

# MEMORANDUM



To: Planning Commission  
From: Aspen Stevenson, Staff Planner  
Date: January 14, 2025  
RE: **Peak Subdivision Preliminary Review**

Zone: R-8

Size: 0.30 Acres

The Peak Subdivision is located at 390 North 200 East. The proposed subdivision is in the R-8 zone and consists of 2 lots on 0.30 acres. Lots within the R-8 zone are required to have a minimum size of 8,000 square feet and a minimum lot width of 80 feet. Both proposed lots are 0.15 acres (6,487 square feet).

The applicant was granted an infill reduction request on September 10, 2024, by the Planning Commission. Infill Reduction may reduce frontage requirements and required lot size by 20%. The Planning Commission made the following motion, “motion to approve the 390 N 200 E subdivision infill reduction request, (reducing the frontage requirement for the interior lot to 68.62’ and the size requirement for both lots to 6,411 square feet).”

Infill Reduction		
	Approved	Actual
Lot 2 Frontage	68.62 ft	69.635 ft
Lot 1 Square Footage	6,411 sq ft	6,487 sq ft
Lot 2 Square Footage	6,411 sq ft	6,487 sq ft

The applicant proposed a deferral agreement to the City Council on October 1, 2024. The City Council made the following motion “approve Resolution 10-01-2024, a resolution approving an infrastructure deferral agreement with Peak to Peak Real Estate, LLC for 390 N. 200 E. Subdivision located at 390 N. 200 E.”. The deferral agreement allows them to defer the street improvements (i.e., sidewalk, curb, gutter, asphalt, etc.) to a later date.

On December 10, 2024, the Development Review Committee (DRC) reviewed the preliminary plans for the Peak 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.

## **Findings**

1. The subdivision plans meet the requirements of the R-8 Zone (SCC 10.20.080).
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 with exceptions to the written approval from Summit Creek Irrigation and the transfer of ownership for the remnant parcel. Both exceptions are conditions of approval.
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 with exceptions to the written approval from Summit Creek Irrigation and the transfer of ownership for the remnant parcel. Both exceptions are conditions of approval.
7. The developer has met all requirements of Infill Reduction approval granted by the Planning Commission.

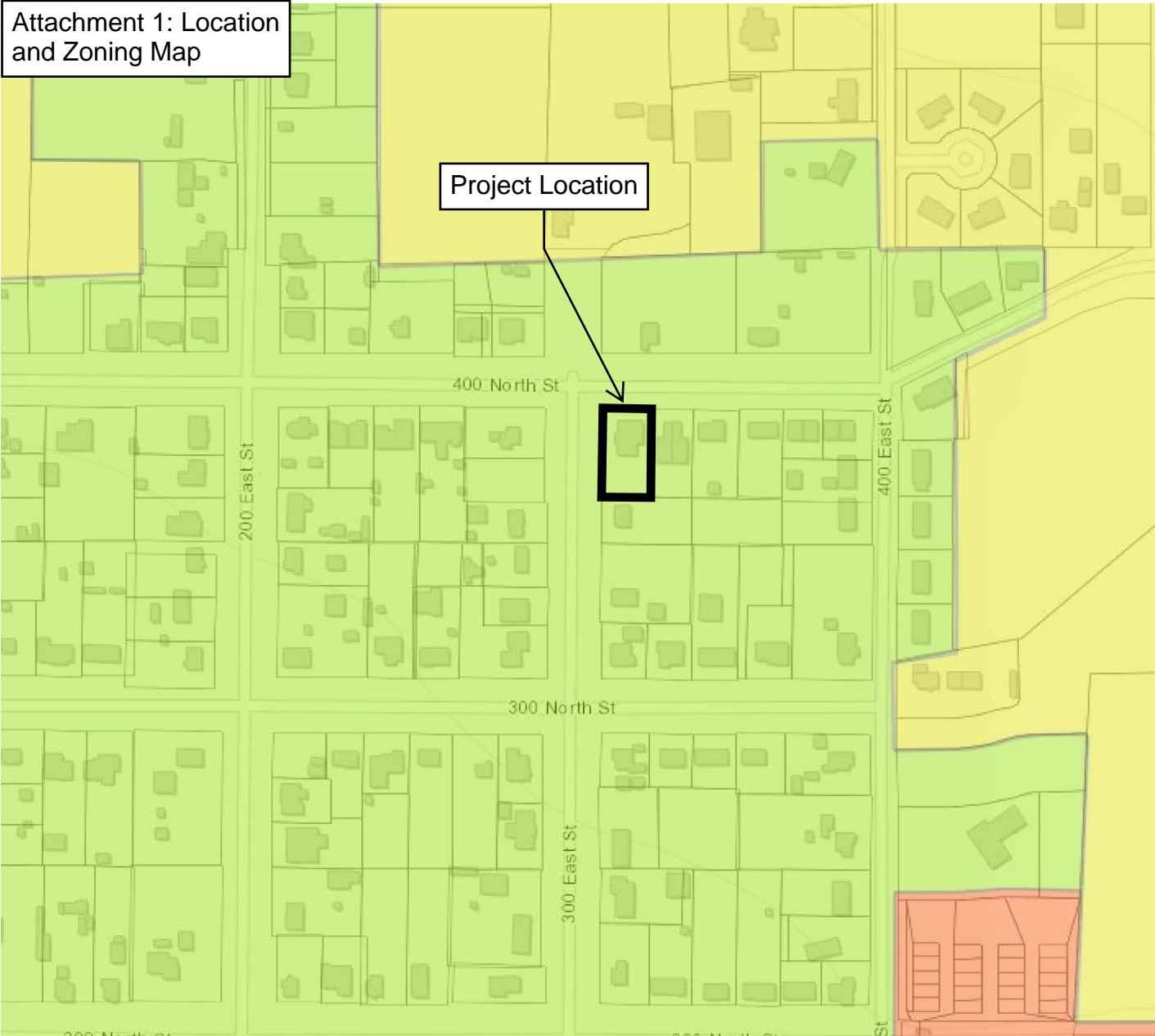
**Recommended Motion:** “Motion to conditionally approve the preliminary plans for the Peak Subdivision with the following conditions:

1. Provide written approval from Summit Creek Irrigation Co.
2. The remnant parcel needs to be transferred to the property owners to the south of the subdivision (Parcel No. 09:112:0018) before plat recordation.”

