

# MEMORANDUM



To: Planning Commission  
From: Aspen Stevenson, Staff Planner  
Date: February 25, 2025  
RE: **Morgan Subdivision Preliminary Review**

Zone: R-8 Size: 0.96 Acres
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The Morgan Subdivision is located at 200 North 95 East. The proposed subdivision is in the R-8 zone and consists of 3 lots on 0.96 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. Lot 1 is 11,925 square feet (0.27 acres). Lot 2 is 15,033 square feet (0.35 acres). Lot 3 is 14,733 square feet (0.34 acres).

The applicant proposed a deferral agreement to the City Council on November 5, 2024. The City Council made the following motion “approve Resolution 11-01-2024, a resolution approving an infrastructure deferral agreement with William W Morgan & Beverly S Morgan for Morgan Subdivision located at 95 E 200 N Santaquin, UT 84655”. The deferral agreement allows them to defer the street improvements (i.e., sidewalk, curb, gutter, asphalt, etc.) to a later date.

On February 11, 2025, the Development Review Committee (DRC) reviewed the preliminary plans for the Morgan 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.
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 an exception that a boundary line agreement be completed or the existing shed in the Northwest corner of Lot 1 be removed before the plat is recorded.

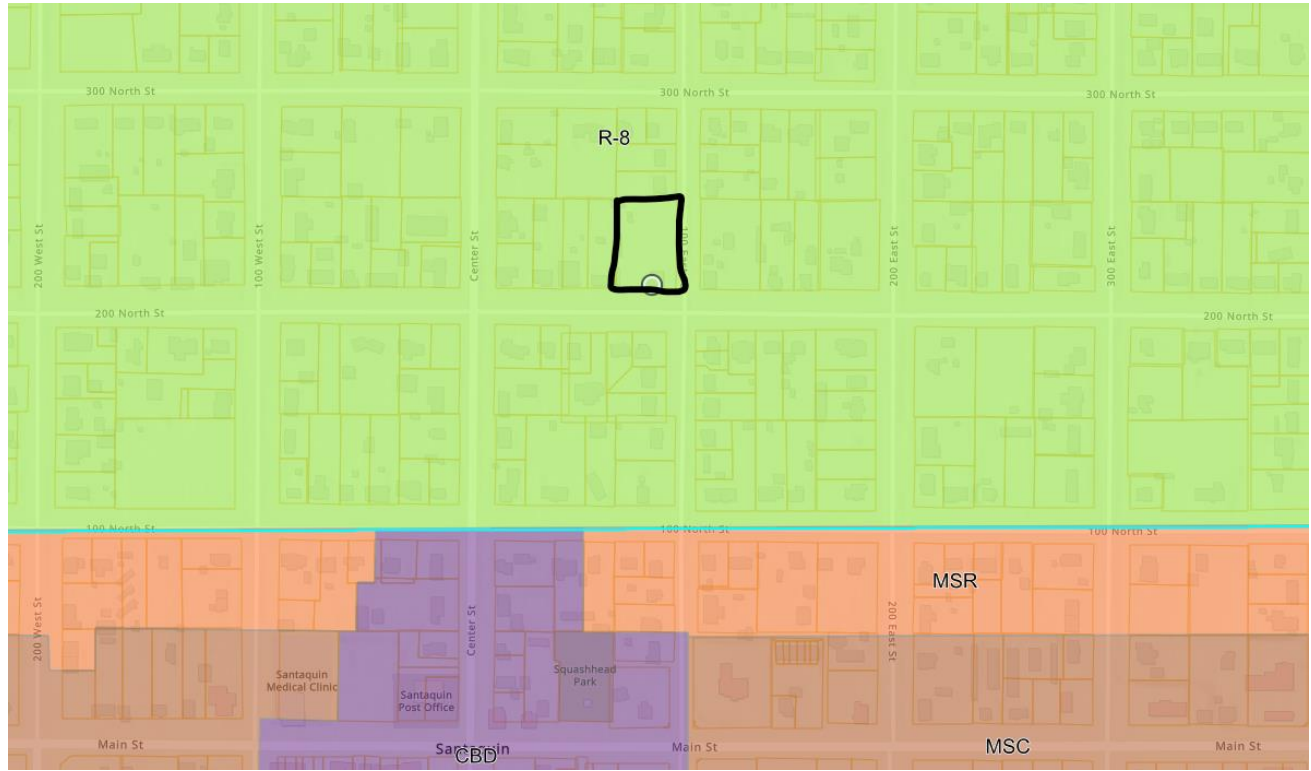
**Recommended Motion:** “Motion to conditionally approve the preliminary plans for the Morgan Subdivision with the following conditions:

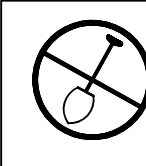
1. Complete a boundary line agreement or remove the existing shed in the Northwest corner of Lot 1 before the plat is recorded.

