



## PLANNING COMMISSION

Tuesday, May 13, 2025, at 7:00 PM  
Council Chambers at City Hall Building and Online  
110 S. Center Street, Santaquin, UT 84655

### MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person** – The meeting will be held in the Council Chambers on the Main Floor in the City Hall Building
- **YouTube Live** – Some public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at <https://www.youtube.com/@santaquincity> or by searching for Santaquin City Channel on YouTube.

### ADA NOTICE

If you are planning to attend this Public Meeting and due to a disability need assistance in understanding or participating in the meeting, please notify the City Office ten or more hours in advance and we will, within reason, provide what assistance may be required.

## AGENDA

### WELCOME

### INVOCATION/INSPIRATION THOUGHT

### PLEDGE OF ALLEGIANCE

### ORDER OF AGENDA ITEMS

### PUBLIC FORUM

### DISCUSSION & POSSIBLE ACTION

1. [Amsource Commercial Preliminary Plan](#)

[The Planning Commission will review the Amsource Commercial preliminary plan located at approximately 900 East and Main Street.](#)

### OTHER BUSINESS

2. [Meeting Minutes Approval](#)

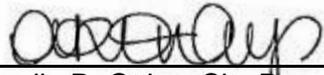
[April 22, 2025](#)

### ADJOURNMENT

## CERTIFICATE OF MAILING/POSTING

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda may be found at [www.santaquin.gov](http://www.santaquin.gov), in three physical locations (Santaquin City Hall, Zions Bank, Santaquin Post Office), and on the State of Utah's Public Notice Website, <https://www.utah.gov/pmn/index.html>. A copy of the notice may also be requested by calling (801)754-1904.

BY:



Amalie R. Ottley, City Recorder



# Amsource Santaquin Subdivision

Amending all of Lot 1 of Parker View Subdivision Plat 'A' and all of Lot 76 of Santaquin Estates Plat 'A' being a part of the Southeast Quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, City of Santaquin, Utah County, Utah 2025

Scale: 1" = 50'



Vicinity Map  
Not to Scale

### Narrative

This Subdivision was requested by Amsource Development in order to amend the existing Lots 1 and 76 and create 6 Lots.

This Survey retraces and honors the underlying plats and a 2024 ALTA survey by AWA Engineering.

A line between monuments found for the South Quarter and the Southeast Quarter of Section 1 was assigned the Utah County bearing of North 88°57'44" East as the Basis of Bearings to place the Survey on the NAD83 Utah Central Zone State Plane Datum.

### Acknowledgment

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me, Peter Evans the signer of the foregoing instrument, who duly acknowledged to me that he is an Authorized Manager of BCP Development Inc., and is authorized to execute the foregoing Dedication in its behalf and that he executed it in such capacity.

Notary Public Full Name: \_\_\_\_\_  
Commission Number: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
A Notary Public Commissioned in Utah

### Rocky Mountain Power

1. Pursuant to Utah Code Ann. 54-3-27 this plat conveys to the Owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.  
2. Pursuant to Utah Code Ann. 17-27A-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains Public Utility Easements and approximates the location of the Public Utility Easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not effect any right that Rocky Mountain Power has under:

- a. A recorded easement or Right-of-Way Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.
- b. The law applicable to prescriptive rights Rocky Mountain Power Company
- c. Title 54, Chapter 8a, damage to underground utility facilities or By-\_\_\_\_\_
- d. Any other provision of law Title-\_\_\_\_\_

### Enbridge Gas Utah

Questar Gas Company, dba Enbridge Gas Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Enbridge Gas 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 including prescriptive rights and other 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 Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Enbridge Gas Utah's Right-of-Way Department at 800-366-8532.

QUESTAR GAS COMPANY  
dba ENBRIDGE GAS UTAH  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
BY- \_\_\_\_\_  
TITLE- \_\_\_\_\_

### Lumen/Centurylink

Approved by Lumen this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_.  
Lumen/Centurylink

### Comcast

Approved by Comcast this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_.  
Lumen/Centurylink

### Acknowledgment

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me, John Gaskill the signer of the foregoing instrument, who duly acknowledged to me that he is an Authorized Owner of Amsource SQ1, LLC, and is authorized to execute the foregoing Dedication in its behalf and that he executed it in such capacity.

Notary Public Full Name: \_\_\_\_\_  
Commission Number: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
A Notary Public Commissioned in Utah

### Surveyor's Certificate

I, David M. Hamilton, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold License No. 12966234 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify for, and on behalf of AWA that by authority of the Owners I have completed Utah County Record of Survey No. \_\_\_\_\_, being a survey of the property described on this Subdivision Plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as

Amsource Santaquin Subdivision

### Description

Amending all of Lot 1 of Parker View Subdivision Plat 'A' recorded as Entry No. 15585:2021 and as Map No. 17506 in the Official Records of Utah County and all of Lot 76 of Santaquin Estates Plat 'A' recorded as Entry No. 22969:2023 in the Official Records of Utah County, located within the Southeast Quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, in the City of Santaquin, Utah County, Utah:

Beginning at a point of curvature and the Northeast corner of said Lot 76 on the Southerly line of Main Street as it exists at 35.00 foot half-width, located 29.49 feet North 89°18'00" West to the Northwest Corner of Open Space Parcel A of said Santaquin Estates Subdivision; 103.60 feet South 0°25'42" East to the Southeast Corner of Main Street per the Final Plat of Maverik Subdivision recorded as Entry No. 88178:2009 and as Map No. 13078 in the Official Records of Utah County; and 114.77 feet North 89°30'30" West along said Southerly line of Main Street per said Maverik Subdivision from a Brass Cap Monument found marking the East Quarter Corner of said Section 1; and running thence Southeasterly along the arc of a 15.00 foot radius curve to the right a distance of 23.32 feet (Central Angle equals 89°04'48" and Long Chord bears South 44°58'06" East 21.04 feet) to a point of tangency on the Westerly line of 900 East Street as it exists at 50.00 foot half-width; thence South 0°25'42" East 191.43 feet along said Westerly line to a point of curvature; thence Southwesterly along the arc of a 250.00 foot radius curve to the right a distance of 394.57 feet (Central Angle equals 90°25'42" and Long Chord bears South 44°47'09" West 354.87 feet) to a point of tangency on the Northerly line of Highland Drive as it exists at 50.00 foot half-width; thence West 277.62 feet along said Northerly line to a point on the Easterly line of said Parker View Subdivision Plat 'A'; thence North 0°26'12" West 311.92 feet along said Easterly line to the Northeast corner of Lot 2 of said Parker View Subdivision Plat 'A'; thence North 75°34'42" West 206.75 feet along the Northerly line of said Lot 2 to the Northwest corner thereof on the Easterly line of State Route 195; thence North 10°16'26" East 126.15 feet along said Easterly line; thence North 50°16'36" East 25.68 feet to said Southerly line of Main Street; thence along said Southerly line the following five courses: South 89°43'34" East 178.49 feet to a point of curvature; Southeasterly along the arc of a 315.00 foot radius curve to the right a distance of 91.79 feet (Central Angle equals 16°41'43" and Long Chord bears South 81°22'42" East 91.46 feet) to a point of tangency; South 73°01'51" East 42.07 feet to a point of curvature; Southeasterly along the arc of a 385.00 foot radius curve to the left a distance of 110.72 feet (Central Angle equals 16°28'39" and Long Chord bears South 81°16'10" East 110.34 feet) to a point of tangency; and South 89°30'30" East 253.47 feet to the point of beginning.

Contains 266,863 sq. ft.  
Or 6.126 acres  
5 Lots

David M. Hamilton  
Utah PLS No. 12966234

### Owner's Dedication and Consent to Record

Know all men by these presents that I, the undersigned Owner of the hereon described tract of land, hereby set apart and subdivide the same into Lots as shown on this plat and name said plat

Amsource Santaquin Subdivision

and do hereby, grant and convey to the City of Santaquin all those parts or portions of said tract of land designated as public utility easements as shown hereon to be used for the installation, maintenance and operation of Public Utility service lines.

In witness whereof I have hereunto set my hand this \_\_\_\_\_ Day of \_\_\_\_\_ AD, 20\_\_\_\_.

BCP Development Inc.

by: Peter Evans  
its: Manager

### Planning Commission Approval

Approved this \_\_\_\_\_ Day of \_\_\_\_\_, AD 20\_\_\_\_, by the Santaquin City Planning Commission.

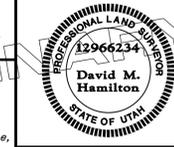
Chairperson, Planning Commission \_\_\_\_\_ Date \_\_\_\_\_

Director - Secretary \_\_\_\_\_ Date \_\_\_\_\_

### Amsource Santaquin Subdivision

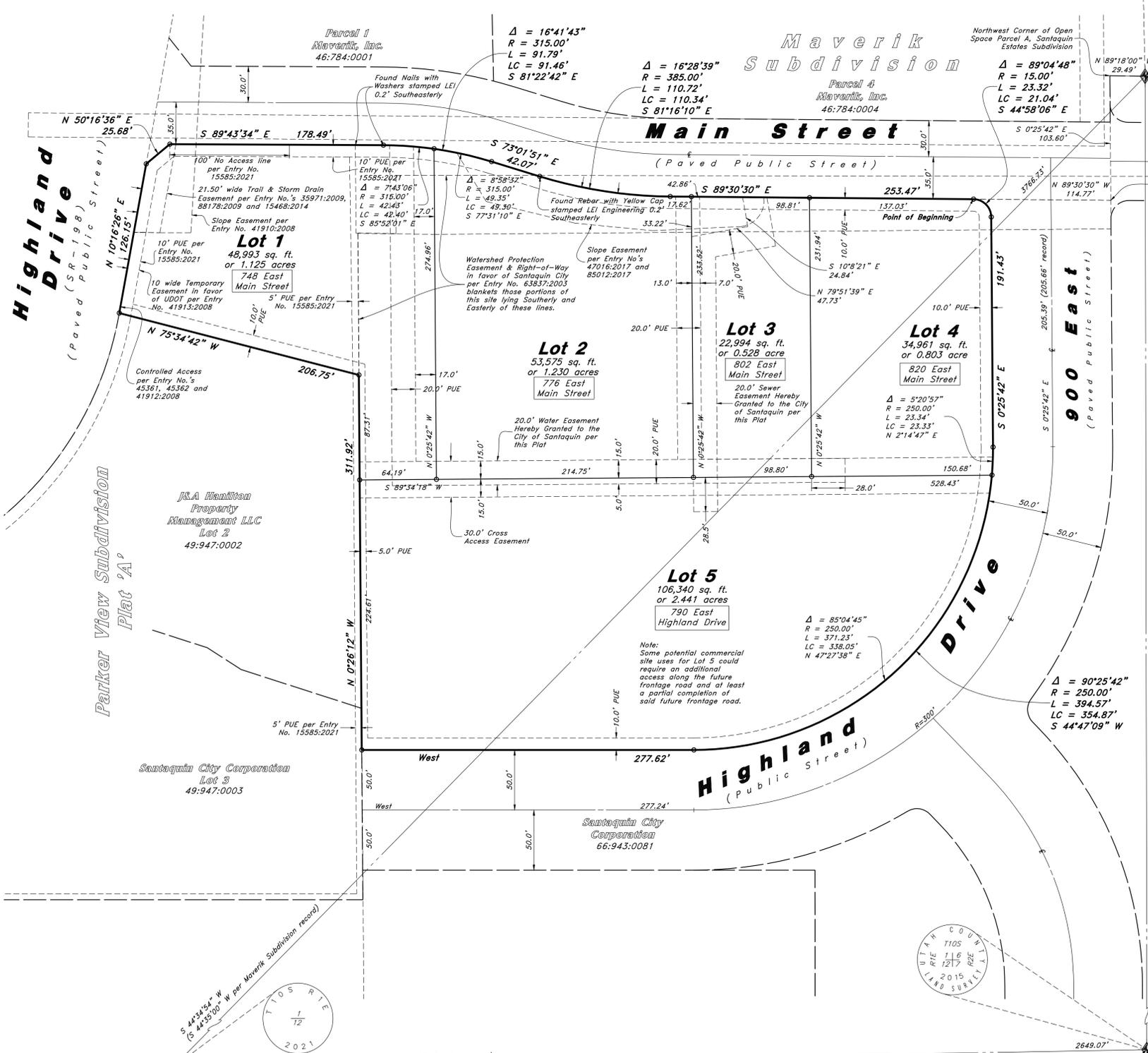
Amending all of Lot 1 of Parker View Subdivision Plat 'A' and all of Lot 76 of Santaquin Estates Plat 'A' being a part of the Southeast Quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, City of Santaquin, Utah County, Utah