**Attachments:**

1. Zoning and Location Map
2. Preliminary Plan

Attachment 1: Location and Zoning Map







Project Location

09:111:0002

09:111:0009

09:111:0008

09:112:0013

09:112:0019

09:112:0020

09:112:0021

09:112:0018

09:112:0007

09:112:0003

09:112:0001

N89°37'00"W 80.00

N90°00'00"W 82.50

N89°38'02"W 154.00

S89°19'58"E 80.00

N90°00'00"W 165.00

S90°00'00"E 165.00

N90°02'00"W 165.00

S90°00'00"E 165.00

N90°00'00"W 165.00

S90°00'00"E 165.00

N90°00'00"E 375.00

S90°00'00"W 60.00

S90°00'00"E 0.00

S90°00'00"E 98.00

S90°00'00"E 84.00

S90°00'00"E 84.00

S90°00'00"E 86.00

N90°00'00"W 84.00

S90°00'00"E 177.00

S90°00'00"E 100.00

S90°00'00"W 100.00

S90°00'00"W 177.00

N90°00'00"W 84.00

S90°00'00"W 86.00

S90°00'00"E 77.00

S90°00'00"E 247.50

S90°00'00"E 247.50

N90°00'00"W 84.00

S90°00'00"E 6.00

N90°00'00"E 86.00

S90°00'00"E 82.00

S90°00'00"E 247.50

N90°00'00"E 75.00



NOTE: THE CONTRACTOR SHALL CALL "BLUE STAKES" 1-800-882-4111 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.

# PLAT "A" PEAK SUBDIVISION

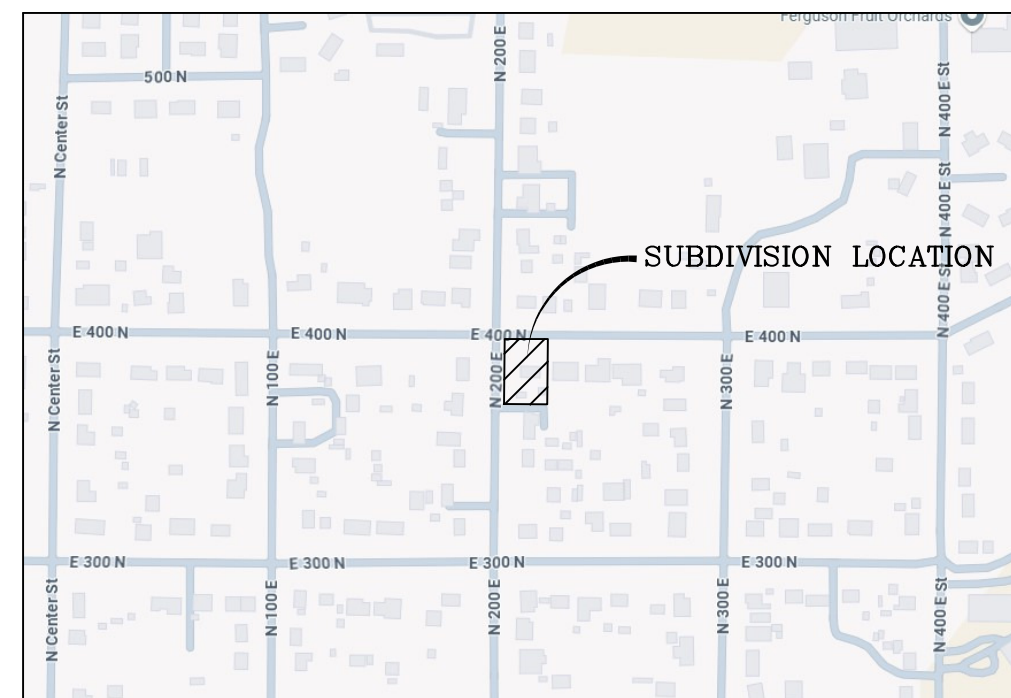
SANTAQUIN CITY, UTAH COUNTY, UTAH

SHEET #

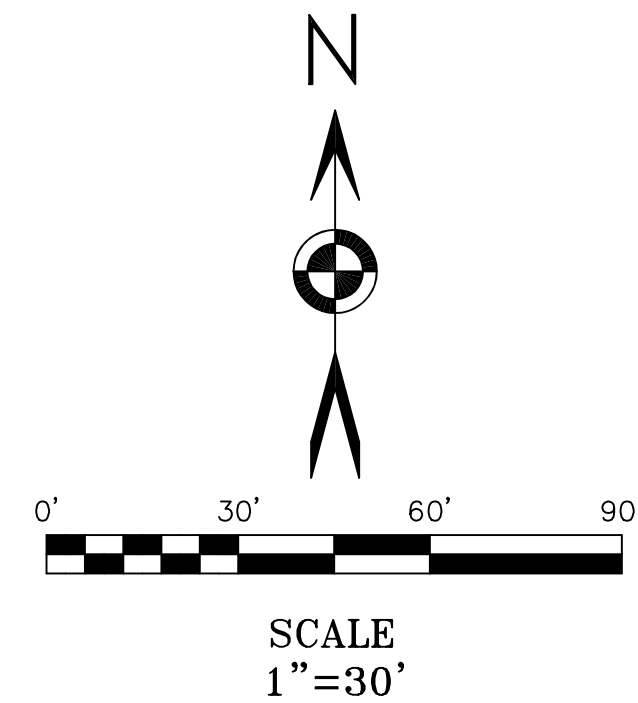
SHEET NAME

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2  
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4

