

MEMORANDUM



To: Planning Commission
From: Loren Wiltse, Senior Planner
Date: May 5, 2023
RE: **Santaquin Peaks Subdivision Preliminary Review**

Zone: I-1 Size: 29.84 acres Lots: 17 Industrial Lots
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The proposed “Santaquin Peaks” subdivision is located at approximately 225 North Summit Ridge Parkway in the I-1 Industrial Zone. Lots within the I-1 zone do not have specific minimum size or width requirements. The zone requires each lot to have sufficient area to provide for building setbacks, off street parking, loading, and unloading, and vehicular access for future uses. The proposed subdivision includes 17-lots, to be developed in multiple phases, with lots sizes ranging from .99 acres (43,124.40 square feet) to 3.66 acres (159,429.60 square feet), and lot frontages ranging from approximately 143’ feet to 349’ feet. All lots meet the requirements of the I-1 Zone.

A portion of the proposed development, specifically Lots 1-6 and Lot 14, have frontages along Summit Ridge Parkway. To minimize impacts to Summit Ridge Parkway and the adjacent public trail, no lots will be allowed to have direct access to Summit Ridge Parkway. Lots 1-3 and Lots 4-6 shall be subject to requirements that all future buildings be orientated to face Summit Ridge Parkway, and a 26’ foot cross access easement. A 50-foot building setback shall be imposed from Summit Ridge Parkway ROW.

The Development Review Committee reviewed the preliminary plans for the Santaquin Peaks Subdivision on April 4, 2023, and forwarded a positive recommendation to the Planning Commission.

This review is for the Planning Commission to determine whether the proposed subdivision complies with Santaquin City Code or not. The Planning Commission will need to make a recommendation to the City Council.

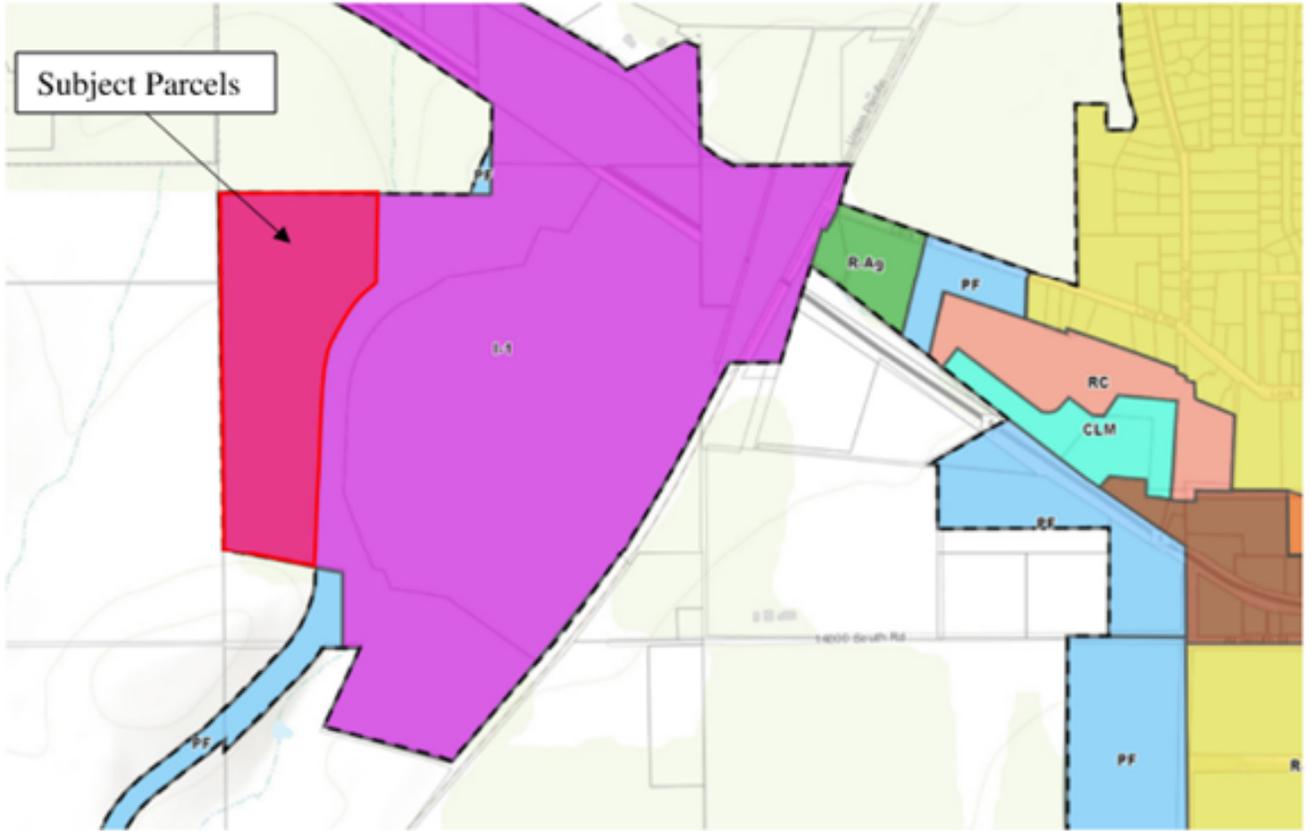
Recommended Subdivision Motion: “Motion to recommend approval of the Santaquin Peaks Subdivision with the following condition:

- All redlines be addressed.

Attachments:

1. Vicinity/Zoning Map
2. Preliminary Plan

Attachment 1: Vicinity/Zoning Map

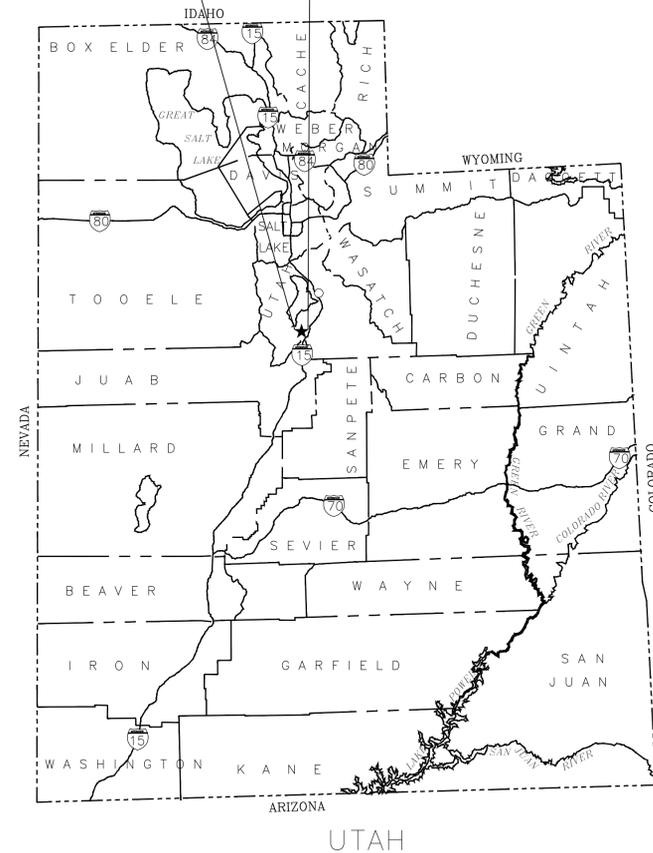


5/3/2023

SANTAQUIN PEAKS INDUSTRIAL PARK

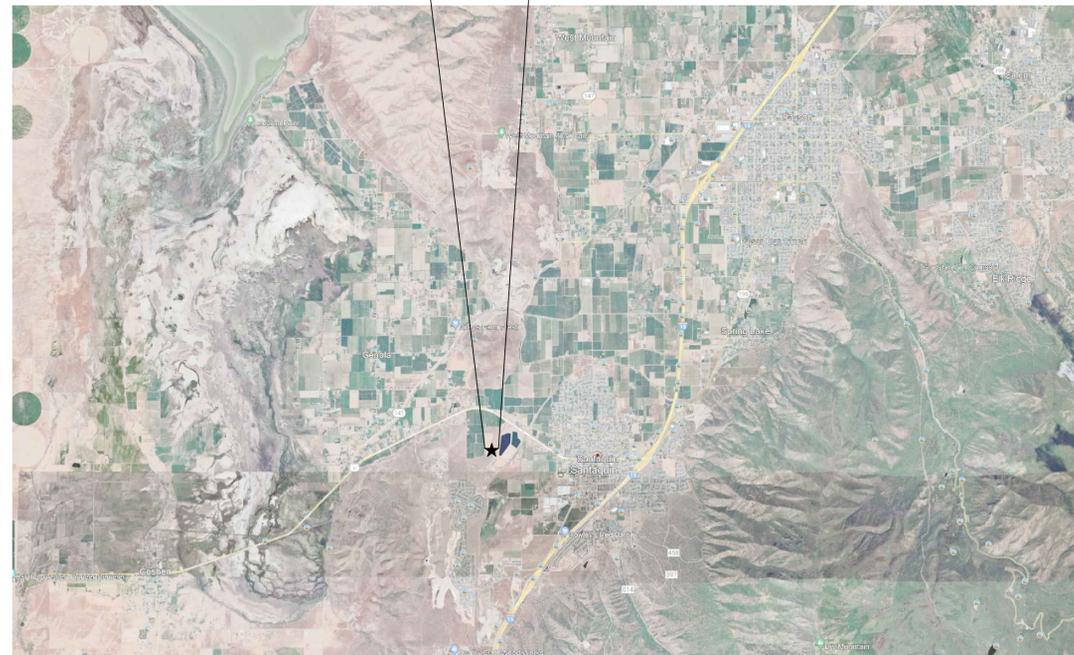
SANTAQUIN, UTAH
MAY 2023

★ PROJECT VICINTY



PROJECT VICINTY MAP
NTS

★ PROJECT LOCATION



PROJECT LOCATION MAP
NTS

SHEET INDEX

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SIGNAGE PLAN	PP-1 THRU PP-4
PLAN AND PROFILE	D1.1-D1.2
DETAILS	

GENERAL NOTE:
THE INFORMATION IN THESE PLANS WERE COLLECTED TO PROVIDE DESIGN RECOMMENDATIONS FOR THIS PROJECT. VARIATIONS FROM THE CONDITIONS PORTRAYED ON THIS SITE OFTEN OCCUR IN SMALL AREAS WHICH ARE SOMETIMES SUFFICIENT TO REQUIRE MODIFICATIONS TO THE DESIGN. THUS IT IS IMPORTANT THAT WE (THE PROJECT ENGINEERS) OBSERVE OR ARE MADE AWARE OF THESE CHANGES. IN SO DOING WE RESERVE THE RIGHT TO MAKE SOUND ENGINEERING JUDGMENTS TO PROVIDE A SUITABLE SOLUTION OR CHANGE TO THESE PLANS IN ORDER TO ENSURE THE PERFORMANCE OF THE FACILITIES IN THIS PROJECT.



PREPARED BY :
**RIMROCK ENGINEERING &
DEVELOPMENT**

CONTACT: JOE SANTOS

5/7/2023

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SHEET NOTES

1.

SHEET LEGEND

PLAN REVISIONS

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Q&A: JNS	

PROJECT NAME

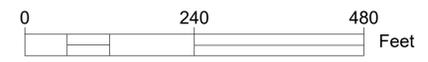
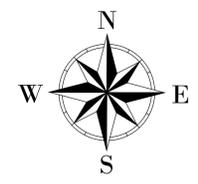
**SANTAQUIN PEAKS
INDUSTRIAL PARK**

SHEET NAME

OVERALL SITE

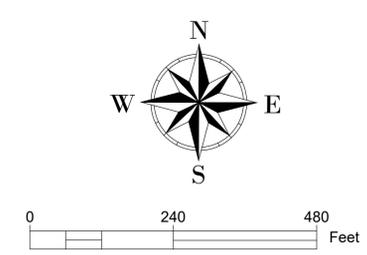
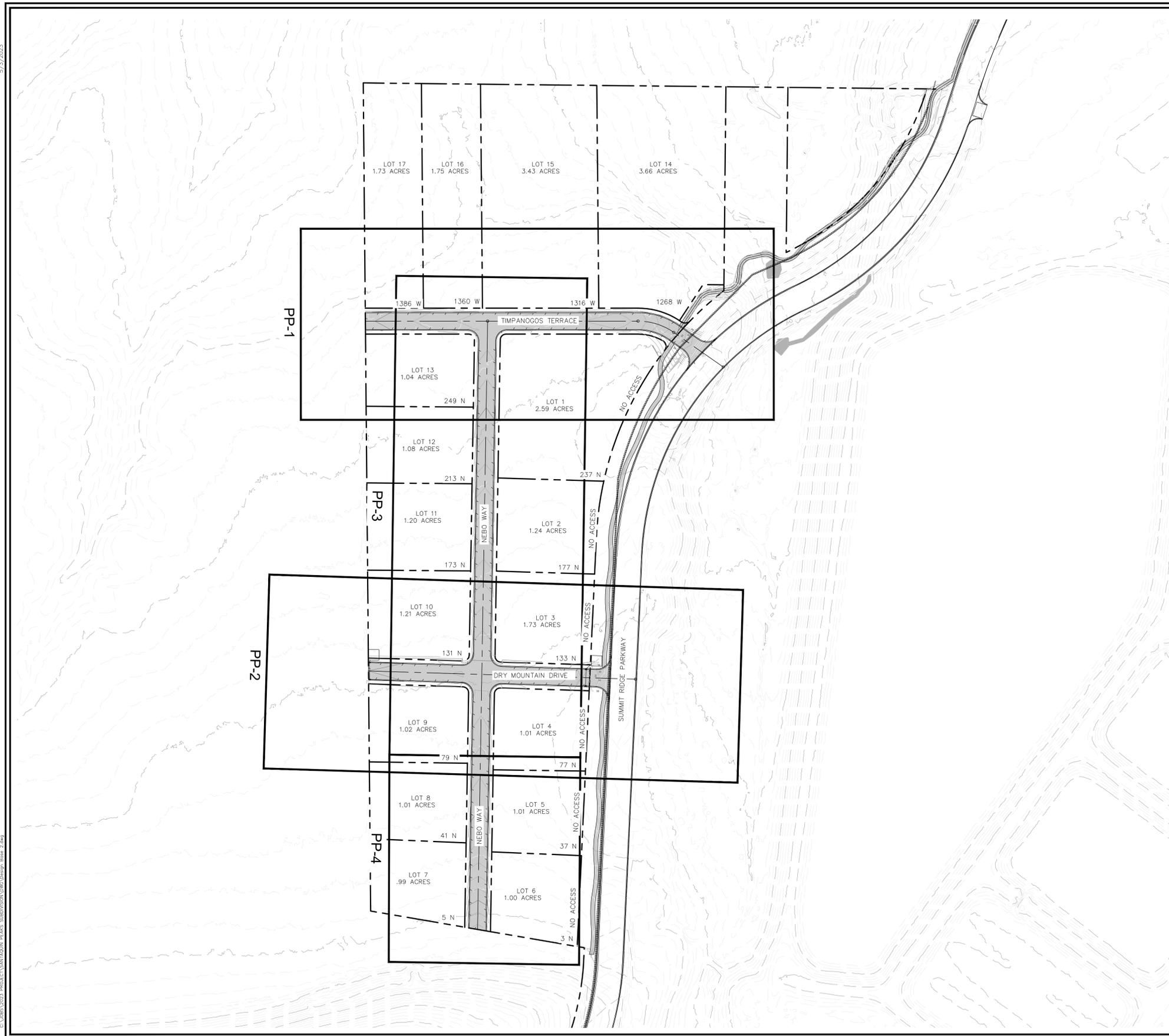
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REVIEW SET 5/3/23	SHEET NUMBER 1.0
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5/7/2023