## **Attachments:**

1. Zoning and Location Map
2. Preliminary Plan

# Attachment 1: Location and Zoning Map





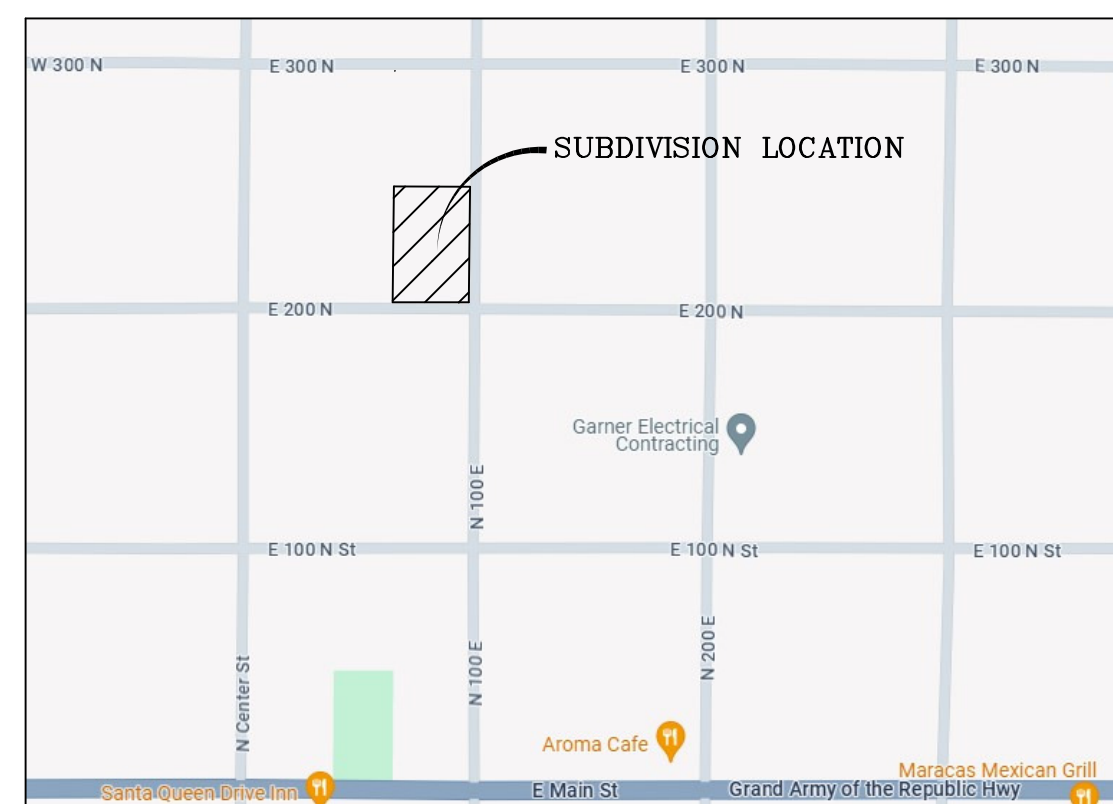
NOTE: THE CONTRACTOR SHALL CALL "BLUE STAKES" 1-800-882-4111 AT LEAST 48 HOURS IN ADVANCE OF EXCAVATING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

# PLAT "A" MORGAN SUBDIVISION

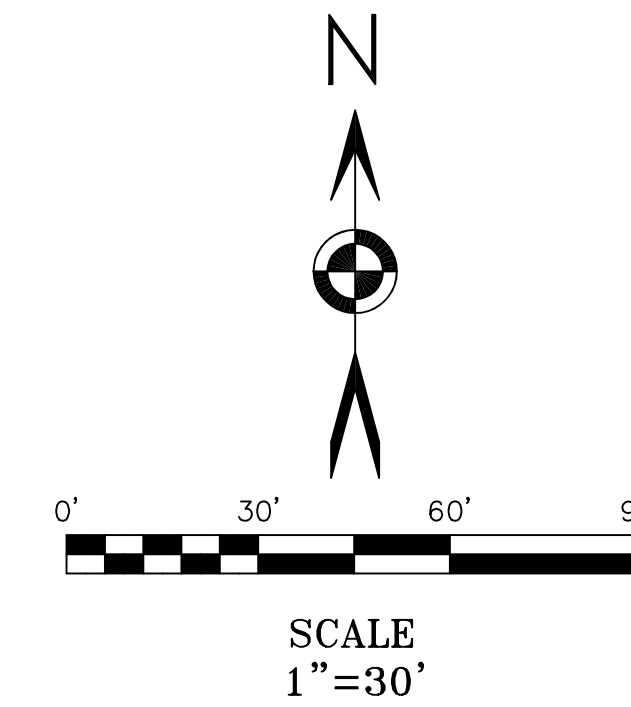
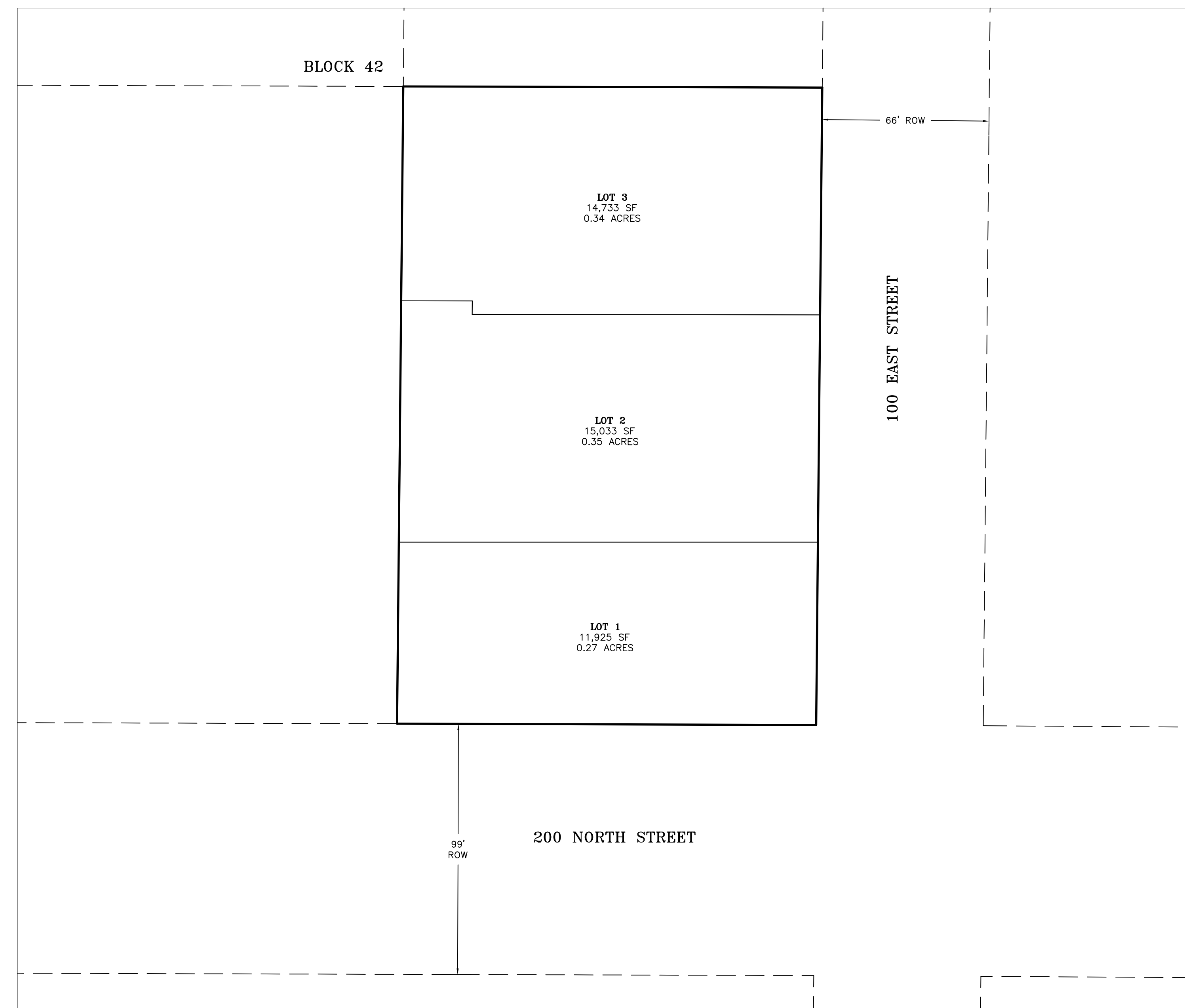
SANTAQUIN CITY, UTAH COUNTY, UTAH