Surveyors Seal



City Engineer Seal

Clerk-Recorder Seal



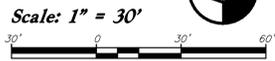
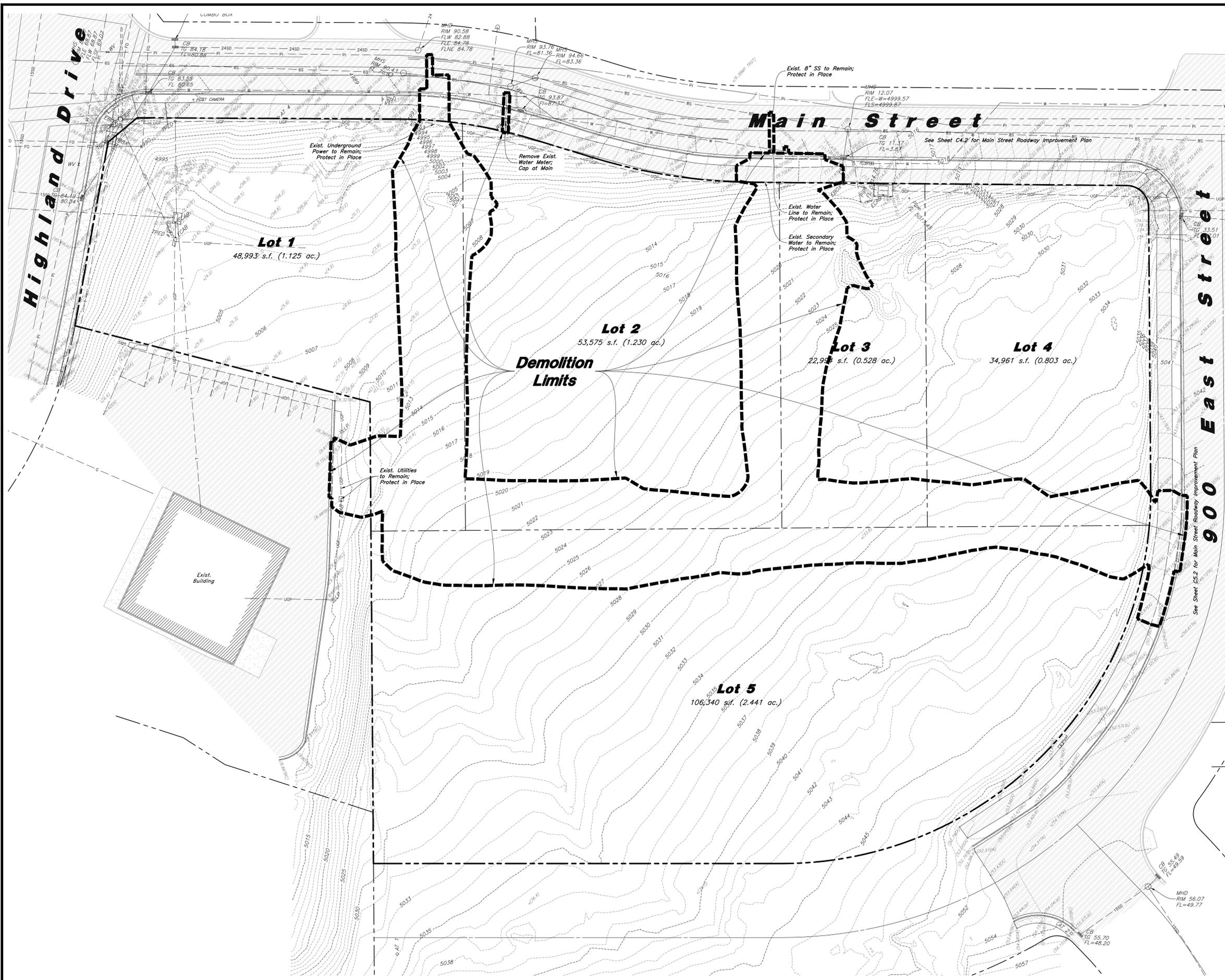
### Legend

- Control Line
- Property Line
- Easement Line
- Adjoiner Line
- Section Corner
- Set 5/8 rebar with plastic cap or nail with brass tag stamped AWA

### 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.





**General Demolition Notes:**

1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures within the demolition limits to be cleared from site unless otherwise shown.
4. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
5. Excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557. (Test results to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.
6. Clear and grub trees, shrubs, and vegetation within demolition limits, disposal to be off-site except where noted otherwise.
7. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
8. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
9. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
10. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
11. Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
12. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
13. Install traffic warning devices as needed in accordance with local standards.
14. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
15. Demolish existing buildings and clear from site. (Including removal of all footings and foundations.)
16. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.
17. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.
18. Contractor shall shore and protect neighboring properties per OSHA stds. during excavation activities when necessary. All excavation shall remain on and within the bounds of the subject property. Unless specifically noted on the plans and approval from the adjoining neighbor has been obtained prior to any excavation beyond the subject property limits.

**CAUTION :**  
The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.



REV	DATE	DESCRIPTION

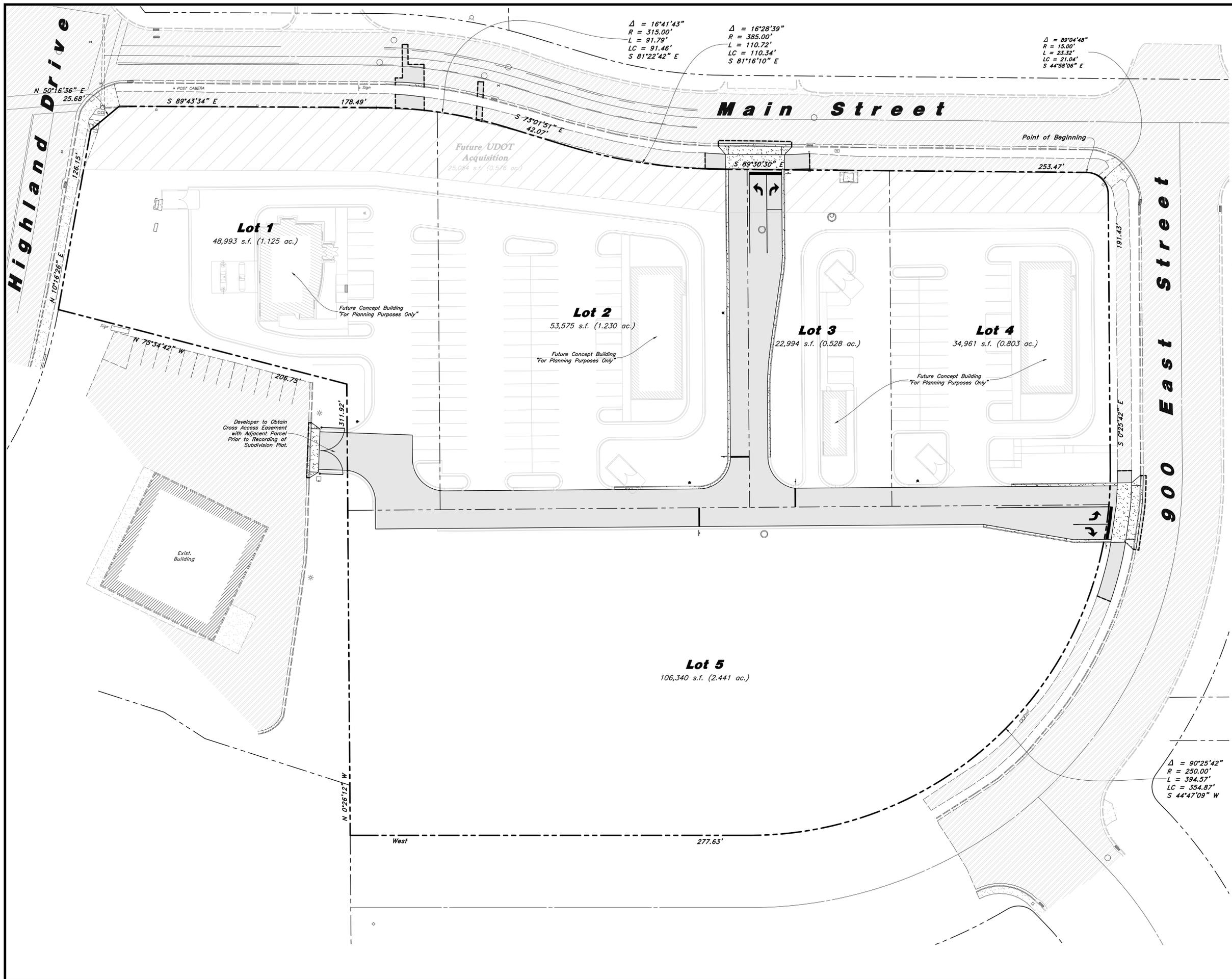
Designed by: JW  
 Drafted by: JW  
 Client Name: Amsource  
 24-043 DM



**Demolition Plan**  
**Amsource Santaquin**  
 Main Street & Highland Drive  
 Santaquin, Utah



30 Apr, 2025  
 SHEET NO.  
**C0.1**



**Hatch Legend**

	Standard Asphalt Paving
	Existing Asphalt Paving
	Standard Concrete Paving
	Existing Concrete Paving
	Building Interior

**Overall Site Data Table**

**Zoning Designation:**  
C-1 General Commercial

**Total Number of Lots: 5**

**Total Site Area = 235,801 s.f. (5.413 ac.)**

- Lot 1 = 48,993 s.f. (1.125 ac.)
- Lot 2 = 53,575 s.f. (1.230 ac.)
- Lot 3 = 22,994 s.f. (0.528 ac.)
- Lot 4 = 34,961 s.f. (0.803 ac.)
- Lot 5 = 106,340 s.f. (2.441 ac.)

