

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.

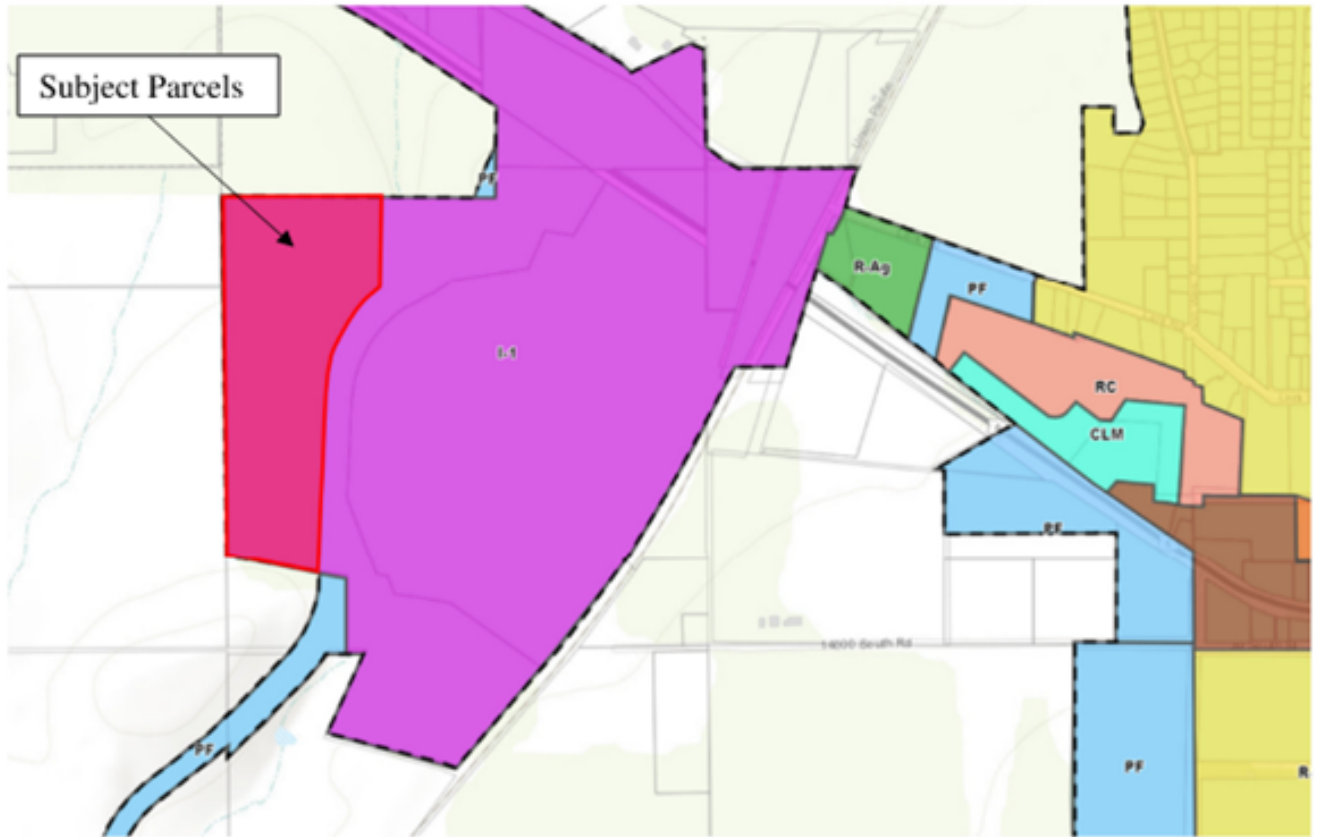
Recommended Subdivision Motion: “Motion to recommend approval of the Santaquin Peaks Subdivision with the following condition:

- All redlines be addressed.

Attachments:

1. Vicinity/Zoning Map
2. Preliminary Plan

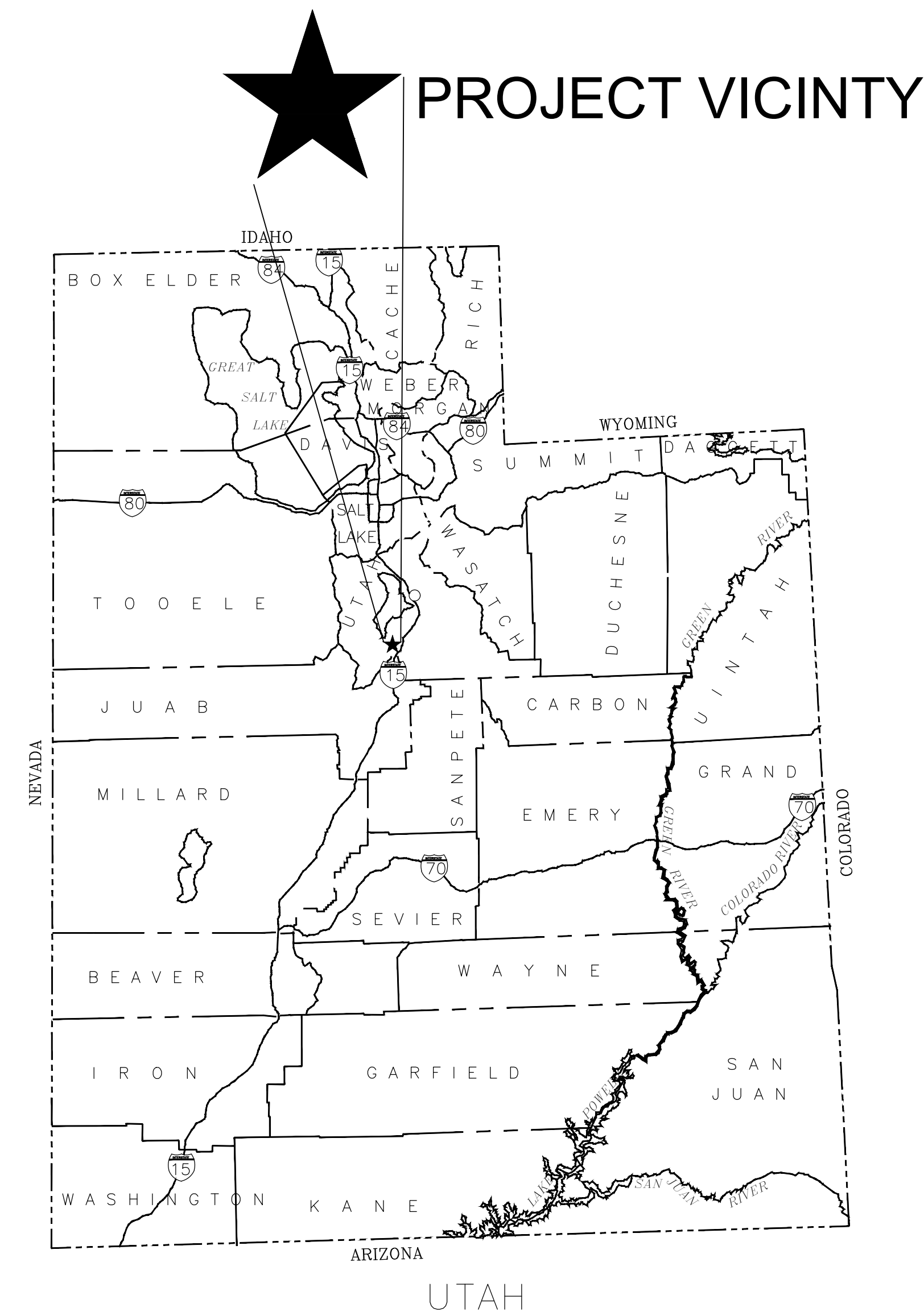
Attachment 1: Vicinity/Zoning Map



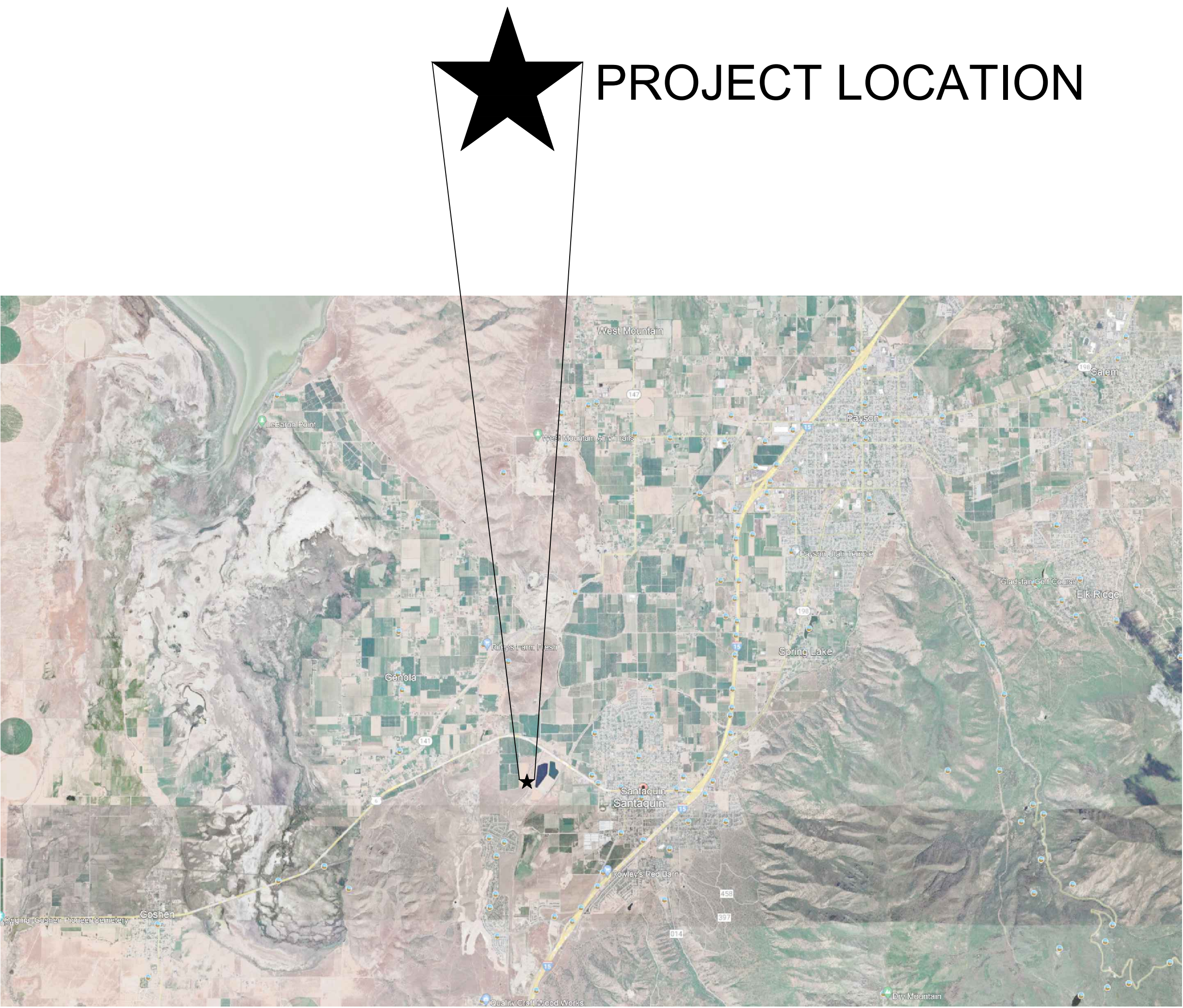
5/3/2023

SANTAQUIN PEAKS INDUSTRIAL PARK

SANTAQUIN, UTAH
MAY 2023



PROJECT VICINTY MAP
NTS



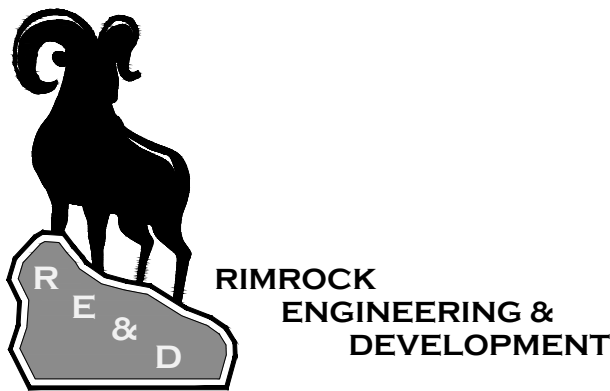
PROJECT LOCATION MAP
NTS

PROJECT LOCATION

SHEET INDEX

TITLE PAGE	TITLE
SHEET INDEX	INDEX
PHASE PLAN	PHASE
OVERALL SITE PLAN	1.0
OVERALL UTILITY PLAN	1.1
OVERALL STORM WATER PLAN	1.2
SIGNAGE PLAN	1.3
PLAN AND PROFILE	PP-1 THRU PP-4
DETAILS	D1.1-D1.2

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.

