

NOTICE AND AGENDA

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Wednesday, March 07, 2018 in the Council Chambers, 45 West 100 South, at 6:00 pm.

- 1. ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. INVOCATION/INSPIRATIONAL THOUGHT**
- 4. DECLARATION OF ANY CONFLICT OF INTEREST**
- 5. CONSENT AGENDA**
 - a. Minutes:
 1. February 21, 2018
 - b. Bills:
 1. \$353,794.80
- 6. PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS**
 - a. Rural Water Association Water System Operator of the Year Award – Denny Barnes
 - b. Re-Establishment and Clarification of Planning Commissioner Terms of Office
- 7. FORMAL PUBLIC HEARING**
 - a. Public Hearing with Regard to Amending Santaquin City Code Section 8-1-15-2 Regarding Drinking Water Standards to Ensure Consistency with EPA Requirements
- 8. BUSINESS LICENSES**
- 9. NEW BUSINESS & ADOPTION OF ORDINANCES AND RESOLUTIONS**
 - a. Discussion and Possible Action Regarding Orchard Park Subdivision/Condo Preliminary Review
 - b. Ratification of Fire Department Ladder Truck Repair Expenditure
 - c. Resolution 03-01-2018, "Consideration for Adoption of a Resolution of the City Council of Santaquin City, Utah, Authorizing the Issuance and Sale of Not More Than \$3,500,000 Aggregate Principal Amount of Water Revenue Bonds, Series 2018; and Related Matters."
 - d. Resolution 03-02-2018, "A Resolution Approving a Water Agreement with Dr. Fred HC Openshaw"
 - e. Ordinance 12-01-2017, "An Ordinance Amending Santaquin City Code Section 11-5-11 and Creating Section 11-5-12 Related to the Approval Procedures for Lot Line Adjustments and Vacating or Changing a Subdivision Plat"
 - f. Ordinance 03-01-2018, "An Ordinance Amending Santaquin City Code Section 8-1-15-2 Regarding Drinking Water Standards to Ensure Consistency with EPA Requirements"
 - g. Council Training: Land Use (e.g. *General Plan, Zoning, Development Agreements & Property Rights*)
- 10. CONVENE OF THE COMMUNITY DEVELOPMENT BOARD**
 - a. Resolution 03-01-2018-CDA, "A Resolution Authorizing the Santaquin Community Development Board to Initiate the Preparation of a Community Development Draft Project Area Plan for the Orchard Lane Commercial Development Area"
 - b. Resolution 03-02-2018-CDA, "A Resolution Authorizing the Santaquin Community Development Board to Initiate the Preparation of a Community Development Draft Project Area Plan for the West Santaquin Business Park Development Area"
- 11. CONVENE OF THE SPECIAL SERVICE DISTRICT FOR ROADS MAINTENANCE**
- 12. CONVENE OF THE LOCAL BUILDING AUTHORITY OF SANTAQUIN CITY**
- 13. CONVENE OF THE SANTAQUIN WATER DISTRICT**
- 14. WORK MEETING**
- 15. PETITIONS AND COMMUNICATIONS**
- 16. REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES**
 - a. City Manager Reeves
 - b. Community Development Director Bond
 - c. City Engineer Beagley
- 17. REPORTS BY MAYOR AND COUNCIL MEMBERS**
 - a. Mayor Hunsaker
 - b. Council Members
- 18. EXECUTIVE SESSION** (May be called to discuss the character, professional competence, or physical or mental health of an individual)
- 19. EXECUTIVE SESSION** (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)
- 20. ADJOURNMENT**

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 ten or more hours in advance and we will, within reason, provide what assistance may be required.

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 was e-mailed to the Payson Chronicle, Payson, UT, 84651, posted in 3 places; City Center, Post Office and Zions Bank as well as posted on the State of Utah's Public Website.

BY: _____
Susan Farnsworth, City Recorder

**MINUTES OF A COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
MARCH 07, 2018**

The meeting was called to order by Mayor Kirk Hunsaker at 6:00 pm. Council Members attending: Keith Broadhead, Lynn Mecham, Betsy Montoya, and Chelsea Rowley. Nick Miller arrived at 6:08 pm.

Others attending: City Manager Ben Reeves, City Engineer Norm Beagley, Community Development Director Jason Bond, Police Chief Rod Hurst, Payson/Santaquin Chamber of Commerce Representatives Loretta Moshier and Ben Glasser, Public Works Director Wade Eva, Legal Counsel Brett Rich, Corporal Mike Wall, Jim Moshier, Dennis Barnes, Catherine Holman, Cindy Johnson, Craig Collette, Scout Preston Carr, Mike Smith, and other unidentified individuals.

PLEDGE OF ALLEGIANCE

Scout Carr led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Mayor Hunsaker Offered an Invocation.

DECLARATION OF ANY CONFLICT OF INTEREST

Mayor Hunsaker reported he works for VanCon who may have bills included in the payments.

CONSENT AGENDA

Minutes

February 21, 2018

Bills

\$353,794.80

Council Member Broadhead moved to approve the Consent Agenda. Council Member Rowley seconded the motion. The vote was as follows:

Council Member Broadhead	Aye
Council Member Mecham	Aye
Council Member Montoya	Aye
Council Member Rowley	Aye

The motion passed 4 to 0.

PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS

Mr. Smith introduced himself as a candidate for the Utah County Sheriff position. He indicated he currently serves as the Police Chief of Pleasant Grove City. He believes he has a unique prospective since his full career has been spent in the "municipality arena".

Mr. Collette has an acre located on west Main Street – he requested the Mayor and Council Members give him some direction as to what they would like to have built in that area. He presented a 4 unit, 3 story building.

It was suggested Mr. Collette work with the Planning Commission to determine the use of property.

Scout Carr reported some of the street lightings are out in Summit Ridge and requested having them fixed. City Manager Reeves indicated he has reported 2 lights out on the off ramp.

Rural Water Association Water System Operator of the Year Award

Mayor Hunsaker reported Dennis Barnes had been named Water System Operator of the Year. He was recognized this past week in St. George at the Rural Water Conference. Congratulations Mr. Barnes.

Payson/Santaquin Chamber of Commerce – Business of the Month

Mr. Glasser thanked the Mayor and Council for having the Chamber on the agenda this evening. He wanted to recognize Copy Central as the Business of the month for March 2018. Congratulations to them.

Re-Establishment and Clarification of Planning Commissioner Terms of Office

Community Development Director Bond reviewed the proposed terms for the current Planning Commission Members (see attached "A").

Council Member Miller moved to appoint and confirm the first term end dates. Council Member Montoya. The vote was as follows:

Council Member Broadhead	Aye
Council Member Mecham	Aye
Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Rowley	Aye

The motion passed 5to 0.

FORMAL PUBLIC HEARING

***Public Hearing with Regard to Amending Santaquin City Code Section 8-1-15-2
Regarding Drinking Water Standards to Ensure Consistency with EPA Requirements***

Council Member Miller moved to open a public hearing with regard to Amending Santaquin City Code Section 8-1-15-2 Regarding Drinking Water Standards to Ensure Consistency with EPA Requirements. Council Member Mecham seconded the motion. The vote was as follows:

Council Member Broadhead	Aye
Council Member Mecham	Aye
Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Rowley	Aye

The motion passed 5 to 0.

Engineer Beagley reported the Public Hearing is a formality only. The EPA wording within the code needs to be updated.

There wasn't any Public comment.

Council Member Mecham moved to close the public hearing. Council Member Miller seconded the motion. The vote was as follows:

Council Member Broadhead	Aye
Council Member Mecham	Aye
Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Rowley	Aye

The motion passed 5 to 0.

BUSINESS LICENSES

Following have been issued new Business Licenses since the last City Council Meeting:

- Master Tire Trax - Brian Everill - Auto
- Maracas Mexican Grill INC. - Emeterio I. Estrada - 11 E. Main - Restaurant

Also reported to date there have been 17 single family residential units permits issued.

NEW BUSINESS & ADOPTION OF ORDINANCES AND RESOLUTIONS

Discussion and Possible Action Regarding Orchard Park Subdivision/Condo Preliminary Review

Mayor Hunsaker reported this item will be discussed later in the agenda.

Ratification of Fire Department Ladder Truck Repair Expenditure

It was reported the Ladder Truck had been taken in for repair. Upon examination of the issues it was found the cost for repair would be approximately \$34,000.00. The repairs were completed with the understanding the cost to cover the repairs would be transferred from reserve funds during a budget opening.

Council Member Miller moved to ratify payment of 2 invoices for Superior Equipment in the amount of \$27,859.88 and \$5,534.56 and amend the budget to pay for the expenditures. Council Member Broadhead seconded the motion. The vote was as follows:

Council Member Broadhead	Aye
Council Member Mecham	Aye
Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Rowley	Aye

The motion passed 5 to 0.

Resolution 03-01-2018, "Consideration for Adoption of a Resolution of the City Council of Santaquin City, Utah, Authorizing the Issuance and Sale of Not More Than \$3,500,000 Aggregate Principal Amount of Water Revenue Bonds, Series 2018; and Related Matters"

Council Member Broadhead was told City Manager Reeves has been in contact with Julie Eardley, Representative of the Hanson property. She was told the proposed pond would now be an open top irrigation water tank which is more feasible for the City. The family was disappointed but was understanding. There are 3 items that need to be addressed before the project moves forward.

Council Member Broadhead moved to approve Resolution 03-01-2018, "Consideration for Adoption of a Resolution of the City Council of Santaquin City, Utah, Authorizing the Issuance and Sale of Not More Than \$3,500,000 Aggregate Principal Amount of Water Revenue Bonds, Series 2018; and Related Matters". Council Member Mecham seconded the motion. The vote was as follows:

Council Member Broadhead	Aye
Council Member Mecham	Aye
Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Rowley	Aye

The motion passed 5 to 0.

Resolution 03-02-2018, "A Resolution Approving a Water Agreement with Dr. Fred HC Openshaw"

City Engineer Beagley reported the water sources are now metered and data is being collected. Dr. Openshaw currently has 25 shares to put into the City system. Council Member Broadhead voiced his concern of guaranteeing 3 acre feet per acre needed. He doesn't want to pump water to fill his water needs.

After the discussion, Council Member moved to continue to the next agenda, Resolution 03-02-2018, "A Resolution Approving a Water Agreement with Dr. Fred HC Openshaw". Council Member Rowley seconded the motion. The vote was as follows:

Council Member Broadhead	Aye
Council Member Mecham	Aye
Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Rowley	Aye

The motion passed 5 to 0.

Ordinance 12-01-2017, "An Ordinance Amending Santaquin City Code Section 11-5-11 and Creating Section 11-5-12 Related to the Approval Procedures for Lot Line Adjustments and Vacating or Changing a Subdivision Plat"

Community Development Director led a discussion with regard to the proposed Ordinance change addressing lot line adjustments (see attachment "B"). After the discussion, Council Member Montoya moved to adopt Ordinance 12-07-2017, "An Ordinance Amending Santaquin City Code Section 11-5-11 and Creating Section 11-5-12 Related to the Approval Procedures for Lot Line Adjustments and Vacating or Changing a Subdivision Plat". Council Member Rowley seconded the motion. The vote was as follows:

Council Member Broadhead	Nay
Council Member Mecham	Aye
Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Rowley	Aye

The motion passed 4 to 1.