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SHEET NOTES

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PLAN REVISIONS

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SHEET NAME

INDEX

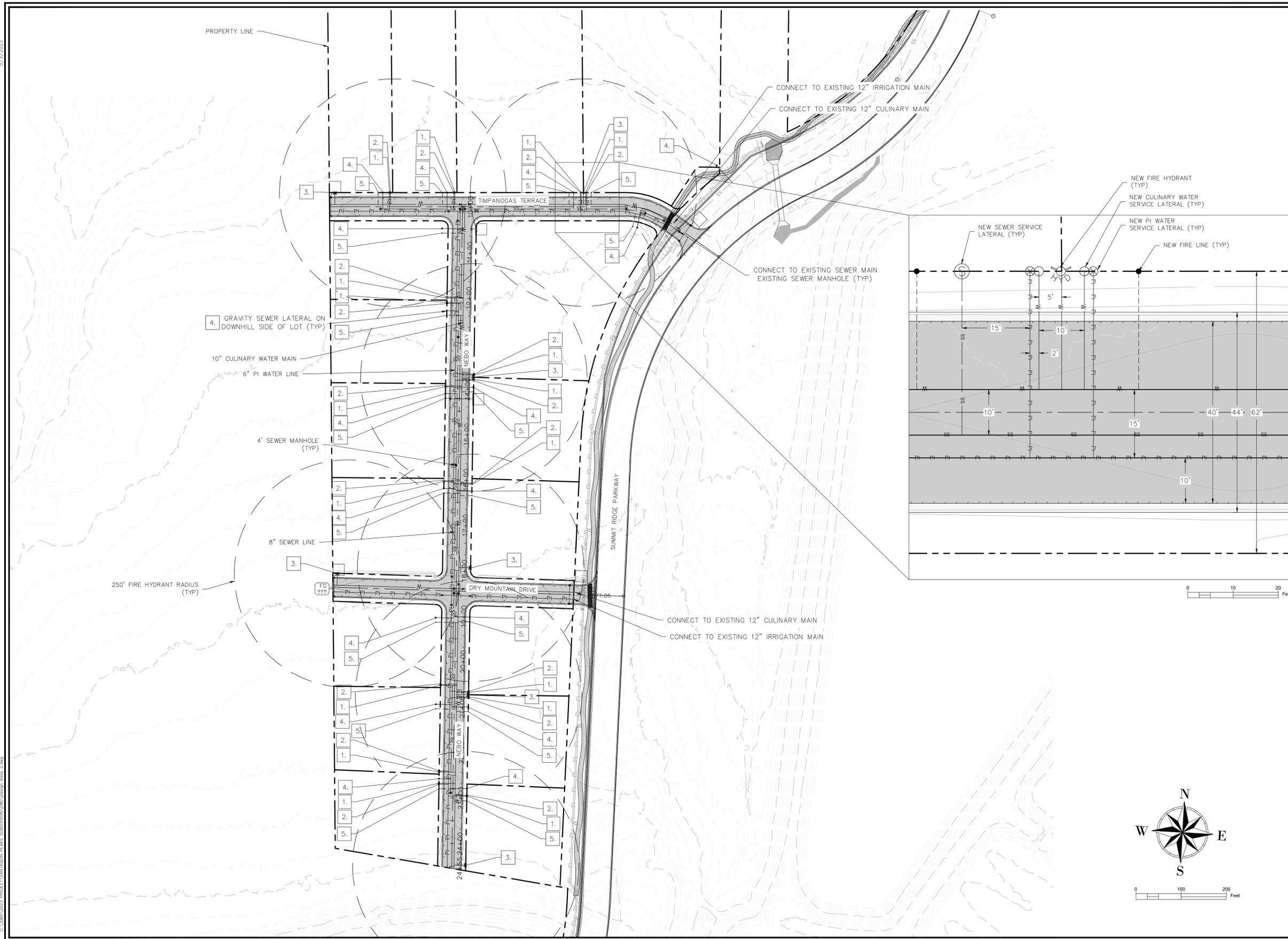
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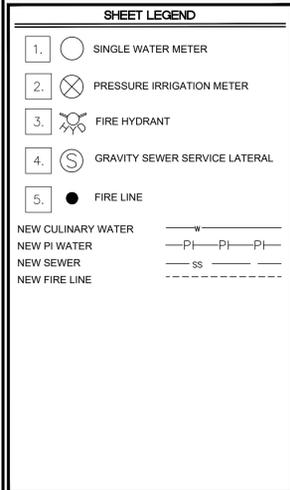
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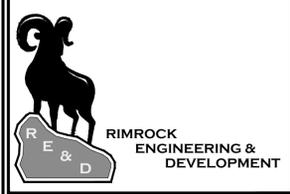
1. THE DEVELOPER AND GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM 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.

2. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.



PLAN REVISIONS

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 Q&A: JNS

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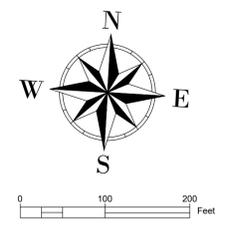
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SHEET NAME
OVERALL UTILITY PLAN

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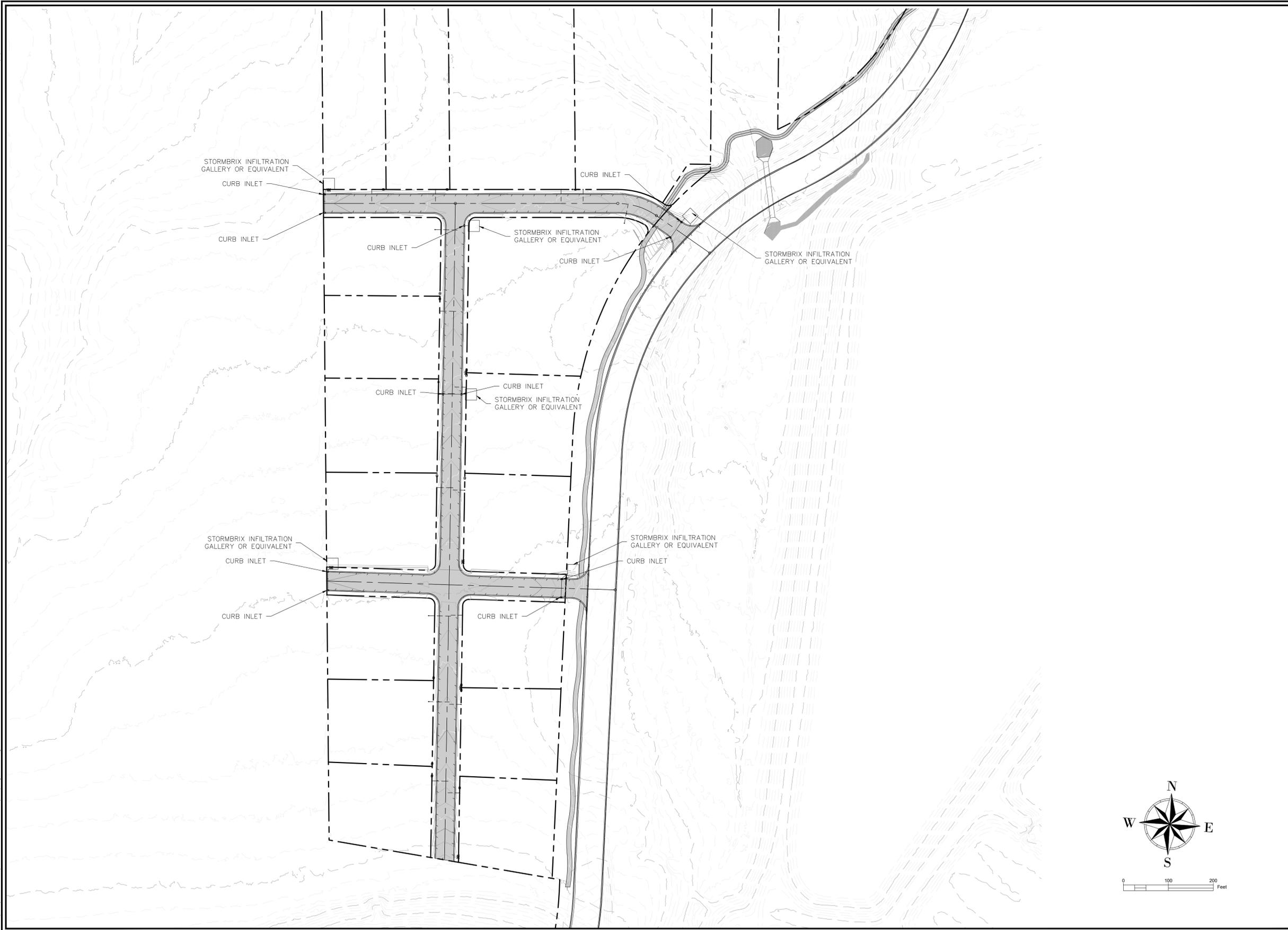
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5/17/2023

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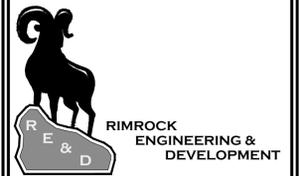
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SHEET LEGEND