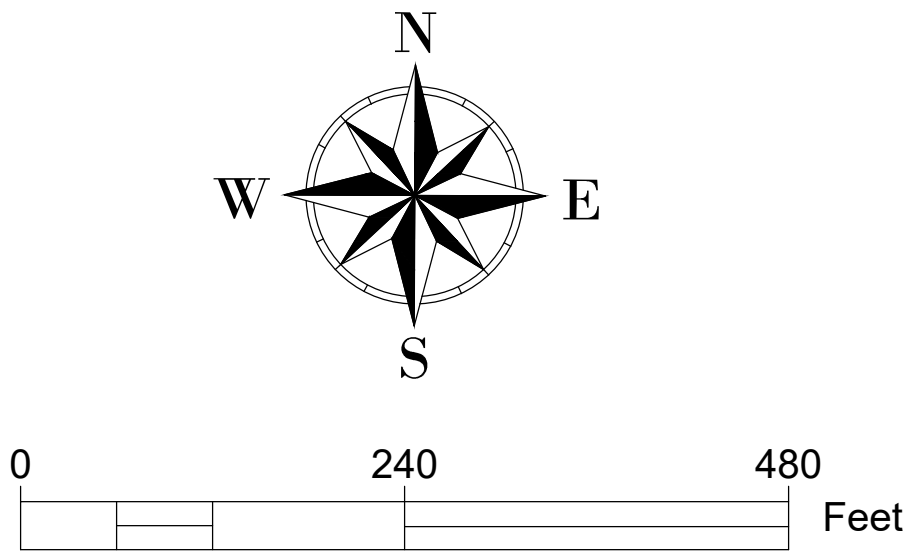


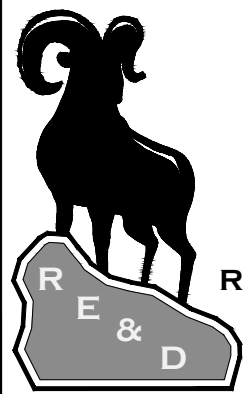
PREPARED BY :
**RIMROCK ENGINEERING &
DEVELOPMENT**

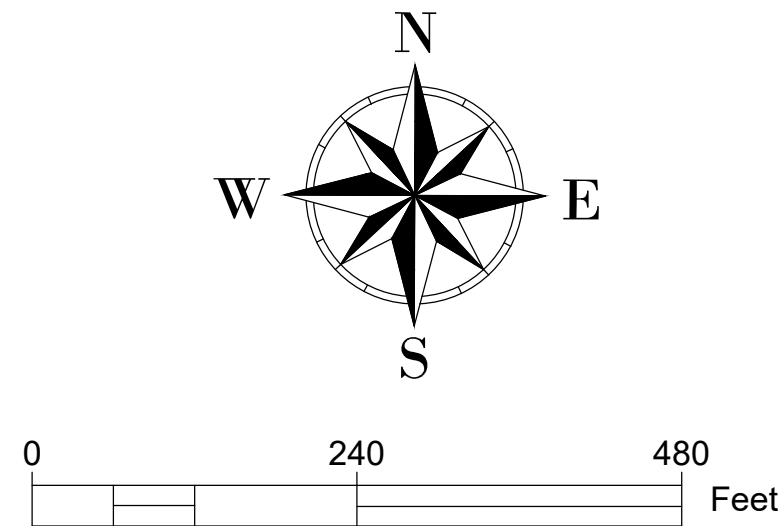
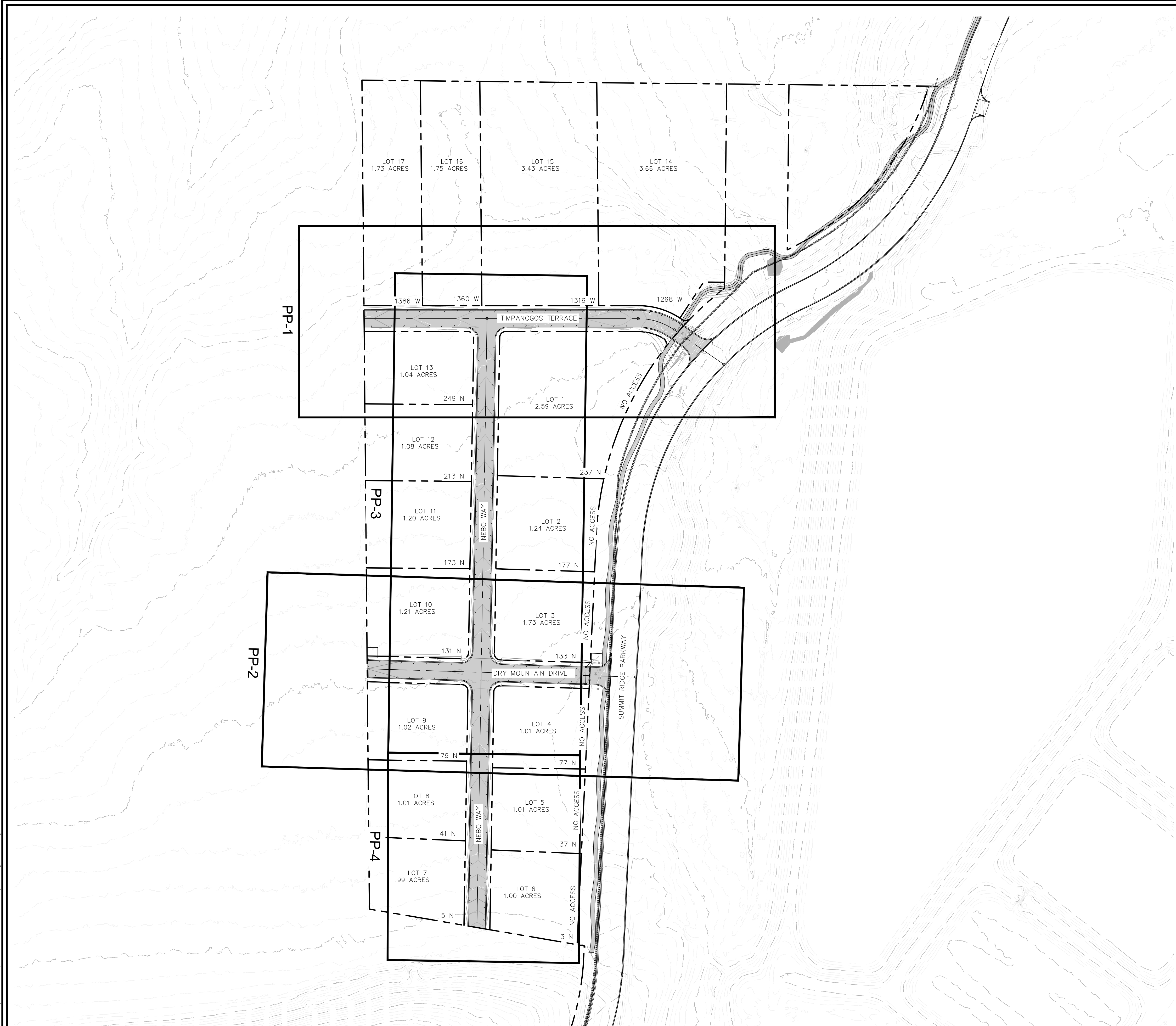
CONTACT: JOE SANTOS

5/3/2023

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SHEET NOTES	
1.	
SHEET LEGEND	
PLAN REVISIONS	
A.	
 RIMROCK ENGINEERING & DEVELOPMENT	
CAD TECH: CRS DESIGNER: CRS Q&A: JNS	CALL BLUE STAKES PRIOR TO DIGGING
PROJECT NAME	
SANTAQUIN PEAKS INDUSTRIAL PARK	
SHEET NAME	
OVERALL SITE	
PLAN SUBMITTAL:	PRELIMINARY
REVIEW SET 5/3/23	SHEET NUMBER 1.0



SHEET NOTES

1.

SHEET LEGEND

PLAN REVISIONS

A.



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CAD TECH: CRS
DESIGNER: CRS
Q&A: JNS