Ordinance 03-01-2018, "An Ordinance Amending Santaquin City Code Section 8-1-15-2 Regarding Drinking Water Standards to Ensure Consistency with EPA Requirements"

Council Member Mecham moved to approve Ordinance 03-01-2018, "An Ordinance Amending Santaquin City Code Section 8-1-15-2 Regarding Drinking Water Standards to Ensure Consistency with EPA Requirements". Council Member Broadhead seconded the motion. The vote was as follows:

Council Member Broadhead	Aye
Council Member Mecham	Aye
Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Rowley	Aye

The motion passed 5 to 0.

Council Member Mecham moved to enter into the Community Development Board. Council Member Miller seconded the motion. The vote was as follows:

Council Member Broadhead	Aye
Council Member Mecham	Aye
Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Rowley	Aye

The motion passed 5 to 0.

CONVENE OF THE COMMUNITY DEVELOPMENT BOARD

Resolution 03-01-2018-CDA, "A Resolution Authorizing the Santaquin Community Development Board to Initiate the Preparation of a Community Development Draft Project Area Plan for the Orchard Lane Commercial Development Area"

Board Member Broadhead moved to adopt Resolution 03-01-2018-CDA, "A Resolution Authorizing the Santaquin Community Development Board to Initiate the Preparation of a Community Development Draft Project Area Plan for the Orchard Lane Commercial Development Area". Board Member Rowley seconded the motion. The vote was as follows:

Board Member Broadhead	Aye
Board Member Mecham	Aye
Board Member Miller	Aye
Board Member Montoya	Aye
Board Member Rowley	Aye

The motion passed 5 to 0.

Resolution 03-02-2018-CDA, "A Resolution Authorizing the Santaquin Community Development Board to Initiate the Preparation of a Community Development Draft Project Area Plan for the West Santaquin Business Park Development Area"

Board Member Montoya moved to approve Resolution 03-02-2018-CDA, "A Resolution Authorizing the Santaquin Community Development Board to Initiate the Preparation of a Community Development Draft Project Area Plan for the West Santaquin Business Park Development Area". Board Member Miller seconded the motion. The vote was as follows:

Board Member Broadhead	Aye
Board Member Mecham	Aye
Board Member Miller	Aye
Board Member Montoya	Aye
Board Member Rowley	Aye

The motion passed 5 to 0.

Board Member Broadhead moved to return to the City Council Meeting. Board Member Meacham seconded the motion. The vote was as follows:

Board Member Broadhead	Aye
Board Member Mecham	Aye
Board Member Miller	Aye
Board Member Montoya	Aye
Board Member Rowley	Aye

The motion passed 5 to 0.

CONVENE OF THE SPECIAL SERVICE DISTRICT FOR ROADS MAINTENANCE

There wasn't a need to convene the Board of the Special Service District for Roads Maintenance.

CONVENE OF THE LOCAL BUILDING AUTHORITY OF SANTAQUIN CITY

There wasn't a need to convene the Board of the Local Building Authority of Santaquin City.

CONVENE OF THE SANTAQUIN WATER DISTRICT

There wasn't a need to convene the Santaquin Water District Board.

WORK MEETING

There wasn't a need to hold a Work Meeting.

PETITIONS AND COMMUNICATIONS

There weren't any Petitions or Communications to address.

REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

City Manager Reeves

City Manager Reeves indicated he had a number of items to report on.

- The City Staff is working with the grocery property owner and moving forward
- Amy Johnson has been proposed to the Parks and Recreation Director and all the other promotions have been completed
- The concert tickets are on sale and currently at \$10,000
- He has asked the Chamber of Commerce to use the billboard to advertise the event. Additional discussion will be held on Tuesday
- The soccer field designs are moving forward
- Progress of obtaining the UDOT property located along Highland Drive is moving forward. There is a possibility the land can be transferred at no to Santaquin City. The property will be used for a recharge basin
- The 300 West "Safe Walking Routes" is moving forward
- Engineer Beagley is drafting a RFP/GMGC for the sewer project

- Legal Counsel Rich is working on the HG Utah 1 Agreement. This would include a 50% participation for Summit Ridge Parkway
- He is working with the EPA to lift the requirements imposed on the lagoons
- Epic Engineering is currently working on 3 survey projects for the City. Those projects include the 500 West for agreement with Nebo School to dedicate roadway (they will be paying for 50% of road up to \$200,000), lot line adjustment at the sewer lagoons, and surveying at the old Public Safety building to fix all overlapping property lines.
- He met with Seniors Director with regard to closing the Seniors Center. He will be meeting with the Senior Board tomorrow to discuss options for them
- The Court Room is currently being modified to be used for Planning Commission Meetings, Council Meetings and Board Meetings
- He is seeking Council direction with regard to engineer of the new tank. Currently Epic, JUB and Horrocks Engineering is working City projects. He suggested using Sunrise Engineering for the tank project. There weren't any Council Member concerns with using Sunrise.
- He has been speaking with the Public Works with regard to the past Library/Cultural Center Bond and do they think a Recreation Center would be approved by the residents. He was seeking direction on whether to work on putting the Recreation Center would be supported if put on the next ballot and what if it was phased. We could build something similar to the Public Works building which could be expanded on. He had the opportunity to tour the Qualtrics business. They could perform a survey to see what the residents would like. It was also suggested the County could create a Recreation District.-

Council Members requested taking a 5 minute recess.

The meeting resumed at 8:06 pm.

Community Development Director Bond

Director Bond indicated he is seeking Council direction on a couple of items. There has been a request for a home business of taxidermy in the basement of the Brown Mortuary. The Council Members indicated they were ok with allowing it.

He also reported the renewal of the Sunrock's Mass Grading Permit is due at the end of this month. They would like to modify the grading plan by removing grading from underneath the powerlines. The Council Members were in agreement to allow the modification.

Lastly he reported he had received from Utah County a "20 year review of the Ferguson Agriculture Area". Part of the area is already developed and could be removed from the Ag Area. City Manager Reeves suggested using the railroad as a divider line between development and Ag Area. The City will send a Representative to the County Meeting in which the review is finalized.

City Engineer Beagley

Engineer Beagley reported the following:

- As reported by City Manager Reeves, the sewer project is moving forward
- The Recreation Project is also moving forward. The new shell should be here within the next 2-3 weeks.
- Kenny Seng will moved topsoil from the new school property to the soccer field

REPORTS BY MAYOR AND COUNCIL MEMBERS

Mayor Hunsaker

Mayor Hunsaker didn't have any information to share.

Council Members

Council Member Broadhead requested finding a way to install flag poles at the rodeo grounds. He would like to have them installed before the concert. Director Johnson indicated they receive a \$5000 grant that could be used. Council Member Broadhead would also like to have parking lot lights installed and requested City Manager get a quote.

There were no other Council Member reports.

EXECUTIVE SESSION (May be called to discuss the character, professional competence, or physical or mental health of an individual)

There wasn't a need to hold an Executive Session to discuss the character, professional competence, or physical or mental health of an individual.

EXECUTIVE SESSION (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)

Council Member Broadhead moved to enter into an Executive Session to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property. Council Member Meacham seconded the motion. The vote was as follows:

Council Member Broadhead	Aye
Council Member Mecham	Aye
Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Rowley	Aye

The motion passed 5 to 0.

Discussion and Possible Action Regarding Orchard Park Subdivision/Condo Preliminary Review

Council Member Miller moved to approve the preliminary subdivision review for the Orchard Park Townhome Development with the inclusion of the fourteen (14) additional parking stalls proposed by Mr. Peterson. Furthermore, to instruct city staff to discontinue the practice of recommending a site plan review as a precursor/expectation to an eventual subdivision approval. Lastly, to instruct city staff to notify the development community of the changes in said practice and to notify the development community that, in the future, a subdivision would be considered a "change of use" and would be subject to all City Ordinances as of the date of their subdivision application. Council Member Montoya seconded the motion. The vote was as follows:

Council Member Broadhead	Aye
Council Member Mecham	Aye
Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Rowley	Aye

The motion passed 5 to 0.

Council Training: Land Use (e.g. General Plan, Zoning, Development Agreements & Property Rights)

There wasn't time for the training.

ADJOURNMENT

At 9:13 pm Council Member Miller moved to adjourn. Council Member Mecham seconded the motion. The vote was as follows:

Council Member Broadhead	Aye
Council Member Mecham	Aye
Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Rowley	Aye

The motion passed 5 to 0.

Approved on March 21, 2018.



Nick Miller, Mayor Pro-tem



Susan B. Farnsworth, City Recorder



Planning Commission Members

Kylie Lance	505 N. 400 E.	801-592-6949 (cell) kylie@southrimhomes.com	1 st Term Ends: 12/31/17 2 nd Term Ends: 12/31/20
Kyle Francom	594 S. 500 E.	801-754-1386 (cell) kfrancom33@gmail.com	1 st Term Ends: 12/31/18 2 nd Term Ends: 12/31/21
Trevor Wood	1174 Hillshire Dr.	801-735-2659 (cell) wood.trevor.c@gmail.com	1 st Term Ends: 12/31/18 2 nd Term Ends: 12/31/21
Art Adcock	295 N. 200 E.	801-754-3570 (cell) arthuradcock@gmail.com	1 st Term Ends: 12/31/19 2 nd Term Ends: 12/31/22
Michelle Sperry	1187 E. 300 S.	801-787-1085 (cell) michelle@rmxequity.com	1 st Term Ends: 12/31/19 2 nd Term Ends: 12/31/22
Devin Bloomfield	163 E. 850 S.	801-388-2603 (cell) dsbloom@gmail.com	1 st Term Ends: 12/31/20 2 nd Term Ends: 12/31/23
Jessica Tolman	809 Crestdale Ln.	801-380-3582 (cell) jessicajo430@gmail.com	1 st Term Ends: 12/31/20 2 nd Term Ends: 12/31/23

Jason Bond
Community Development Director

801-754-1923

Jon Lundell
Engineering/Planning

801-754-1930

Kira Petersen
Secretary

801-754-1011

Betsy Montoya
City Council Representative

385-208-3085

MEMO



To: Mayor Hunsaker and City Council
From: Jason Bond, Community Development Director
Date: March 7, 2018
Re: **Amendment to Lot Line Adjustment Approval Process**

It is recommended that the City Council approve an ordinance that would modify the approval processes for lot line adjustments and vacating or changing a subdivision plat.

As the City Attorney (Brett Rich) and I have looked further into Utah State Code, it is clear that "a boundary line agreement is not subject to the review of a land use authority." Since this is the case, ensuring compliance with zoning regulations becomes a challenge. The current proposed amendment suggests that the Community Development Department review any proposals for a boundary agreement to ensure that any changes will be in compliance with the Santaquin City Code. A staff review is really of benefit to the applicant to prevent creating a lot that would be subject to non-compliance issues with the City and therefore not be able to obtain a building permit.

In addition, the section that will be amended contains language regarding the process for vacating or changing a subdivision plat. This section of ordinance is proposed to also be changed to be consistent with State Code.

Staff Recommendation: It is recommended that the City Council approve of the proposed amendment.

Recommended motion: "Motion to (adopt/revise) Ordinance No. 12-01-2017 which will modify the approval process for lot line adjustments and the approval process for vacating or altering a street or alley.



Memorandum

To: Mayor & Council
From: City Manager Reeves
Date: March 7, 2018
Subject: Orchard Park Subdivision / Condo
(Also relates to Orchard Hill Town Homes and Centennial Park Condos)

Mayor & Council,

During the February 21st, 2018 council meeting, there were several questions regarding the Orchard Park Subdivision / Condo Preliminary Review which resulted in the council ending the discussion with a motion for continuance. The council requested the staff seek the advice of our legal counsel regarding how best to proceed. Staff also evaluated the city's ordinances as well as its historical practices and procedures in this regard.

