AN IMPROVEMENT DEFERRAL AGREEMENT WITH SANTAQUIN CITY COUNCIL FOR STREET IMPROVEMENTS ALONG CENTER STREET AND 200 SOUTH STREET FRONTAGE	

RECORDED SURVEY NO. #24-159

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE	REV. COGO FILE	DATE
5					
4					
3					
2					
1					


Northern ENGINEERING INC
 ENGINEERING—LAND PLANNING
 CONSTRUCTION MANAGEMENT
 1040 E. 800 N.
 OREM, UTAH 84097
 (801) 802-8992

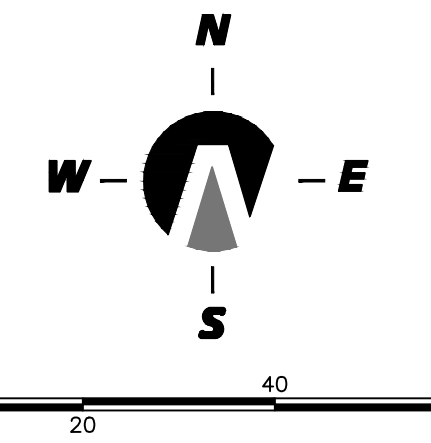
BELLO CORNER

SITE PLAN	JOB NO. 3-24-019
SANTAQUIN, UTAH	SHEET NO. SP-01

WEST QUARTER CORNER
SECTION 1, T.10S., R. 1E., SLB&M
(FOUND 1992 BRASS CAP)

BELLO CORNER - PLAT "A"

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1,
TOWNSHIP 10 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

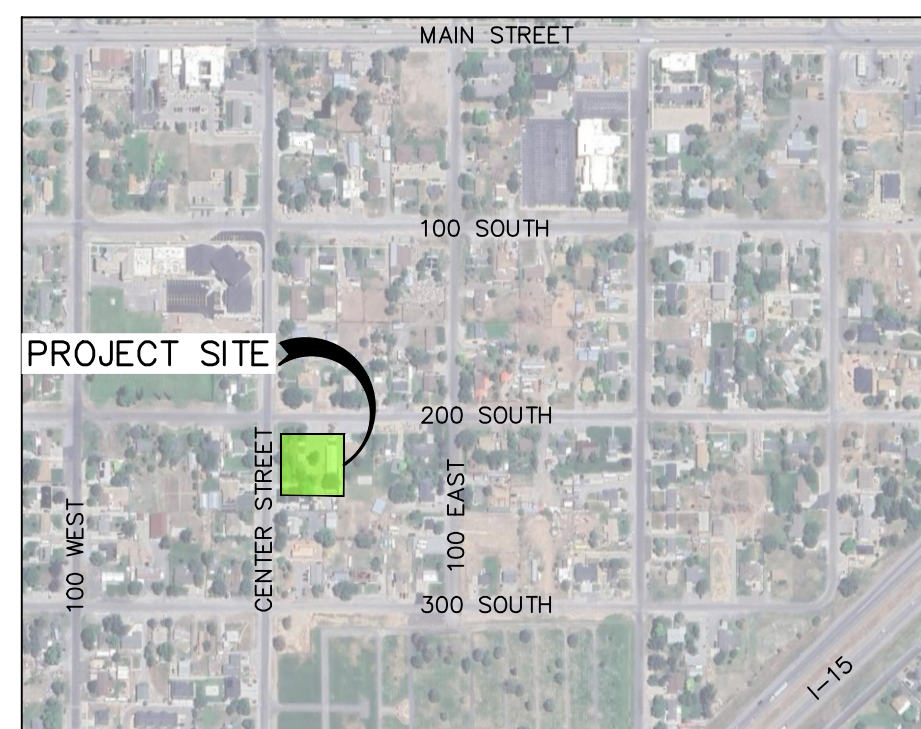
GRID FACTOR: 0.99961	
NAD 27	
STATE PLANE	
COORDINATED	
NORTHING	EASTING
A 598163.05	1919996.65
B 597068.16	1920309.42*
C 597050.26	1920474.41*
D 596888.51	1920473.13*
E 596906.41	1920308.14*

RECORDED SURVEY NO. #24-159

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- BUILDING SETBACK

SOUTHWEST CORNER SECTION 1,
T.10S., R. 1E., SLB&M
(FOUND 1975 BRASS CAP)