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TO DIGGING**

PROJECT NAME

**SANTAQUIN PEAKS
INDUSTRIAL PARK**

SHEET NAME

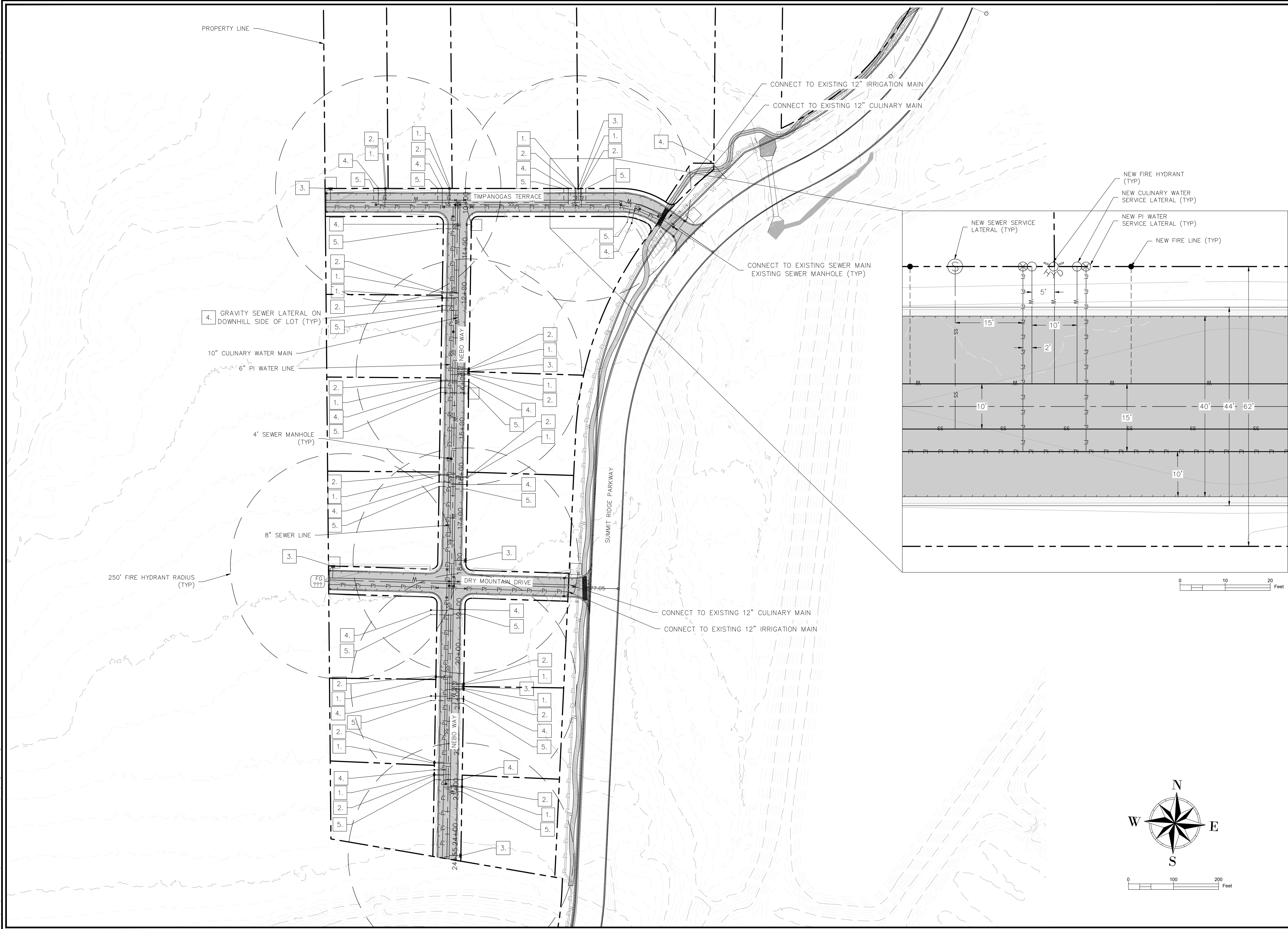
INDEX

PLAN SUBMITTAL: PRELIMINARY

**REVIEW SET
5/3/23**

SHEET NUMBER

INDEX



SHEET NOTES

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.

SHEET LEGEND

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

NEW CULINARY WATER
NEW PI WATER
NEW SEWER
NEW FIRE LINE

PLAN REVISIONS

A.	



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PROJECT NAME

SANTAQUIN PEAKS
INDUSTRIAL PARK

SHEET NAME

OVERALL UTILITY
PLAN

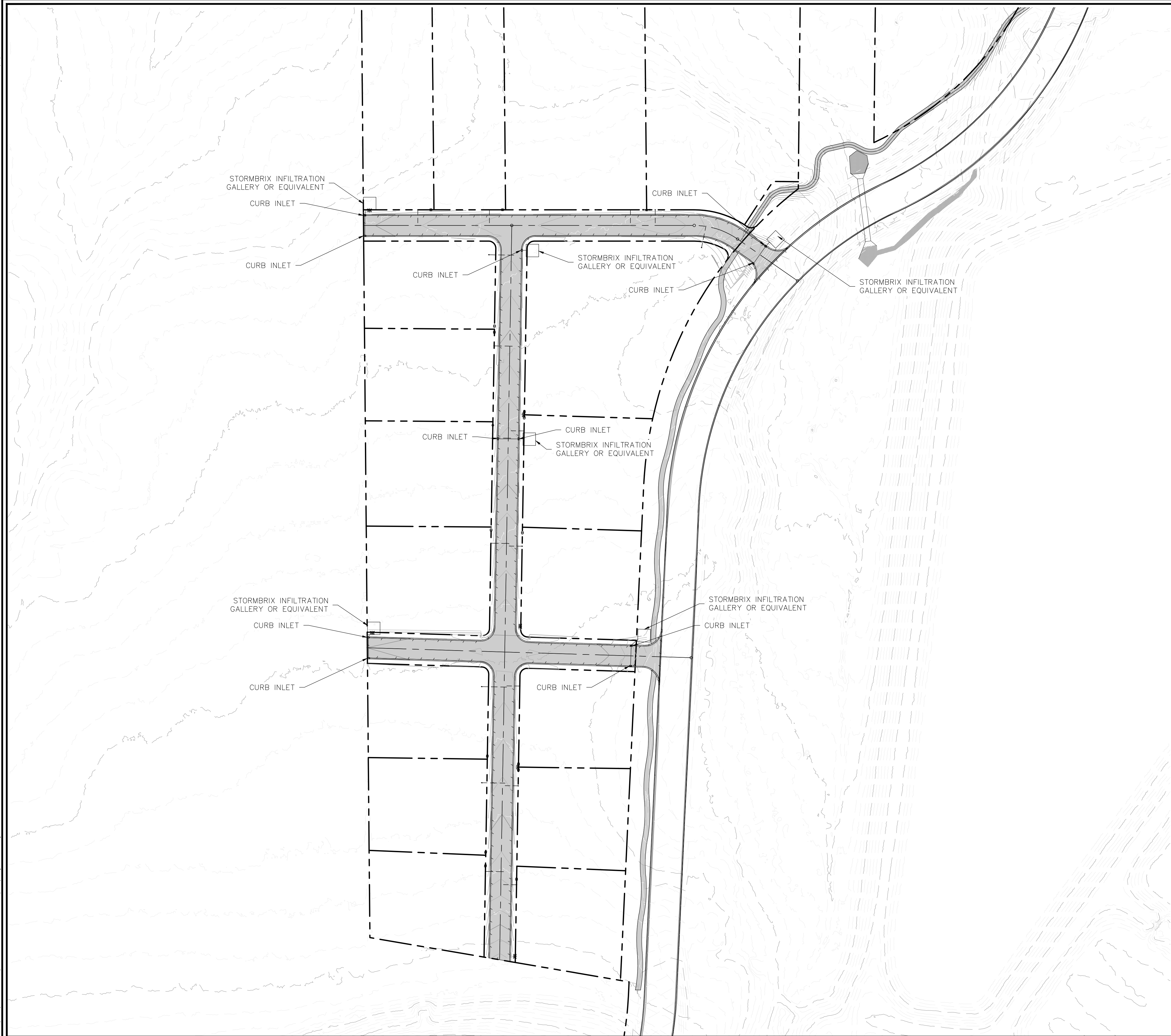
PLAN SUBMITTAL: PRELIMINARY

REVIEW SET
5/3/23

SHEET NUMBER
1.1

5/3/2023

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SHEET NOTES

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SHEET LEGEND

PLAN REVISIONS

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PROJECT NAME

**SANTAQUIN PEAKS
INDUSTRIAL PARK**

SHEET NAME

**OVERALL STORMWATER
PLAN**

PLAN SUBMITTAL:

PRELIMINARY

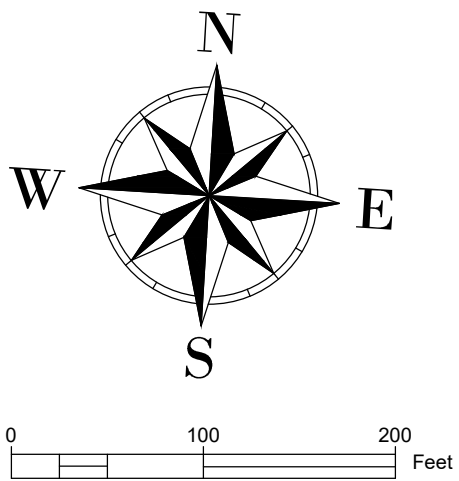
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5/3/23**

SHEET NUMBER

1.2

5/3/2023

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SHEET NOTES

SHEET LEGEND

PLAN REVISIONS

A.	



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**SANTAQUIN PEAKS
INDUSTRIAL PARK**

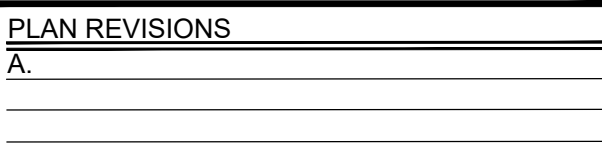
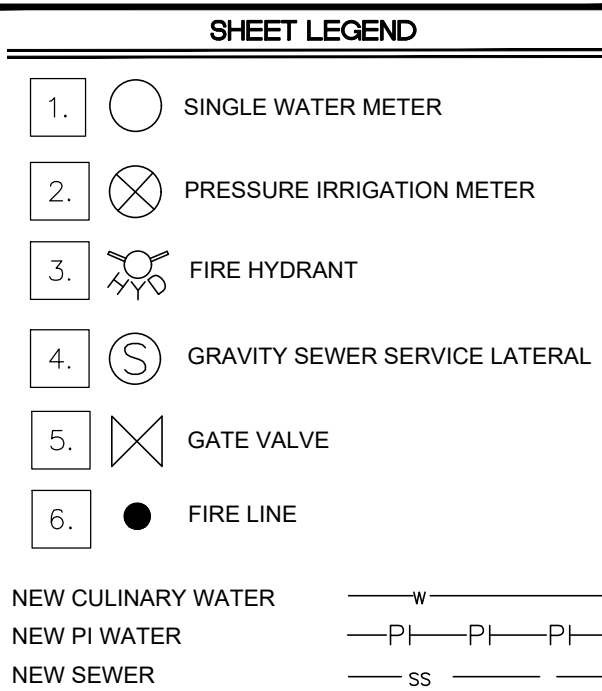
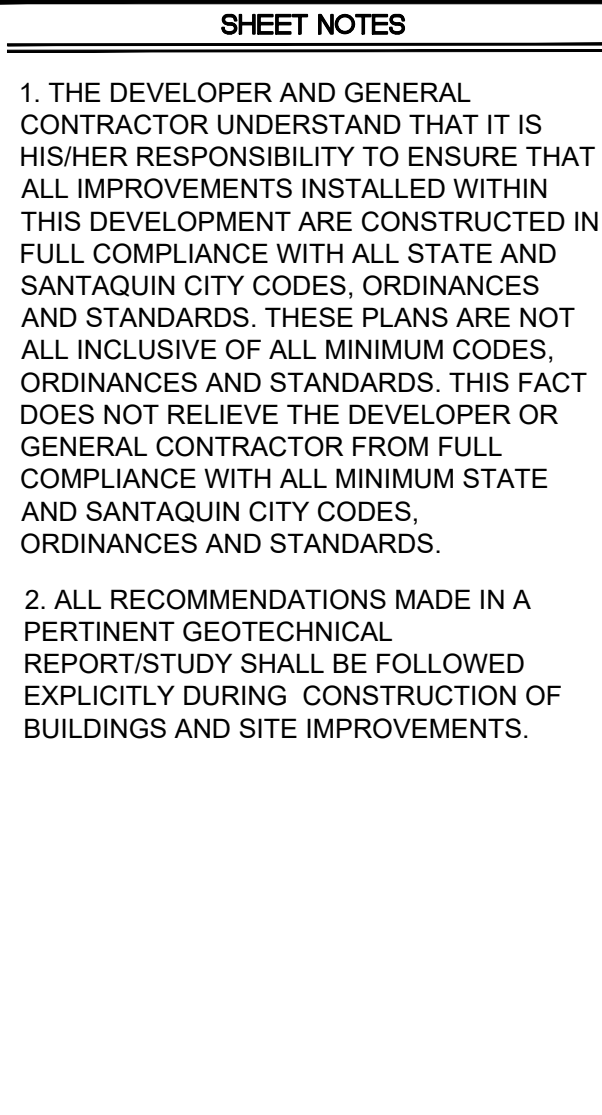
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SIGNAGE PLAN