City Staff Review:

The historical process practiced by Santaquin City, which was applied to the Orchard Park Townhome, was to submit the development through a Site Plan Review Process prior to submitting it through the Subdivision Process. The purpose and intent of following this practice was to facilitate development. This had been the standard practice since the downturn of the economy and has been applied by the city staff, development review committee, planning commission, and the city council. This practice had not been questioned for many years until such time that the city council elected to change the city's construction requirements.

With the construction of the Park View Townhomes (*a previous project by the same owners and the same design engineers as Orchard Park Townhomes*), the concern was first raised with regard to the installation of curb, gutter and sidewalk. Historically, curb, gutter and sidewalk had not been a requirement of multi-unit developments within the core part of town. However, in between the site plan approval and the subdivision process for the Park View Townhome Project, the city council changed the code and began requiring the installation of curb, gutter, and sidewalk for all multi-unit developments. The question that arose during that time was whether the subdivision for Park View Townhomes should be subject to the new code or the codes that were in place at the time of their initial application for site plan review. During a City Council meeting, in which

our legal counsel was not present, Mr. Marker stated that "City Attorney Brett Rich had indicated, as this is only a change of ownership, the City cannot demand new requirements."

Due in part to this response, as well as a positive recommendation from the planning commission in which the commission indicated a preference for owner occupied units over straight rentals, the council ultimately came to a 5-0 vote to approve the subdivision of the Park View Townhome project. *(It is important to note that within the discussion, Council Member Broadhead requested that staff seek a legal opinion from Mr. Rich as to why the subdivision application was not considered a "change of use". This request was inadvertently dropped by staff and a legal opinion was never requested of Mr. Rich.)* [See City Council Meeting Minutes 7/6/16 below – discussion highlighted in yellow].

It is important to note that Mr. Scott Peterson was the engineering representative, and a minority partner in the development, for both the Park View Townhome Development and the Orchard Hills Townhome Development. Mr. Peterson received direction and recommendations from city staff, development review committee, planning commission, and eventually received a 5-0 vote of the city council for the Park View project to be subdivided. It is reasonable to presume that Mr. Peterson, who clearly indicated his intent to condominiumize the Orchard Park Development at the onset of this project, could reasonably rely upon the previous practices, interpretations, recommendations and votes of the city. This same logic holds true for another two projects which are currently in process for which Mr. Peterson is involved; Orchard Hills Townhome Development and Centennial Park Condos Development.

Similar to the Park View Townhome Development, the Orchard Park Development began with the site plan review process followed by the subdivision process at both the request of the developer and at the recommendation of city staff. Similar to the Park View Townhome situation, there was a change to the city's ordinances in between the site plan review approval and the subdivision application *(this time the change was to increase the parking requirements on multi-unit developments)*. Similar to the Park View development, the city's elected leaders questioned whether the subdivision process constitutes a "change of use", and if so, should the development be subject to the new ordinance?

Legal Review:

After the city council approved a continuance of the Orchard Park Development, at the city council's request I contacted Mr. Rich to seek his counsel. Mr. Rich indicated that he did not specifically recall the conversation between himself and Mr. Marker which was referenced in the July 6, 2016 minutes (see below). However, he did not see any malicious intent on behalf of Mr. Marker in representing him in this regard. With that said, Mr. Rich has a differing opinion that is more in line with the questions posed by Council Member Broadhead.

Mr. Rich, who will be in attendance at the March 7th meeting to represent himself and answer any questions of the council, recommended to me that the aforementioned practice followed by the

city be discontinued. He indicated that following said practice presumes the council will provide a positive recommendation at a later date, when in fact the council has the prerogative to change its ordinances as it deems appropriate. To insure that a development does not become subject to changing codes, the 'best practice' is to recommend that the developer follow the subdivision process at the onset. While the subdivision process may take more time upfront, pending the council's approval of the subdivision, the development would be held to the city codes in existence at the time of the subdivision application without fear of possible future code changes. This would help to eliminate risks to the developer without binding future councils.

While our attorney is recommending a discontinuance of the aforementioned practice with regard to the three projects that are currently "in process", it is recommended that those three developments be held to the ordinances that were in place at the time of their initial application for a site plan review, in accordance with the aforementioned practice. As mentioned previously, the developer was clear of his intent and the city was actively following the aforementioned practice. It is reasonable to presume that the developer could rely upon the continuance of this practice and would have modified his initial application had he been notified of a change to this practice and revised interpretation of code.

Note Regarding Increased Parking:

While the developer could not feasibly modify his "in-process" developments to meet the new parking requirements in its entirety, in good faith, Mr. Peterson has expressed a willingness to install 14 additional parking spaces at the Orchard Park development. This offer is in harmony with the spirit of the new parking ordinance and will lessen the impact on the surrounding neighborhood. *(The new parking concept is in the dropbox for your review.)*

Unfortunately, there is not sufficient land at the Orchard Hills development or the Centennial Park Condos development for additional parking at those locations.

Findings:

1. The practice, while implemented with good intentions, presumes future council approvals and a presumption that the development would be held to the ordinances on file as of the date of their initial site plan review application. This practice should be discontinued with notification given to the development community.
2. The "in-process" projects reasonably relied upon recommendations from city staff and previous approvals of the city's elected leaders. As such, they should be held to the requirements of the aforementioned practice which will avoid the possibility of unnecessary legal dispute.

3. It is in the best interest of the city to encourage the possibility of owner occupied units for its multi-unit developments which is only obtainable through the process of subdivision.
4. It is in the best interest of the city to work with the developer to secure additional parking where possible which will lessen the impacts to the surrounding neighborhoods.
5. It would have been beneficial to have Mr. Rich in attendance at previous city council meetings so that he would have been available to provide direct advice to the city council at the time of decision making. It is recommended that we invite Mr. Rich to future meetings.

Recommended Motion:

Motion to approve the preliminary subdivision review for the Orchard Park Townhome Development with the inclusion of the fourteen (14) additional parking stalls proposed by Mr. Peterson. Furthermore, to instruct city staff to discontinue the practice of recommending a site plan review as a precursor/expectation to an eventual subdivision approval. Lastly, to instruct city staff to notify the development community of the change in said practice and to notify the development community that, in the future, a subdivision would be considered a "change of use" and would be subject to all city ordinances as of the date of their subdivision application.

**SUBSECTION OF MINUTES OF A CITY COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
JULY 6, 2016**

Parkview Townhomes Change of Ownership

Dennis Marker said the Planning Commission had approved the 12 unit Parkview Townhomes as a multi-family development. The developer would like to sell the units as individual condominiums, which requires the same process as a subdivision plat. The plat has been approved by the DRC with the exception of some issues with the CC & R's. Council Member Broadhead asked if the developer would have to follow the new regulations regarding curb, gutter and sidewalk. Mr. Marker said City Attorney Bret Rich had indicated, as this is only a change of ownership, the City cannot demand new requirements. Council Member Broadhead said he wanted Mr. Rich to write a letter explaining why this was not a change of use. Council Member Miller said the City was not in a situation to have the infrastructure installed now.

Mayor Hunsaker asked who would enforce the CC & R's in the event of individual ownership. Mr. Marker said an HOA would be created to take care of maintenance, and all owners would have an equal interest in the common areas. Council Member Jeffs said she felt the property would be taken better care of if those living in the homes were owners, not renters.

Elizabeth Montoya, Planning Commission Chair, was asked to report to the Council on what issues the Commission had addressed regarding this development. She responded that the Commission had addressed concerns with snow removal, infrastructure, trash collection, maintenance, and management of the common areas.

Ms. Montoya said the roof repairs and common sewer lines were good points. She feels home ownership brings more pride and better caretaking to a development.

Maintenance enforcement was discussed. Mr. Marker said the City is not party to CC & R's, and any enforcement capabilities would fall under adopted ordinances. Council Member Miller said the City does not have time to enforce landscaping and building maintenance regulations.

Council Member Broadhead asked Scott Peterson why this had not been presented as a condominium plat to start with. Mr. Peterson explained there is a lot of extra time and processing to do a condominium plat, and they wanted to get started on the buildings earlier. He said that condominiums had been the intent from the beginning, and the units had been built to condominium specifications and City inspections done as if the units were condos. Council Member Miller said he did not have any problems with this item if the concerns regarding the CC & R's were addressed. Mayor Hunsaker said the City wants a well-kept building, and he thought unit ownership would help that happen. Council Member Broadhead said a 90% vote should be needed to dissolve the HOA. Mr. Peterson said that sounded reasonable. Council Member Broadhead said the City should require no-fault on the sewer.

Council Member Miller made a motion to approve the Parkview Townhome ownership change, contingent on the developer addressing City Staff and Council concerns, addressing the CC & R issues, and adding the 90 percent HOA dissolutionment requirement. Council Member Stevenson seconded the motion. The vote was as follows:

Council Member Broadhead	Aye
Council Member Hathaway	Aye
Council Member Jeffs	Aye
Council Member Miller	Aye
Council Member Stevenson	Aye

The vote to approve the Parkview Townhome ownership change was unanimous.

Lynn McClain addressed the Council. Mr. McClain said changing from apartments to condominiums increased the developers' profits, and that ought to be considered.

ORCHARD PARK TOWNHOMES

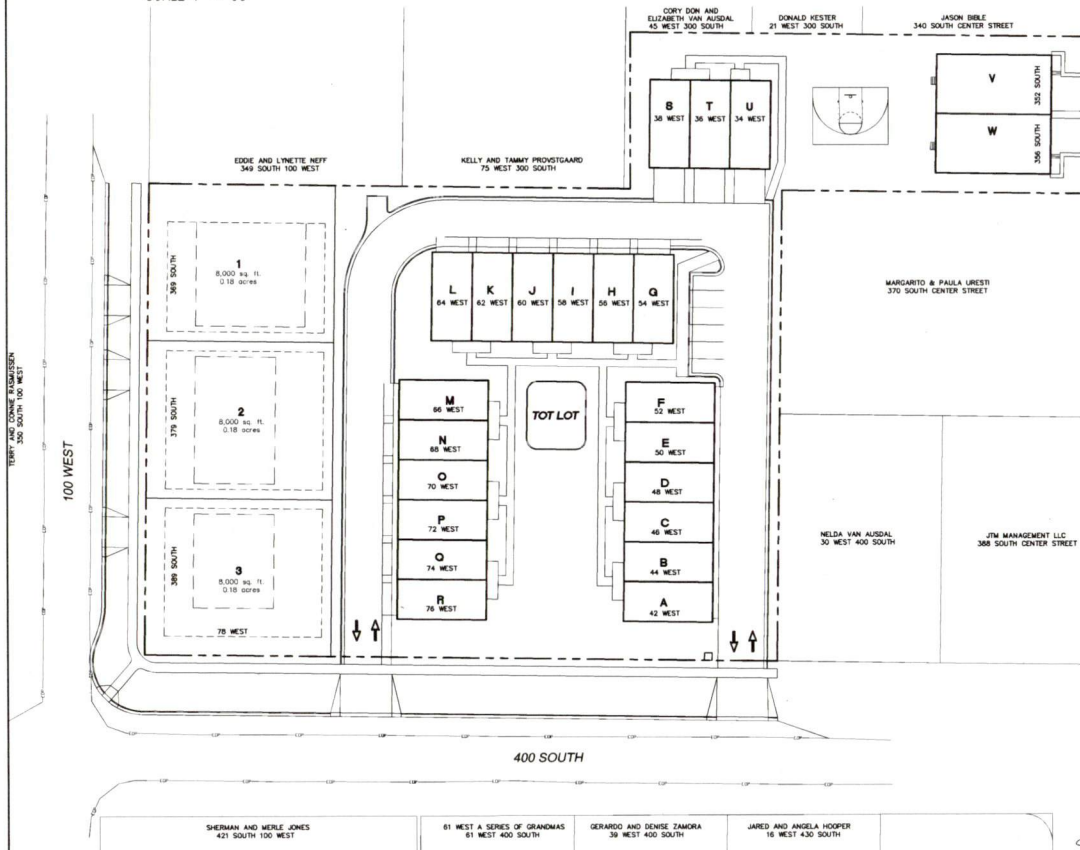
AMENDED SITEPLAN

SANTAQUIN, UTAH COUNTY, UTAH

FINAL PLAN SET

JANUARY 2018

(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'