COVER SHEET  
FINAL PLAT "A"  
UTILITY PLAN  
SURVEY PLAT

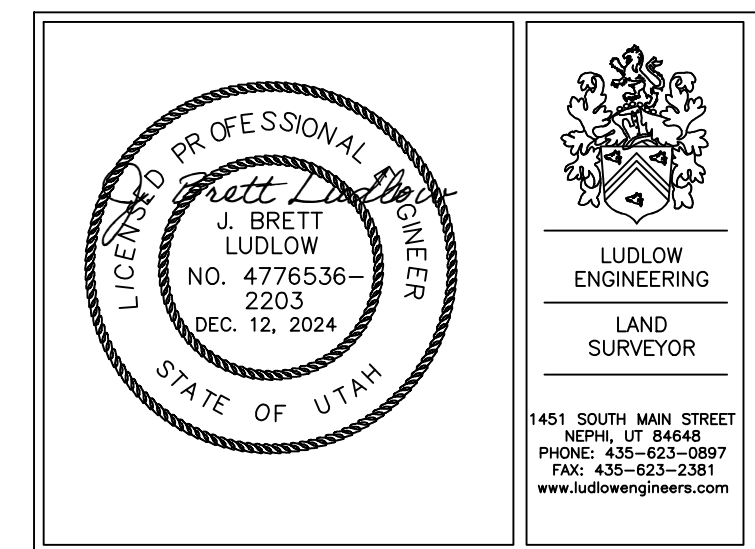
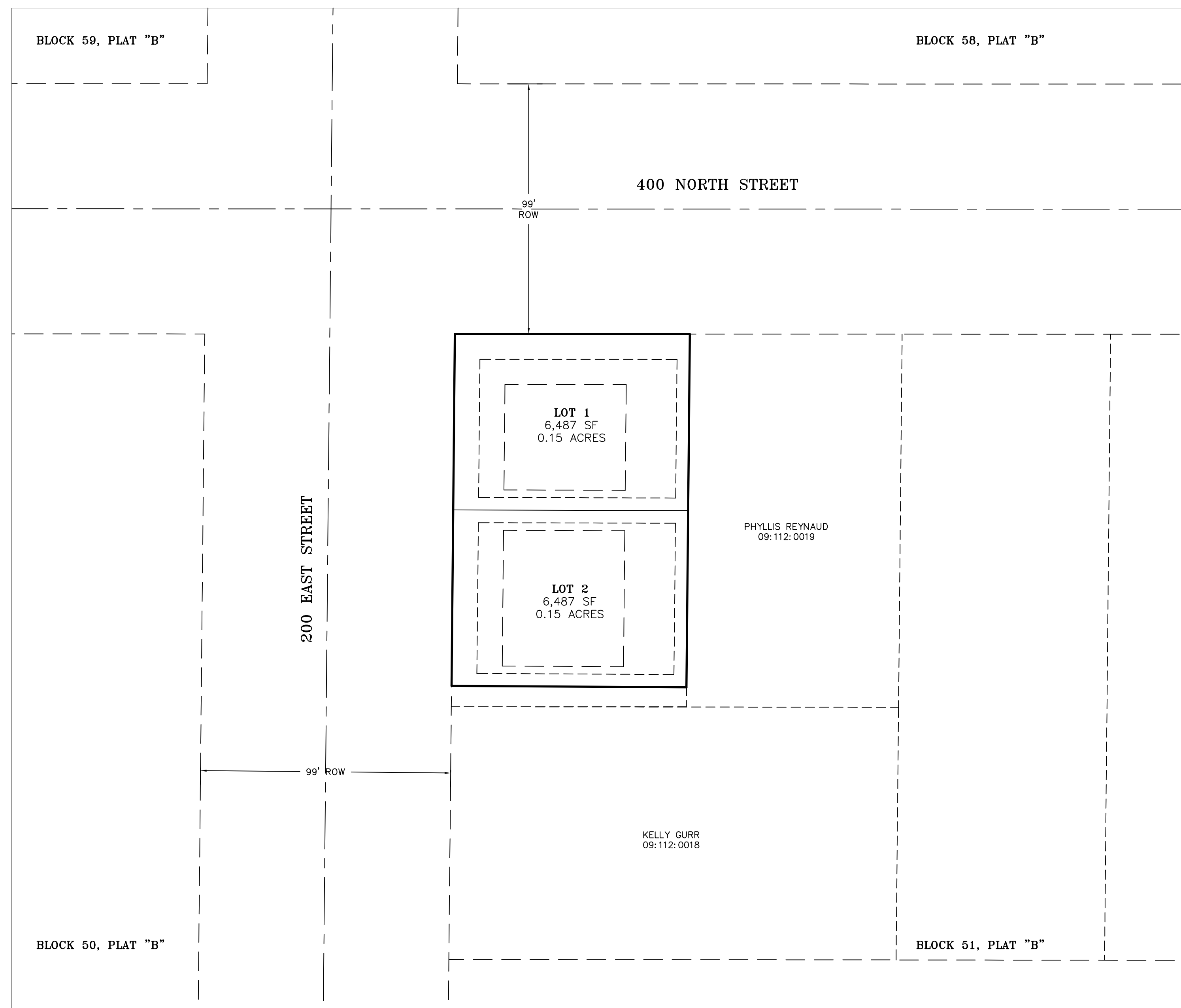