PLAN SUBMITTAL: PRELIMINARY

**REVIEW SET
5/3/23**

SHEET NUMBER
1.3



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DESIGNER:	CRS	
Q&A:	JNS	

PROJECT NAME

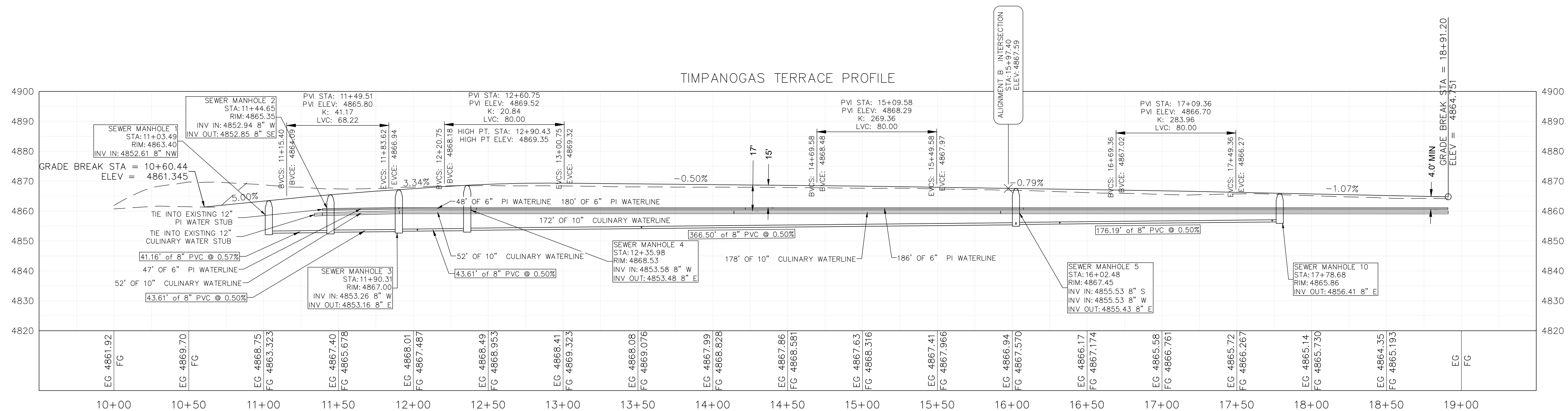
**SANTAQUIN PEAKS
INDUSTRIAL PARK**

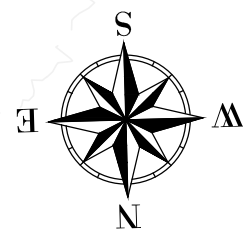
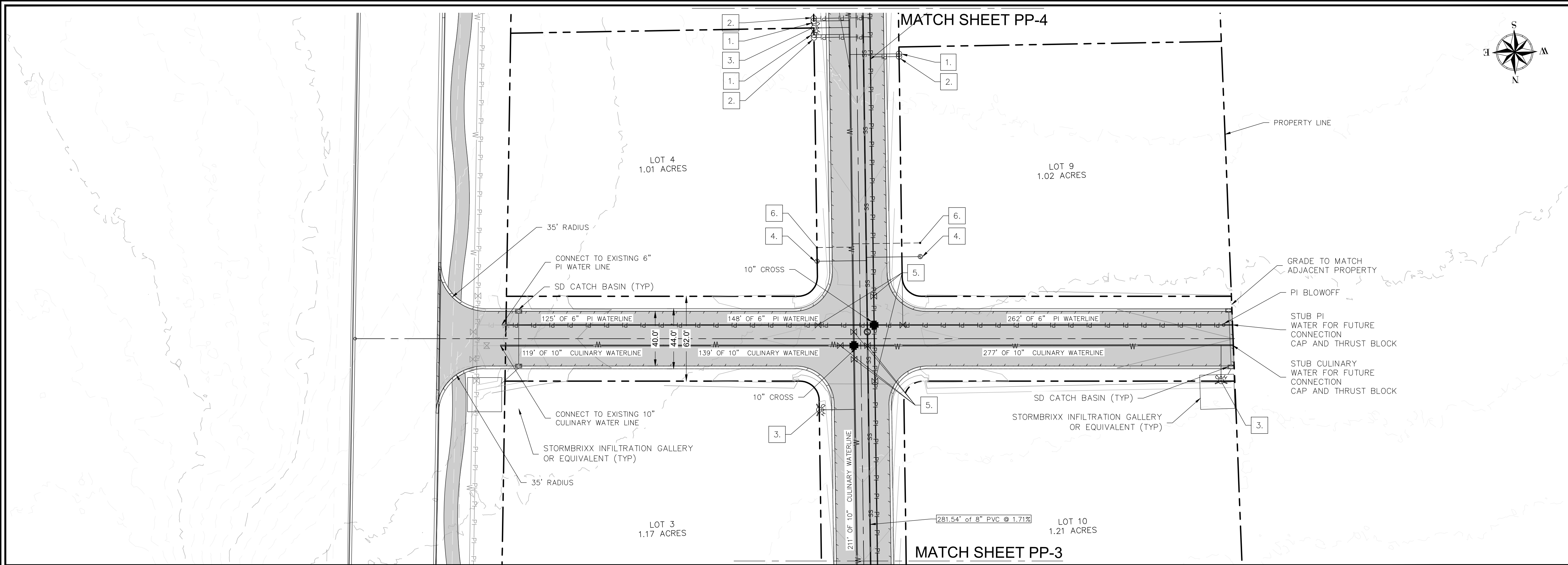
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PLAN AND PROFILE

PLAN SUBMITTAL: PRELIMINARY

REVIEW SET
5/3/23





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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

A.	



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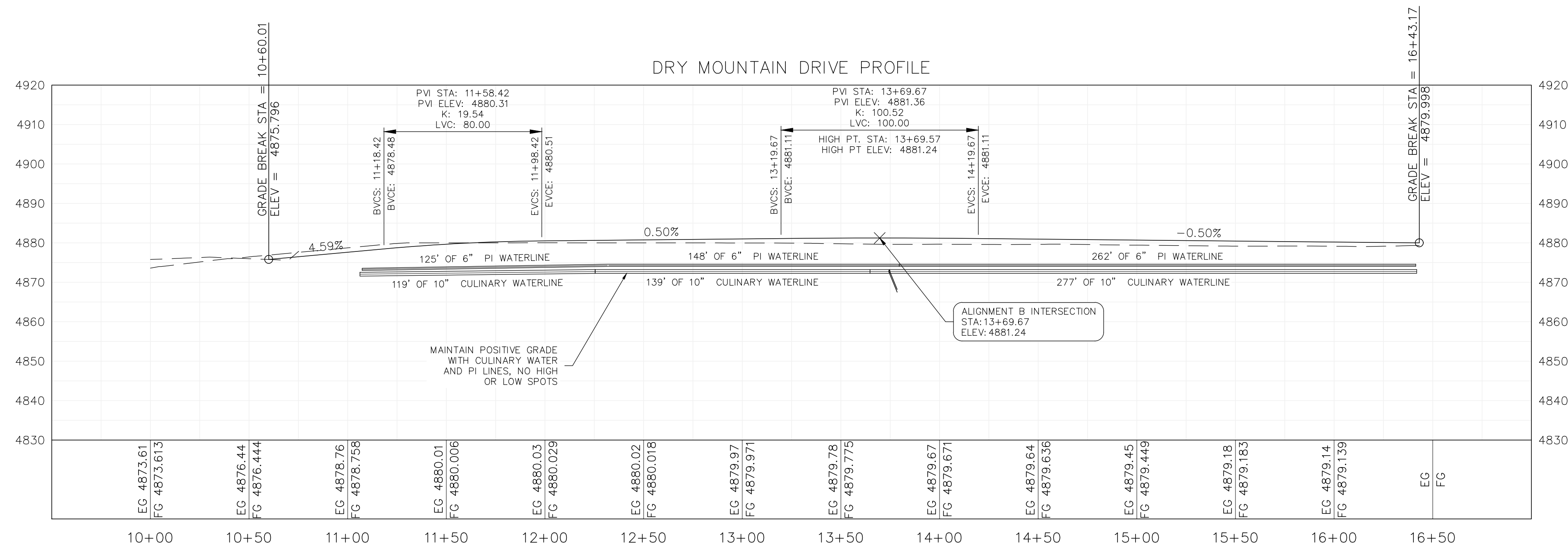
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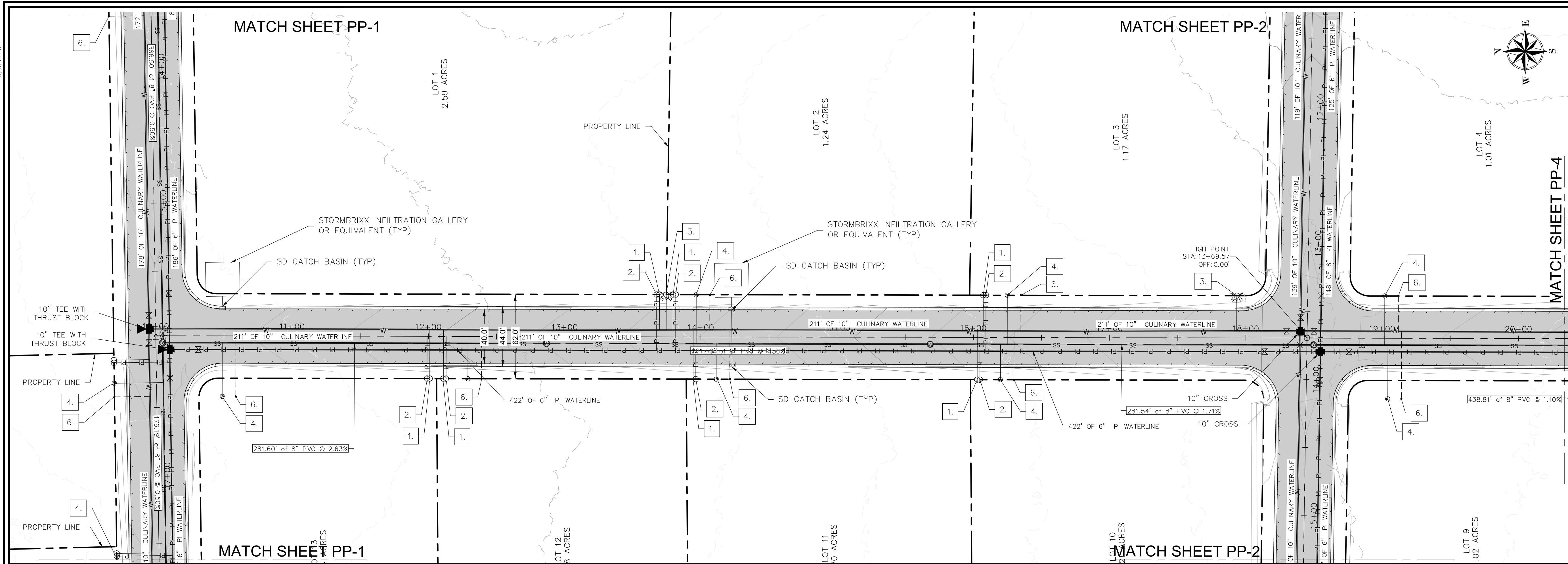
PLAN AND PROFILE