SHEET # SHEET NAME

1	COVER SHEET
2	FINAL PLAT "A"
3	UTILITY PLAN

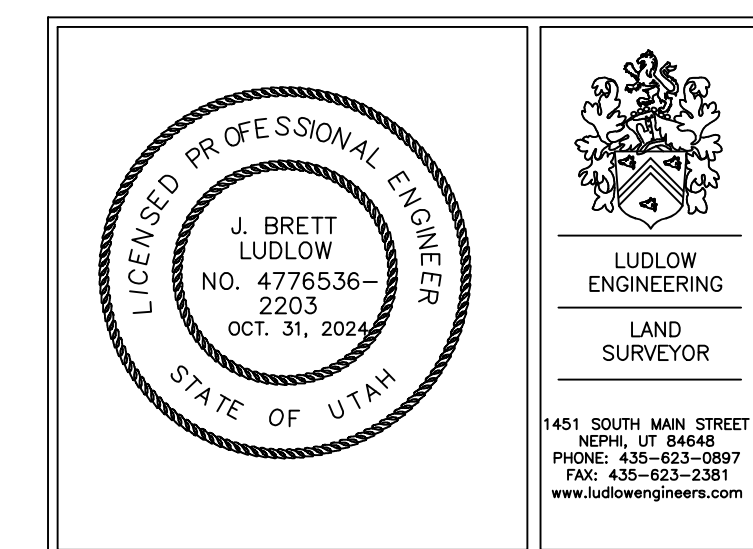


VICINITY MAP  
-NTS-



DATA TABLE:  
ZONING=R-8  
TOTAL # OF LOTS=3  
TOTAL ACREAGE=0.96  
LOTS/ACRE=3.125

GENERAL NOTE:  
1. 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.  
2. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.



OWNER/DEVELOPER:  
WILLIAM MORGAN  
801-857-0227  
wmwmorgan@gmail.com

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

REVISIONS	
1. OCTOBER 31, 2024	4. _____
2. _____	5. _____
3. _____	6. _____

PROJECT NO.: LE 4430 SURVEYOR/DIRECTOR: D. PENROD  
DATE: JANUARY 2025 FIELD SURVEYOR: T.H.  
SCALE: 1" = 30' DRAWN: K. ROUNDY  
REVISION: \_\_\_\_\_ CHECKED: D. PENROD



## LUDLOW ENGINEERING & ASSOCIATES

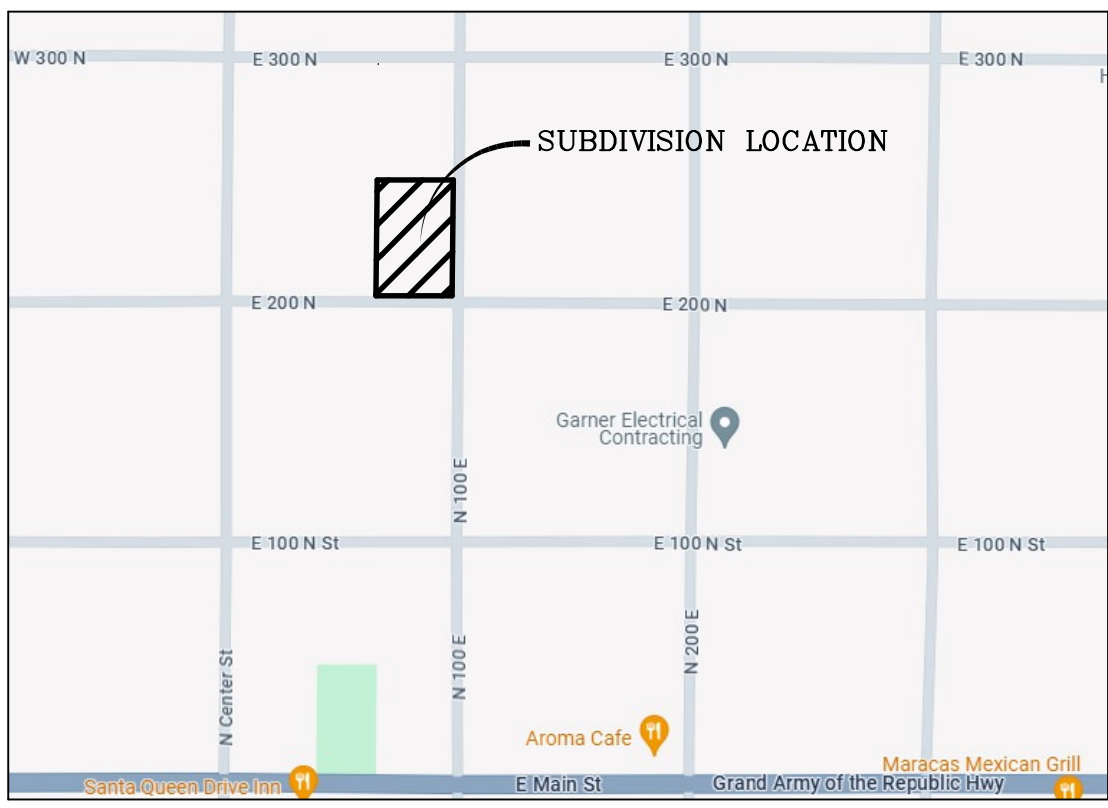
Subdivisions \* Boundary Surveys \* City Lot Surveys \* ALTA Surveys  
Claim Surveys \* Control Networks \* Construction Surveys \* Topography  
Civil \* Sewer & Water Design \* Residential & Commercial Structure  
Subdivision Design \* Site Plans \* Road Design  
1451 South Main, Nephi, Utah 84648 (435)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