VICINITY MAP  
-NTS-



DATA TABLE:  
ZONING=R-8  
TOTAL # OF LOTS=2  
TOTAL ACREAGE=0.30  
LOTS/ACRE=6.67

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



OWNER/DEVELOPER:  
PEAK TO PEAK REAL ESTATE, LLC  
JARRETT WHITE  
435-851-1101

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

REVISIONS

1. DECEMBER 12, 2024 4. \_\_\_\_\_  
2. \_\_\_\_\_ 5. \_\_\_\_\_  
3. \_\_\_\_\_ 6. \_\_\_\_\_

PROJECT NO.: LE 4471 SURVEYOR/DIRECTOR: D. PENROD  
DATE: DECEMBER 2024 FIELD SURVEYOR: T.H.  
SCALE: 1" = 30' 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" PEAK SUBDIVISION

LOT 4, BLOCK 51, PLAT "B", SANTAQUIN TOWNSITE SURVEY OF BUILDING LOTS  
SANTAQUIN CITY, UTAH COUNTY, UTAH  
DECEMBER 2024












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 SANTIAGO 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.

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'

SCALE  
1"=20'

LEGEND

 = SET 5/8" REBAR WITH CAP  
 = SECTION CORNER  
 = FOUND INTERSECTION MONUMENT  
 = LAND OWNER DEED DESCRIPTION LINE  
 = DESCRIBED BOUNDARY  
 = SECTION LINE  
 = SETBACK  
 = EASEMENT  
 = ADDRESS

## 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 Engineering and Land Surveyors Licensing Act, Utah Code Annotated, 1953 as amended. I have conducted a professional survey, and 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 tract of land shown on this plat and described below, and have placed the Utah code Annotated, 1953 as amended, have verified all measurements, and have placed monuments as represented on the plat.

DARYL N PENROD

## BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF LOT 4, BLOCK 51, PLAT "B", SANKUQUIN TOWNSHIP SURVEY, SAID POINT ALSO BEING N89°52'17"E 620.0 FEET AND N00°33'17"E 1742.20 FEET FROM THE 100 NORTH AND 100 EAST FOUND INTERSECTION MONUMENT, SAID POINT ALSO BEING S00°32'33"E 205.54 FEET ALONG THE SECTION LINE AND EAST 1522.51 FEET FROM THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE S89°58'53"E 93.00 FEET ALONG THE NORTH LINE OF SAID BLOCK 51; THENCE S00°33'17"E 139.76 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE N89°40'28"W 93.00 FEET TO THE WEST LINE OF SAID BLOCK 51; THENCE ALONG SAID WEST LINE N00°33'17"E 139.27 FEET TO THE POINT OF BEGINNING. CONTAINING 0.30 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\_\_.

JARRETT WHITE. MANAGING MEMBER OF  
PEAK TO PEAK REAL ESTATE, LLC

## ACKNOWLEDGMENT

STATE OF UTAH }  
COUNTY OF UTAH } S.S.

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, JARRETT WHITE, MANAGING MEMBER OF PEAK TO PEAK REAL ESTATE, LLC, THE SIGNER OF THE FOREGOING CERTIFICATE WHO DULY ACKNOWLEDGE TO ME THAT HE 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, BUT NOT LIMITED TO, ACCESS TO 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 OBSTRUCTION BE PLACED WITHIN THE PUE. THE UTILITY SHALL NOT BE RESPONSIBLE FOR INTERFERING 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
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PLAT A

PEAK

SUBDIVISION

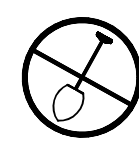
SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, S.L.B. &amp; M.