PLAN REVISIONS

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 Q&A: JNS

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PROJECT NAME

SANTAQUIN PEAKS INDUSTRIAL PARK

SHEET NAME

OVERALL STORMWATER PLAN

PLAN SUBMITTAL: PRELIMINARY

REVIEW SET 5/3/23

SHEET NUMBER
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5/3/2023

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PLAN REVISIONS

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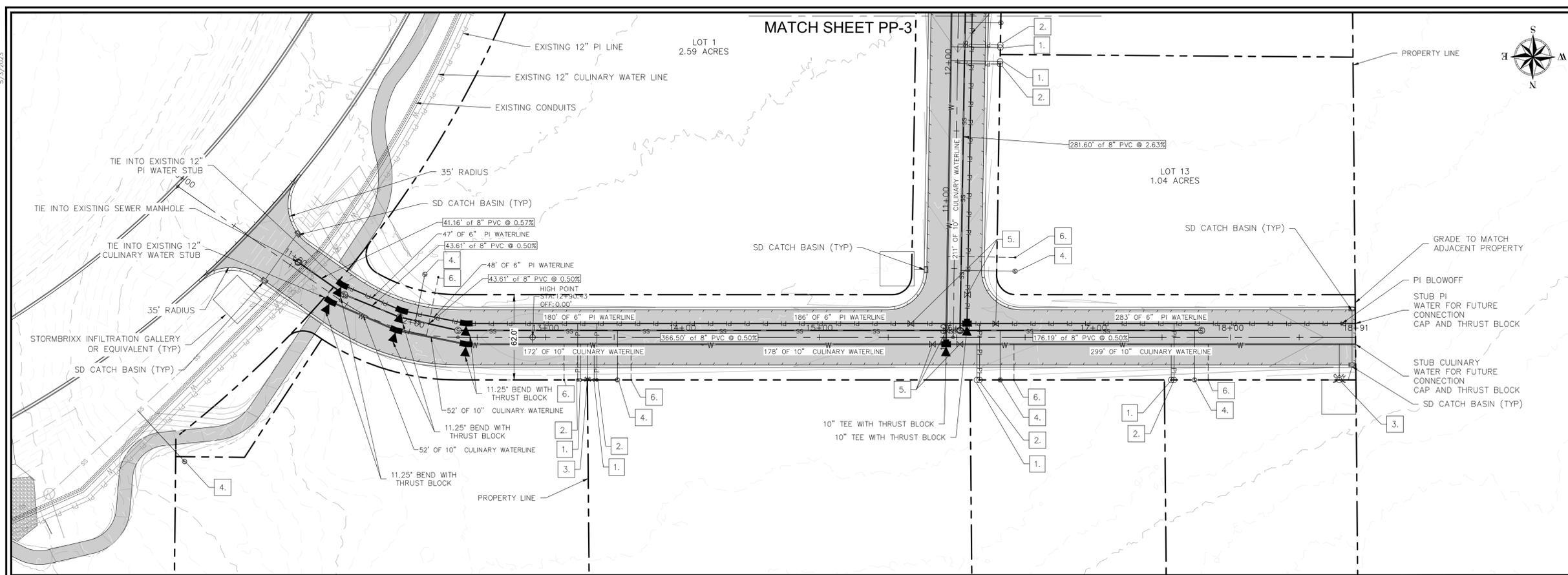
SIGNAGE PLAN

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REVIEW SET
5/3/23

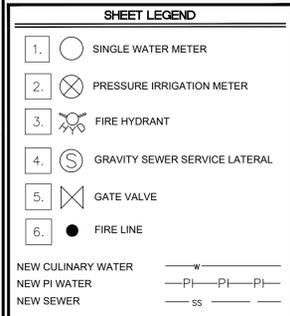
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5/7/2023 PROJECT: SANTAQUIN PEAKS SUBDIVISION (CADD) SHEET: 2 OF 2



SHEET NOTES

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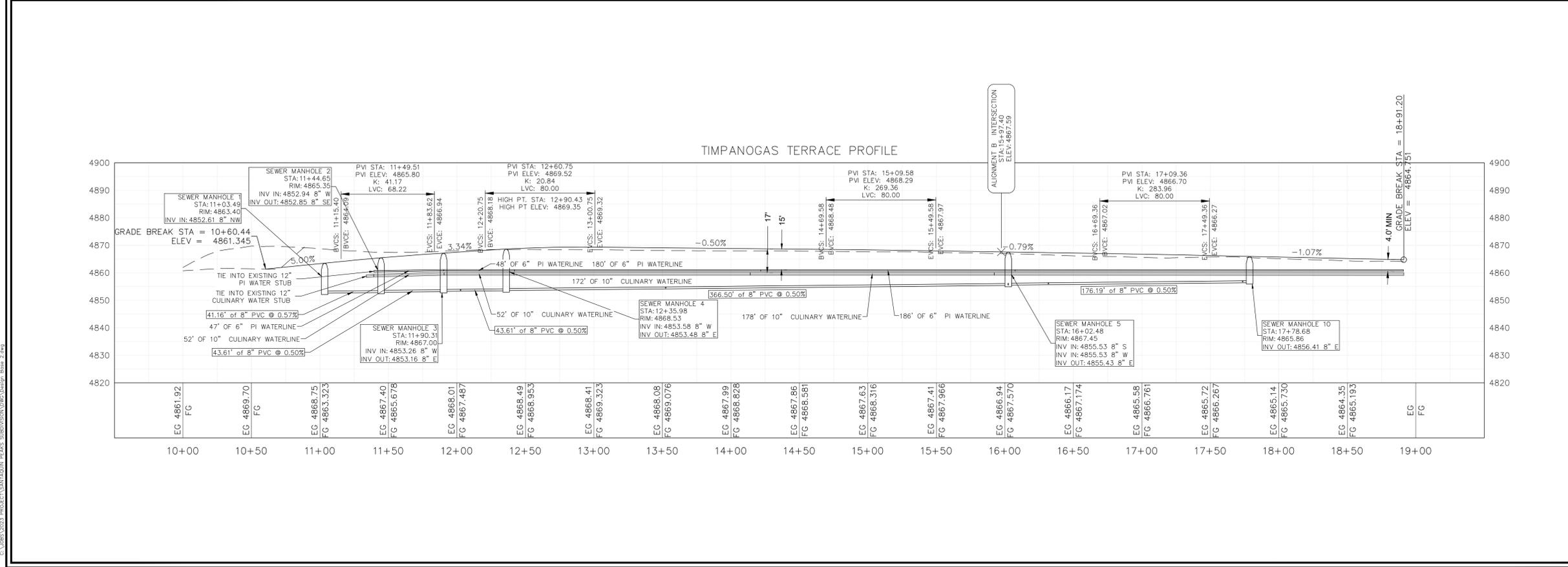
SANTAQUIN PEAKS INDUSTRIAL PARK

PLAN AND PROFILE

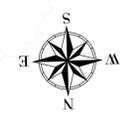
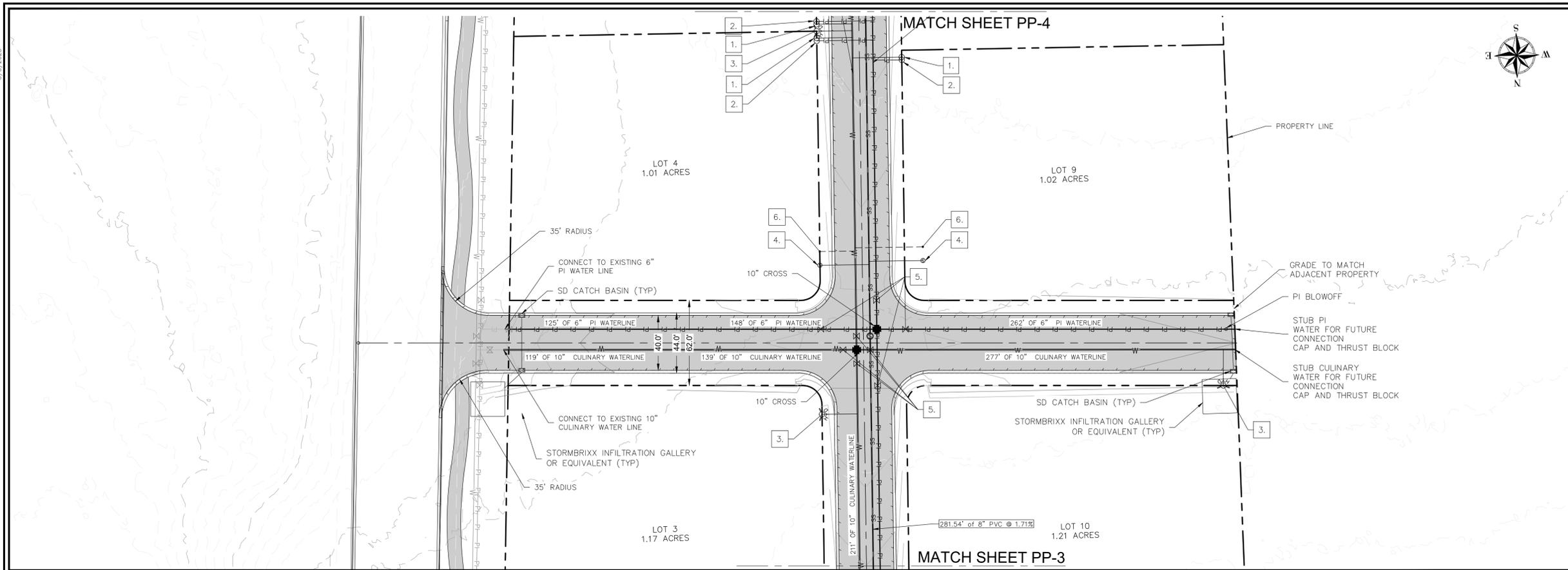
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REVIEW SET 5/3/23