COVER SHEET

PLAT "A" MORGAN SUBDIVISION

LOT 1, BLOCK 42, PLAT "B", SANTAQUIN TOWNSHIP SURVEY OF BUILDING LOTS  
SANTAQUIN CITY, UTAH COUNTY, UTAH  
JANUARY 2025





VICINITY MAP  
-NTS-

# PLAT "A" MORGAN SUBDIVISION

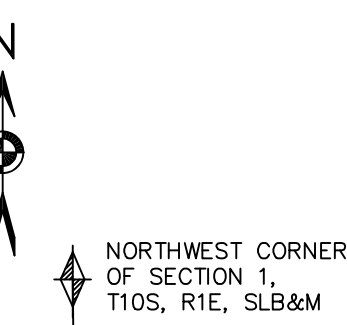
JEFFREY D & TERESA HARWARD  
09:103:0004  
50 E 300 N

KIM & BRENNIA WEST  
261 N 100 E

## BLOCK 42

**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.

**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'



NORTHWEST CORNER OF SECTION 1, T10S, R1E, S1B&M

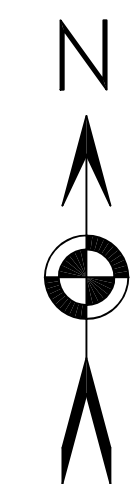
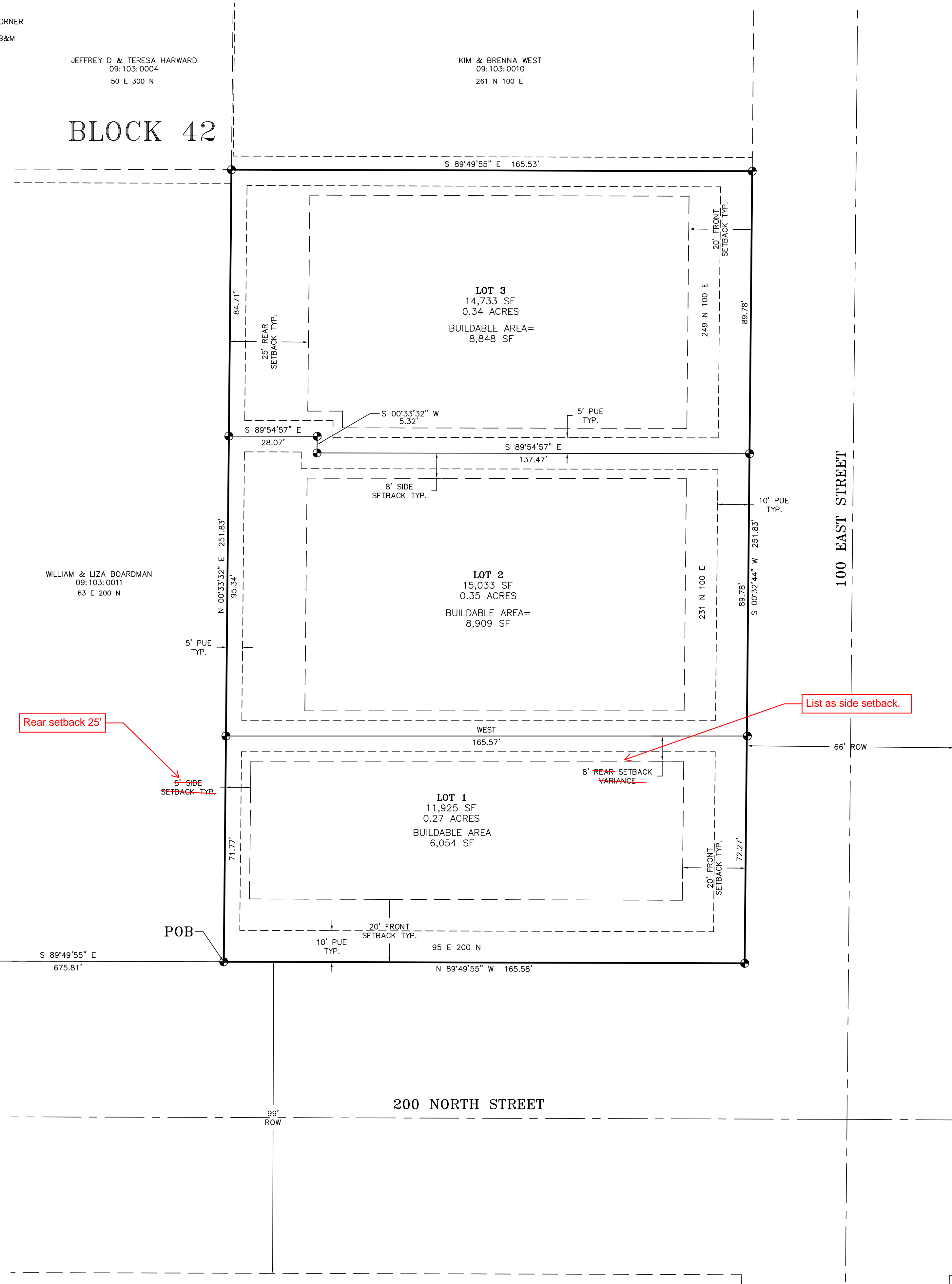
S 00°32'33" E 1300.69'  
S 00°32'33" E = BASIS OF BEARING W/CS84