BOUNDARY DESCRIPTION:

ALL OF LOTS 2 AND 3, BLOCK 2, PLAT A, SANTAQUIN CITY SURVEY OF BUILDING LOTS, ALSO COMMENCING AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 2, PLAT A, SANTAQUIN CITY SURVEY OF BUILDING LOTS THENCE WEST 15 RODS; THENCE NORTH 5 RODS; THENCE EAST 15 RODS; THENCE SOUTH 5 RODS TO BEGINNING, ALSO DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 2, PLAT A, SANTAQUIN CITY SURVEY OF BUILDING LOTS, WHICH POINT LIES SOUTH 89°48'25" WEST 311.03 FEET ALONG THE SECTION LINE AND NORTH 498.75 FEET FROM THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°19'00" EAST 330.00 FEET ALONG THE BLOCK LINE TO THE SOUTHEAST CORNER OF LOT 2 OF SAID BLOCK 2; THENCE NORTH 0°41'00" EAST 247.50 FEET ALONG AN EXISTING FENCE AND THE LOT LINE TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 89°19'00" EAST 165.00 FEET ALONG AN EXISTING FENCE AND THE LOT LINE TO THE SOUTHEAST CORNER OF LOT 6; THENCE NORTH 0°41'00" EAST 82.50 FEET ALONG THE EAST LINE OF LOT 6; THENCE NORTH 89°19'00" WEST 245.14 FEET TO AN EXISTING FENCE; THENCE SOUTH 0°04'42" WEST 82.50 FEET ALONG SAID FENCE TO THE NORTH LINE OF LOT 2; THENCE NORTH 89°19'00" WEST 250.73 FEET ALONG A FENCE AND THE NORTH LINE OF LOTS 2 AND 3 TO THE NORTHWEST CORNER OF LOT 3; THENCE SOUTH 0°41'00" WEST 247.50 FEET ALONG THE WEST LINE OF LOT 3 TO THE POINT OF BEGINNING. AREA = 2.34 AC.

-SHEET INDEX-

SHEET SHEET NAME

1	COVER & INDEX
2	SITE PLAN
3	GRADING PLAN
4	LANDSCAPING PLAN
5	IRRIGATION PLAN
6	DETAIL SHEET
7	DETAIL SHEET
8	FIRE ACCESS PLAN
PP-01	STREET PLAN & PROFILE SHEET - 100 WEST - STA. 10+00 TO STA. 14+04.11
PP-02	STREET PLAN & PROFILE SHEET - 400 SOUTH - STA. 10+00 TO STA. 16+35.13
PP-03	STREET PLAN & PROFILE SHEET - STA. 10+00 TO STA. 13+60
PP-04	STREET PLAN & PROFILE SHEET - LOOP ROAD - STA. 13+60 TO STA. 17+20.03
PP-05	STREET PLAN & PROFILE SHEET - CENTER STREET - STA. 10+00 TO STA. 11+63.48
SS-01	SEWER PLAN & PROFILE SHEET

DENSITY TABLE

ZONING CLASSIFICATION=R-8
NUMBER OF UNITS=26
ACREAGE=2.34 ACRES
ACREAGE TO BE DEDICATED FOR STREET ROW=0.00
PARCEL SIZE SF=101,930
SINGLE FAMILY LOT SF=24,000
BUILDING AREA SF=23,915
PARKING LOT AREA SF=22,798
LANDSCAPE AREA IN SF=31,217

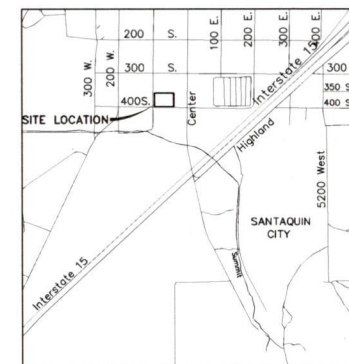
NOTES

1. ALL UNITS TO BE ADA ADAPTABLE.
2. IF PROJECT IS TO BE SOLD AS CONDO UNITS, CONDOMINIUM PLAT, COAR'S, AND HOA DOCS WILL BE REQUIRED TO BE APPROVED BY PLANNING COMMISSION.

LEGEND

LEGEND APPLIES TO ALL SHEETS

+	SECTION CORNER
+	EXISTING VALVE
+	EXISTING POWER POLE
---	PROPERTY BOUNDARY
---	CENTERLINE
---	RIGHT-OF-WAY LINE
---	LOT LINE
---	SECTION LINE
---	BUILDING SETBACK
---	CASHEMENT
---	EXISTING DEED LINE
---	EDGE OF PAVEMENT
---	EXISTING OVER HEAD POWER
---	EXISTING GAS
---	EXISTING FENCE LINE
---	EXISTING DITCH
---	EXISTING SANITARY SEWER W/MANHOLE
---	PROPOSED BRIGATION LINE
---	EXISTING CULINARY WATERLINE
---	EXISTING PRESSURIZED IRRIGATION
---	PROPOSED CULINARY WATERLINE
---	PROPOSED PRESSURIZED IRRIGATION
---	PROPOSED SEWER LINE



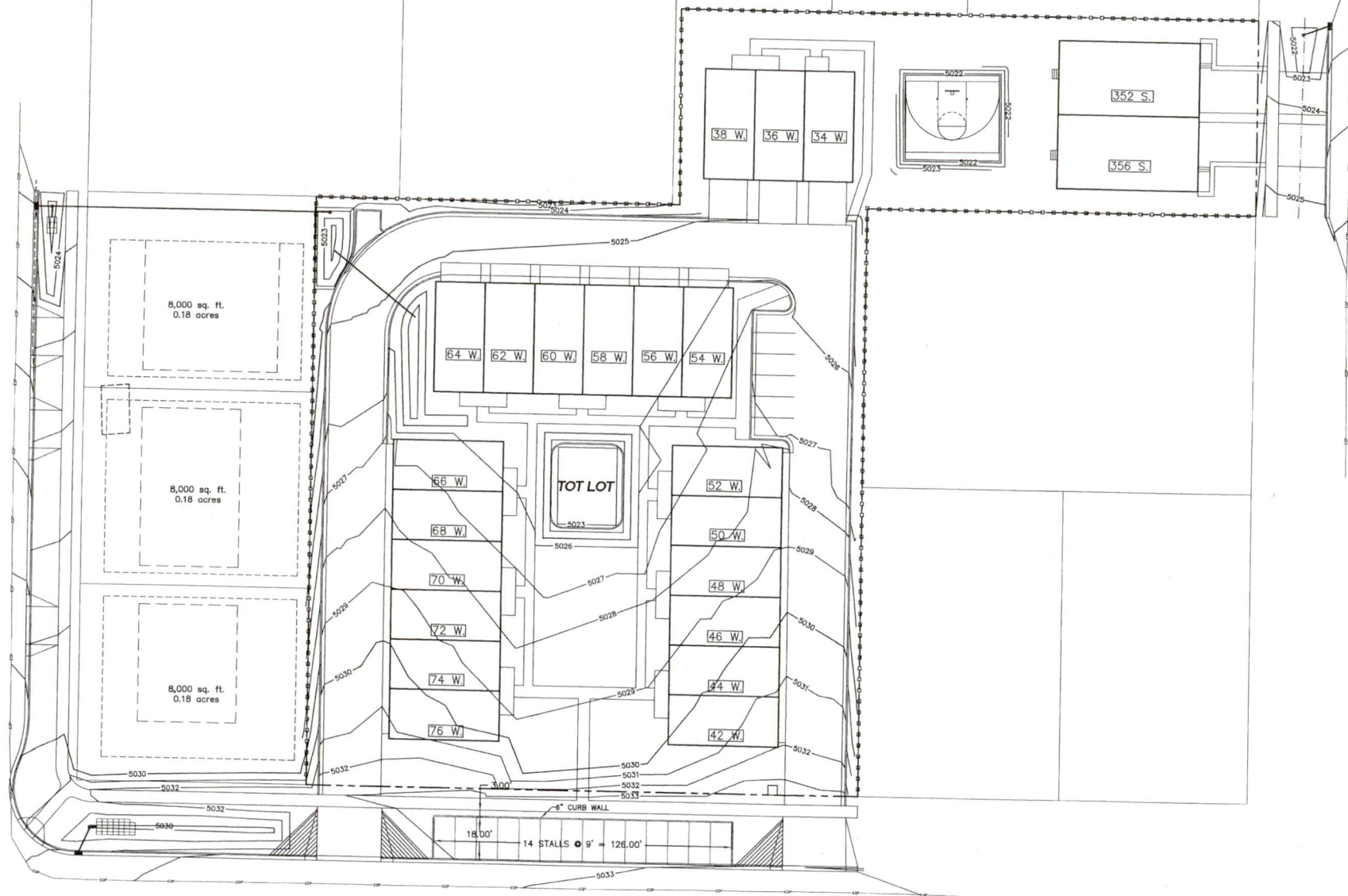
VICINITY MAP
-NTS-



PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84660

OWNER/DEVELOPER
ORCHARD PARK TOWNHOMES LLC
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660







Lifetime Play Center Playset Bundle
Tot Lot

NOTES:

1. ALL WORK TO BE INSTALLED/UNDERGROUND.
2. FIRE SPRINKLERS NOT REQUIRED. DESIGN WILL BE TYPHOOMES WITH FULL FIRE RATED SEPARATIONS (FOUNDATIONS TO ROOF).
3. NO COMMON ATTIC SPACES.
4. HOA WILL BE REQUIRED IF PROJECT IS NOT WHOLLY OWNED BY A SINGLE ENTITY.
5. ALL UNITS TO HAVE EXTERIOR LIGHTING, ONE AT FRONT PORCH AND TWO ON GARAGE.
6. BUILDINGS WILL REQUIRE APPROVAL BY SANTIAGO CITY ARCHITECTURAL REVIEW COMMITTEE.
7. HVAC EQUIPMENT TO BE LOCATED IN THE BACK OF THE BUILDING.
8. EX. CULINARY CONNECTION IN 400 NORTH TO BE DISCONNECTED AND A NEW METER AND CONNECTION IN 100 SOUTH TO BE CONNECTED TO THE 400 NORTH. THE 400 NORTH WILL BE DISCONNECTED AND THE 100 SOUTH TO BE CONNECTED TO THE HOME.
9. UNITS VARY TO HAVE ROLLER GARAGE CARS AND UTILIZE SANTIAGO CITY COLLECTION COLLECTION.
10. DUMPSTER TO BE 8 YARD DUMPSTER DUMPED TWICE A WEEK PER GARAGE. COLLECTION RECOMMENDATION TO ACCOMMODATE 21 UNITS.