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

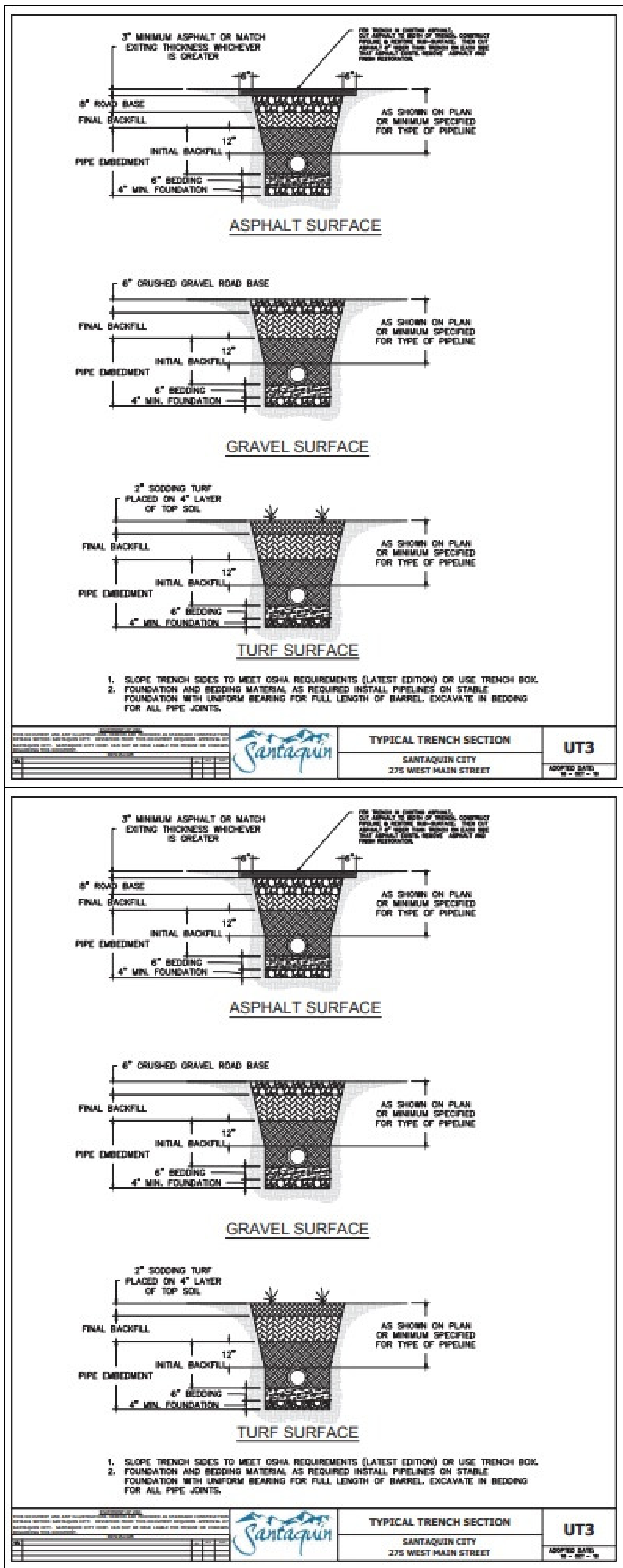
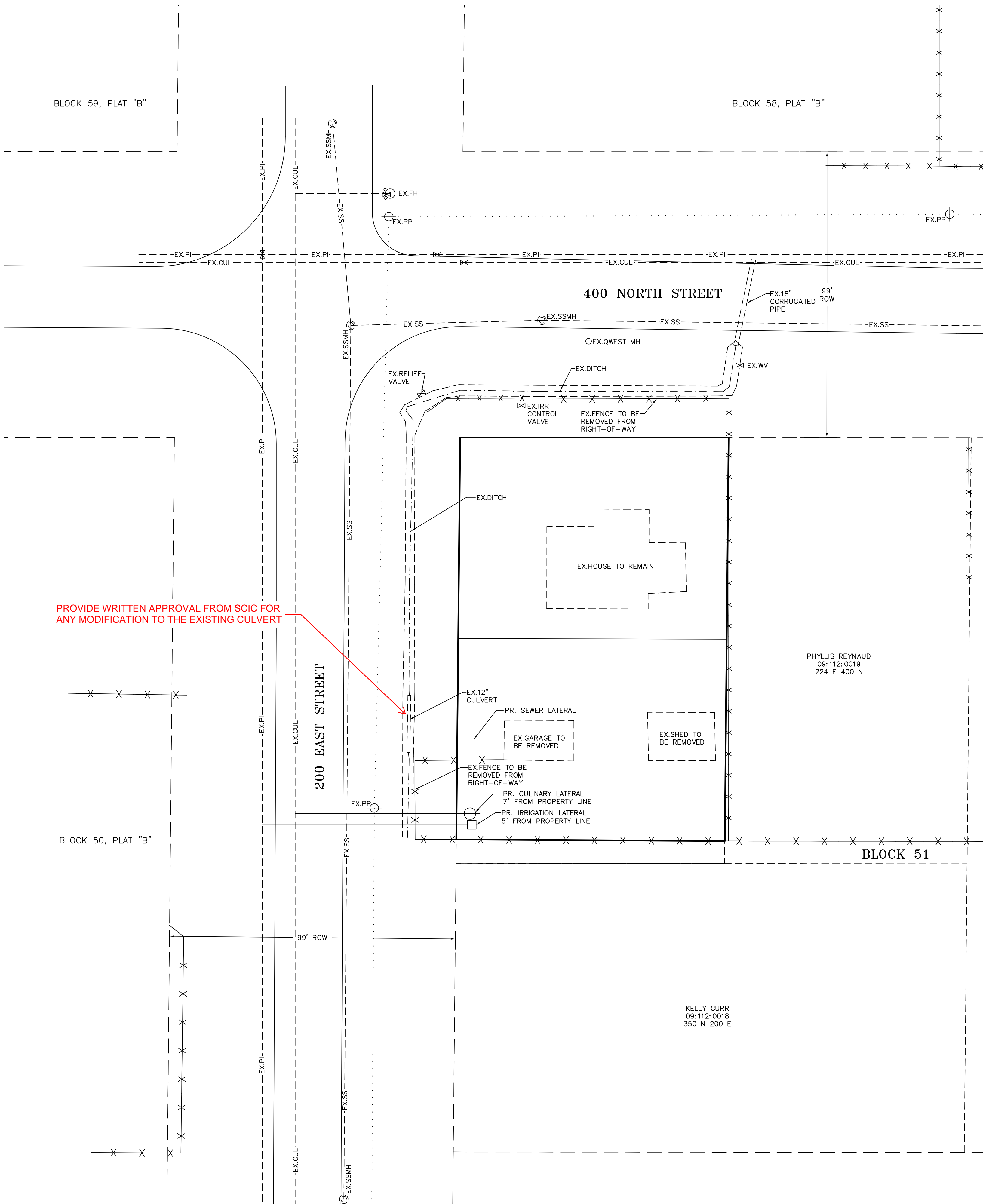
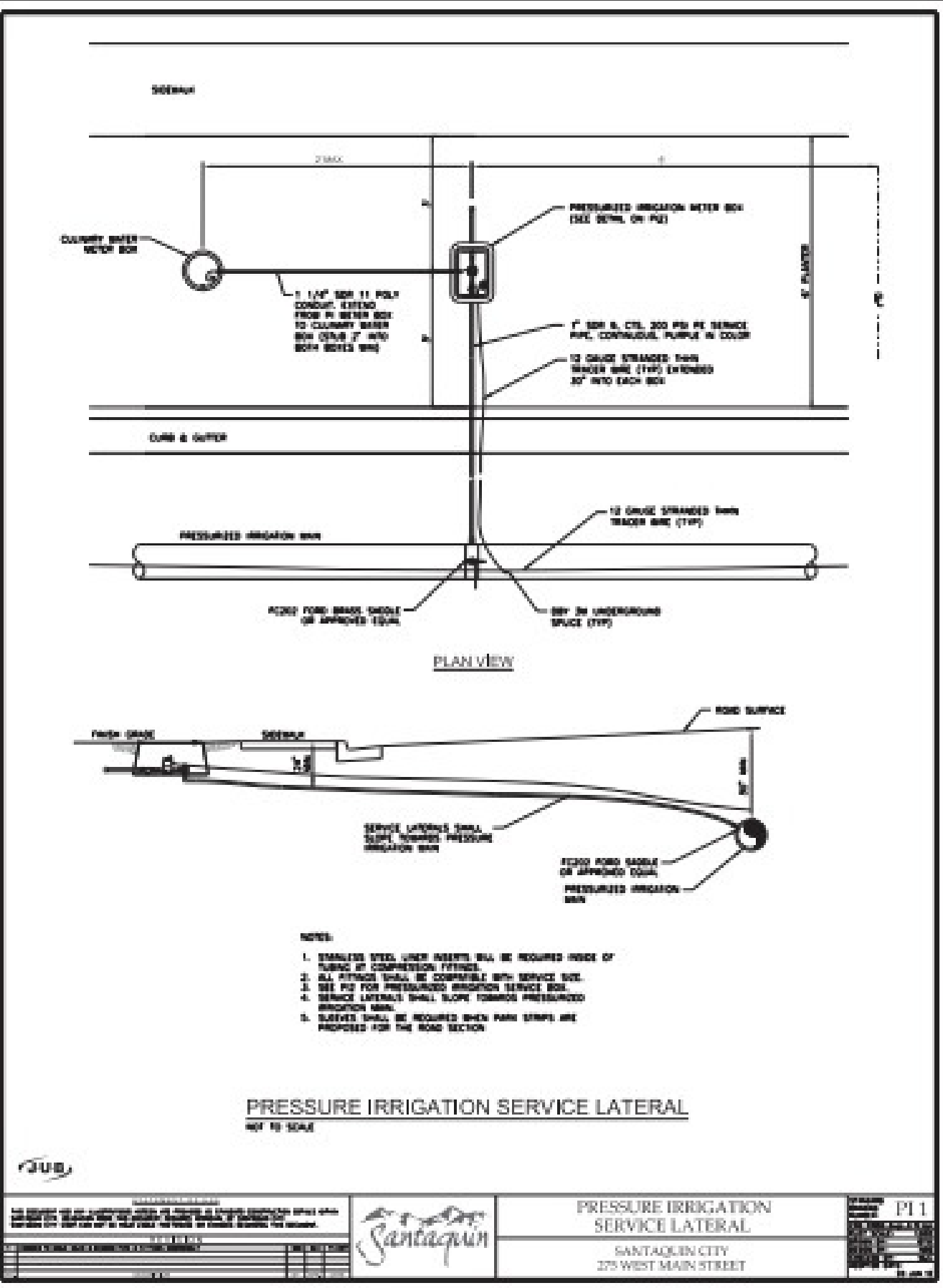