WILLIAM & LIZA BOARDMAN  
09:103:0011  
63 E 200 N

Rear setback 25'

8' SIDE SETBACK TYP.

List as side setback.



SCALE  
1"=20'

**LEGEND**

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

BLOCK 41, PLAT "B"

**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\_\_  
DOMINION ENERGY  
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 42, PLAT "B", SANTAQUIN CITY SURVEY OF BUILDING LOTS. ALSO DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH LIES S00°32'33"E 1300.69 FEET ALONG THE SECTION LINE AND S89°49'55"E 675.81 FEET FROM THE NORTHWEST CORNER SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 42, PLAT "B", SANTAQUIN CITY SURVEY OF BUILDING LOTS; AND RUNNING THENCE N00°33'32"E 251.83 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE S89°49'55"E 165.53 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE S00°32'44"W 251.83 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N89°49'55"W 165.58 FEET TO THE POINT OF BEGINNING. CONTAINING 0.96 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\_\_.

WILLIAM W. MORGAN \_\_\_\_\_ BEVERLY S. MORGAN \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF UTAH } S.S.  
COUNTY OF UTAH }  
ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_, PERSONALLY APPEARED BEFORE ME, WILLIAM W. MORGAN AND BEVERLY S. MORGAN, THE SIGNERS OF THE FOREGOING CERTIFICATE WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