NELDA VAN AUSDAL
30 WEST 400 SOUTH

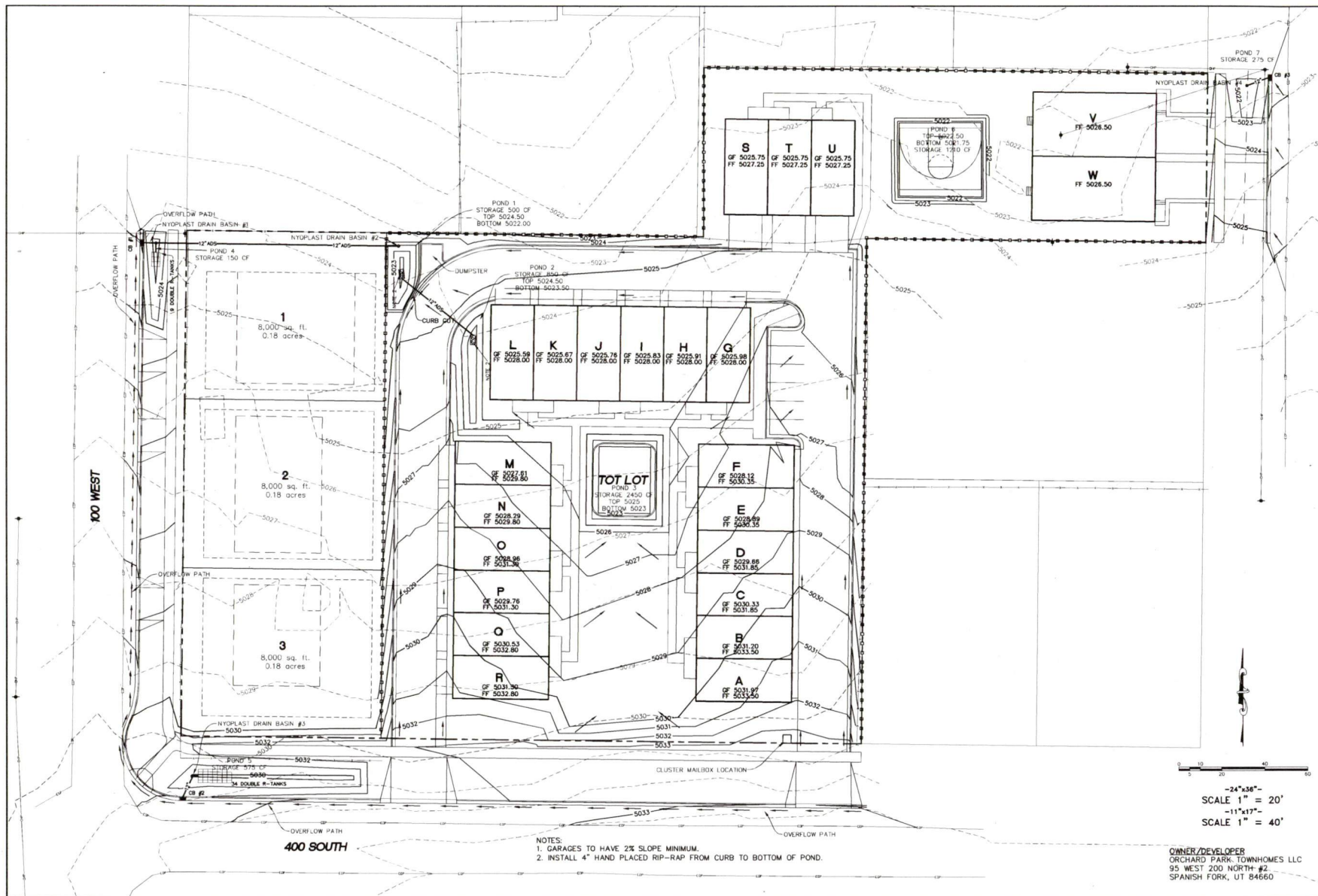
DATA TABLE	
NUMBER OF UNITS:	23
PARKING REQUIRED:	52 STALLS
PARKING PROVIDED:	62 STALLS
USEABLE OPEN SPACE:	26,659 SF

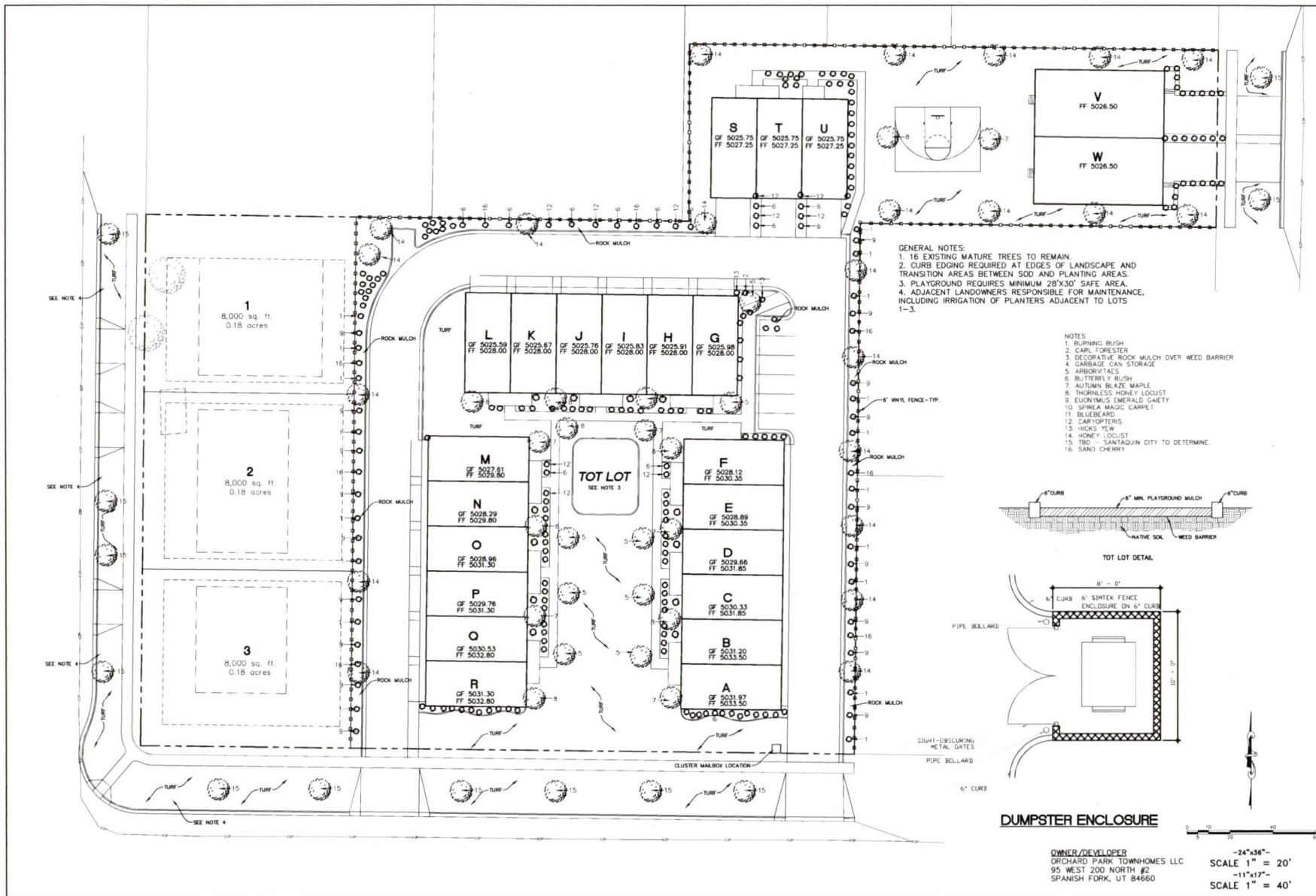


Gooseneck System-White Board/Lifetime Rim

$-24'' \times 36'' -$
 SCALE 1" = 20'
 $-11'' \times 17'' -$
 SCALE 1" = 40'

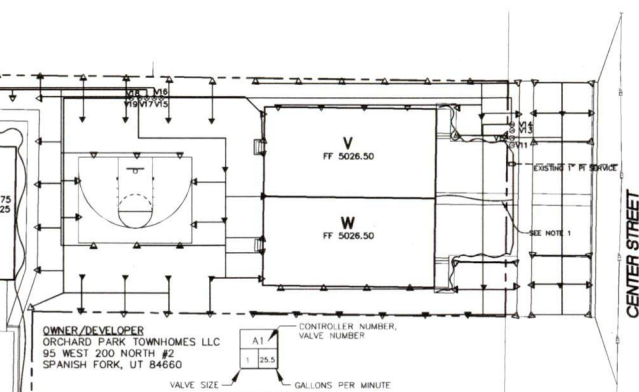
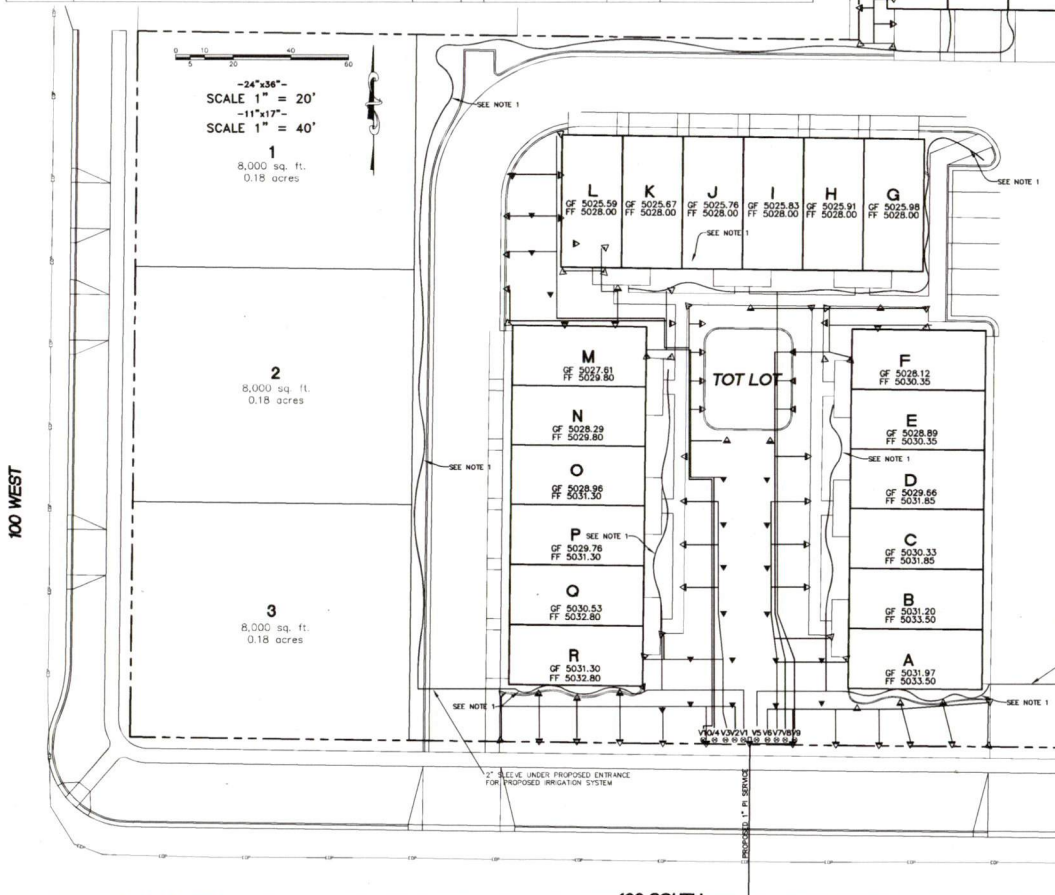
OWNER/DEVELOPER
ORCHARD PARK TOWNHOMES LLC
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660