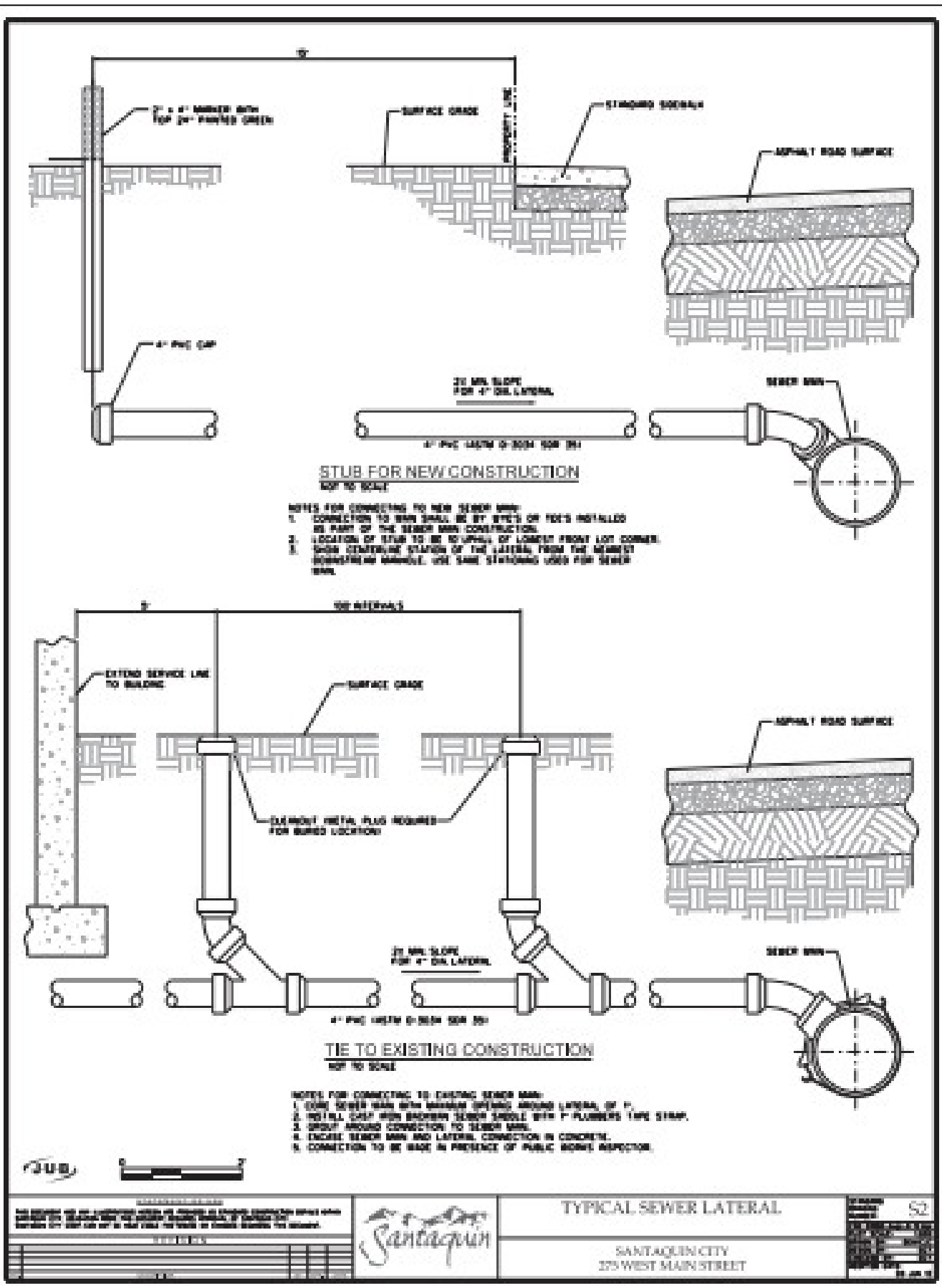
SURVEYOR	CITY/COUNTY ENGINEER	CLERK-RECORDER	NOTARY PUBLIC
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COUNTY RECORDER'S CERTIFICATE