**Impervious Area Provided = 20,676 s.f.**



Designed by: JW
Drafted by: JW
Client Name: Amsource
24-043 SP



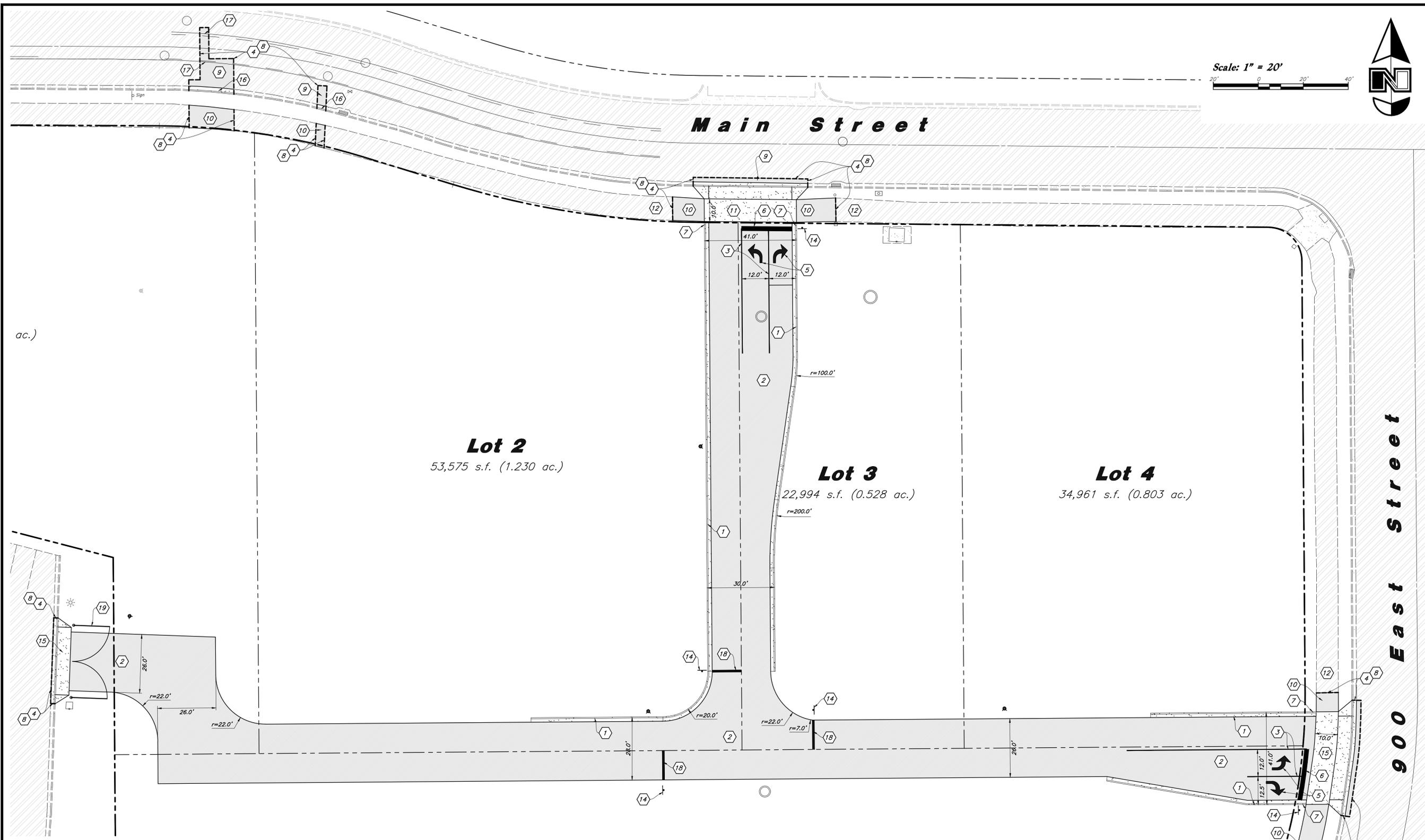
**Overall Site Plan**

**Amsource Santaquin**  
Main Street & Highaina Drive  
Santaquin, Utah



30 Apr, 2025

SHEET NO. **C1.0**



Scale: 1" = 20'



ac.)

**Lot 2**

53,575 s.f. (1.230 ac.)

**Lot 3**

22,994 s.f. (0.528 ac.)

**Lot 4**

34,961 s.f. (0.803 ac.)

**General Site Notes:**

- All dimensions are to back of curb unless otherwise noted.
- Fire lane markings and signs to be installed as directed by the Fire Marshal.
- Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
- Const. curb transition at all points where curb abuts sidewalk, see detail.
- Contractor shall place asphalt paving in the direction of vehicle travel where possible.
- Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

**Construction Survey Note:**

The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

**PRIVATE ENGINEER'S NOTICE TO CONTRACTORS**

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

**Survey Control Note:**

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

**Hatch Legend**

- Standard Asphalt Paving
- Existing Asphalt Paving
- Standard Concrete Paving
- Existing Concrete Paving
- Building Interior

**Site Construction Notes**

- Const. 24" Curb & Gutter (C4.1)
- Const. Asphalt Paving (C4.1)
- Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
- Sawcut; Provide Smooth Clean Edge
- Const. Directional Arrows per MUTCD
- Const. 24" White Stop Bar (C4.1)
- Const. Curb Transition (C4.1)
- Conn. and Match Existing Improvements
- Const. Asphalt Paving per UDOT Design Stds. 7" PG 64-34/PG-64 or Better HMA over 6" Untreated Base Course over 12" Granular Borrow

- Const. 10.0' Asphalt Trail per Santaquin City Standard Drawing No. ST4
- Const. UDOT Conc. Driveway and Sidewalk per UDOT Std. Dwg. No. GW 3A
- Existing Asphalt Trail to Remain
- Const. Asphalt Paving per Santaquin City Standards
- Const. Stop Sign per MUTCD R1-1 (C4.1)
- Const. Driveway Approach with Park Strip per Santaquin City Standard Drawing No. CG3
- Const. Curb and Gutter per Santaquin City Standard Drawing No. CG4
- Const. 4" Solid Double Yellow Paint Stripe per UDOT Dwg. No. DM 9.2
- Const. 12" White Stop Bar
- Const. Breakaway Gate per Santaquin City Standards

Designed by: JW  
 Drafted by: JW  
 Client Name:  
 Amsource  
 24-043 SP

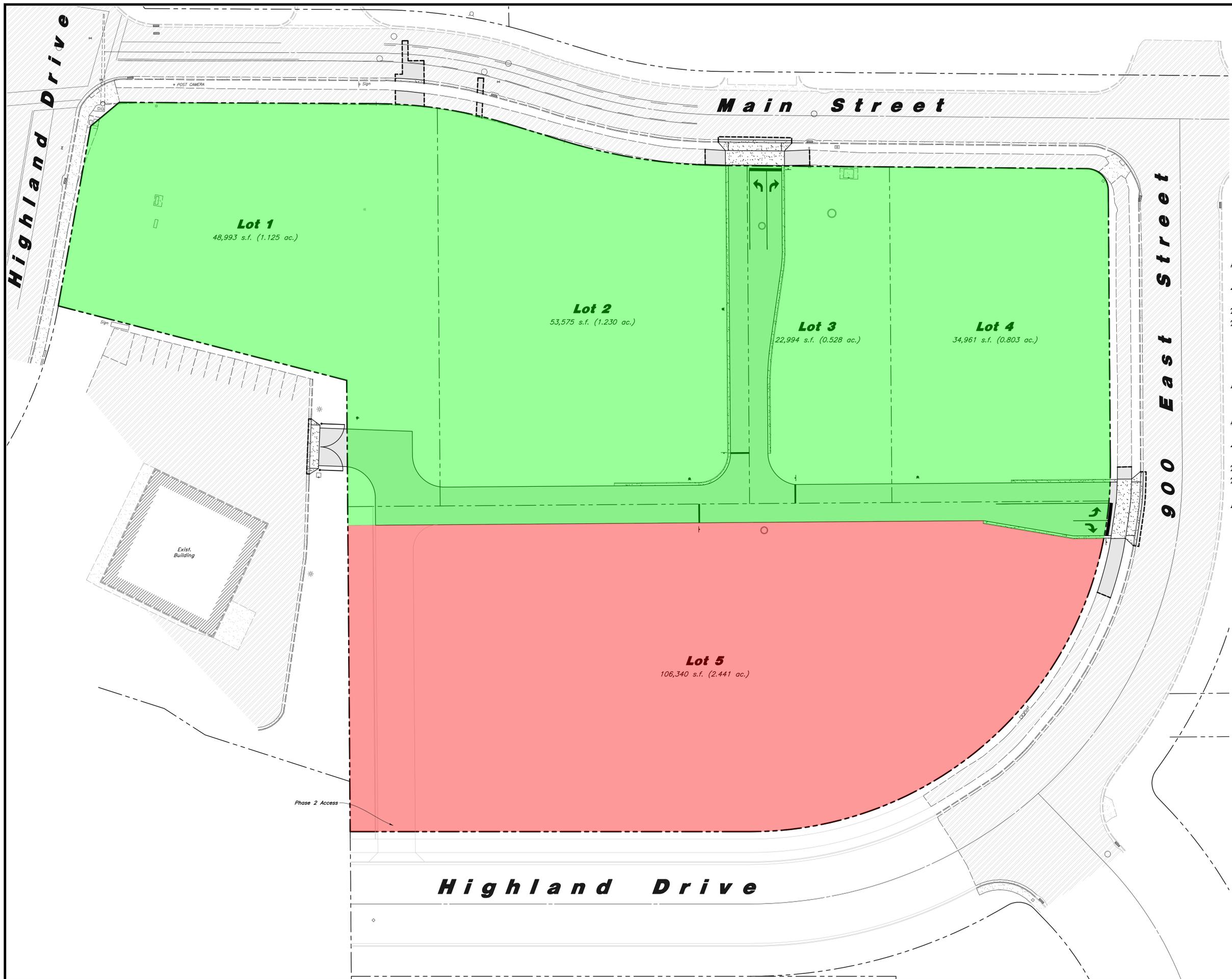


**Site Plan**  
**Amsource Santaquin**  
 Main Street & Highland Drive  
 Santaquin, Utah



30 Apr, 2025

SHEET NO.  
**C1.1**



Scale: 1" = 30'

**Phase 1 - Site Data Table**

Zoning Designation:   
 C-1 General Commercial

Total Number of Lots: 5  
 Total Site Area = 129,461 s.f. (2.972 ac.)