VICINITY MAP

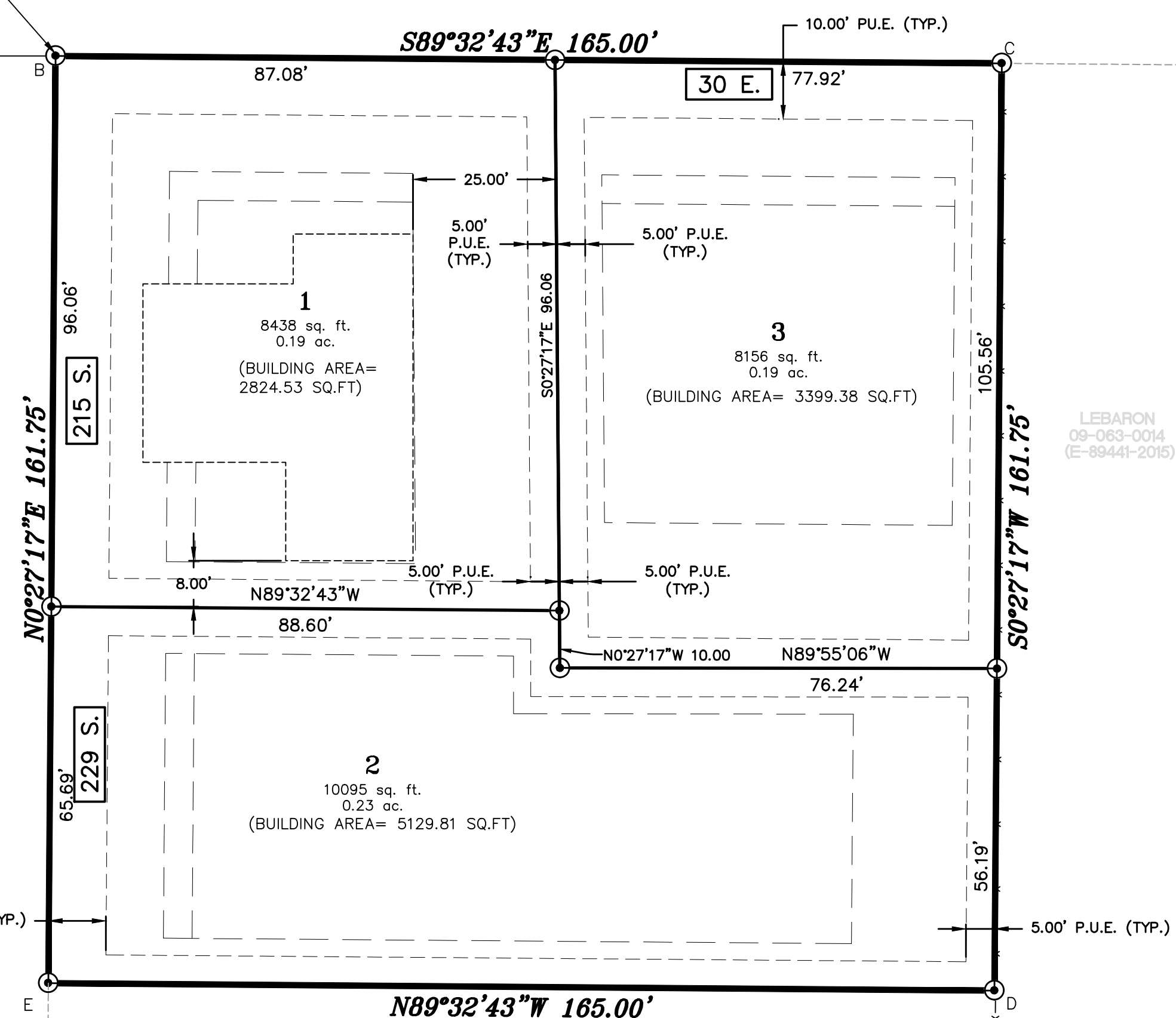
-NTS-

1,094.89'
300°20'44"E.
2,677.32'
(BASIS OF BEARING)