PLAN SUBMITTAL: PRELIMINARY

REVIEW SET
5/3/23

SHEET NUMBER
PP-2



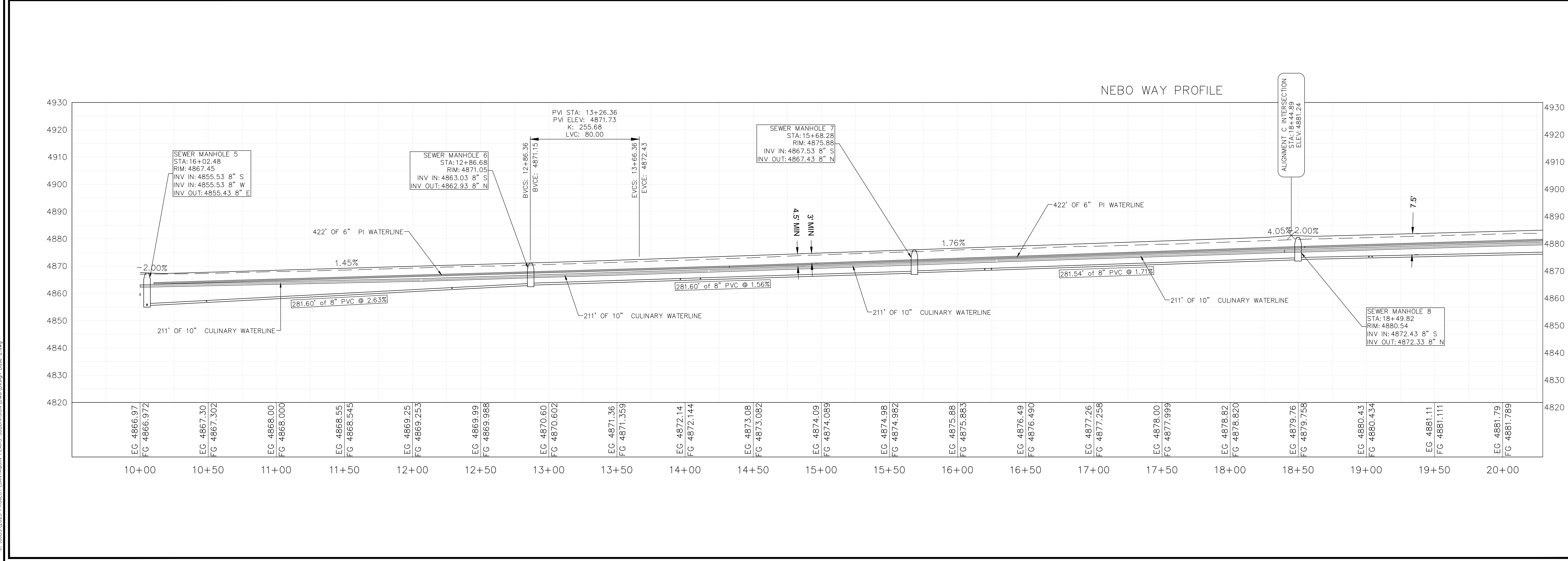


SHEET NOTES

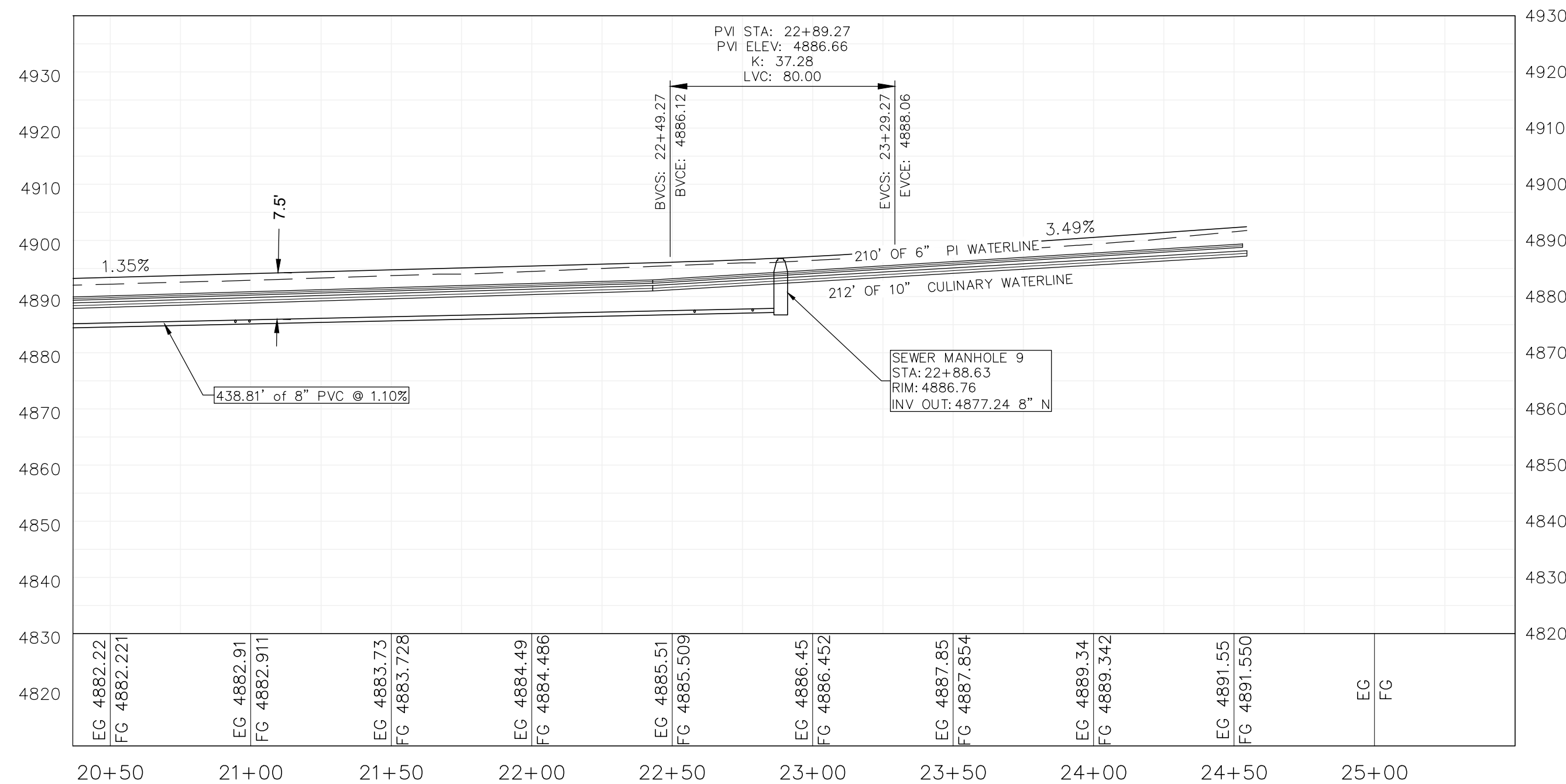
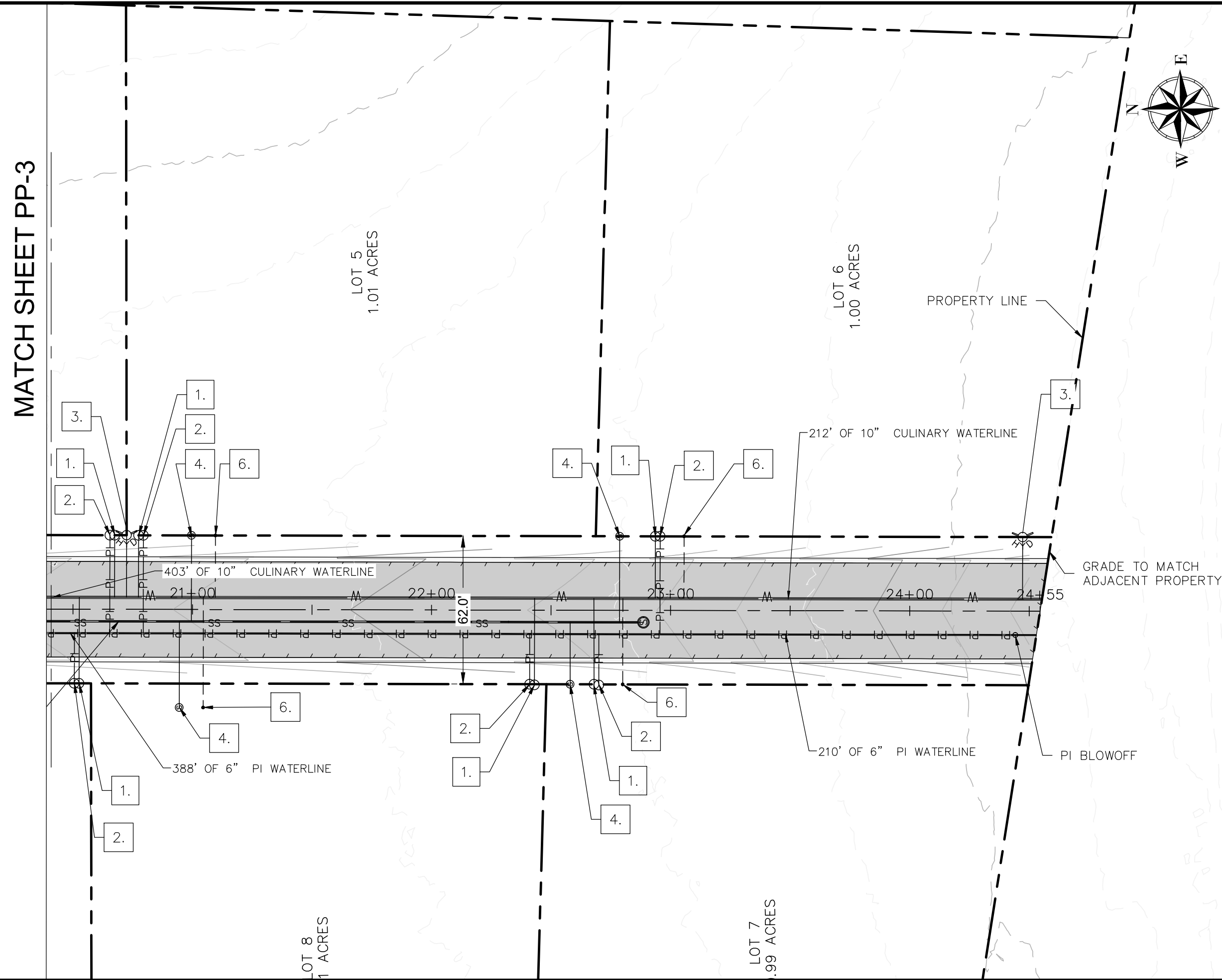
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1.	SINGLE WATER METER
2.	PRESSURE IRRIGATION METER
3.	FIRE HYDRANT
4.	GRAVITY SEWER SERVICE LATERAL
5.	GATE VALVE
6.	FIRE LINE
NEW CULINARY WATER	
NEW PI WATER	
NEW SEWER	



PLAN REVISIONS	
A.	



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NEW CULINARY WATER — W —
NEW PI WATER — PI — PI — PI —
NEW SEWER — SS —

PLAN REVISIONS

A.



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CAD TECH: CRS
DESIGNER: CRS
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 LEGEND



A.