- Lot 1 = 48,993 s.f. (1.125 ac.)
- Lot 2 = 53,575 s.f. (1.230 ac.)
- Lot 3 = 22,994 s.f. (0.528 ac.)
- Lot 4 = 34,961 s.f. (0.803 ac.)

Impervious Area Provided = 20,676 s.f.

**Phase 2 - Site Data Table**

Zoning Designation:   
 C-1 General Commercial

Total Number of Lots: 1  
 Total Site Area = 106,340 s.f. (2.441 ac.)

- Lot 5 = 106,340 s.f. (2.441 ac.)

Impervious Area Provided = 0 s.f.

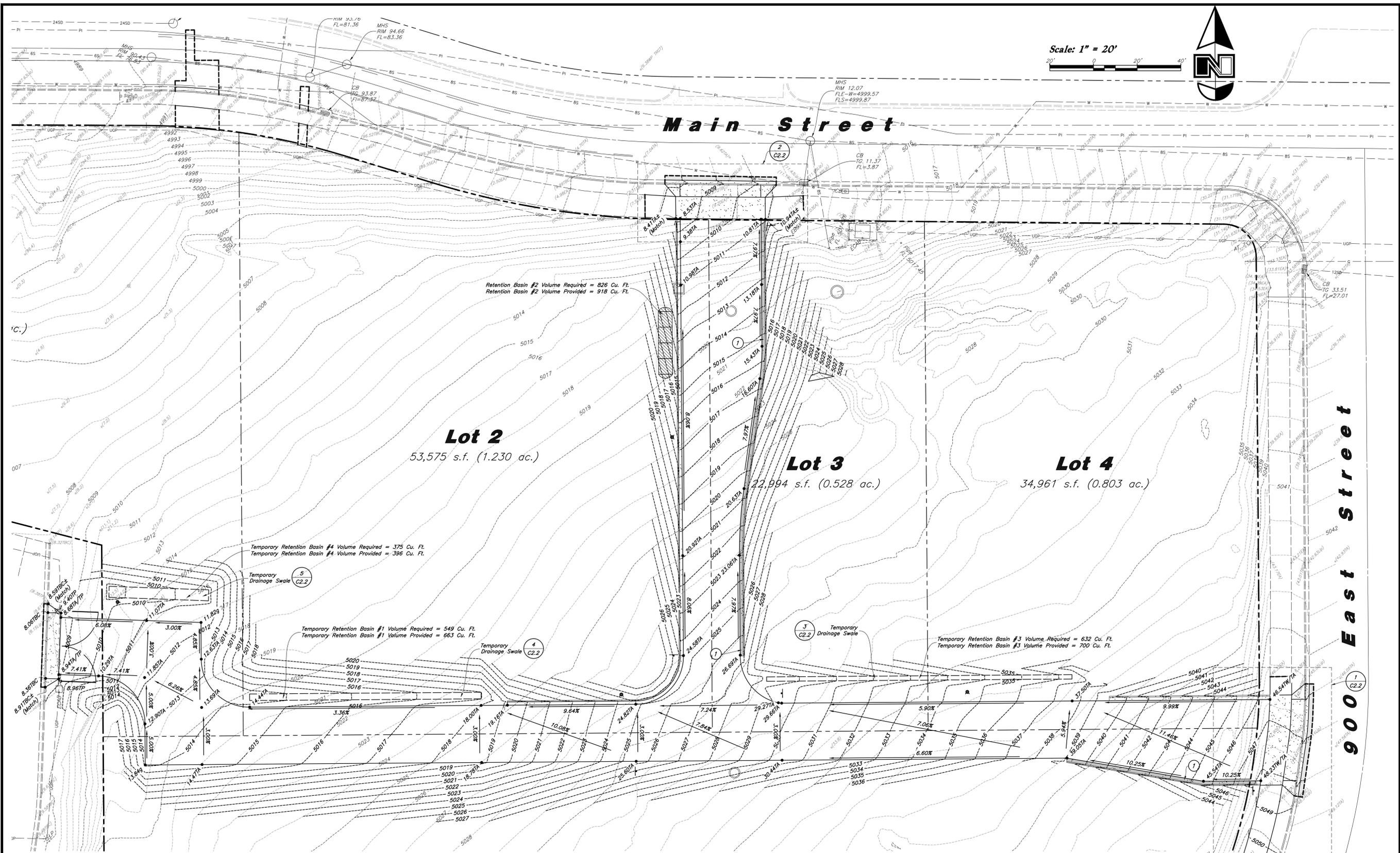
Designed by: JW
Drafted by: JW
Client Name: Amsource
24-043 SP

**ANNA**  
 2010 North Redwood Road, Salt Lake City, Utah 84116  
 (801) 521-8629 - ANNAengineering.net

**Phasing Plan**  
**Amsource Santaquin**  
 Main Street & Highland Drive  
 Santaquin, Utah

REGISTERED PROFESSIONAL ENGINEER  
 SHAUN W. YOUNG  
 No. 75013888  
 5/5/25  
 STATE OF UTAH

30 Apr, 2025  
 SHEET NO.  
**C1.2**



Scale: 1" = 20'



**General Grading Notes:**

- All grading shall be in accordance with the project geotechnical study.
- Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
- Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
- Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
- Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
- Fills shall be benched into competent material as per specifications and geotechnical report.
- All trench backfill shall be tested and certified by a Geotechnical Engineer.
- A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
- The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
- Dust shall be controlled by watering.
- The location and protection of all utilities is the responsibility of the permittee.
- Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
- All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
- The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.

**Curb and Gutter Construction Notes:**

- Open face gutter shall be constructed where drainage is directed away from curb.
- Open face gutter locations are indicated by shading and notes on the grading plan.
- It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
- Refer to the typical details for standard and open face curb and gutter dimensions.
- Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.
- Spot elevations are shown on this plan with text masking. Coordinate and verify site information with project drawings.
- The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
- Aggregate base shall be compacted per the geotechnical report prepared for the project.
- The recommendations in the following Geotechnical Engineering Report by GeoStrata are included in the requirements of grading and site Preparation. The Report is titled "Geotechnical Investigation Santaquin Commercial Property".  
Project No.: 1960-001  
Dated: January 24, 2025
- As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
- If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately notify the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.

**Sidewalk Construction Notes:**

- Concrete sidewalk shall be constructed with a cross slope of 1.5% unless shown otherwise on plan.
- Running slope of sidewalks shall be built per grades shown on the plan, where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%.
- Refer to the Site Plan for sidewalk dimensions.

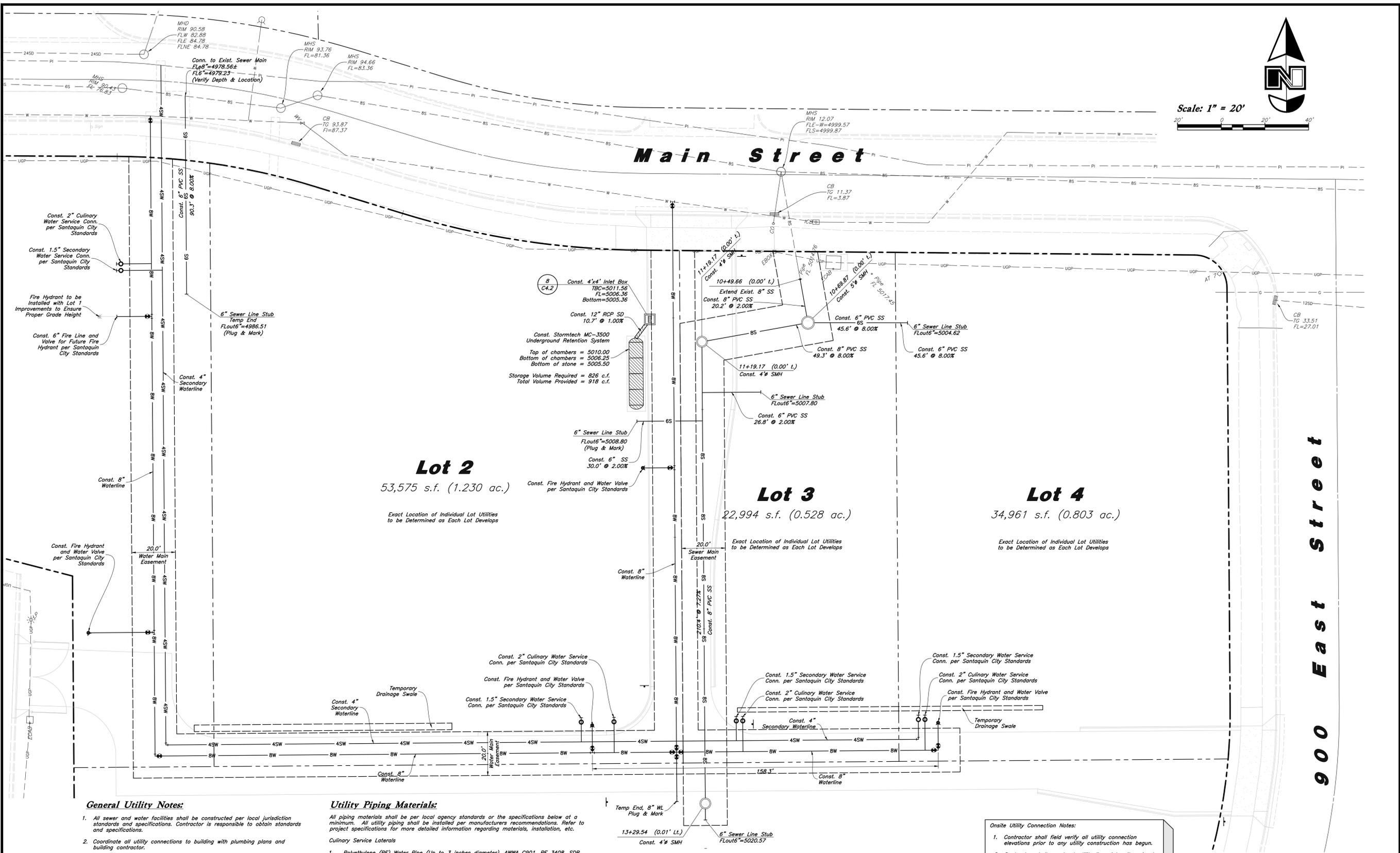
REV	DATE	DESCRIPTION

Designed by: JW  
 Drafted by: JW  
 Client Name: Amsource  
 Amsource  
 24-043 GR - Phase 1

**Grading Plan**  
**Amsource Santaquin**  
 Main Street & Highland Drive  
 Santaquin, Utah

30 Apr, 2025  
 SHEET NO.  
**C2.1**





Scale: 1" = 20'



**Lot 2**  
53,575 s.f. (1.230 ac.)  
Exact Location of Individual Lot Utilities to be Determined as Each Lot Develops

**Lot 3**  
22,994 s.f. (0.528 ac.)  
Exact Location of Individual Lot Utilities to be Determined as Each Lot Develops

**Lot 4**  
34,961 s.f. (0.803 ac.)  
Exact Location of Individual Lot Utilities to be Determined as Each Lot Develops

**General Utility Notes:**

- All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
- Coordinate all utility connections to building with plumbing plans and building contractor.
- Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
- All catch basin and inlet box grates are to be bicycle proof.
- Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
- Gas lines, telephone lines, and cable TV lines are not a part of these plans.
- Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
- Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant around to proper grade.
- Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

**Utility Piping Materials:**

- All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.
- Culinary Service Laterals**
- Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
  - Copper Pipe (Up to 3 inches diameter): Type "K."
- Water Main Lines and Fire Lines**
- Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 235
- Sanitary Sewer Lines**
- All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
- Storm Drain Lines**
- 12" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
  - 15" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class III

**Onsite Utility Connection Notes:**

- Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
- Contractor shall construct utility lines into site prior to any onsite utility construction. Gravel lines are to be constructed starting at the lowest point and be installed prior to any waterline installation
- Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.