NOTE: THE CONTRACTOR SHALL CALL "BLIND STAKES" 1-800-682-4111 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.



REVISIONS  
1. \_\_\_\_\_ 4. \_\_\_\_\_  
2. \_\_\_\_\_ 5. \_\_\_\_\_  
3. \_\_\_\_\_ 6. \_\_\_\_\_

PROJECT NO.: LE 4471 SURVEYOR/DIRECTOR: D. PENROD  
DATE: DECEMBER 2024 FIELD SURVEYOR: T.H.  
SCALE: 1" = 20' 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  
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1451 South Main, Nephi, Utah 84648 (435) 623-0897 FAX (435) 623-2381

UTILITY PLAN

**PLAT "A" PEAK SUBDIVISION**  
LOT 4, BLOCK 51, PLAT "B", SANTAGUIN TOWNSHIP SURVEY OF BUILDING LOTS  
SANTAGUIN CITY, UTAH COUNTY, UTAH  
DECEMBER 2024

SHEET

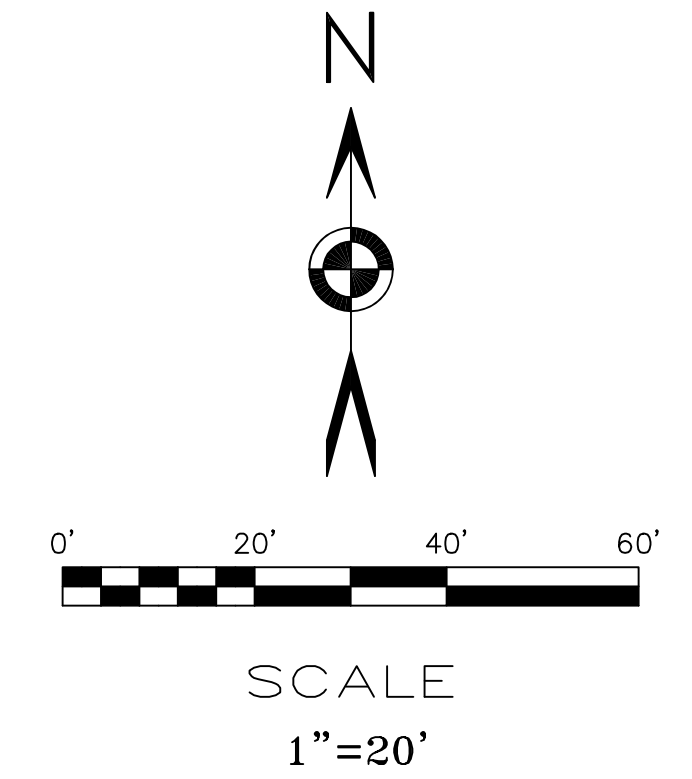
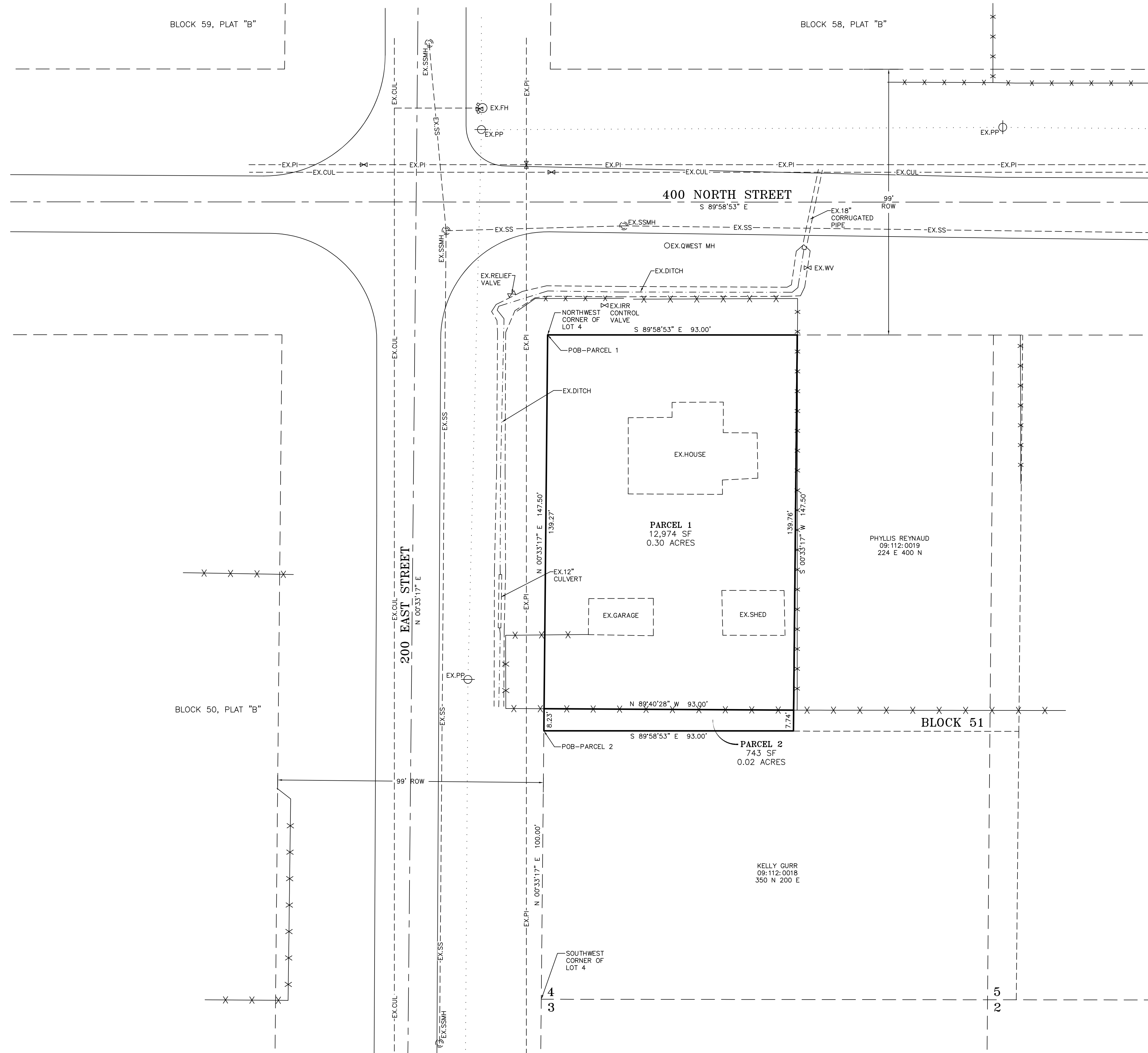
C