SHEET NUMBER **PP-1**



5/17/2023



SHEET NOTES

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SHEET LEGEND

1.		SINGLE WATER METER
2.		PRESSURE IRRIGATION METER
3.		FIRE HYDRANT
4.		GRAVITY SEWER SERVICE LATERAL
5.		GATE VALVE
6.		FIRE LINE

NEW CULINARY WATER — W —

NEW PI WATER — PI — PI — PI —

NEW SEWER — SS —

PLAN REVISIONS

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PROJECT NAME

SANTAQUIN PEAKS INDUSTRIAL PARK

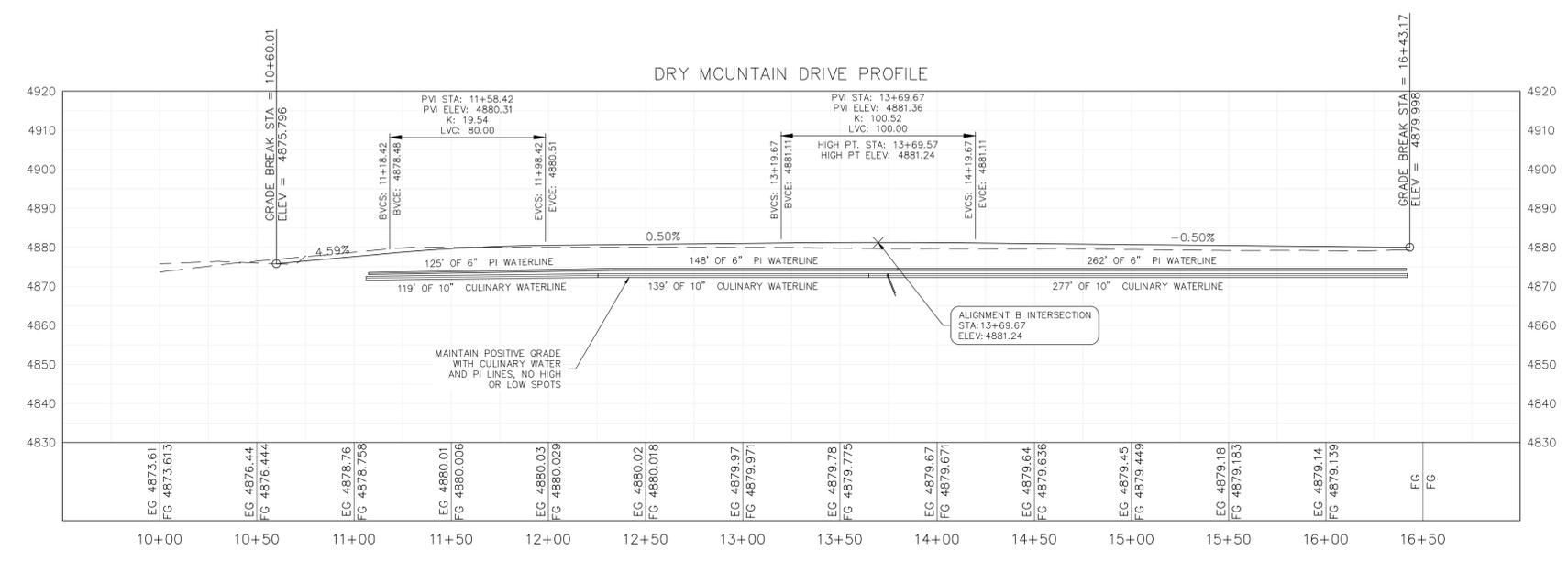
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PLAN AND PROFILE

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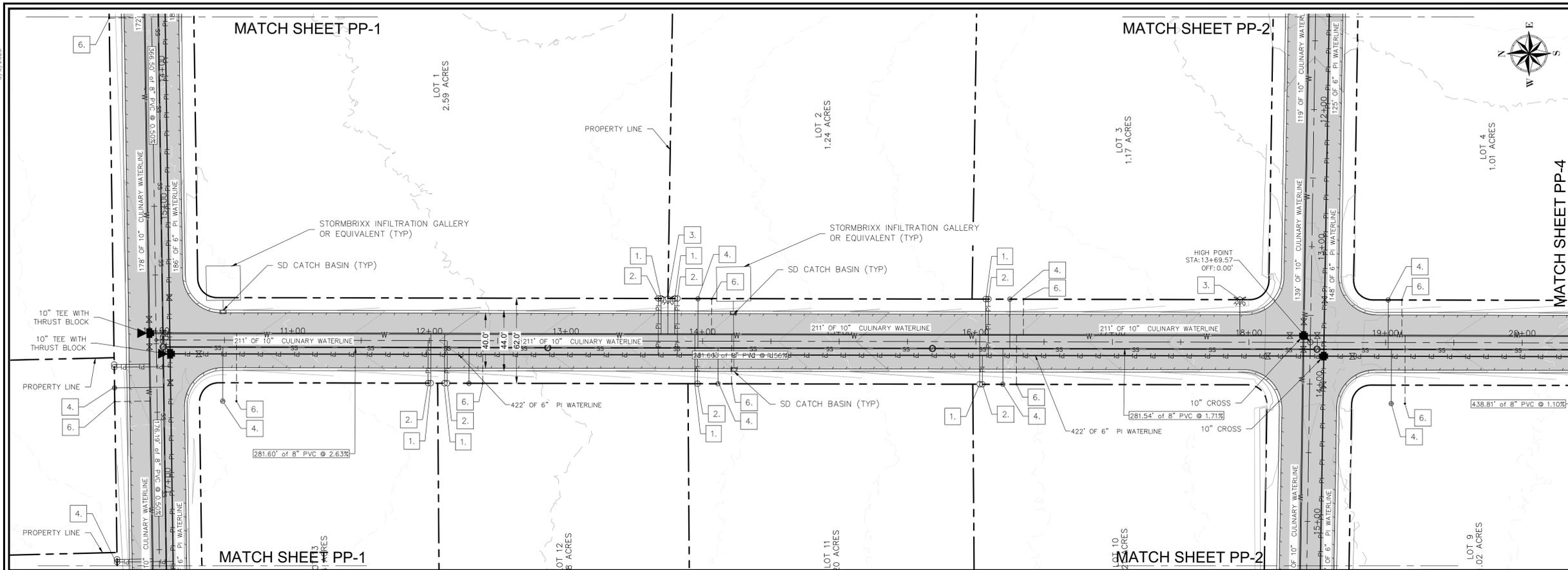
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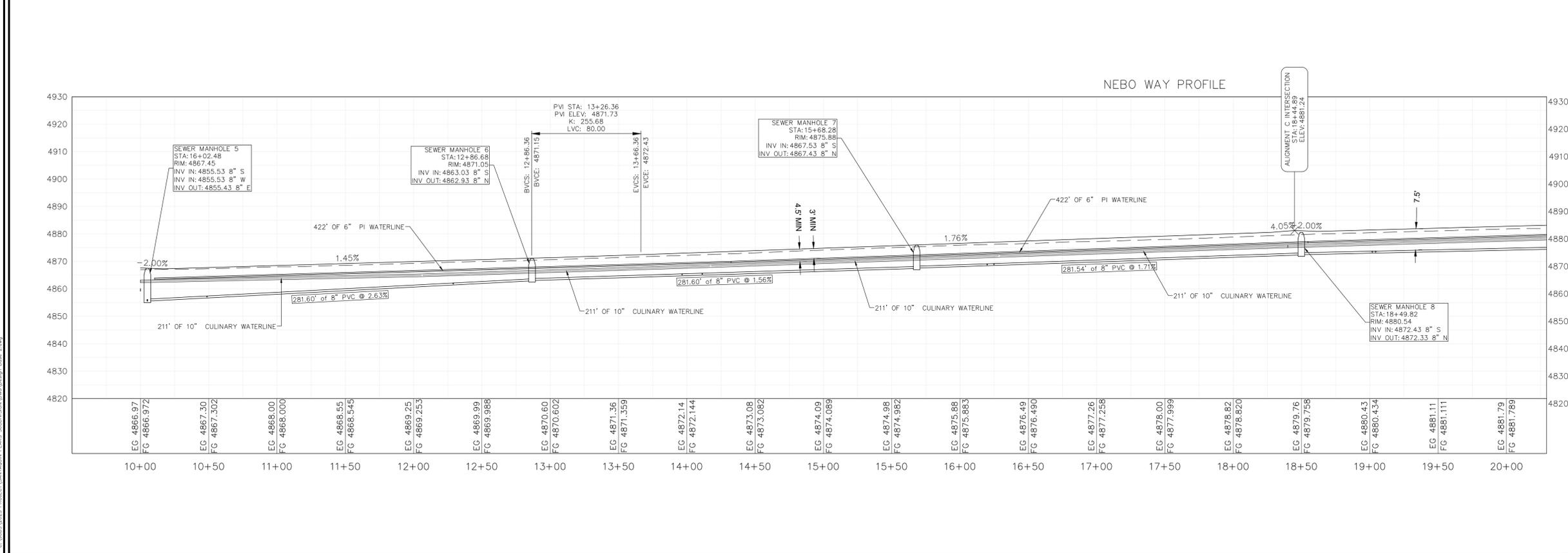
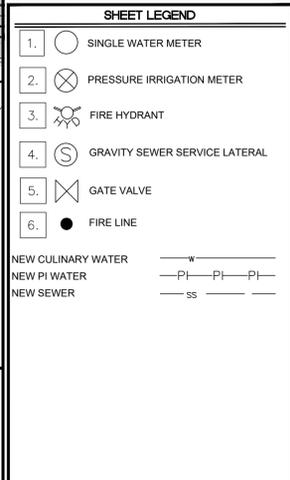
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5/7/2023 PROJECT: SANTAQUIN PEAKS SUBDIVISION (DWG) Design: Bbar 2.dwg