IRRIGATION LEGEND

SYMBOL	DESCRIPTION	PRECIP. IN/HR	PSI	GPM	RADIUS	REMARKS
●	RAINBIRD 1804 POP-UP SPRAY WITH 100, 101, 10H, AND 10F NOZZLES	1.52	30	0.39, 0.53, 0.79, & 1.58	10 FEET	KEEP 2" AWAY FROM HARDSCAPE
●	RAINBIRD 1804 POP-UP SPRAY WITH 15E1T AND 15C1T NOZZLES	—	30	0.61, 1.21	15 FEET	KEEP 2" AWAY FROM HARDSCAPE
●	RAINBIRD 1804 POP-UP SPRAY WITH 10F NOZZLE	1.52	30	1.58	10 FEET	KEEP 2" AWAY FROM HARDSCAPE
▽	RAINBIRD 1804 POP-UP SPRAY WITH 15H, 15H, AND 15F NOZZLES	1.58	30	0.92, 1.85, 3.70	15 FEET	KEEP 2" AWAY FROM HARDSCAPE
⊙	RAINBIRD 5000 SERIES ROTOR WITH 1.0 AND 2.0 NOZZLE	0.20-1.01	55	0.73 - 9.63	25-50 FEET	KEEP 2" AWAY FROM HARDSCAPE
⊙	RAINBIRD 5000 SERIES ROTOR WITH 4.0 NOZZLE	0.20-1.01	55	0.73 - 9.63	25-50 FEET	KEEP 2" AWAY FROM HARDSCAPE
⊙	NETAFIM PRV75LVZK DRIP CONTROL VALVE - 3/4"	—	—	—	—	INSTALL IN STD. VALVE BOX
⊙	RAINBIRD PEB-PRS-D AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN)	—	—	—	—	INSTALL IN STD. VALVE BOX
⊙	1" RAINBIRD QUICK COUPLER VALVE, MODEL # 4-K-ACME	—	—	—	—	INSTALL IN 10" ROUND VALVE BOX
⊙	BACKFLOW PREVENTION	—	—	—	—	CONNECT TO POWER, VALVES AND COU
⊙	RAINBIRD ESP-LV PLUS-24 OUTDOOR CONTROLLER	—	—	—	—	INSTALL IN ABOVE VALVE BOX
⊙	RESILIENT WEDGE GATE VALVE (LINE SIZE)	—	—	—	—	REFERENCE IRRIGATION DETAILS
⊙	SCHEDULE 40 PVC LATERAL LINE (SIZE AS NOTED ON PLAN)	—	—	—	—	REFERENCE IRRIGATION DETAILS
⊙	2" SCHEDULE 40 MAIN LINE	—	—	—	—	REFERENCE IRRIGATION DETAILS
⊙	CLASS 200 SLEEVE (SIZE TO BE A MIN. OF TWICE THE DIAMETER OF THE LATERAL)	—	—	—	—	COORDINATE W/CONCRETE & ASPHALT
⊙	NOT SHOWN	—	—	—	—	ROUTE WITH MAINLINE
⊙	RAINBIRD LANDSCAPE DRIPLINE LD-09-18-500	—	—	—	—	REFERENCE IRRIGATION DETAILS



V1	V2	V3	V4	V5	V6
1" VARIES	1" 24.97	2" 25.89	1" 25.86	1" VARIES	1" 27.74
V7	V8	V9	V10	V11	V12
1" 24.97	1" 32.32	1" VARIES	1" 22.19	1" VARIES	1" 29.56
V13	V14	V15	V16	V17	V18
1" 29.58	1" 29.58	1" 29.58	1" 29.58	1" 29.58	1" 29.76
V19					
1" 19.32					

- DRIP IRRIGATION AND BUBBLER NOTES:**
- 1) USE RAINBIRD DRIP SYSTEM IRRIGATION PRODUCTS FOR THE DRIP SYSTEM OR AN APPROVED EQUAL.
 - 2) USE LOW VOLUME CONTROL ZONE LVCS-10075 OR APPROVED EQUAL.
 - 3) USE 17 MM TECHLITE TUBING WITH 18" EMITTER SPACING. TRIANGULATE LOCATION OF EMITTERS IF POSSIBLE.
 - 4) DO NOT EXCEED 500 LIN. FEET OF TUBING FOR ANY SINGLE RUN.
 - 5) ALL SUPPLY LINES ARE TO BE 3/4" SCHEDULE 40 PVC.
 - 6) RUN TUBING PARALLEL TO CONTOURS WHEN POSSIBLE.
 - 7) INSTALL DRAIN VALVE AT LOW POINT IN EACH ZONE.
 - 8) INSTALL AIR RELIEF VALVE AT HIGH POINT IN EACH ZONE.
 - 9) INSTALL (7) 1/2" PRESSURE COMPENSATING FULL ORBIT BUBBLER PER TREE. LOCATE BUBBLER NEXT TO FOOTBALL OF TREE. REFERENCE DETAILS FOR INSTALLATION OF BUBBLER ON ROSE.
- SPRINKLER NOTES:**
- 1) LANDSCAPE CONTRACTOR (L.C.) SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SLEEVES.
 - 2) MAIN LINES SHALL BE 1" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK SHALL BE ALLOWED IN TRENCHES.
 - 3) ALL MAIN LINES AND LATERALS SHALL BE SCH. 40 PVC.
 - 4) PROVIDE AN AS-BUILT REPRODUCIBLE DRAWING TO OWNER SHOWING ALL DRAINS, HEADS, VALVES, AND PIPES. PROVIDE INSTRUCTIONS TO MAINTENANCE PERSONNEL FOR WINTERIZATION.
 - 5) PLACE PIPES, VALVE BOXES, AND ALL OTHER SPRINKLER CONSTRUCTION IN LANDSCAPE AREAS WHENEVER POSSIBLE. ALL PIPES SHALL BE ON PROPERTY OF OWNER.
 - 6) L.C. SHALL HAVE ALL UTILITIES STAKED BEFORE DIGGING, ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE L.C. WITH NO EXTRA COST TO THE OWNER.
 - 7) MAIN LINE SHALL BE 2" (UNLESS OTHERWISE DIRECTED). LATERAL LINES SHALL BE NO SMALLER THAN 3/4".
 - 8) PIPES SHALL CARRY NO MORE THAN THE FOLLOWING:
3/4" PIPE MAX. 150PM
1" PIPE MAX. 240PM
1-1/4" PIPE MAX. 300PM
2" PIPE MAX. 500PM
 - 9) INSTALL ALL HEADS 2" AWAY FROM ALL WALKS AND WALLS. BORES 6" MIN. FROM WALKS AND WALLS SQUARED WITH THE WALK.
 - 10) L.C. SHALL ONLY USE COMMERCIAL GRADE RAINBIRD PRODUCTS OR EQUAL. L.C. IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION PURPOSES.
 - 11) L.C. SHALL BUILD IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE FOR ALL LANDSCAPED AREAS.
 - 12) L.C. SHALL PRESSURE TEST MAIN AND VALVES AT 150 PSI BEFORE BURIAL.
 - 13) ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE L.C. SHALL APPLY FOR ALL PERMITS AND PAY FOR THE SAME.
 - 14) ALL SPRINKLERS TO BE ADJUSTED ON SITE AS NECESSARY TO AVOID ANY WATER SPRAYING ONTO STREETS, SIDEWALKS AND BUILDINGS.
 - 15) ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. CONTRACTOR IS RESPONSIBLE TO MAKE NECESSARY ADJUSTMENTS AS NEEDED TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS.
 - 16) POWER TO CONTROLLER TO BE PROVIDED BY DEVELOPER. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER.
 - 17) L.C. SHALL BUILD IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE FOR ALL LANDSCAPED AREAS.
 - 18) L.C. SHALL PRESSURE TEST MAIN AND VALVES AT 150 PSI BEFORE BURIAL.
 - 19) ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE L.C. SHALL APPLY FOR ALL PERMITS AND PAY FOR THE SAME.
 - 20) RAIN SHUT OFF DEVICE TO BE INSTALLED AT OR NEAR CONTROLLER PER MANUFACTURER'S RECOMMENDATIONS.

SHEET NO.

5

IRRIGATION PLAN

SANTAQUIN, UTAH

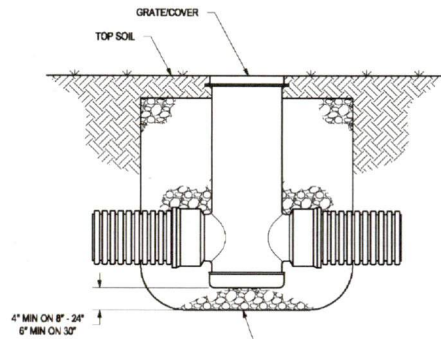
ORCHARD PARK TOWNHOMES

ATLAS ENGINEERING L.L.C.

PHONE 801-655-0866
FAX 801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84660

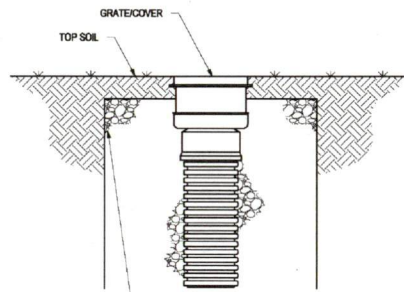
NON TRAFFIC INSTALLATION

DRAIN BASIN



THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

INLINE DRAIN



THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

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DRAWN BY: CJA
DATE: 9-28-09
REVISED BY: NMB
DATE: 03-11-10
DWG SIZE: A

MATERIAL:
PROJECT NO./NAME:
DATE: 03-11-10
SCALE: 1/2\"/>

Nyloplast
3130 VERONA AVE
DUFORT, GA 30516
PHN (770) 832-0443
FAX (770) 832-0490
www.nyloplast-usa.com
TITLE: DRAIN BASIN & INLINE DRAIN
NON TRAFFIC INSTALLATION
DWG NO. 7981-110-111 REV E

SHEET NO.