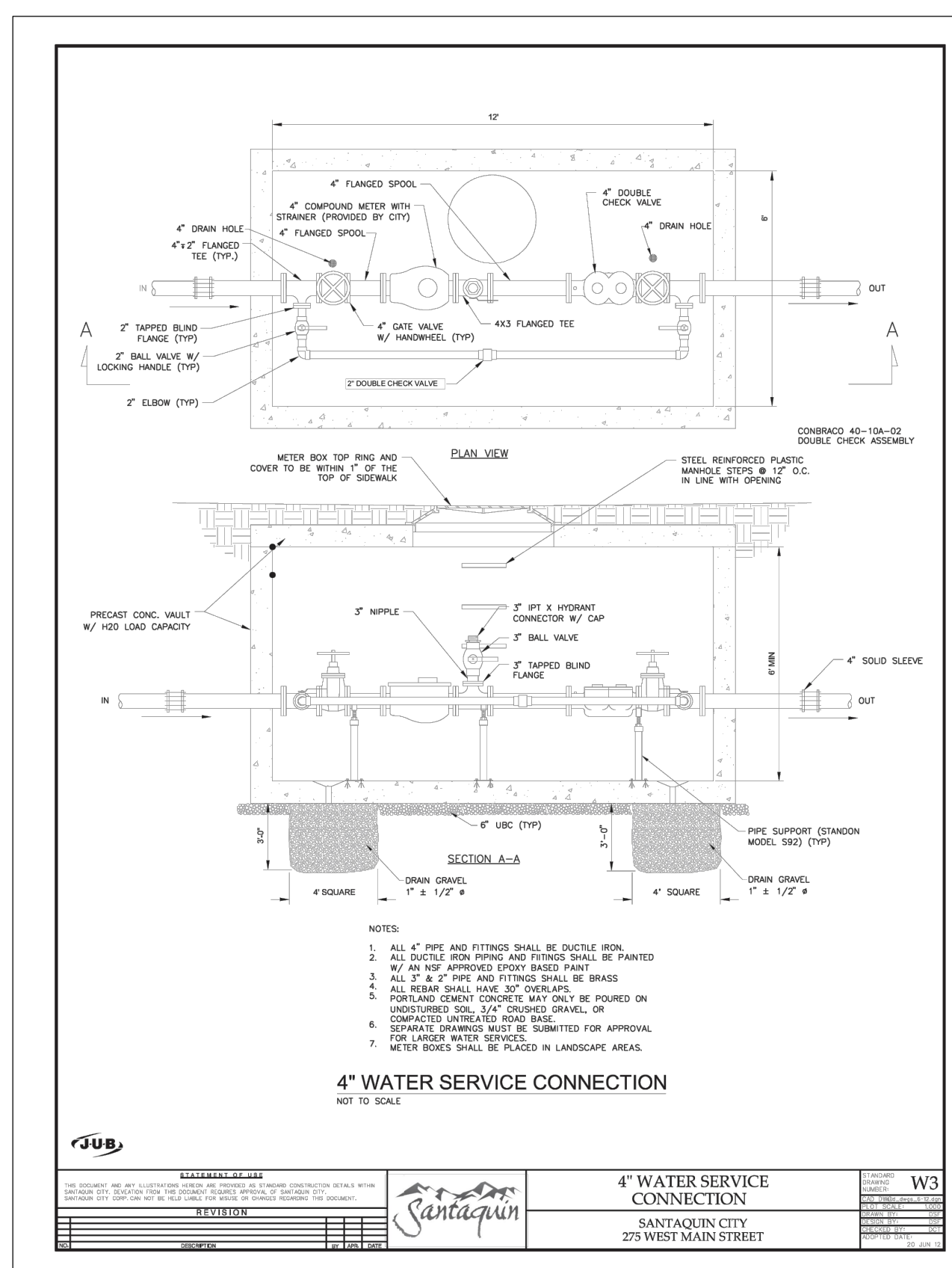
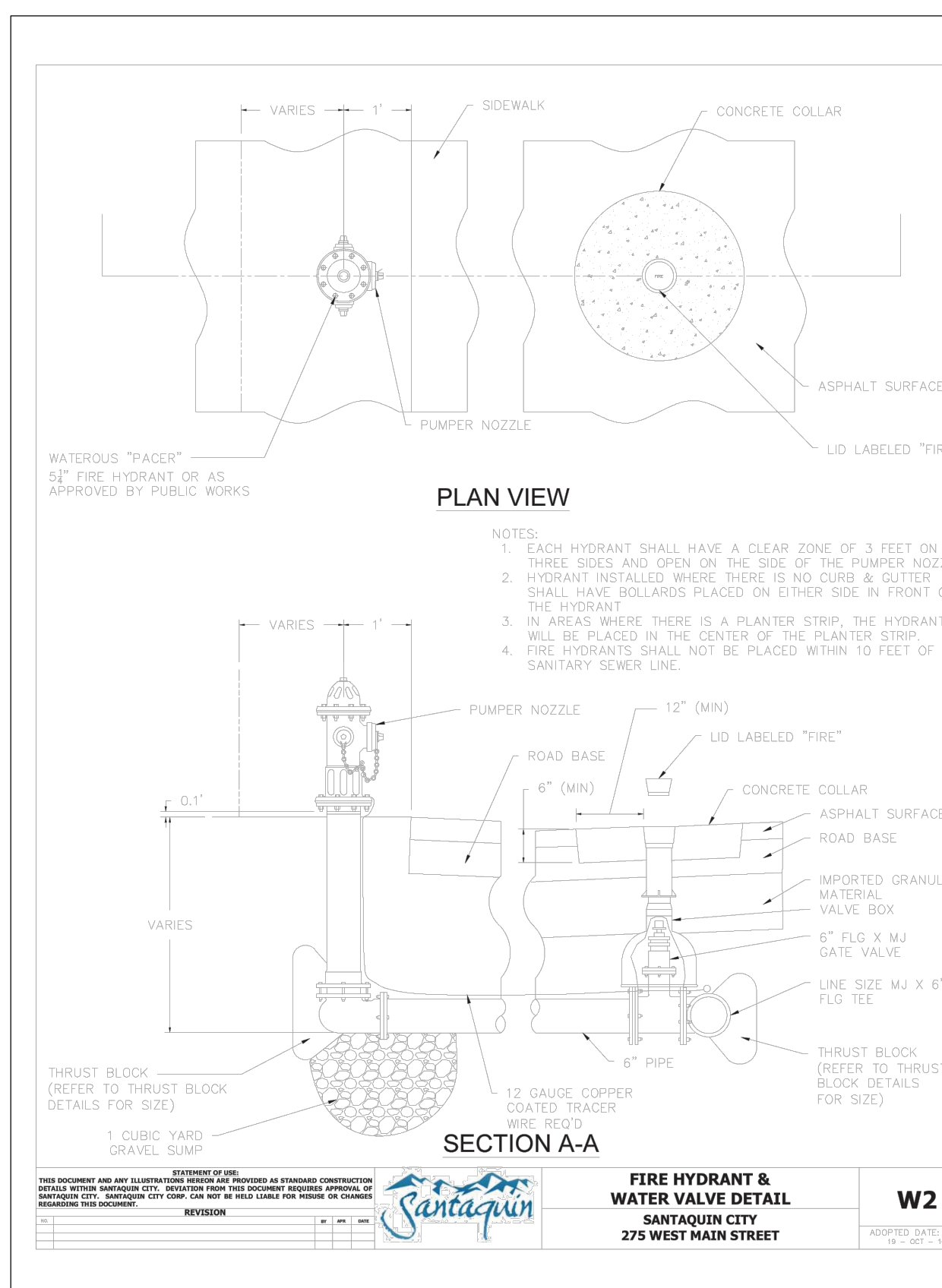
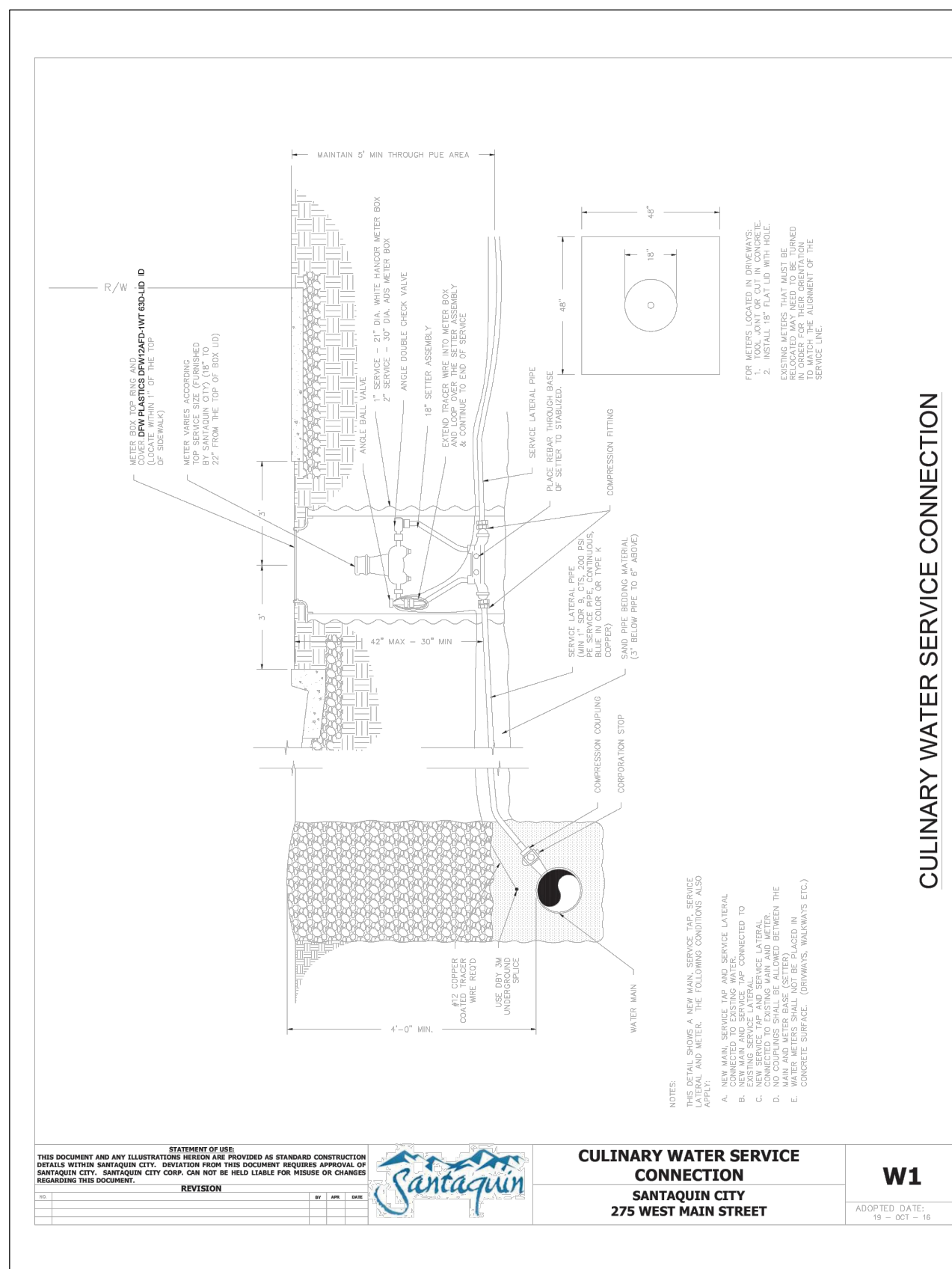
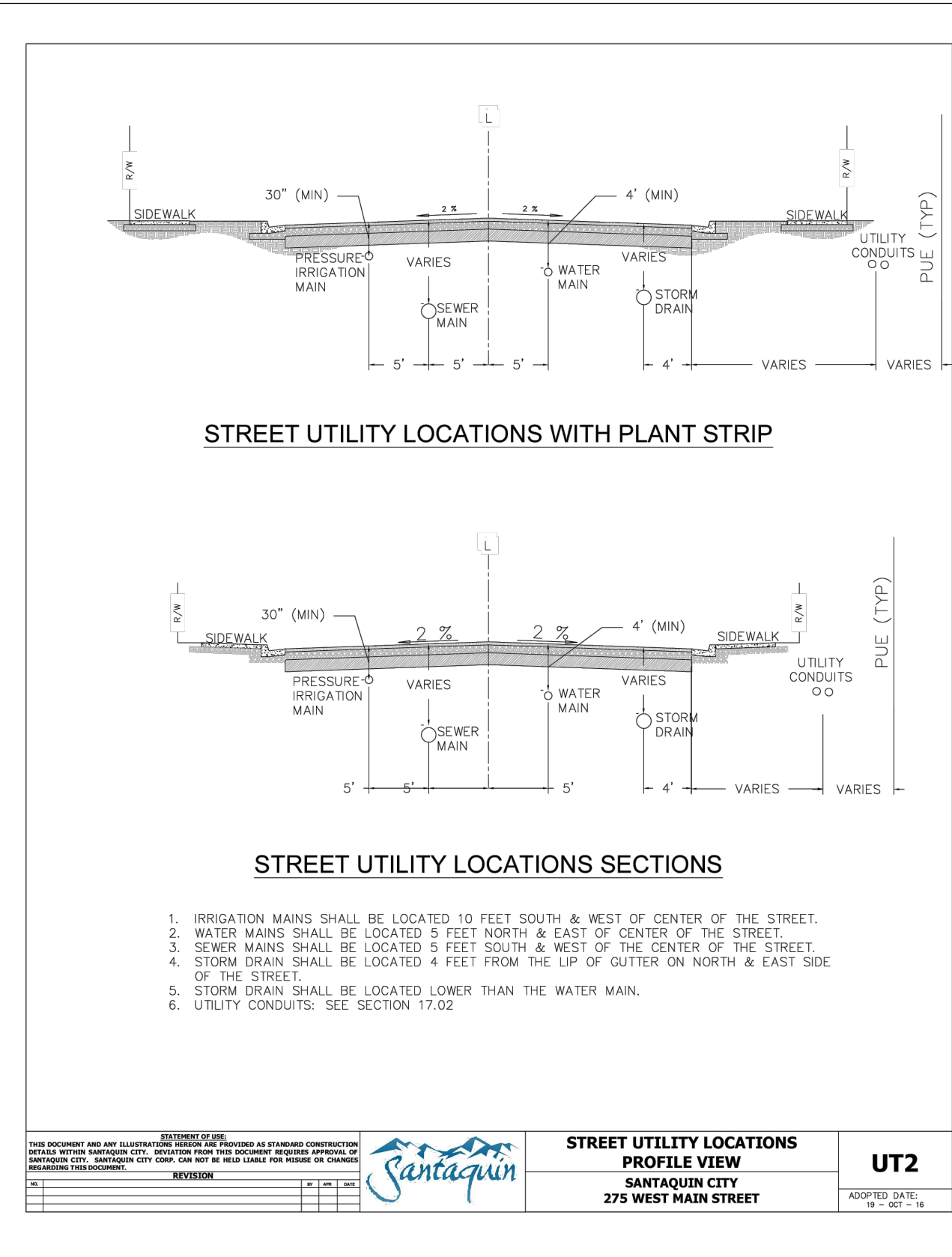