3

SHEETS



# BLOCK 51, PLAT "B", SANTAQUIN TOWNSITE SURVEY



- LEGEND**
- - = SECTION CORNER
  - = LAND OWNER DEED DESCRIPTION LINE
  - = SECTION LINE
  - = EXISTING FENCE LINE
  - = DESCRIBED BOUNDARY

**NARRATIVE**

This survey was conducted to establish visual boundary lines of the parcel described below. The current deed line was surveyed and located as plat indicates.

Survey requested by PEAK TO PEAK REAL ESTATE, LLC.

**CURRENT DEED DESCRIPTION**

TAX PARCEL #09-112-0013; COMMENCING 100 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 4, BLOCK 51, PLAT "B", SANTAQUIN TOWNSITE SURVEY; THENCE NORTH 147.50 FEET; THENCE EAST 93 FEET; THENCE SOUTH 147.50 FEET; THENCE WEST 93 FEET TO THE PLACE OF BEGINNING.

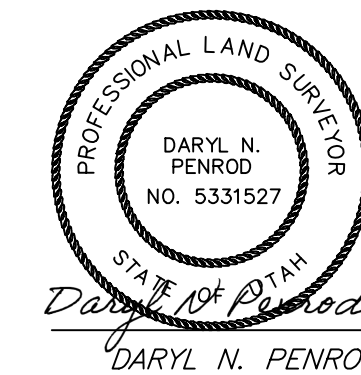
**REQUESTED SURVEYED DESCRIPTION**

PARCEL 1: BEGINNING AT THE NORTHWEST CORNER OF LOT 4, BLOCK 51, PLAT "B", SANTAQUIN TOWNSITE SURVEY; AND RUNNING THENCE S89°58'53"E 93.00 FEET ALONG THE NORTH LINE OF SAID BLOCK 51; THENCE S00°33'17"W 139.76 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE N89°40'28"W 93.00 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 51 WHICH LIES N00°33'17"E 108.23 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 4; THENCE ALONG SAID WEST LINE N00°33'17"E 139.27 FEET TO THE POINT OF BEGINNING. CONTAINING 0.30 ACRES OF LAND.

PARCEL 2: BEGINNING AT A POINT WHICH LIES N00°33'17"E 100.00 FEET FROM THE SOUTHWEST CORNER OF LOT 4, BLOCK 51, PLAT "B", SANTAQUIN TOWNSITE SURVEY; AND RUNNING THENCE S89°58'53"E 93.00 FEET; THENCE N00°33'17"E 7.74 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE N89°40'28"W 93.00 FEET TO THE WEST LINE OF SAID BLOCK 51; THENCE ALONG SAID WEST LINE S00°33'17"W 8.23 FEET TO THE POINT OF BEGINNING. CONTAINING 0.02 ACRES OF LAND.

**SURVEYOR'S CERTIFICATE**

I, DARYL N. PENROD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.



*Daryl N. Penrod* 10/31/2024 5331527  
DARYL N. PENROD DATE UT. LICENSE NO.

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

PROJECT NO.: LE 4471 SURVEYOR/DIRECTOR: D. PENROD  
DATE: OCTOBER 2024 FIELD SURVEYOR: T.H.  
SCALE: 1" = 20' DRAWN: K. ROUNDY  
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1451 South Main, Nephi, Utah 84648 (435) 623-0897 FAX (435) 623-2381

RECORD OF SURVEY

SURVEY FOR  
PEAK TO PEAK REAL ESTATE, LLC  
SECTION 1, T 10 S, R 1 E, SLB8M,  
SANTAQUIN CITY, UTAH COUNTY, UTAH  
OCTOBER 2024

SHEET	1
1	1
SHEETS	