**Storm Drain & Sanitary Sewer Note:**

**All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure**



**PVC Pipe Protection During Construction:**  
PVC Pipe must have 24" cover for heavy construction loading during construction. The Contractor is responsible to temporarily protect any pipes with less than 24" cover by berming over the pipes.

Designed by: JW  
Drafted by: JW  
Client Name: Amsource  
24-043 UT



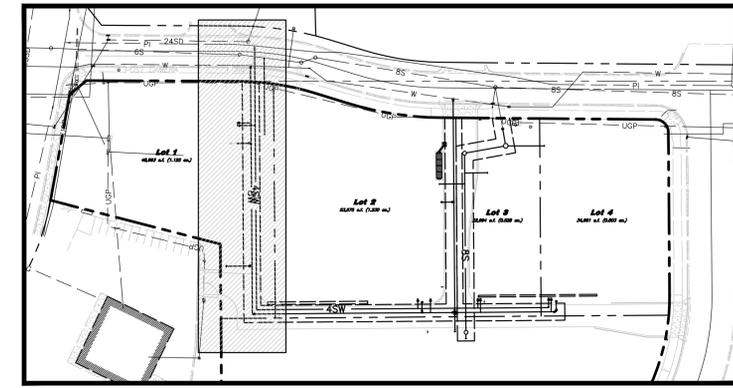
**Utility Plan**  
**Amsource Santaquin**  
Main Street & Highland Drive  
Santaquin, Utah



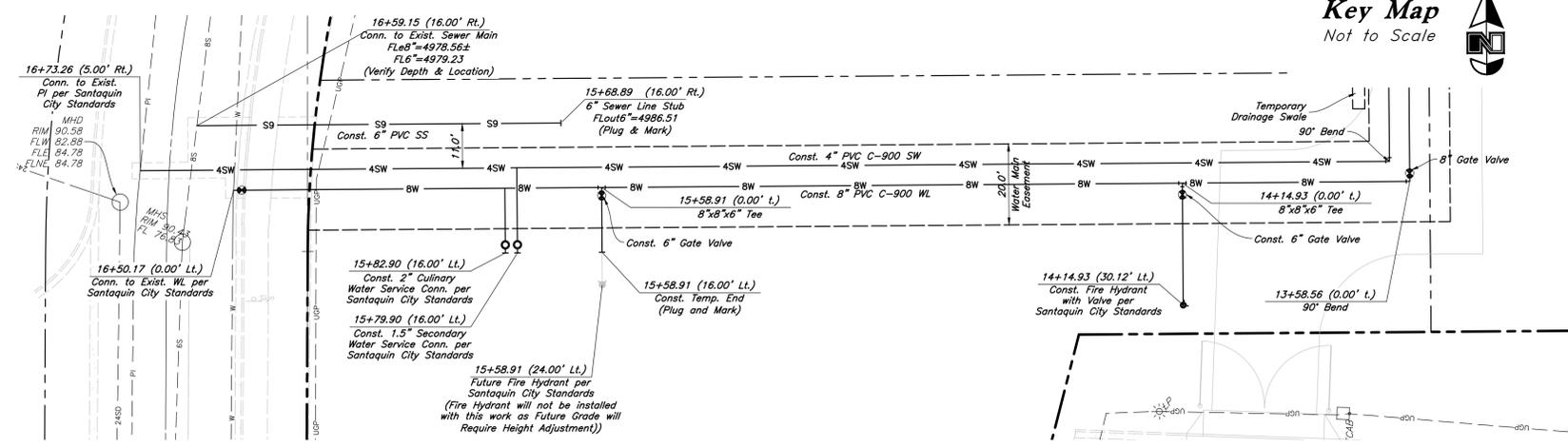
30 Apr, 2025  
SHEET NO.  
**C3.1**



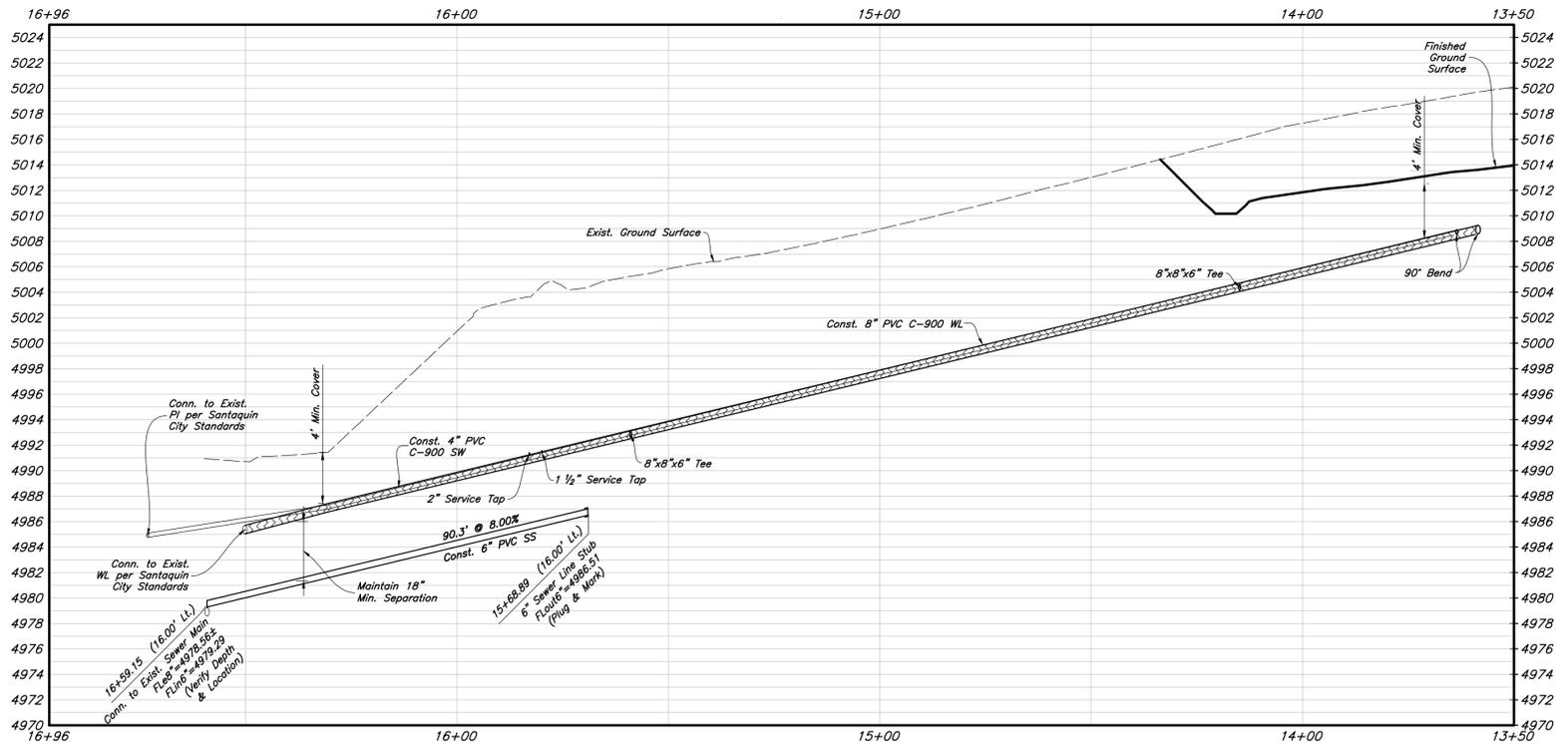
Horizontal Scale: 1" = 20'  
Vertical Scale: 1" = 2'



Key Map  
Not to Scale



Plan View



Profile View

PVC Pipe Protection During Construction:  
PVC Pipe must have 24" cover for heavy construction loading during construction. The Contractor is responsible to temporarily protect any pipes with less than 24" cover by berming over the pipes.

- Onsite Utility Connection Notes:
- Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
  - Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation.
  - Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.

**Storm Drain & Sanitary Sewer Note:**  
All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

CAUTION :  
The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.



30 Apr, 2025

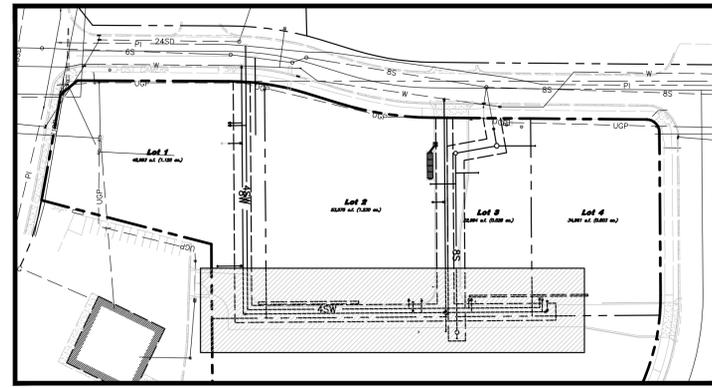
SHEET NO. **C3.2**

**AMSOURCE**  
2010 North Redwood Road, Salt Lake City, Utah 84116  
(801) 521-8629 - AllWiringEngineering.net

**Waterline Plan & Profile**  
**Amsource Santaquin**  
Main Street & Highland Drive  
Santaquin, Utah

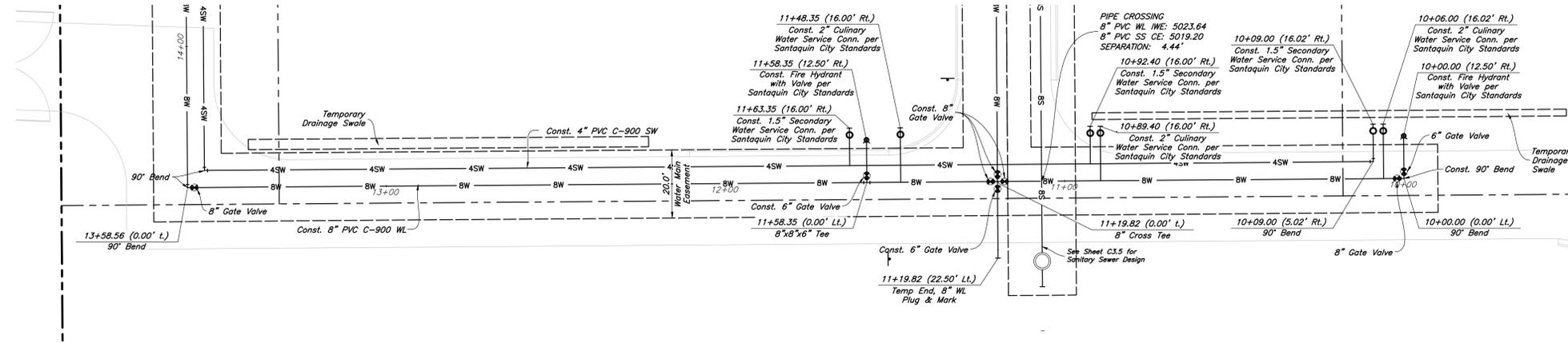
REV	DATE	DESCRIPTION

Designed by: JW  
Drafted by: JW  
Client Name: Amsource  
24-043 UT

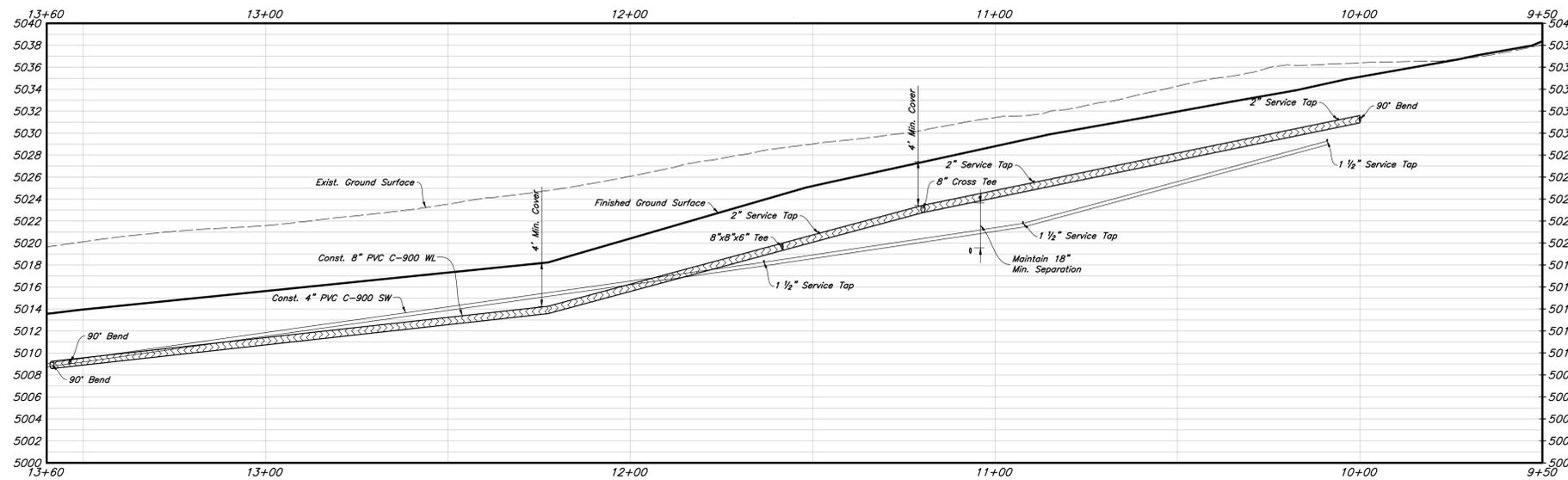


**Key Map**  
Not to Scale

Horizontal Scale: 1" = 20'  
Vertical Scale: 1" = 2'



**Plan View**



**Profile View**

**PVC Pipe Protection During Construction:**  
PVC Pipe must have 24" cover for heavy construction loading during construction. The Contractor is responsible to temporarily protect any pipes with less than 24" cover by berming over the pipes.

- Onsite Utility Connection Notes:**
- Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
  - Contractor shall construct utility lines into site prior to any onsite utility construction. Gravelly lines are to be constructed starting at the lowest point and be installed prior to any waterline installation.
  - Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.

**Storm Drain & Sanitary Sewer Note:**  
All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

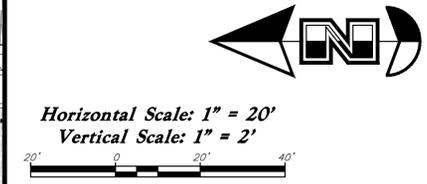
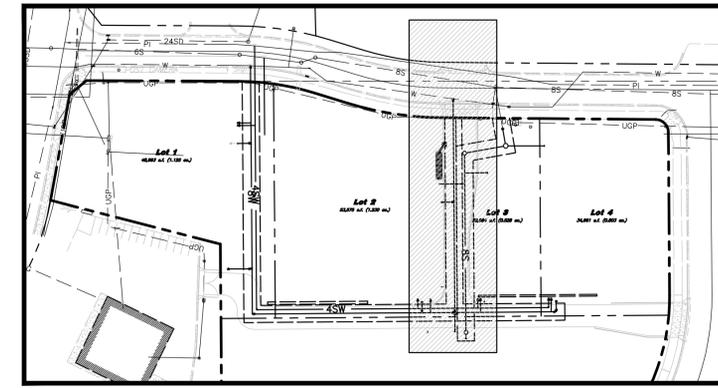
**CAUTION :**  
The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.



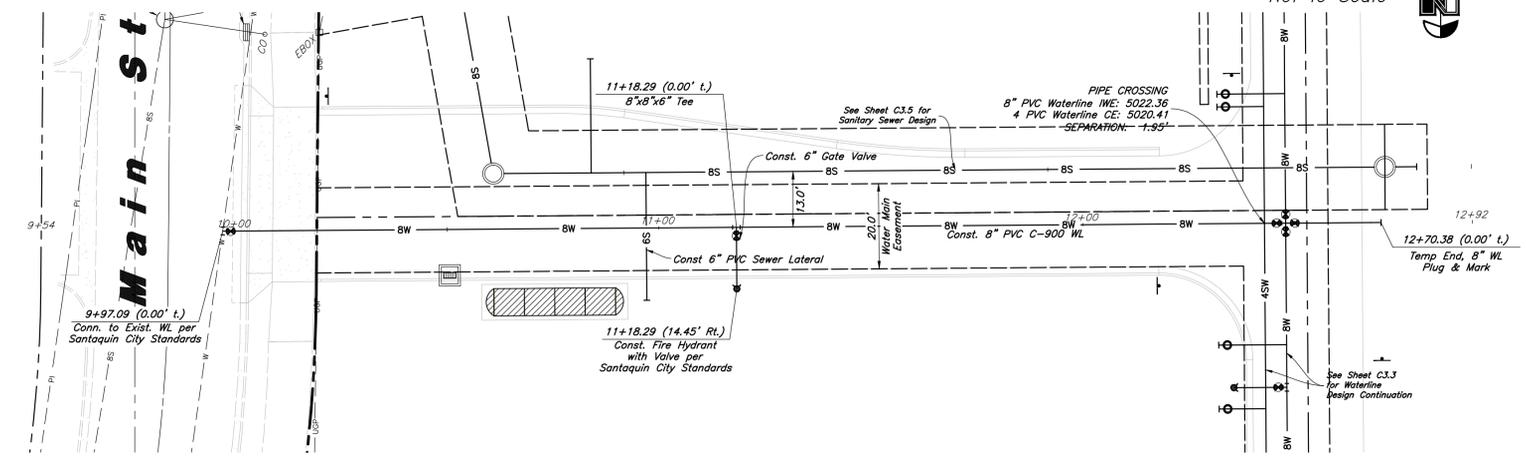
**Waterline Plan & Profile**  
**Amsource Santaquin**  
Main Street & Highland Drive  
Santaquin, Utah



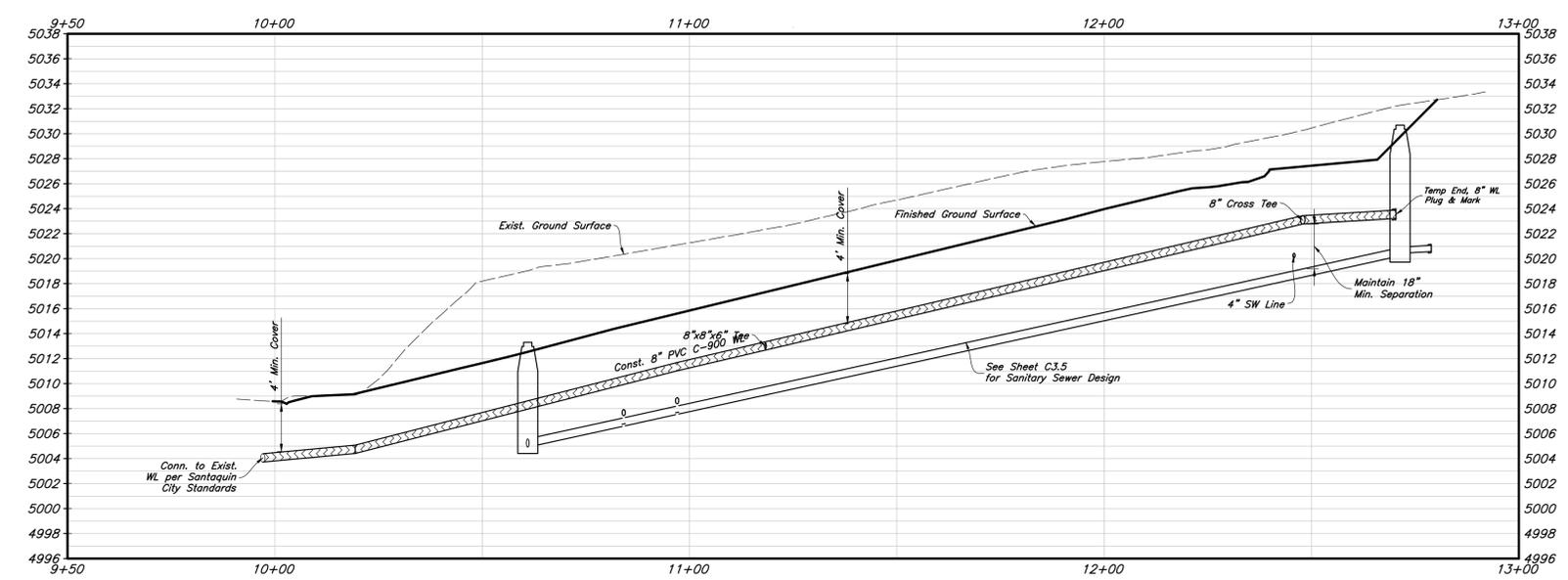
30 Apr, 2025  
SHEET NO.  
**C3.3**



**Key Map**  
Not to Scale



**Plan View**



**Profile View**

**PVC Pipe Protection During Construction:**  
PVC Pipe must have 24" cover for heavy construction loading during construction. The Contractor is responsible to temporarily protect any pipes with less than 24" cover by berming over the pipes.