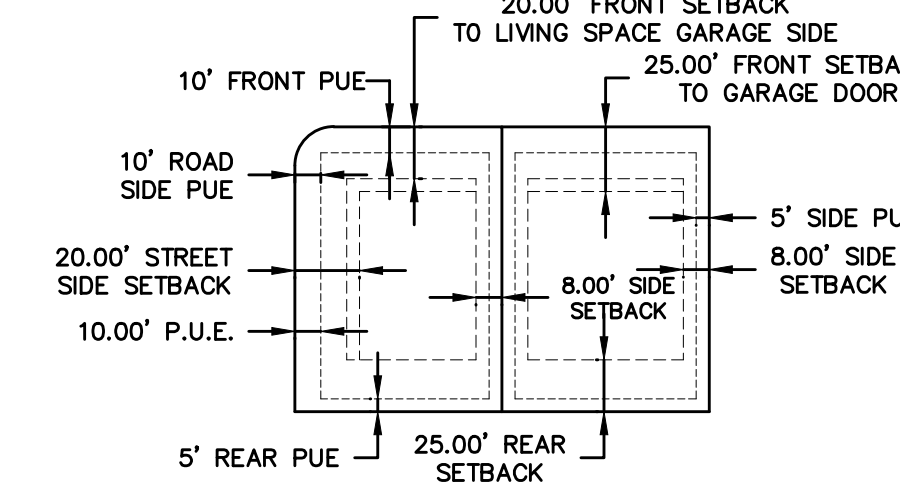
CENTER STREET

POINT OF BEGINNING

EAST
312.77'



TYPICAL BUILDING SETBACKS & PUBLIC UTILITY EASEMENTS



LEBARON
09-063-0014
(E-88441-2015)

REMKES
09-063-0003
(E-8629-2024)

DOMINION ENERGY UTAH - NOTE:

Questar Gas Company dba Dominion Energy Utah, hereby approves this plat for the purposes of approximating the location, boundaries, course and dimensions of the rights-of-way and easement grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s). Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department 801-366-8532

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

Approved this _____ day of _____, 20____

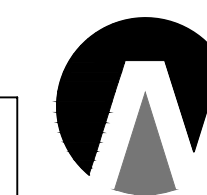
By- _____

Title - _____

NOTES:

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.

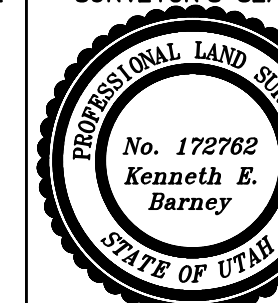
DEVELOPER
RACE OSTLER
race87@gmail.com
801-735-7196



Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

NOTARY PUBLIC SEAL

SURVEYOR'S SEAL



CLERK-RECORDER SEAL

UTAH COUNTY RECORDER STAMP

SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, 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. 172762. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW (PARCELS 30-030-0069 & 30-030-0085), HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, 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. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-80-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____ KENNETH E. BARNEY, P.L.S.

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 6, PLAT "A", SANTAQUIN CITY SURVEY, SAID CORNER LIES 1,094.89 FEET S.0°20'44"E. ALONG THE SECTION LINE AND 312.77' EAST OF THE WEST X CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE BLOCK LINE S.89°32'43"E. 165.00 FEET, THENCE S.00°27'17"W. 161.75 FEET, THENCE N.89°32'43"W. 165.00 FEET, TO THE BLOCK LINE, THENCE ALONG THE BLOCK LINE N.00°27'17"E. 161.75 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS 26,689 SQUARE FEET IN AREA OR 0.61 OF AN ACRE, MORE OR LESS (AS DESCRIBED).

OWNER'S DEDICATION

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

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

BY: _____ RACE OSTLER BY: _____

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.
ON THIS _____ DAY OF _____, IN THE YEAR 20____
BEFORE ME, _____, PERSONALLY APPEARED _____, PROVED
ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME IS
SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT HE OR SHE
EXECUTED THE SAME.

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

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF SANTAQUIN, COUNTY OF UTAH, 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 MAYOR _____ ATTEST _____
CITY ENGINEER (SEE SEAL) CITY RECORDER (SEE SEAL)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2024 BY THE
SANTAQUIN CITY PLANNING COMMISSION.

CHAIRPERSON, PLANNING COMMISSION _____ DATE _____
DIRECTOR, SECRETARY _____ DATE _____

ROCKY MOUNTAIN POWER ACCEPTANCE

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE ROCKY MOUNTAIN
POWER COMPANY.
BY _____ TITLE- _____

CENTRACOM ACCEPTANCE

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE CENTRACOM
COMPANY.
BY _____ TITLE- _____

BELLO CORNER - PLAT "A"

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST SALT LAKE
BASE AND MERIDIAN

SANTAQUIN _____ UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET