

## NOTICE AND AGENDA

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Wednesday, February 1, 2017 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. January 18, 2017
  - b. Bills:
    1. \$290,275.26
  - c. Consent Action Items:
6. **PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS**
  - a. Chamber of Commerce – Business of the Month
7. **FORMAL PUBLIC HEARING**
8. **BUSINESS LICENSES**
9. **NEW BUSINESS & ADOPTION OF ORDINANCES AND RESOLUTIONS**
  - a. Discussion and Possible Action Regarding the Preliminary Plat for Stone Hollow Plat “G”
  - b. Ordinance 02-01-2017, “An Ordinance Allowing Utility Service Connections for Non-Residents”
  - c. Ordinance 02-02-2017, “An Ordinance Amending Public Rights of Way Uses”
  - d. Ordinance 02-03-2017, “An Ordinance Amending Home Occupation Regulations”
10. **CONVENE OF THE COMMUNITY DEVELOPMENT BOARD**
11. **CONVENE OF THE SPECIAL SERVICE DISTRICT FOR ROADS MAINTENANCE**
12. **CONVENE OF THE LOCAL BUILDING AUTHORITY OF SANTAQUIN CITY**
13. **PETITIONS AND COMMUNICATIONS**
14. **REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES**
  - a. City Manager Reeves
  - b. Assistant City Manager Marker
15. **REPORTS BY MAYOR AND COUNCIL MEMBERS**
  - a. Mayor Hunsaker
  - b. Council Members
16. **EXECUTIVE SESSION** (May be called to discuss the character, professional competence, or physical or mental health of an individual)
17. **EXECUTIVE SESSION** (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)
18. **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 CITY COUNCIL MEETING  
HELD IN THE COUNCIL CHAMBERS  
FEBRUARY 01, 2017**

The meeting was called to order by Mayor Kirk Hunsaker at 6:04 pm. Council Members attending: David Hathaway, Mandy Jeffs and Marianne Stevenson. Keith Broadhead and Nick Miller was excused.

Others attending: City Manager Ben Reeves, Assistant City Manager Dennis Marker, Officer Mike Wall, and Catherine Holman. At 6:45 Scout Troop # 99 arrived with their leaders Layton Simons and Sterling Otteson. Payson & Santaquin Chamber of Commerce Representative Loraine Moore and Kathy Stringham arrived at 7:02 pm.

**PLEDGE OF ALLEGIANCE**

City Recorder Farnsworth led the Pledge of Allegiance.

**INVOCATION/INSPIRATIONAL THOUGHT**

City Manager Reeves Offered an Invocation.

**DECLARATION OF ANY CONFLICT OF INTEREST**

There weren't any Conflict of Interest reported.

**CONSENT AGENDA**

***Minutes:***

January 18, 2017

***Bills:***

\$290,275.26

***Consent Action Items:***

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

Council Member Hathaway	Aye
Council Member Jeffs	Aye
Council Member Stevenson	Aye

The vote was unanimous.

**PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS**

***Chamber of Commerce – Business of the Month***

The award from the Chamber of Commerce will be presented later in the meeting.

**FORMAL PUBLIC HEARING**

There were no Formal Public Hearings scheduled.

**BUSINESS LICENSES**

There was one new Business Licenses approved since the last Council Meeting:

- Old Time Country Store - Ronald Jarvis - 562 E 560 S – Online & Fairs

**NEW BUSINESS & ADOPTION OF ORDINANCES AND RESOLUTIONS**

***Discussion and Possible Action Regarding the Preliminary Plat for Stone Hollow Plat "G"***

Council Member Hathaway moved to approve the Preliminary Plat for Stone Hollow Plat G. Council Member Stevenson seconded the motion. The vote was as follows:

Council Member Hathaway	Aye
Council Member Jeffs	Aye
Council Member Stevenson	Aye

The vote was unanimous.

***Ordinance 02-01-2017, "An Ordinance Allowing Utility Service Connections for Non-Residents"***

Assistant City Manager Marker reviewed with those in attendance the proposed Ordinance. After the discussion, Council Member Jeffs moved to approve Ordinance 02-01-2017, "An Ordinance allowing Utility Service Connections for Non-Residents. Council Member Stevenson seconded the motion. Council Member Hathaway questioned if the City Manager and Assistant City Manager felt good about the Ordinance. Assistant City Manager Marker indicated as long as there is a water line available to service the requested address he was comfortable with approving the Ordinance.

Council Member Jeffs amended the motion to include wording of a 200 foot distance from an existing main water line. Council Member Stevenson seconded the amendment. The vote was as follows:

Council Member Hathaway	Aye
Council Member Jeffs	Aye
Council Member Stevenson	Aye

The vote was unanimous.

***Ordinance 02-02-2017, "An Ordinance Amending Public Rights of Way Uses"***

Council Member Hathaway moved to approve Ordinance 02-02-2017, "An Ordinance amending Public Right of Way Uses". Council Member Jeffs seconded the motion. The vote was as follows:

Council Member Hathaway	Aye
Council Member Jeffs	Aye
Council Member Stevenson	Aye

The vote was unanimous.