**PLANNING COMMISSION APPROVAL**

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_, BY \_\_\_\_\_

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 \_\_\_\_\_

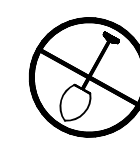
## PLAT A MORGAN SUBDIVISION

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**

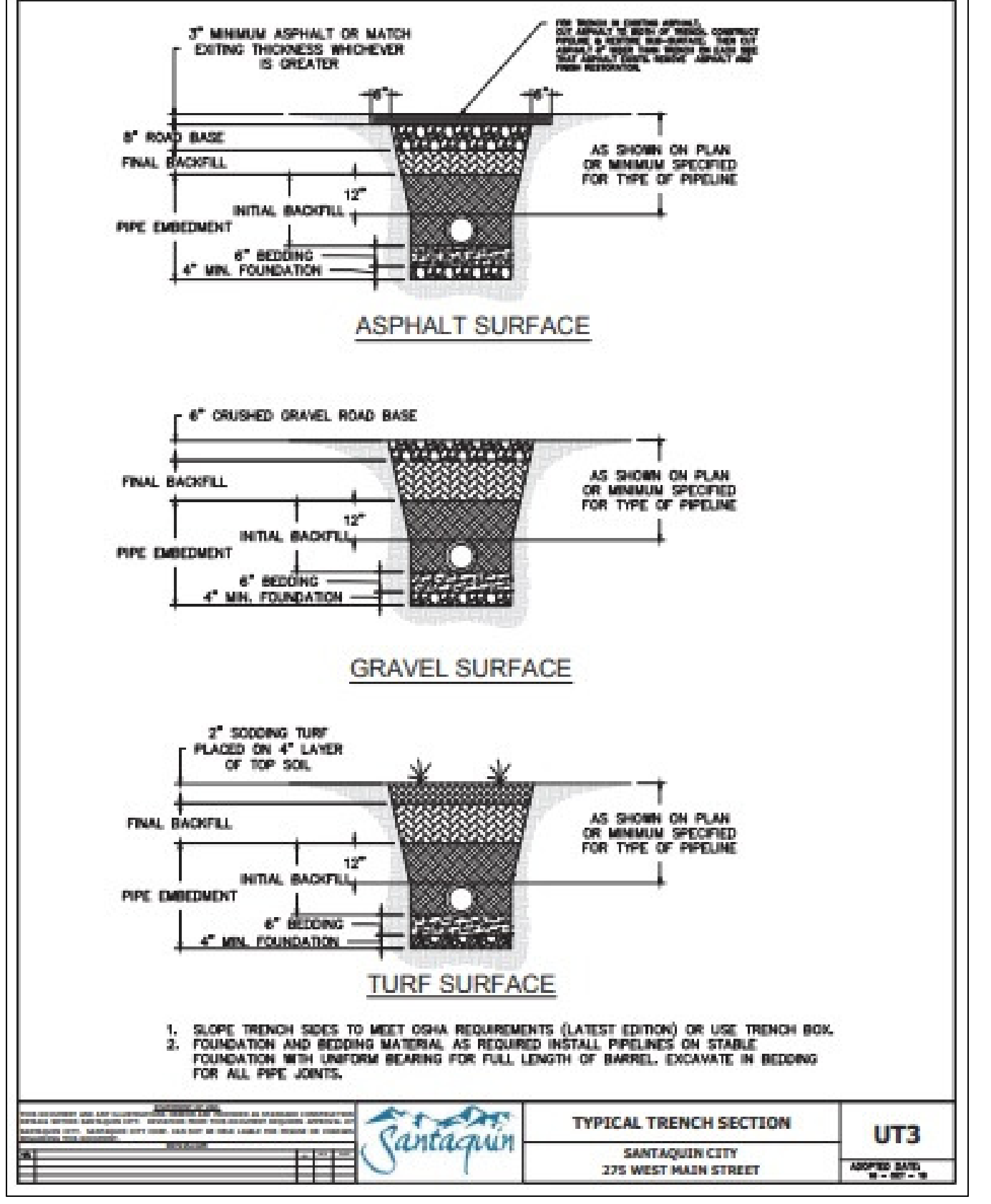
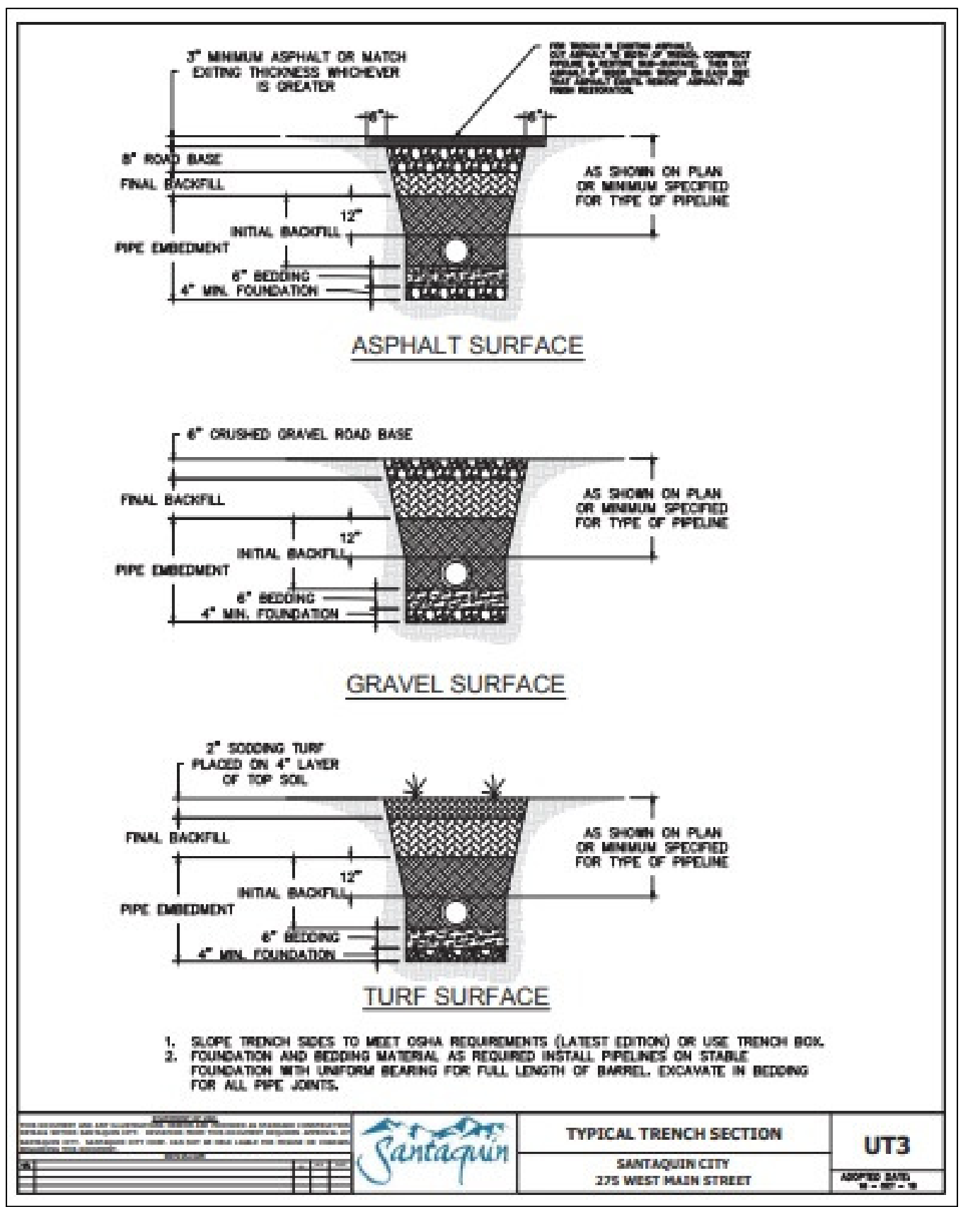
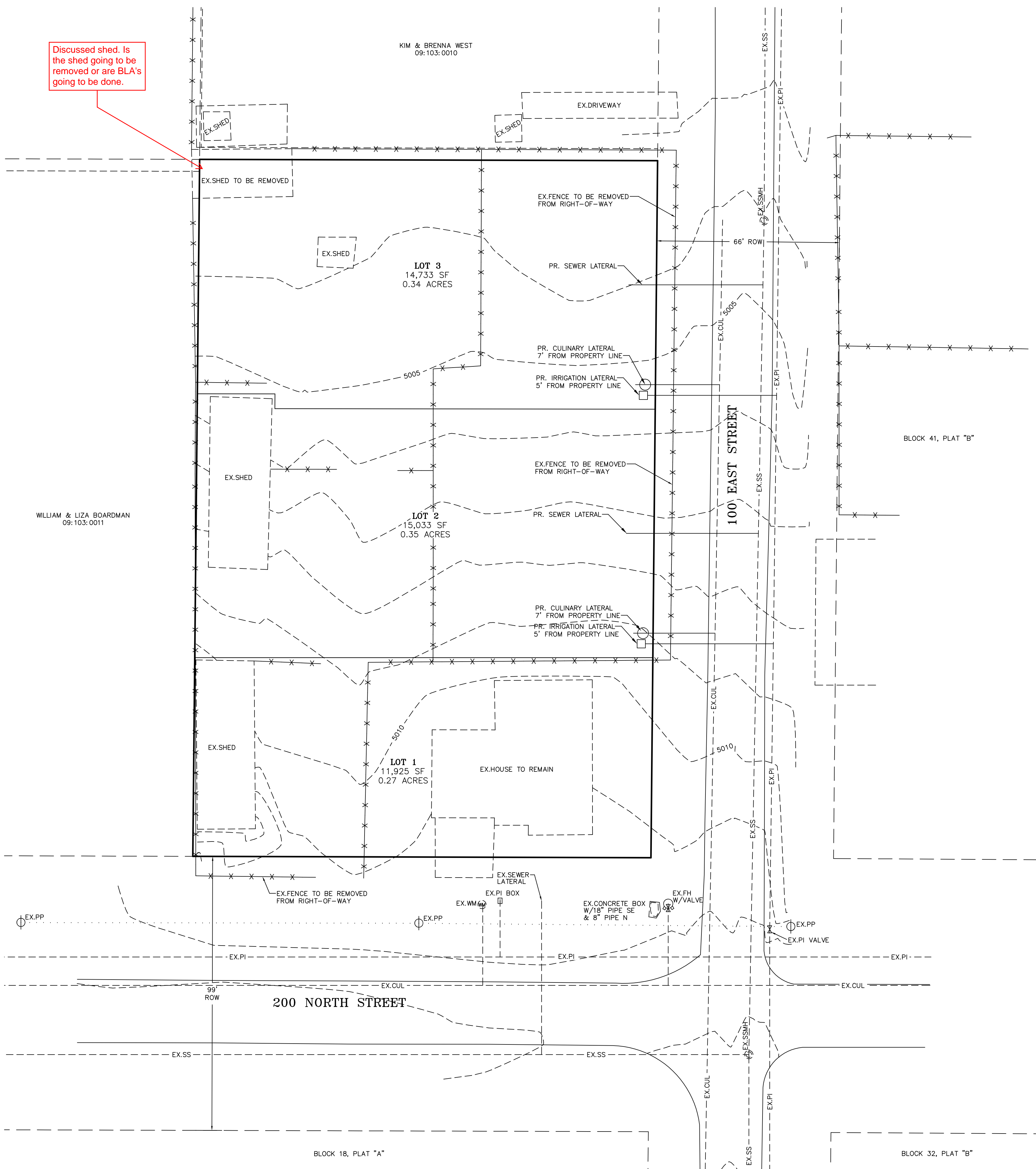
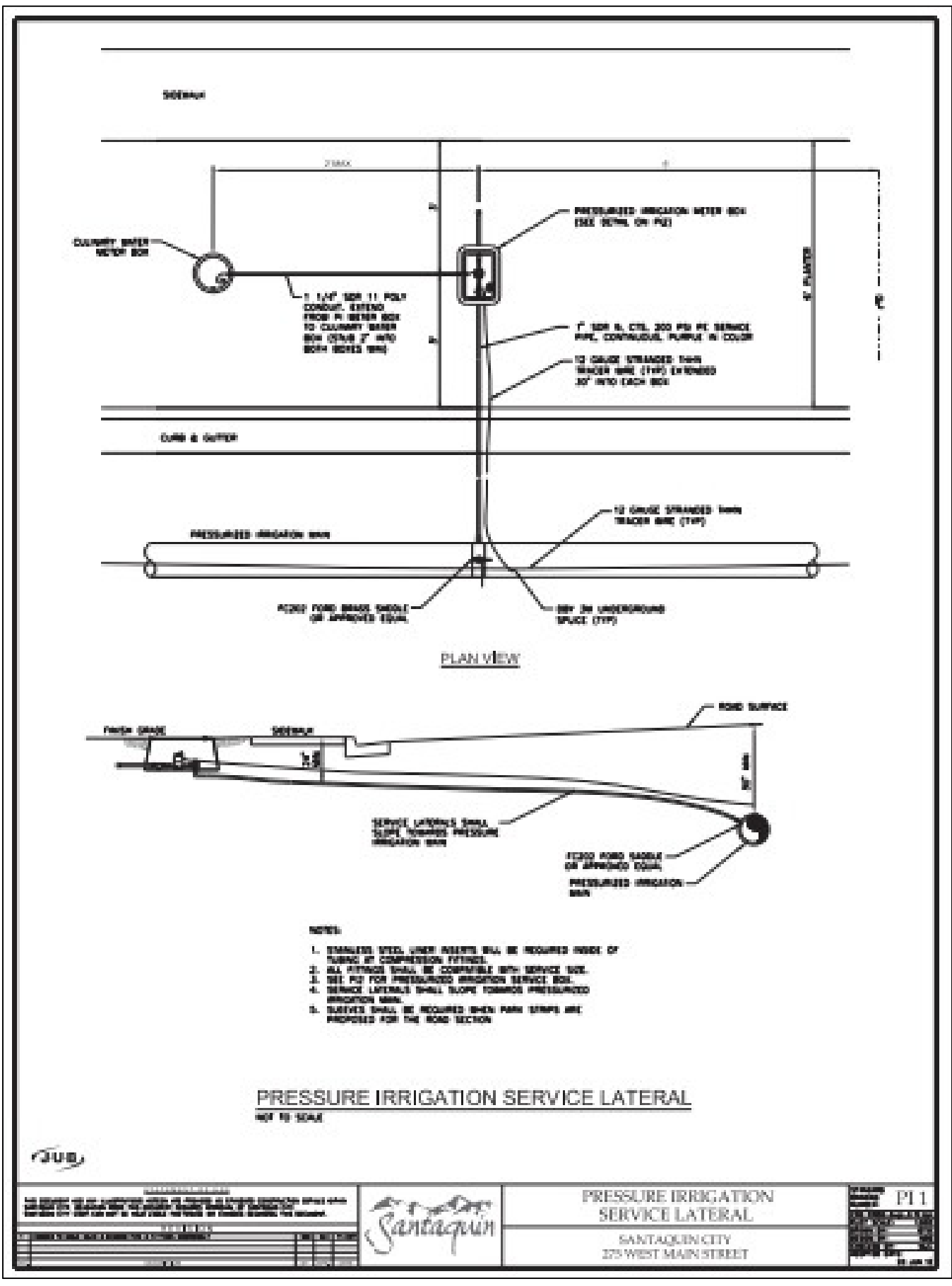
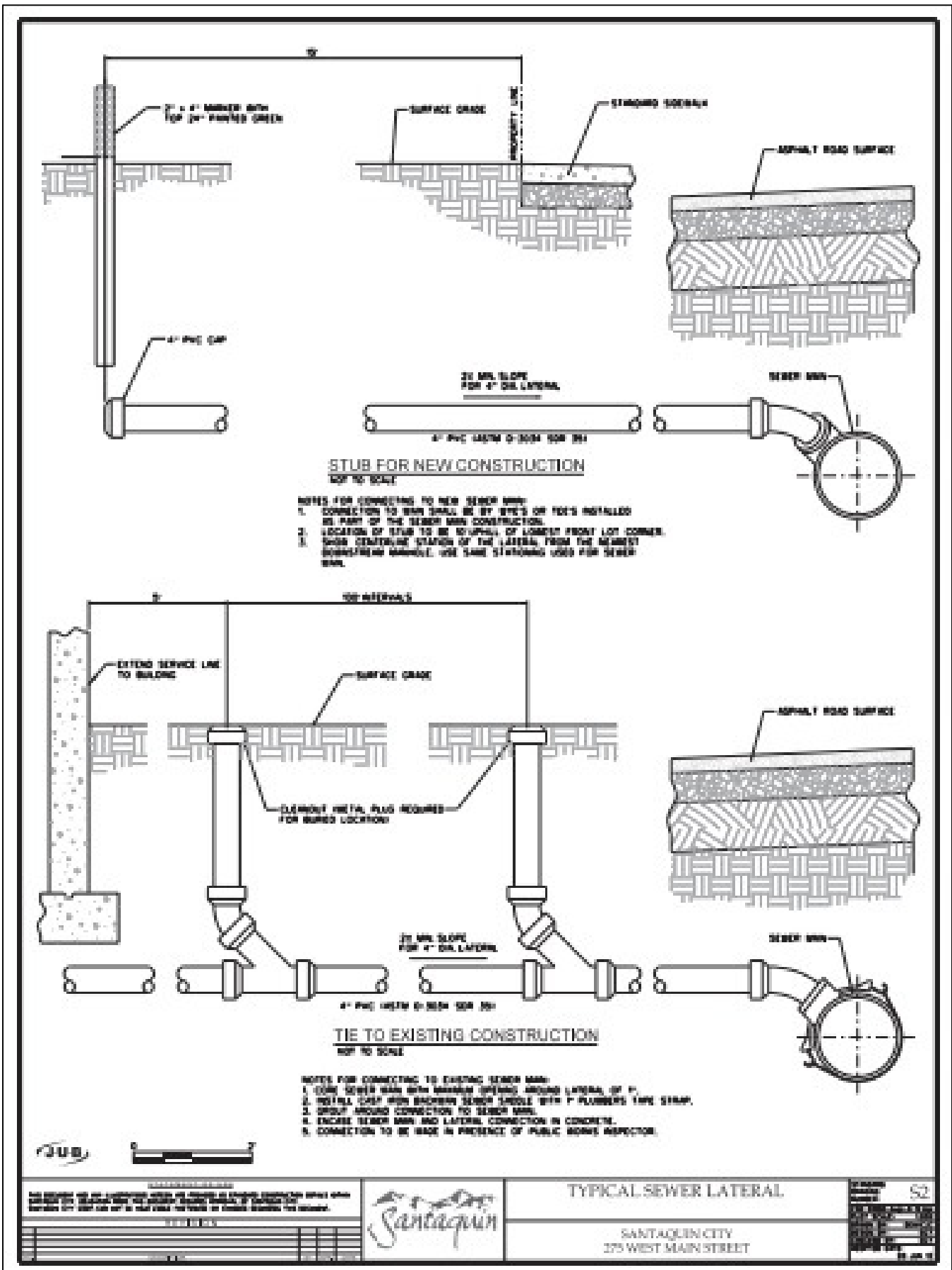
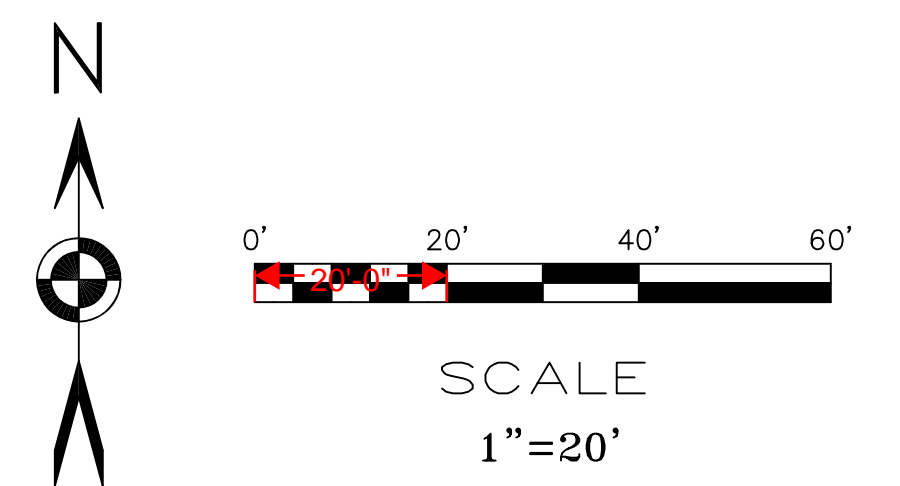




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Discussed shed. Is the shed going to be removed or are BLA's going to be done.

KIM & BRENNAN WEST  
09:103:0010



REVISIONS

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UTILITY PLAN

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 LOT 1, BLOCK 42, PLAT "B", SANTAGUIN TOWNSHIP SURVEY OF BUILDING LOTS  
 SANTAGUIN CITY, UTAH COUNTY, UTAH  
 JANUARY 2025

SHEET  
C  
3  
SHEETS