7

DETAIL SHEET

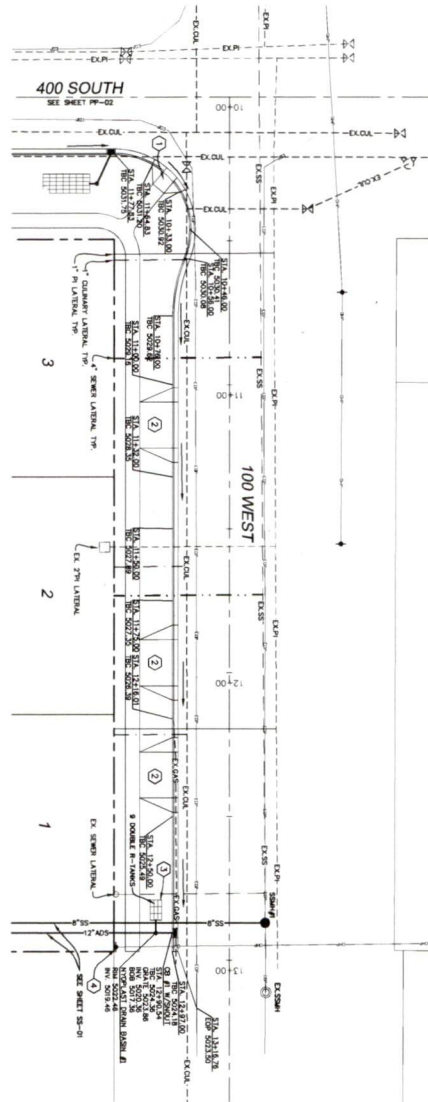
SANTAQUIN, UTAH

ORCHARD PARK TOWNHOMES

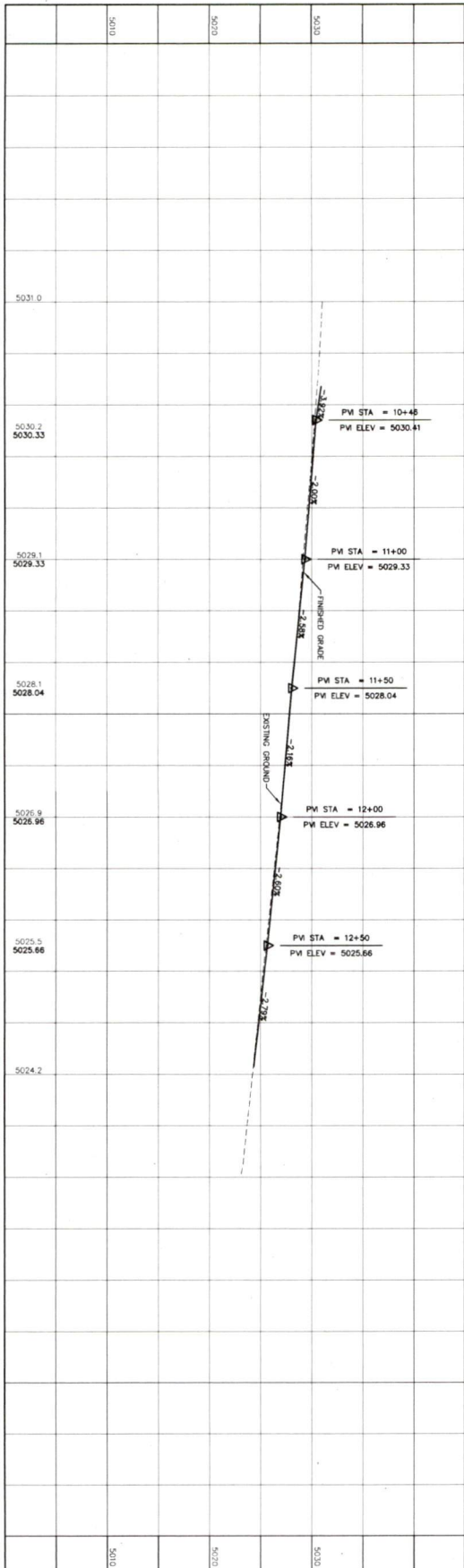
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SPANISH FORK, UT 84660

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- CONSTRUCTION NOTES:
1. INSTALL FOOTING ACCESS RAMP PER SANTAQUIN CITY STANDARDS.
 2. DRIVEWAY PER SANTAQUIN CITY STANDARDS.
 3. R-TANKS TO HAVE WEAPY (OR EQUIVALENT) ALL SIDES. BACK FILL WITH SAND. PROVIDE MIN 18" COVER.
 4. EXISTING POWER POLE TO BE REMOVED.



SCALE 1" = 20'
SCALE 1" = 40'



NO.	REVISIONS	DATE
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12		

ORCHARD PARK TOWNHOMES

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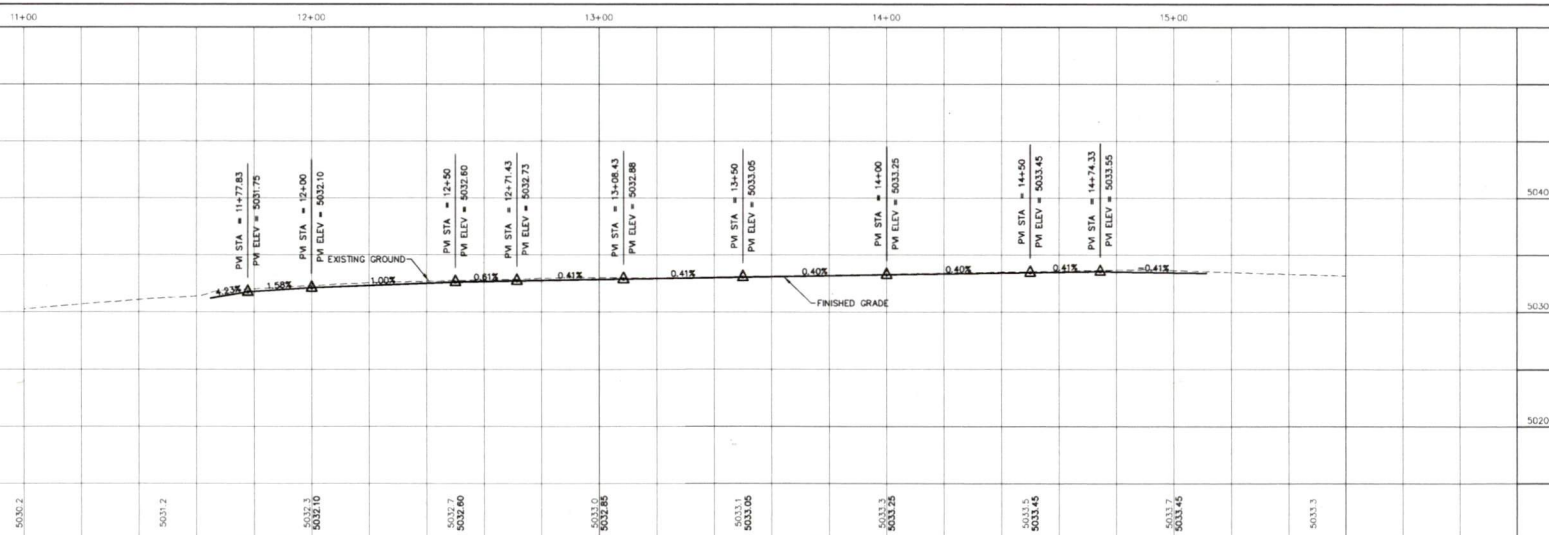
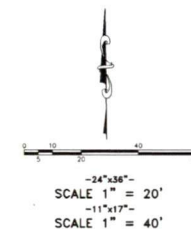
PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N SUITE A
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100 WEST
STA. 10+00 TO STA. 13+50

SANTAQUIN, UTAH

SHEET NO.
PP-01

-

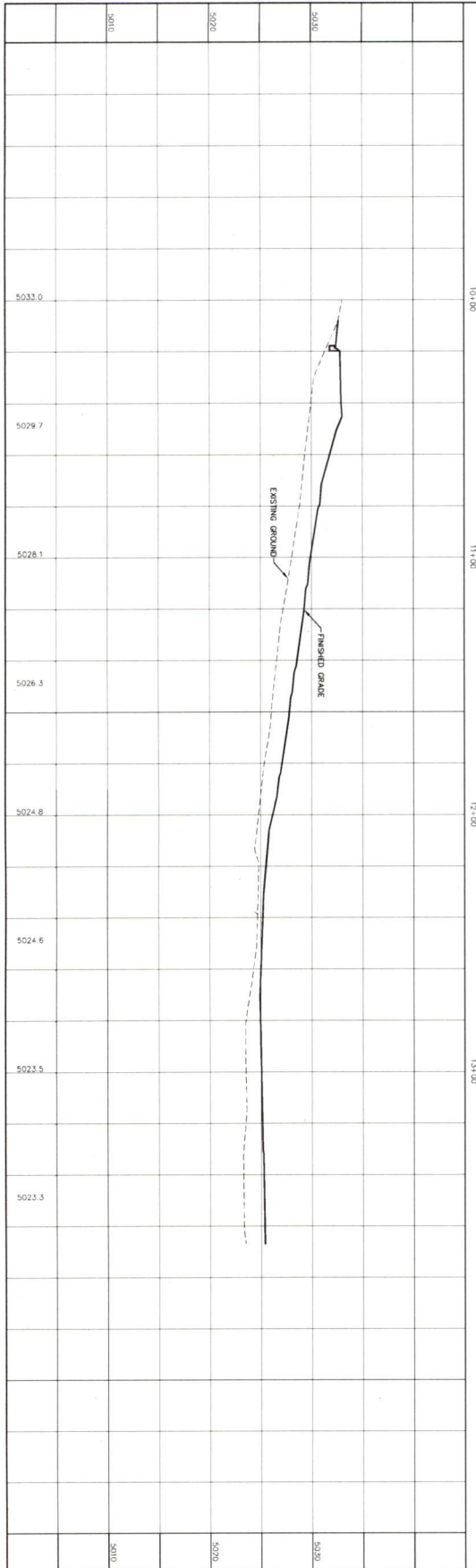


- CONSTRUCTION NOTES:
 ① EX. WATER METERS TO BE ABANDONED.
 ② PROPOSED FENCE

REFERENCE UP CURB & OUTLET



SCALE 1" = 20'
 SCALE 1" = 40'



NO.	REVISIONS	BY	DATE
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11			
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2			
1			

ORCHARD PARK TOWNHOMES

ATLAS ENGINEERING L.L.C.

PHONE: 801-655-0566
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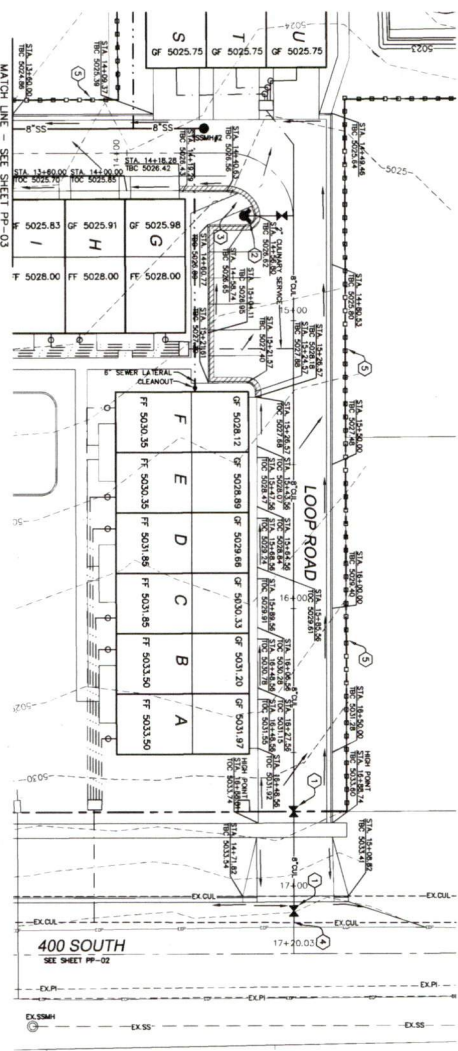
LOOP ROAD
 STA. 10+00 TO STA. 13+60

SANTAQUIN, UTAH

SHEET NO.
PP-03

- CONSTRUCTION NOTES:
1. INSTALL 8" CULINARY WATER VALVE PER SANTAQUIN CITY STANDARDS.
 2. INSTALL FIRE HYDRANT PER SANTAQUIN CITY STANDARDS.
 3. INSTALL PEDESTRIAN ACCESS RAMP PER SANTAQUIN CITY STANDARDS.
 4. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
 5. PROPOSED FENCE.