- Onsite Utility Connection Notes:**
- Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
  - Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation.
  - Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.

**Storm Drain & Sanitary Sewer Note:**  
All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

**CAUTION :**  
The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.



30 Apr, 2025

SHEET NO. **C3.4**

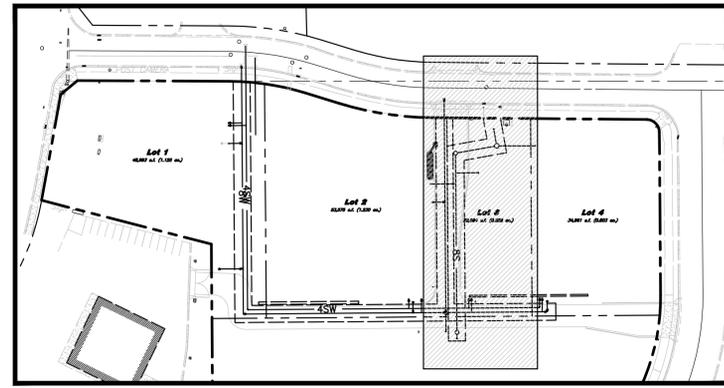
**AMSA**  
2010 North Redwood Road, Salt Lake City, Utah 84116  
(801) 527-8629 - [AMSEngineering.net](http://AMSEngineering.net)

**Waterline Plan & Profile**  
**Amsource Santaquin**  
Main Street & Highland Drive  
Santaquin, Utah

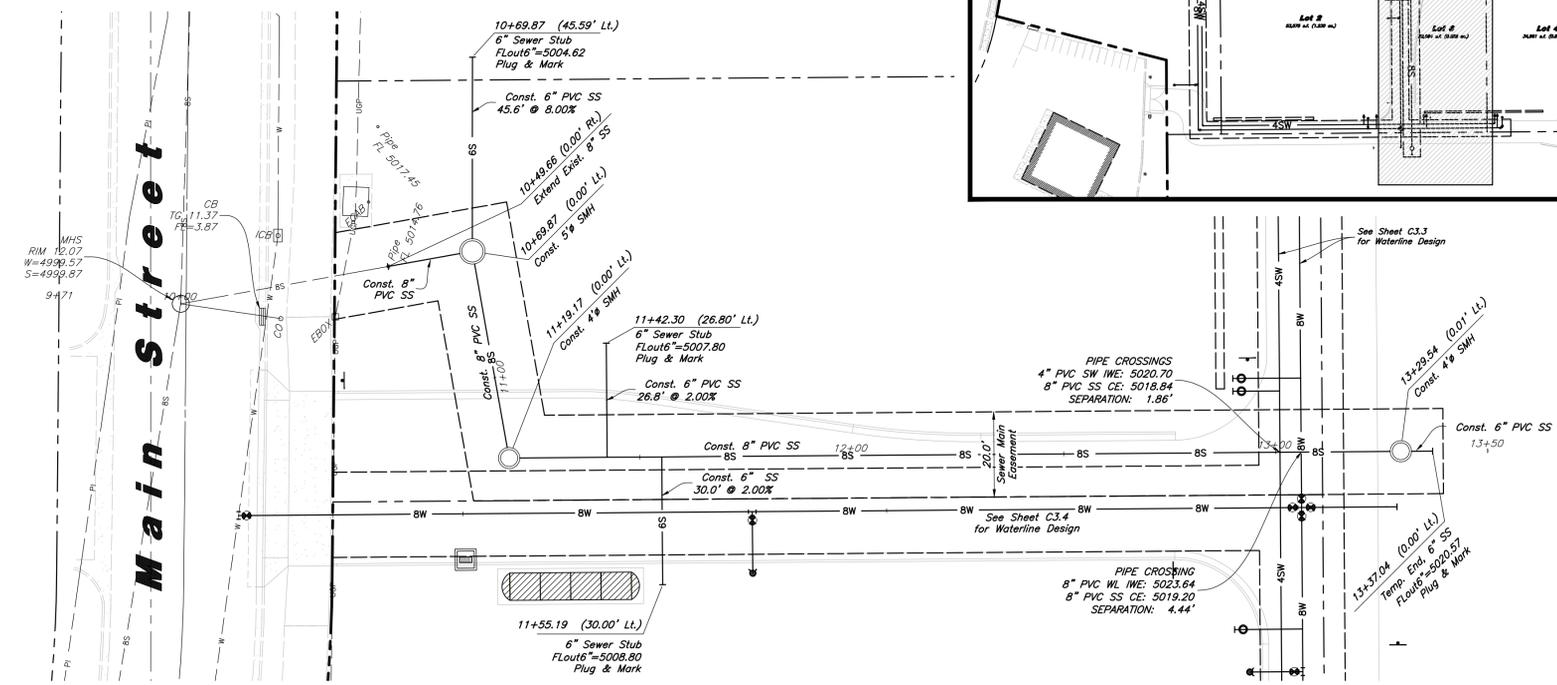
Designed by: JW  
Drafted by: JW  
Client Name: Amsource  
24-043 UT

REV	DATE	DESCRIPTION

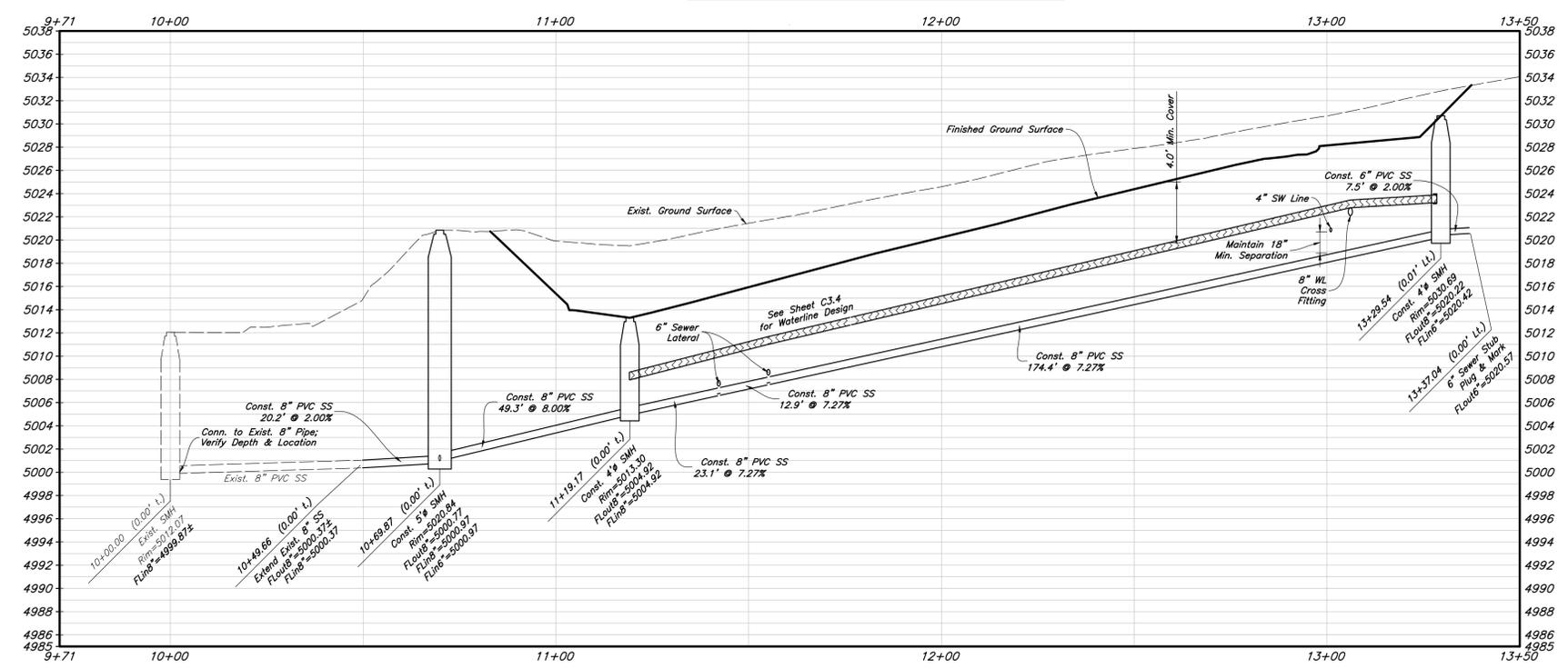
### Key Map Not to Scale



Horizontal Scale: 1" = 20'  
Vertical Scale: 1" = 5'



### Plan View



### Profile View

**PVC Pipe Protection During Construction:**  
PVC Pipe must have 24" cover for heavy construction loading during construction. The Contractor is responsible to temporarily protect any pipes with less than 24" cover by berming over the pipes.

- Onsite Utility Connection Notes:**
- Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
  - Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation.
  - Construction of any onsite utilities prior to the onsite connection will be done at the contractors risk.