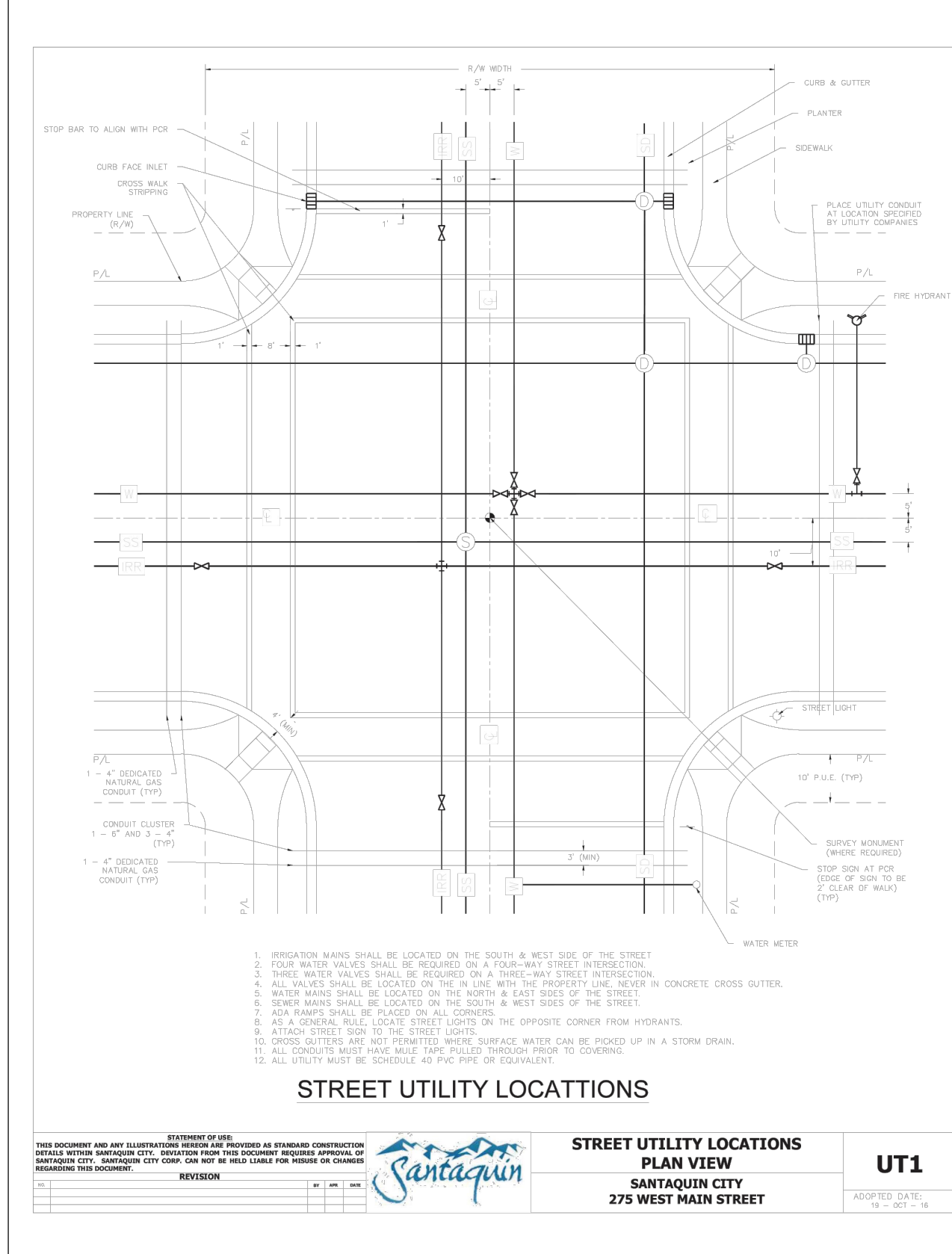
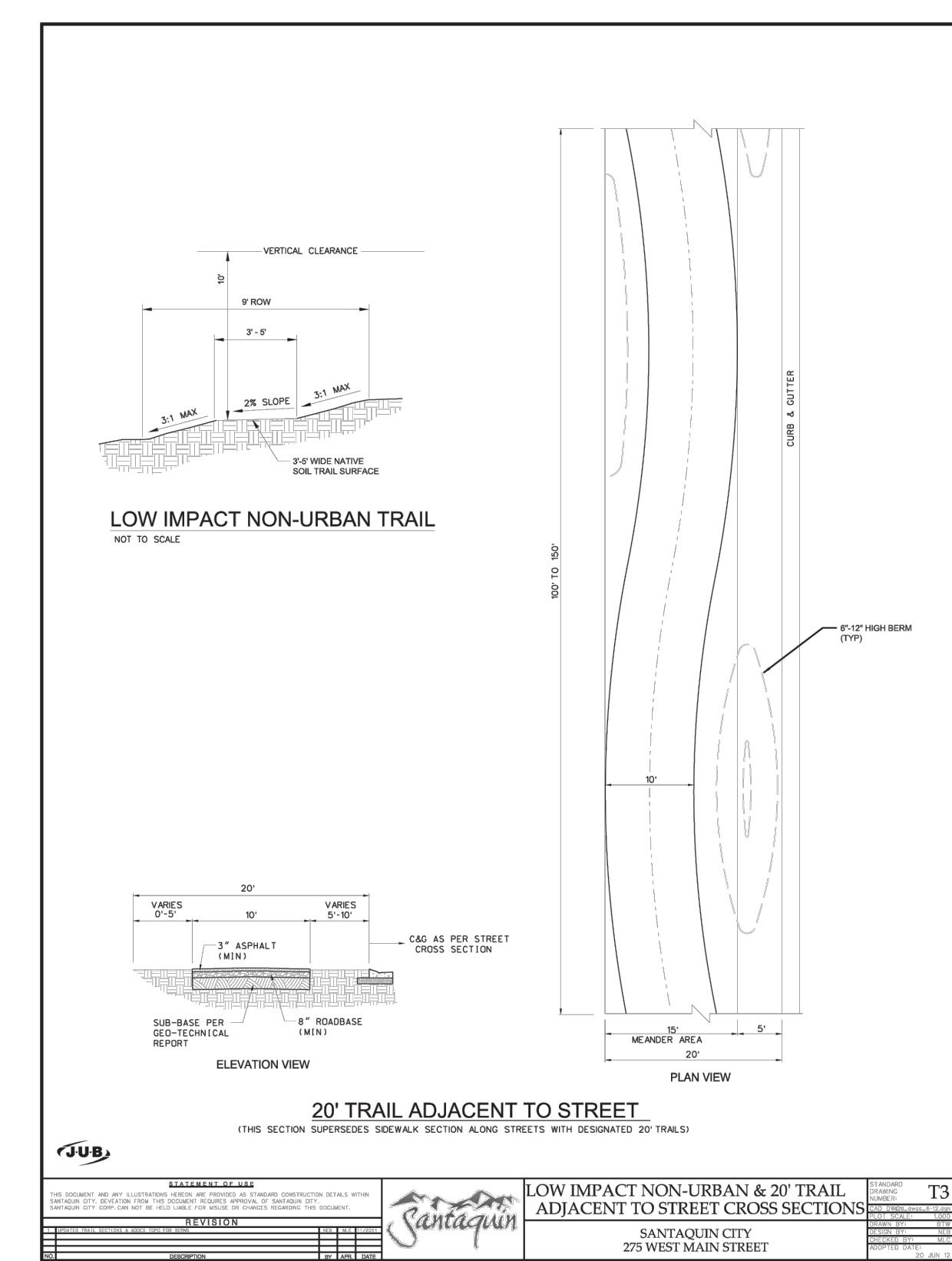
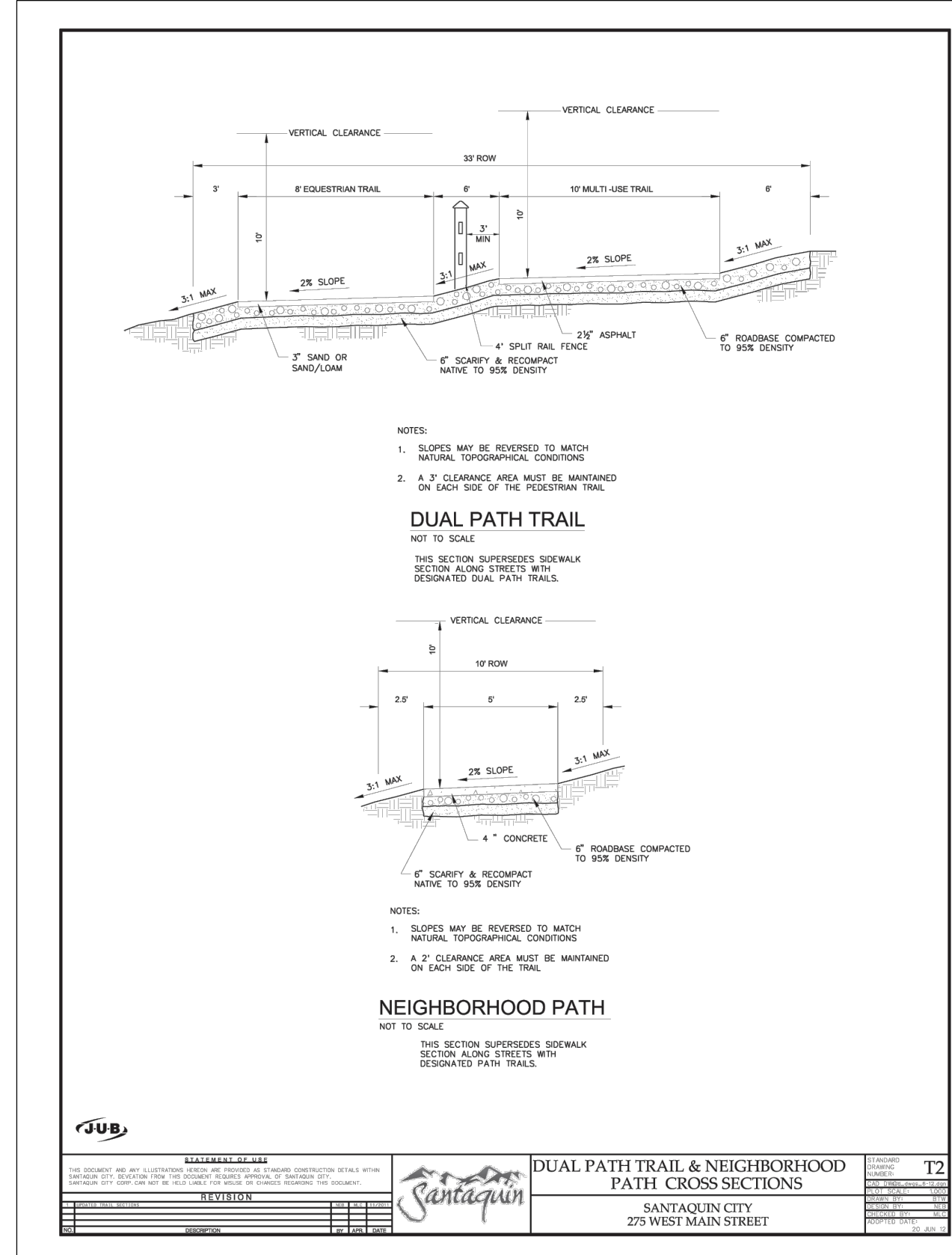