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PLAN REVISIONS

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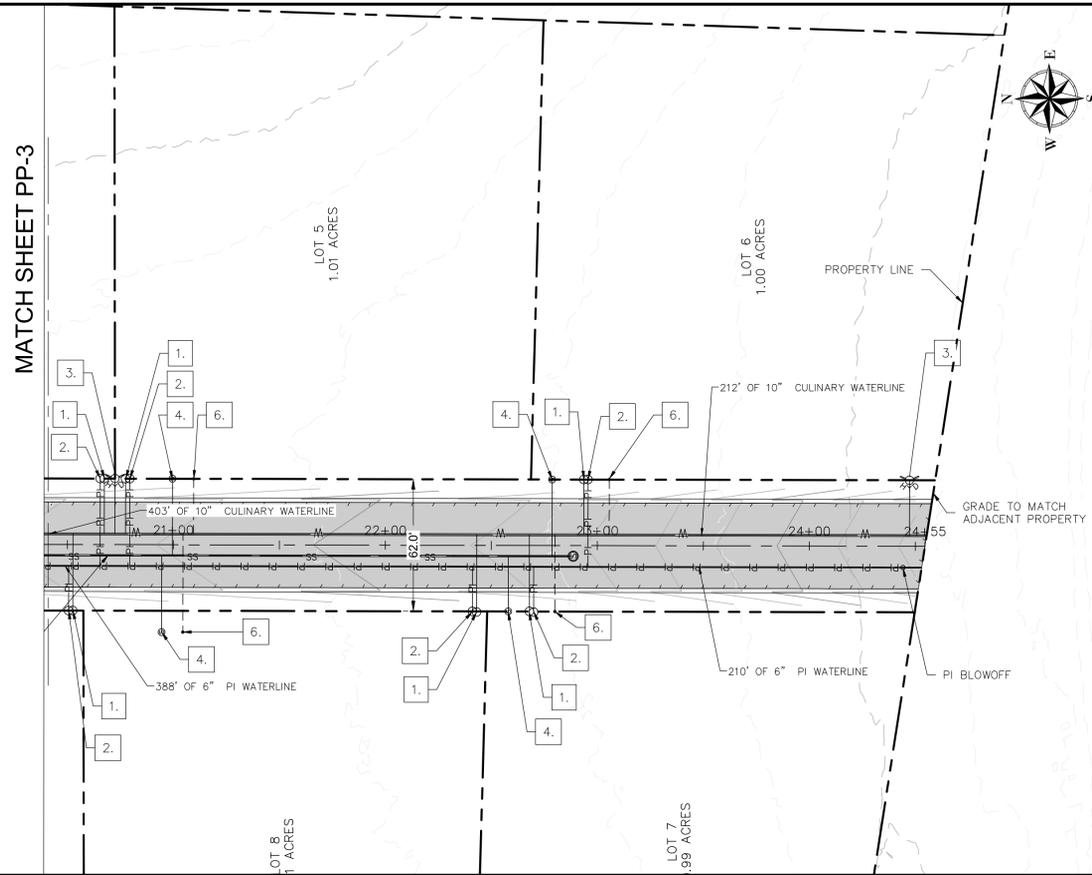
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PLAN AND PROFILE

PLAN SUBMITTAL: PRELIMINARY

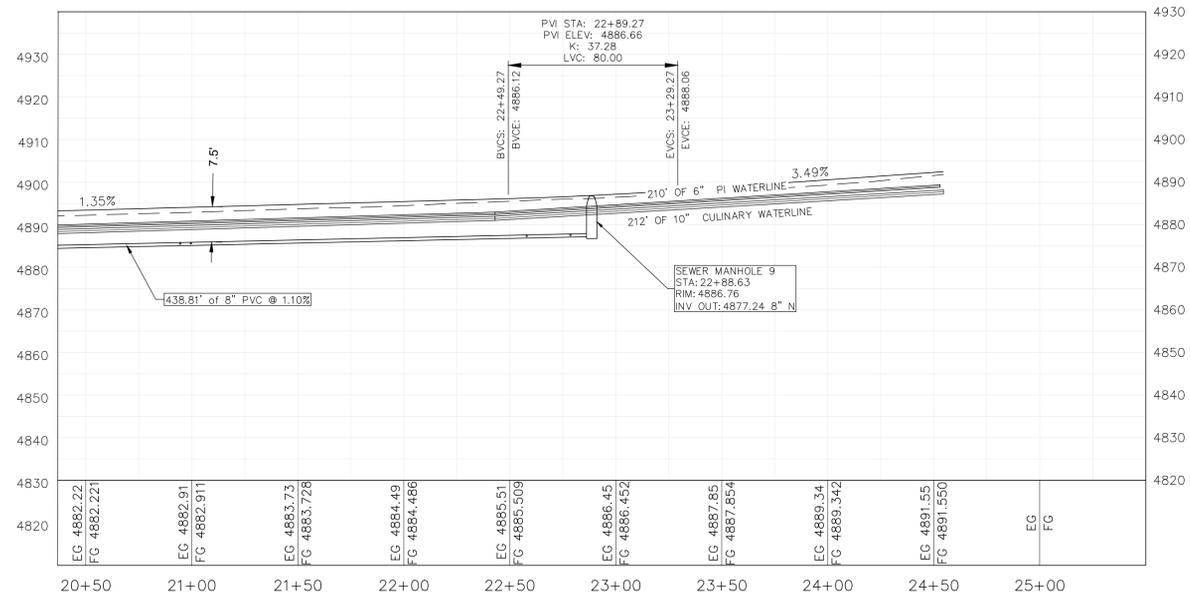
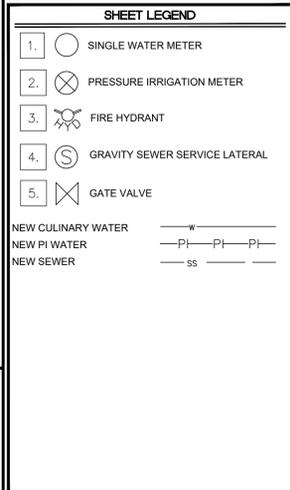
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SHEET NUMBER **PP-3**



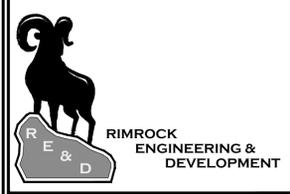
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PLAN REVISIONS