**Storm Drain & Sanitary Sewer Note:**  
All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

**CAUTION:**  
The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.



30 Apr, 2025

SHEET NO. **C3.5**

**Sewer Plan & Profile**  
**Amsource Sentaquin**  
Main Street & Highland Drive  
Sentaquin, Utah

**Amsource**  
2010 North Redwood Road, Salt Lake City, Utah 84116  
(801) 521-8629 - AllWiring.net

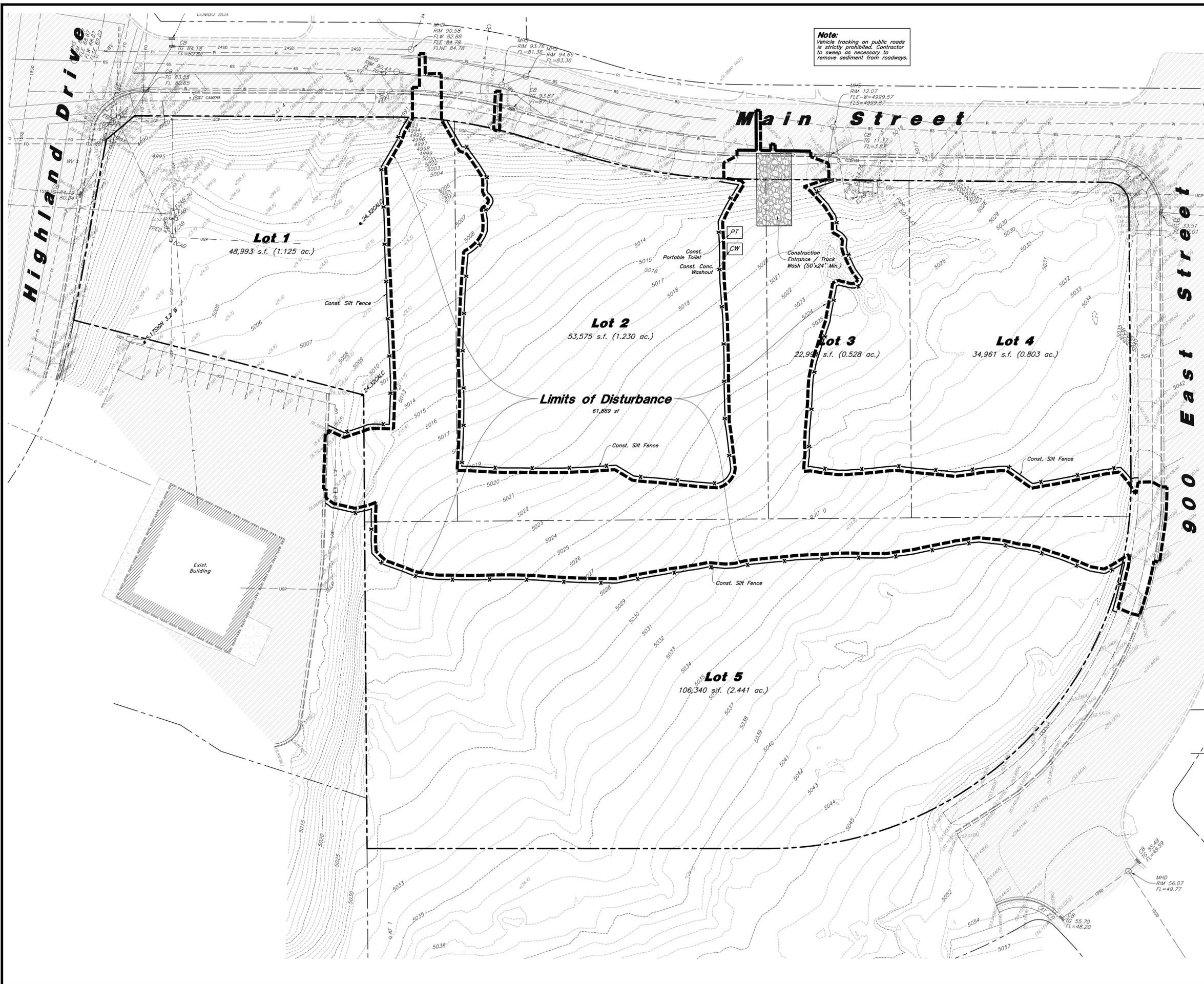
Designed by: JW  
Drafted by: JW  
Client Name: Amsource  
24-043 UT

REV	DATE	DESCRIPTION









**Note:**  
 Vehicle tracking on public roads is strictly prohibited. Contractor to sweep as necessary to remove sediment from roadways.



Scale: 1" = 30'  
 30' 0 30' 60'

**Legend**

Place Inlet Protection at all Inlet Locations to prevent boxes from silting.		2	C5.3
Silt Fence		3	C5.3
Limit of Disturbance		1	C5.3
Construction Entrance / Truck Wash (50'x24' Min.)		4	C5.3
Concrete Washout Area		5	C5.3
Portable Toilet		6	C5.3
Gravel Sock		7	C5.3
Existing Contour			
Existing Spot			
Proposed Contour			

- Erosion Control Notes**
- Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
  - The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
  - All Construction equipment will enter thru Designated Construction Entrances.
  - Coordinate Entrance locations with the local jurisdiction.
  - Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
  - Silt Fences shall be Repaired to their Original Conditions if Damaged, Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.
  - The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Way. This may Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.
  - All Materials Spilled, Dropped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.
  - Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc.) to Prevent Erosion.
  - Contractor shall use Vehicle Tracking Control at all Locations where Vehicles will Enter or Exit the Site. Control Facilities will be Maintained while Construction is in Progress, Moved when Necessary and Removed when the Site is Paved.
  - Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.
  - This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
  - Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
  - Re-vegetate areas where landscaping has died or not taken hold.
  - Divert storm water runoff around disturbed soils with berms or dirt swales.
  - Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).
  - Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.

REV	DATE	DESCRIPTION

Designed by: JW  
 Drafted by: JW  
 Client Name: Amsource  
 24-043 EC1



**Erosion Control Plan - Pre-Construction**  
**Amsource Santaquin**  
 Main Street & Highland Drive  
 Santaquin, Utah



30 Apr, 2025  
 SHEET NO. **C5.1**







**Planning Commission Members in Attendance:** Commissioners Trevor Wood, BreAnna Nixon, Drew Hoffman, Jessica Tolman, and LaDawn Moak

Commissioners Mike Weight and Michael Romero were excused from the meeting.

**Others in Attendance:** Planner Aspen Stevenson, Senior Planner Ryan Harris, Assistant City Manager Jason Bond, City Council Member Jeff Siddoway, and Recorder Amalie Ottley.

No members of the public attended the meeting.

Commission Chair Wood called the meeting to order at 7:09 p.m.

**INVOCATION/INSPIRATIONAL THOUGHT**

Commissioner Nixon offered an inspirational thought.

**PLEDGE OF ALLEGIANCE**

Commissioner Hoffman led the Pledge of Allegiance.

**PUBLIC FORUM**

Commission Chair Wood opened the Public Forum at 7:01 p.m.

No members of the public wished to address the Planning Commission in the Public Forum.

Commission Chair Wood closed the Public Forum at 7:01 p.m.

**DISCUSSION & POSSIBLE ACTION ITEMS:**

**1. PUBLIC HEARING: Modifications to Affordable Housing Requirements in Planned Unit Developments**

Planner Stevenson introduced the proposed code amendment which updates Santaquin City Code Title 10 Chapter 20 Section 170 to include a six percent (6%) density increase for developments that build ten percent (10%) of total units to the minimum unit size. The proposed code amendment will satisfy Strategy 5 of the Moderate Incoming Housing plan which is to implement zoning incentives for moderate income units in new developments.

Commission Chair Wood opened the Public Hearing at 7:02 p.m.

No members of the public wished to address the Planning Commission in the Public Hearing.

Commission Chair Wood closed the Public Hearing at 7:02 p.m.

Commissioner Nixon made a motion to recommend approval of the proposed code amendment, which modifies moderate income housing density bonuses within the planned unit development (PUD) to meet a moderate income housing strategy. Commissioner Moak seconded the motion.

Commissioner Hoffman	Yes
Commissioner Moak	Yes
Commissioner Nixon	Yes

Commissioner Romero	Absent
Commissioner Tolman	Yes
Commissioner Weight	Absent
Commissioner Wood	Yes

The motion passed.

**2. PUBLIC HEARING: Amendments to Site Plans and Annexations Processes**

Planner Stevenson introduced a proposed code amendment which modifies Santaquin City Code 10.68.040, 10.68.060, 10.68.070, 10.68.080, 10.68.120, and 10.68.130 to remove flow charts and update site plan process language to match current operations and meet state code.

Commission Chair Wood opened the Public Hearing at 7:05 p.m.

No members of the public wished to address the Planning Commission in the Public Hearing.

Commission Chair Wood closed the Public Hearing at 7:05 p.m.

Planner Stevenson explained that removing the flow charts from the City Code and having them on the website for viewing makes it easier for staff to update the flow charts.

Commissioner Tolman made a motion to recommend approval of the proposed code amendment, which removes flow charts and modifies site plan process language. Commissioner Nixon seconded the motion.

Commissioner Hoffman	Yes
Commissioner Moak	Yes
Commissioner Nixon	Yes
Commissioner Romero	Absent
Commissioner Tolman	Yes
Commissioner Weight	Absent
Commissioner Wood	Yes

The motion passed.

**3. PUBLIC HEARING: Property Line Code Amendment**

Planner Stevenson introduced a proposed code amendment to Santaquin City Code 11.08.20, 11.20.110 and 11.20.120 to meet requirements in Senate Bill 104. The proposed ordinance will create definitions for boundary adjustments and boundary establishment simple and full. In addition to updating the process of how property lines can be moved. Lot line adjustments will be replaced with boundary establishments and parcel boundary adjustments will be split between simple and full with different requirements for each. Simple boundary adjustments do not affect public property, public right of way or the public utility easement.

Commission Chair Wood opened the Public Hearing at 7:10 p.m.

No members of the public wished to address the Planning Commission in the Public Hearing.

Commission Chair Wood closed the Public Hearing at 7:10 p.m.

Commissioner Moak made a motion to recommend approval of the proposed code amendment, which modifies how property lines can be moved to meet state code. Commissioner Tolman seconded the motion.

Commissioner Hoffman	Yes
Commissioner Moak	Yes
Commissioner Nixon	Yes
Commissioner Romero	Absent
Commissioner Tolman	Yes
Commissioner Weight	Absent
Commissioner Wood	Yes

The motion passed.

**4. PUBLIC HEARING: Multi-Family Development Dumpster Requirement Amendment**

Planner Stevenson introduced a proposed code amendment which modifies Santaquin City Code (SCC) 10.16.60 to include a requirement that multi-family developments with three or more units use dumpsters instead of individual trash receptacles. This code amendment comes as a request from Police and Fire who are concerned about accessing these developments in an emergency when there are individual receptacles. The utilities department has also requested that when a master meter is used, which is three units or more, dumpsters be required so utility accounts don't have to be created for trash only.

Commission Chair Wood opened the Public Hearing at 7:13 p.m.

No members of the public wished to address the Planning Commission in the Public Hearing.

Commission Chair Wood closed the Public Hearing at 7:13 p.m.

Commissioner Hoffman made a motion to recommend approval of the proposed code amendment to require dumpsters in multiple-family developments with three units or more. Commissioner Moak seconded the motion.

Commissioner Hoffman	Yes
Commissioner Moak	Yes
Commissioner Nixon	Yes
Commissioner Romero	Absent
Commissioner Tolman	Yes
Commissioner Weight	Absent
Commissioner Wood	Yes

The motion passed.

**OTHER BUSINESS**  
**Meeting Minutes Approval**

Commissioner Moak made a motion to approve the March 25, 2025 Meeting Minutes. Commissioner Romero seconded the motion.

Commissioner Hoffman	Yes
Commissioner Moak	Yes
Commissioner Nixon	Yes
Commissioner Romero	Absent
Commissioner Tolman	Yes
Commissioner Weight	Absent
Commissioner Wood	Yes

The motion passed.

Senior Planner Harris went over items for upcoming Planning Commission meetings.

**ADJOURNMENT**

Commissioner Nixon made a motion to adjourn the meeting.

The meeting was adjourned at 7:18 p.m.

---

City Recorder – Amalie R. Ottley

---

Planning Commission Chair – Trevor Wood