REVERSE UP CURB & GUTTER



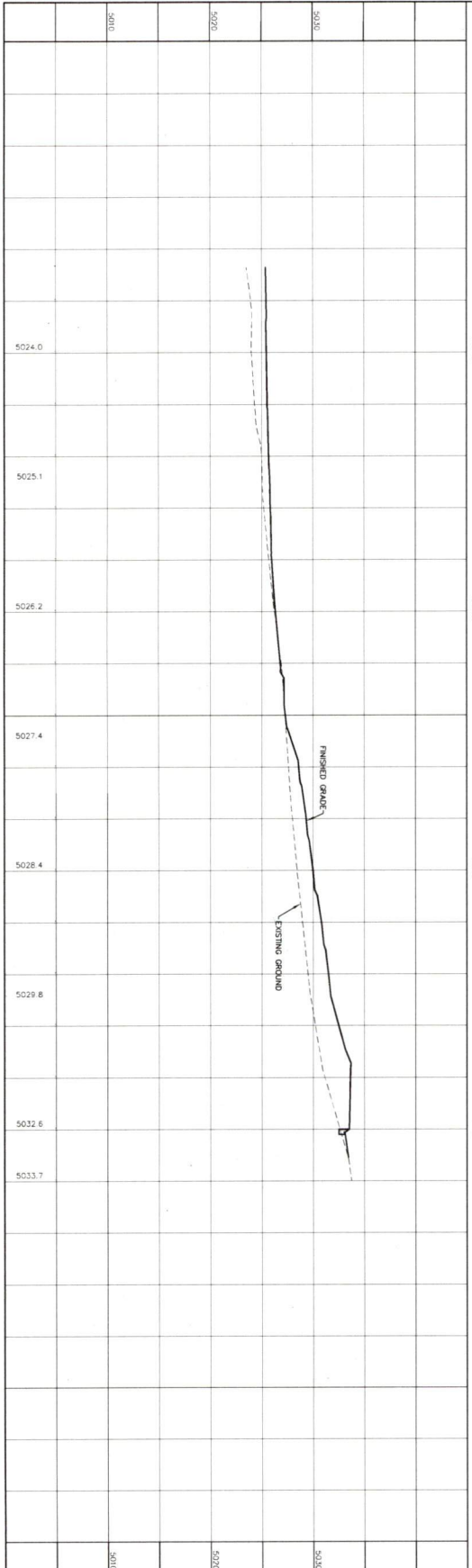
14+00

15+00

16+00

17+00

SCALE 1" = 20'
SCALE 1" = 40'



NO.	REVISIONS	BY	DATE
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ORCHARD PARK TOWNHOMES

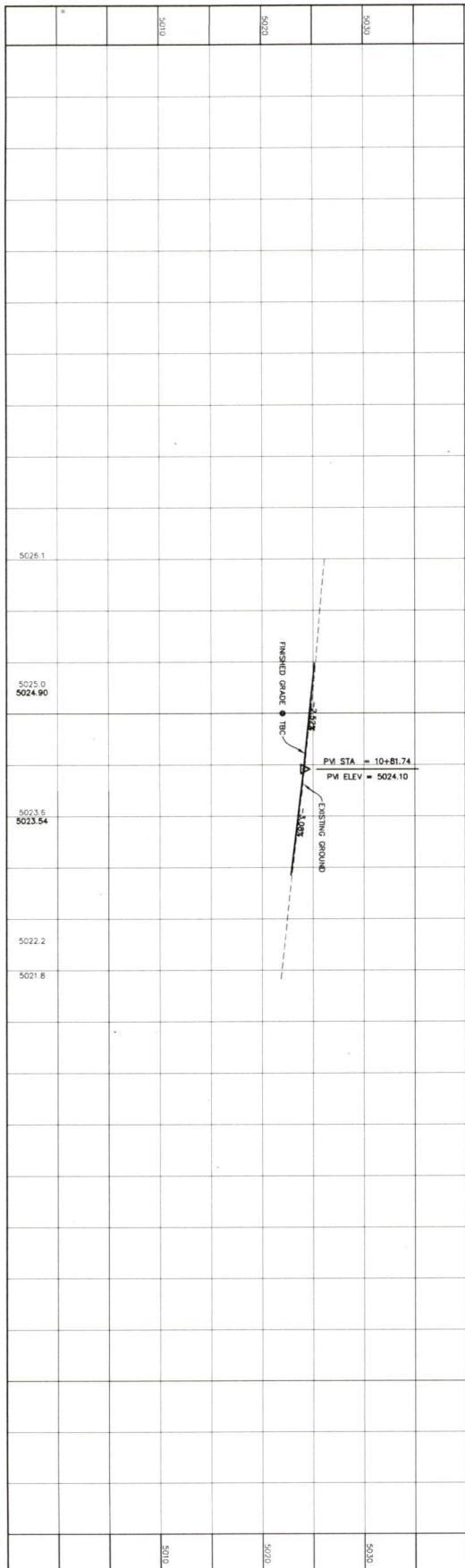
ATLAS
ENGINEERING
L.L.C.

PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84660

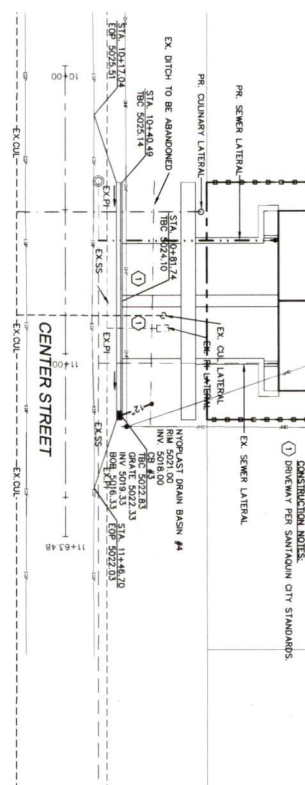
LOOP ROAD
STA. 13+60 TO STA. 17+20.03

SANTAQUIN, UTAH

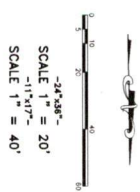
SHEET NO.
PP-04



10+00 11+68



CONSTRUCTION NOTES:
① DRAINAGE PER SANTIQUIN CITY STANDARDS.



NO.	REVISIONS	BY	DATE
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11			
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8			
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3			
2			
1			

ORCHARD PARK TOWNHOMES

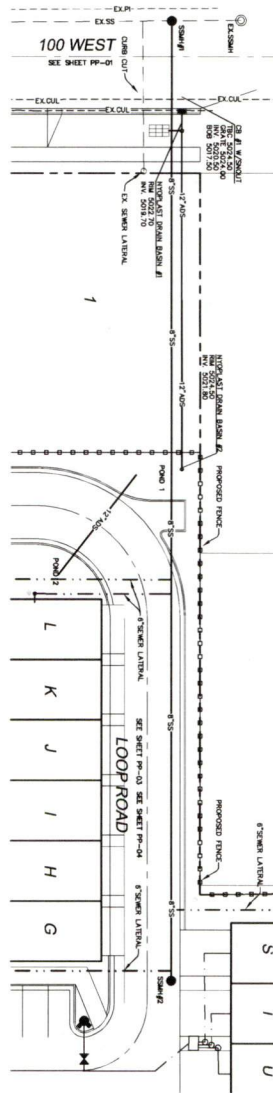
ATLAS ENGINEERING L.L.C.

PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84660

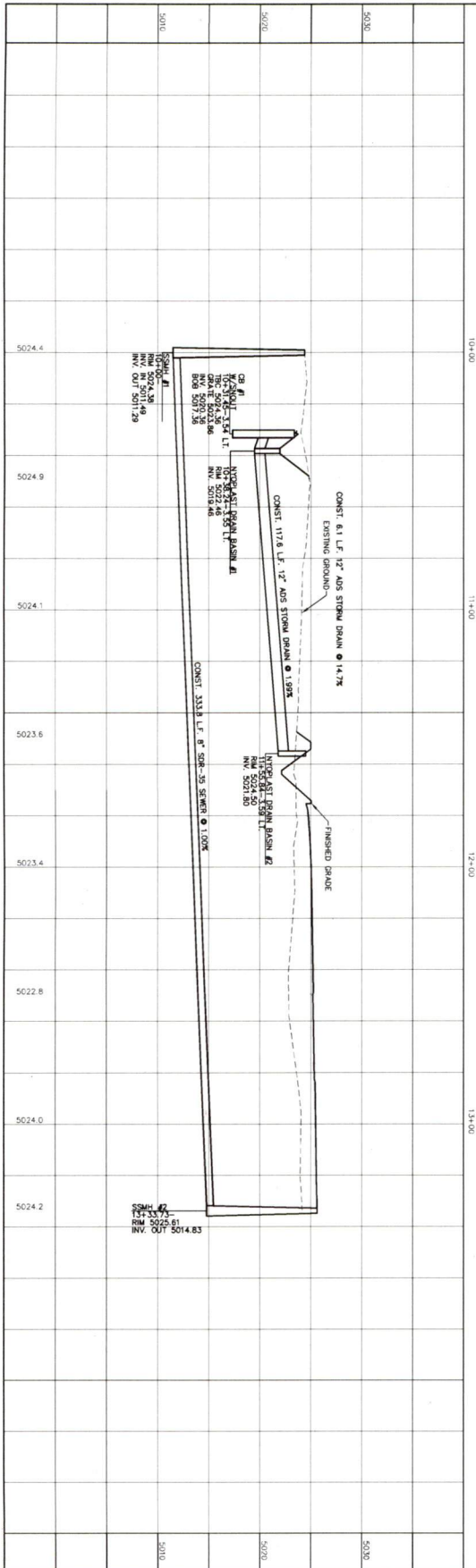
CENTER STREET
STA. 10+00 TO STA. 11+68.43

SANTAQUIN, UTAH

SHEET NO.
PP-05



SCALE 1" = 20'
SCALE 1" = 40'



NO.	REVISIONS	BY	DATE
12			
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ORCHARD PARK TOWNHOMES
ATLAS
ENGINEERING
L.L.C.

PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84660

STA. 10+00 TO STA. 13+00

SANTAQUIN, UTAH

SHEET NO.
SS-01

MEMO



To: Mayor Hunsaker and City Council
From: Jason Bond, Community Development Director
Date: March 7, 2018
Re: **Amendment to Lot Line Adjustment Approval Process**

It is recommended that the City Council approve an ordinance that would modify the approval processes for lot line adjustments and vacating or changing a subdivision plat.

As the City Attorney (Brett Rich) and I have looked further into Utah State Code, it is clear that "a boundary line agreement is not subject to the review of a land use authority." Since this is the case, ensuring compliance with zoning regulations becomes a challenge. The current proposed amendment suggests that the Community Development Department review any proposals for a boundary agreement to ensure that any changes will be in compliance with the Santaquin City Code. A staff review is really of benefit to the applicant to prevent creating a lot that would be subject to non-compliance issues with the City and therefore not be able to obtain a building permit.

In addition, the section that will be amended contains language regarding the process for vacating or changing a subdivision plat. This section of ordinance is proposed to also be changed to be consistent with State Code.

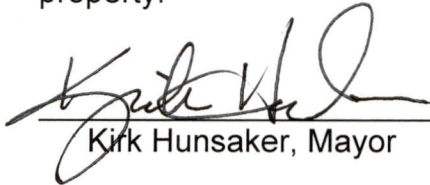
Staff Recommendation: It is recommended that the City Council approve of the proposed amendment.

Recommended motion: "Motion to (adopt/revise) Ordinance No. 12-01-2017 which will modify the approval process for lot line adjustments and the approval process for vacating or altering a street or alley."



CLOSED EXECUTIVE SESSION AFFIDAVIT

I, Kirk Hunsaker, Mayor of Santaquin City, do hereby certify that the Executive Session held on March 7, 2018 was called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property.


Kirk Hunsaker, Mayor

3/7/18
Date