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 Q&A: JNS

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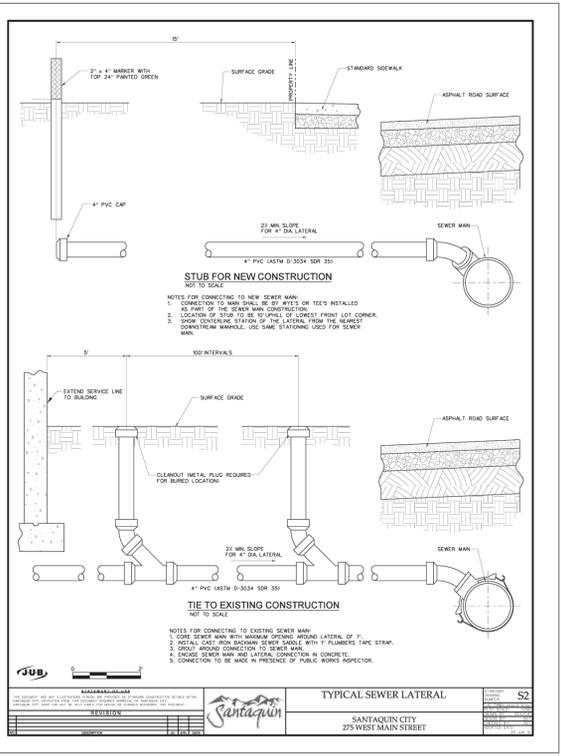
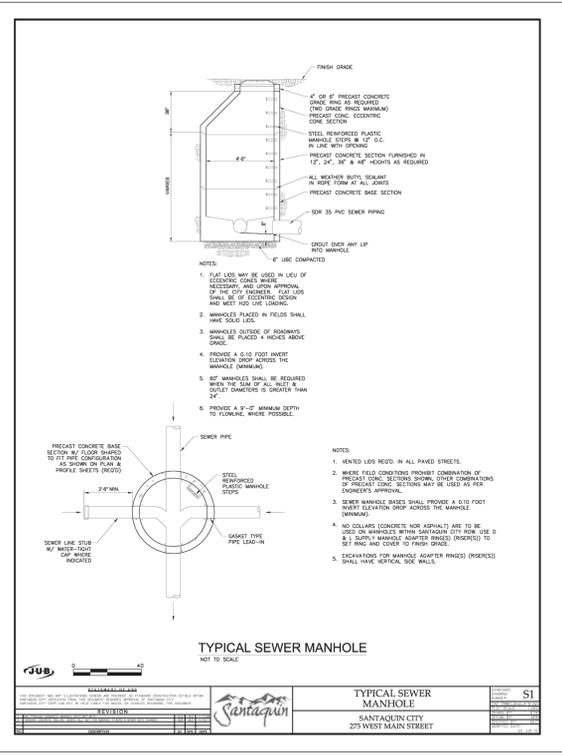
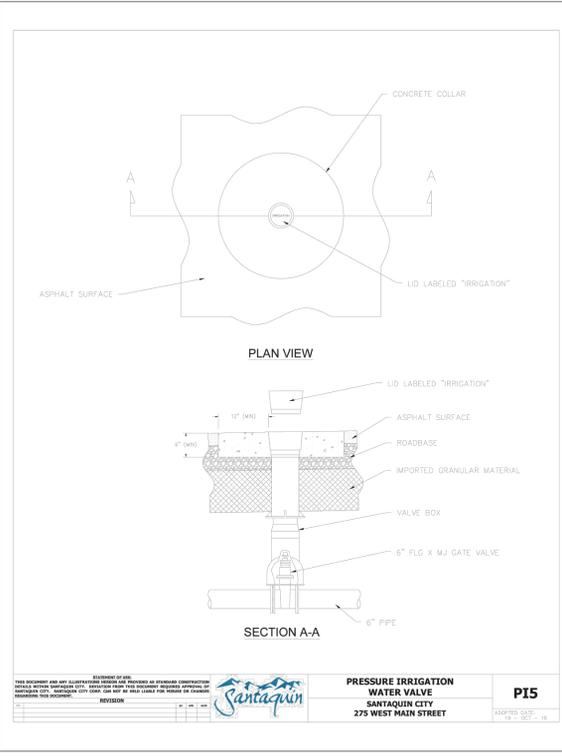
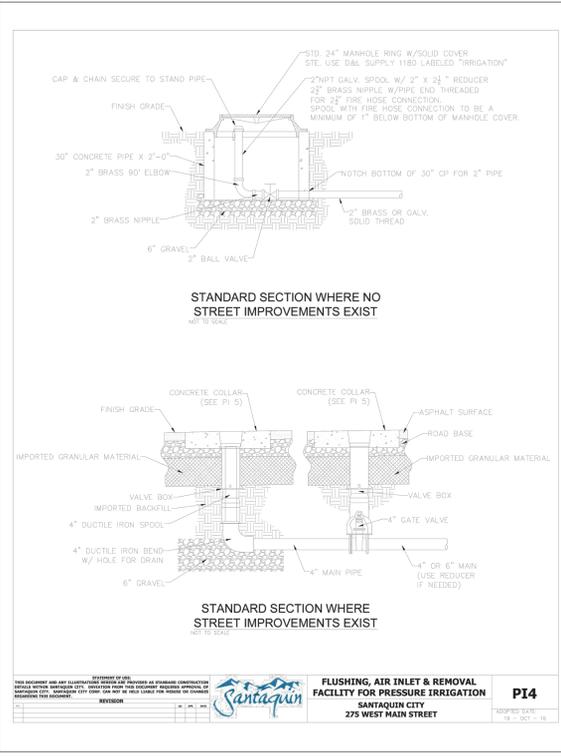
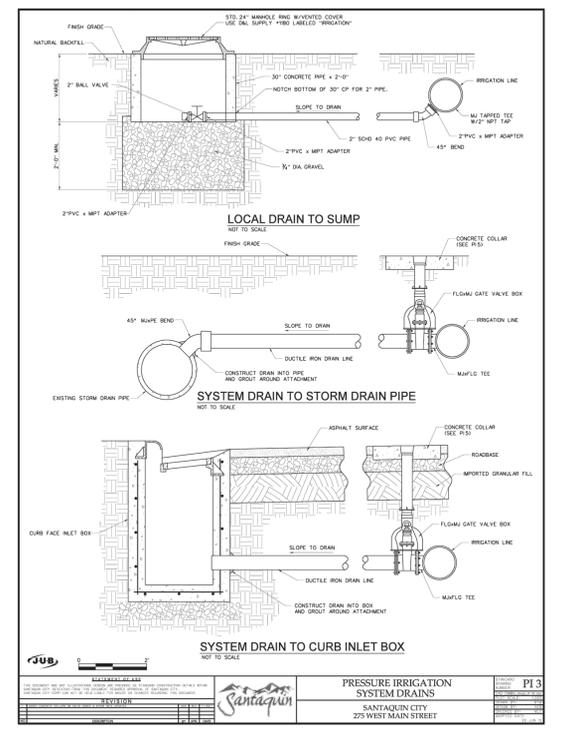
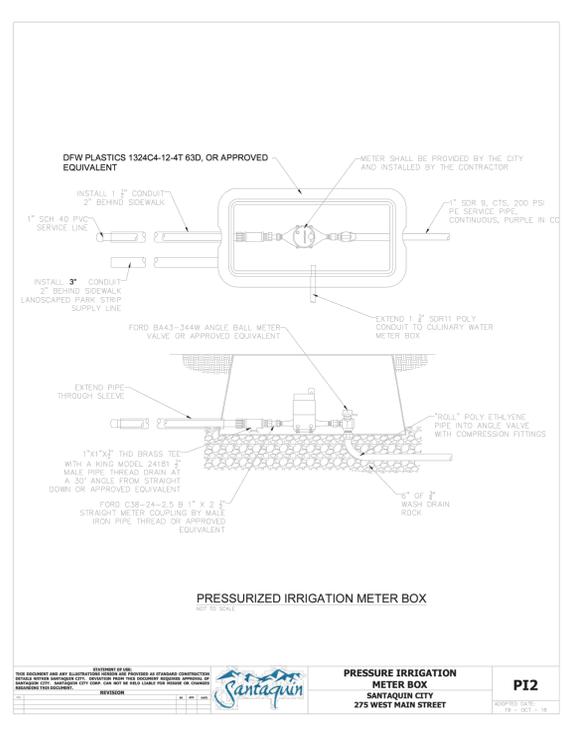
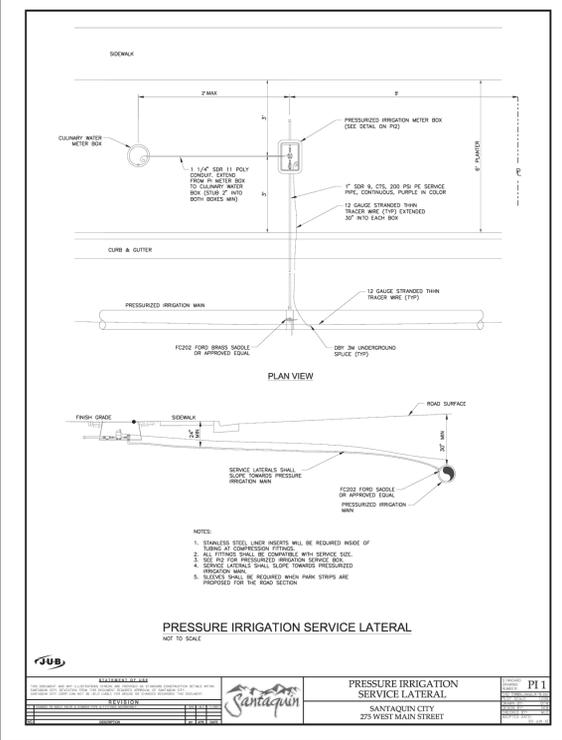
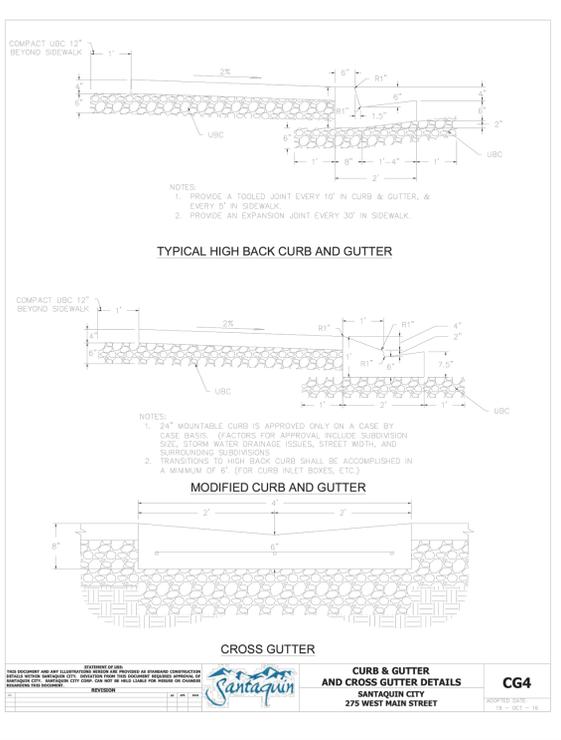
PROJECT NAME
SANTAQUIN PEAKS INDUSTRIAL PARK