CALL BLUE STAKES PRIOR TO DIGGING

**SANTAQUIN PEAKS
INDUSTRIAL PARK**

DETAILS

REVIEW SET 5/3/23	D1.1
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SHEET NOTES

SHEET LEGEND

PLAN REVISIONS

A.



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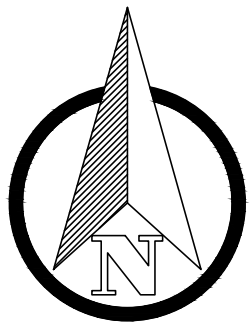
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DETAILS

PLAN SUBMITTAL: PRELIMINARY

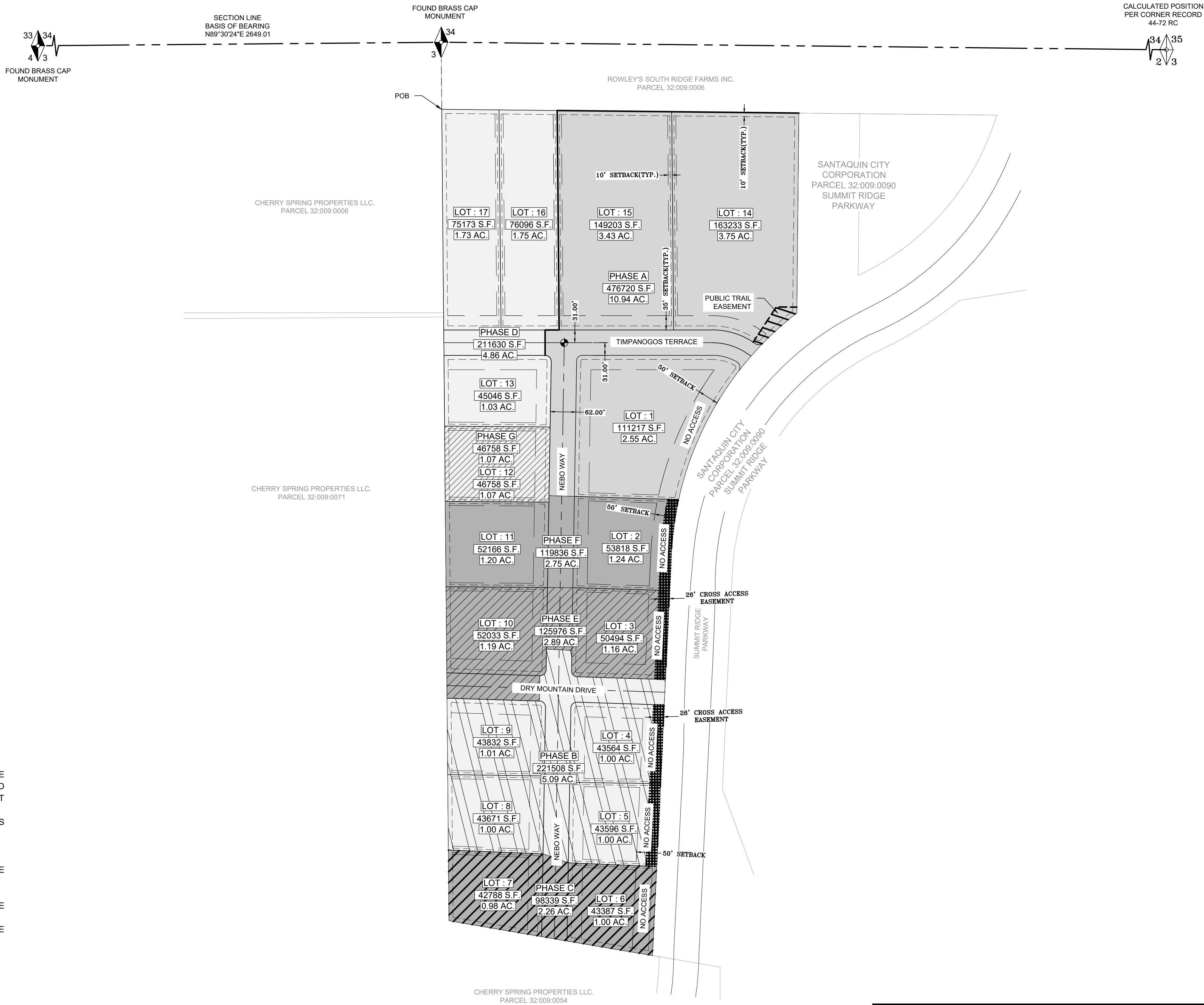
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5/3/23

SHEET NUMBER
D1.2



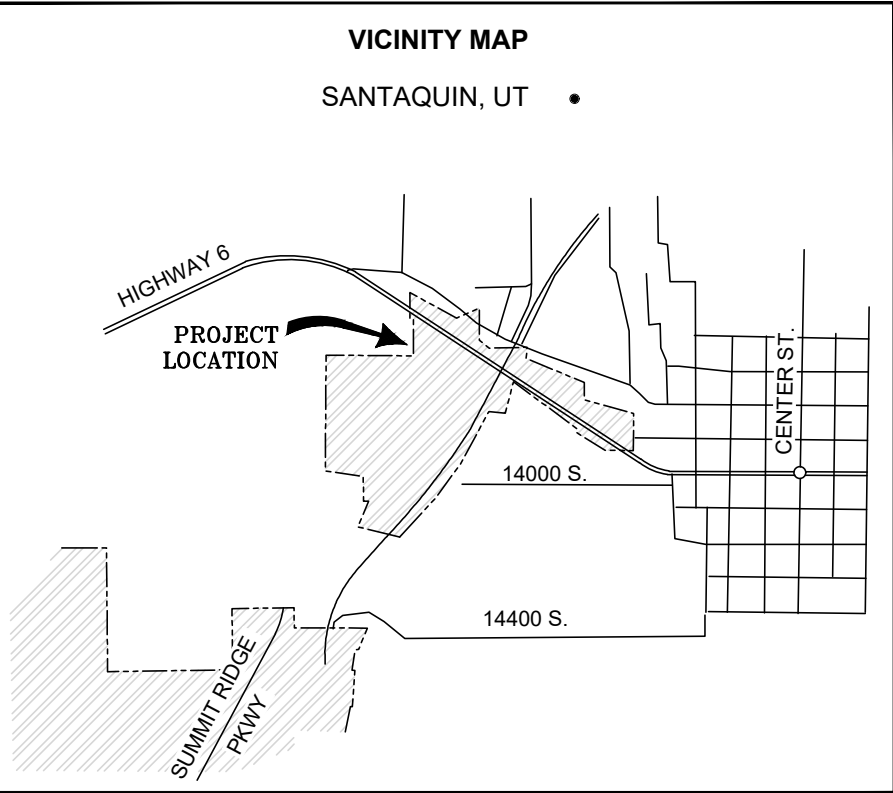
SANTAQUIN PEAKS INDUSTRIAL PARK PHASING PLAN

LOCATED IN THE:
SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 1 EAST AND
THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN,
UTAH COUNTY, UTAH



GENERAL PLAT NOTES

- ALL LOTS WITHIN SANTAQUIN PEAKS INDUSTRIAL PARK SUBDIVISION ARE SUBJECT TO 10' PUBLIC UTILITY EASEMENTS (PUE) ON THE ALL FRONT AND REAR LOT LINES AND 5' PUBLIC UTILITY EASEMENTS (PUE) ON ALL SIDE LOT LINES, AS DEPICTED ON THIS PLAT.
- ACCESS FROM SUMMIT RIDGE PARKWAY IS PROHIBITED FOR ALL LOTS WITHIN THIS SUBDIVISION.
- LOT SETBACKS ARE AS FOLLOWS :
FRONT YARD: 35' MIN-FRONT YARD SETBACK FOR ALL BUILDINGS.
SIDE YARD: 10' FOR MAIN BUILDINGS UNLESS REDUCED AND THE REDUCTION IS MADE UP ON THE OPPOSITE SIDE.
REAR YARD: 10' REAR YARD FOR MAIN BUILDINGS.
LOTS 1-6: 50' SETBACK FROM THE RIGHT OF WAY OF SUMMIT RIDGE PARKWAY.
- LOT 1-6 MUST HAVE THE FRONT OF THE BUILDING ORIENTATED TO FACE SUMMIT RIDGE PARKWAY.



SECTION CORNER (FOUND)

SECTION LINE

BOUNDARY LINE

PARCEL LINE

SET MONUMENT (AS NOTED)

CENTERLINE MONUMENT

LEGEND

PHASE A (10.94 AC.)

PHASE D (5.93 AC.)

PHASE F (2.75 AC.)

PHASE G (1.07 AC.)

PHASE E (2.89 AC.)

PHASE B (5.09 AC.)

PHASE C (2.26 AC.)

26' CROSS ACCESS EASEMENT

SANTAQUIN PEAKS INDUSTRIAL PARK PHASING PLAN

PROJECT NAME

SANTAQUIN PEAKS INDUSTRIAL PARK

1" = 150'

DRAWN: AP

CHECKED: JS

PROJECT # XXXXXX

DATE: 05/03/2023

SHEET NO: 1 OF 1