SHEET NAME
PLAN AND PROFILE

PLAN SUBMITTAL: PRELIMINARY

REVIEW SET
 5/3/23

SHEET NUMBER
PP-4



SHEET NOTES

SHEET LEGEND

PLAN REVISIONS

NO.	DATE	DESCRIPTION

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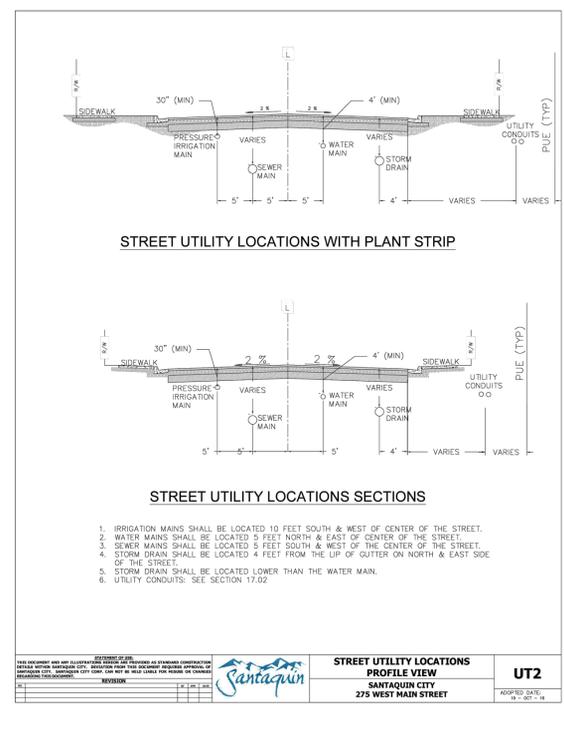
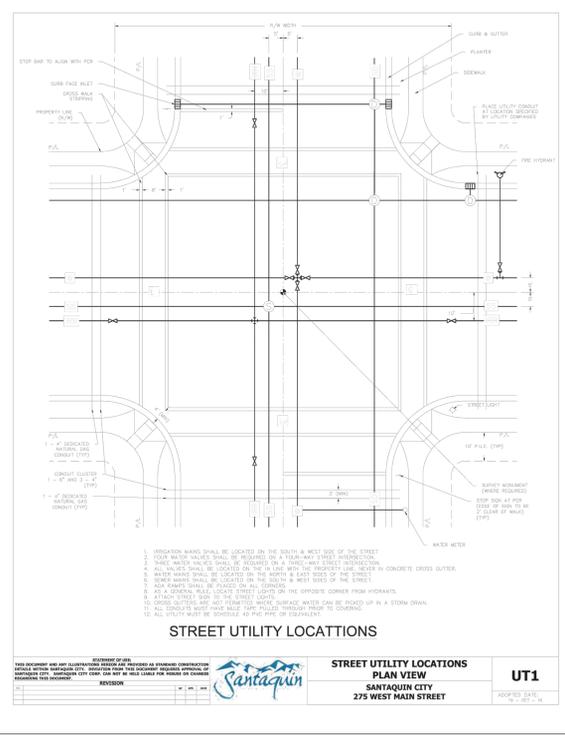
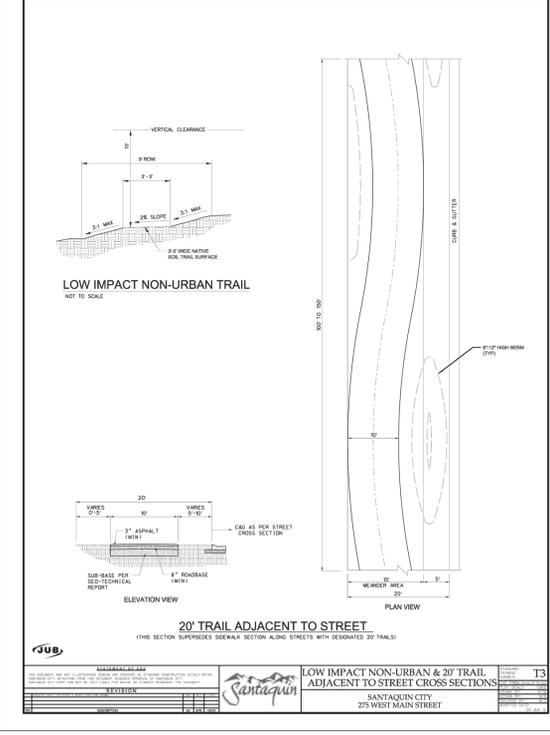
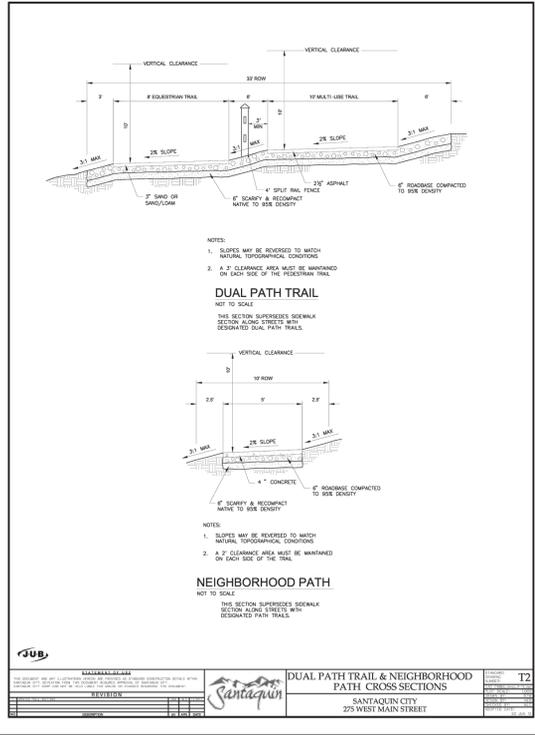
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PROJECT NAME
SANTAQUIN PEAKS INDUSTRIAL PARK

SHEET NAME
DETAILS

PLAN SUBMITTAL: PRELIMINARY

REVIEW SET 5/3/23 **SHEET NUMBER D1.1**



SHEET NOTES

SHEET LEGEND

PLAN REVISIONS

A.	
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CALL BLUE STAKES PRIOR TO DIGGING

PROJECT NAME
SANTAQUIN PEAKS INDUSTRIAL PARK

SHEET NAME
DETAILS

PLAN SUBMITTAL: PRELIMINARY

REVIEW SET 5/3/23 | **SHEET NUMBER D1.2**