***Ordinance 02-03-2017, "An Ordinance Amending Home Occupation Regulations"***

Assistant City Manager Marker reviewed the proposed Ordinance changes with those in attendance. After the discussion, Council Member Stevenson moved to approve Ordinance 02-03-2017, "An Ordinance amending Home Occupation Regulations". Council Member Hathaway seconded the motion. The vote was as follows:

Council Member Hathaway	Aye
Council Member Jeffs	Aye
Council Member Stevenson	Aye

The vote was unanimous.

Mr. Simons introduced himself and Scout Troop #99. He requested the Mayor review why it is important for the public to attend the meetings.

Mayor Hunsaker reviewed the business that had been addressed previously. Council Member Hathaway indicated that when the Council Members review any discussion items they are approved for the greater good of the full community. Mr. Otteson indicated he was very surprised that very limited taxes are returned to the City. He also asked if there were any restrictions with regard to riding ATV's. Officer Wall reviewed the restrictions as well referred them to the current Ordinance.

#### **CONVENE OF THE COMMUNITY DEVELOPMENT BOARD**

There wasn't a need to convene the Community Development Board.

#### **CONVENE OF THE SPECIAL SERVICE DISTRICT FOR ROADS MAINTENANCE**

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

#### **CONVENE OF THE LOCAL BUILDING AUTHORITY OF SANTAQUIN CITY**

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

#### **PETITIONS AND COMMUNICATIONS**

There weren't any petitions or communications to address this evening.

#### **PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS**

##### ***Chamber of Commerce – Business of the Month***

Ms. Moore presented Kathy Stringham, Representative of Stringham's Hardware with the "Business of the Month Award". Congratulations to Stringham's Hardware who have been a part of the community for over 33 years.

#### **REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES**

##### ***City Manager Reeves***

City Manager Reeves reported he was contacted by Mr. Rowley with regard to the closing of the property. It will be scheduled for next week.

##### ***Assistant City Manager Marker***

Assistant City Manager Marker reported he received an e-mail from Rob Horlocker who indicated there is no longer a contractual agreement with the potential buys of the property.

He also reported the next phase of the Foothill Village project is being designed. The proposed design would include an additional access road out of the proposed project. The project may require a partial rezone. City Manager Reeves indicated the staff strongly supports the potential of a rezone which in turn would allow for the construction of an additional access.

## REPORTS BY MAYOR AND COUNCIL MEMBERS

### ***Mayor Hunsaker***

Mayor Hunsaker didn't have anything to report

### ***Council Members***

There weren't any 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)

There wasn't a need to hold an executive session to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property.

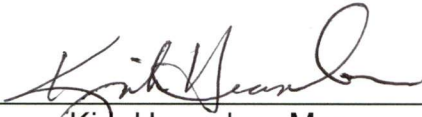
## ADJOURNMENT

At 7:14 pm Council Member Stevenson moved to adjourn. Council Member Hathaway seconded the motion. The vote was as follows:

Council Member Hathaway	Aye
Council Member Jeffs	Aye
Council Member Stevenson	Aye

The vote was unanimous.

Approved on February 15, 2017.

  
Kirk Hunsaker, Mayor

  
Susan B. Farnsworth, City Recorder



# MEMORANDUM

January 26, 2017

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To: Mayor Hunsaker and City Council via Planning Commission  
From: Dennis Marker, Assistant City Manager  
RE: Stone Hollow Plat G - Preliminary  
439 Flagstone drive

Zone: PC  
S#17-01

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Notice: This item was not noticed to adjacent property owners. City noticing procedures only requires public notice for concept development review, which took place previously.

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## City Council Actions Needed

1. Review the proposed Preliminary Plat and development plan.
2. Determine whether to approve, conditionally approve, or deny the proposal.

## Background

Salisbury Homes is proposing to construct another phase within the master planned community of Summit Ridge. The applicant has nearly demonstrated to DRC the ability to fully comply with all city development standards and regulations (See DRC minutes from January 17, 2017). In order for the applicant to move forward he must have preliminary review by the Planning Commission and approval by the City Council. **The Planning Commission forwarded a positive recommendation** to the Council during their January 12, 2017 meeting.

## PC Zone Standards

The proposed development is within the PC Zone, which dictates land uses, lot sizes, setbacks, and architectural standards based upon the annexation and development agreement (Agreement) entered into between Santaquin City and the Summit Ridge developers in 2001 and as amended in 2006. Although some minor cleanup issues exist, the proposed plat is otherwise consistent with the Agreement and the city's development standards.

## Staff Recommendation

Staff recommends the City Council approve the Stone Hollow G Preliminary Plat based on the following findings and conditions:

### Findings

1. The development plan is consistent with the PC zone and the Summit Ridge Annexation and Development Agreement.
2. The development densities are consistent with the city's General Plan.
3. The development has demonstrated the ability to comply with all city development standards and requirements.

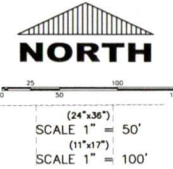
### Conditions

1. All city final review processes be completed, including but not limited to, addressing all DRC comments, dedication of water if needed, providing bonds and payment of city fees and any fees dictated within the Summit Ridge Annexation and Development Agreement.



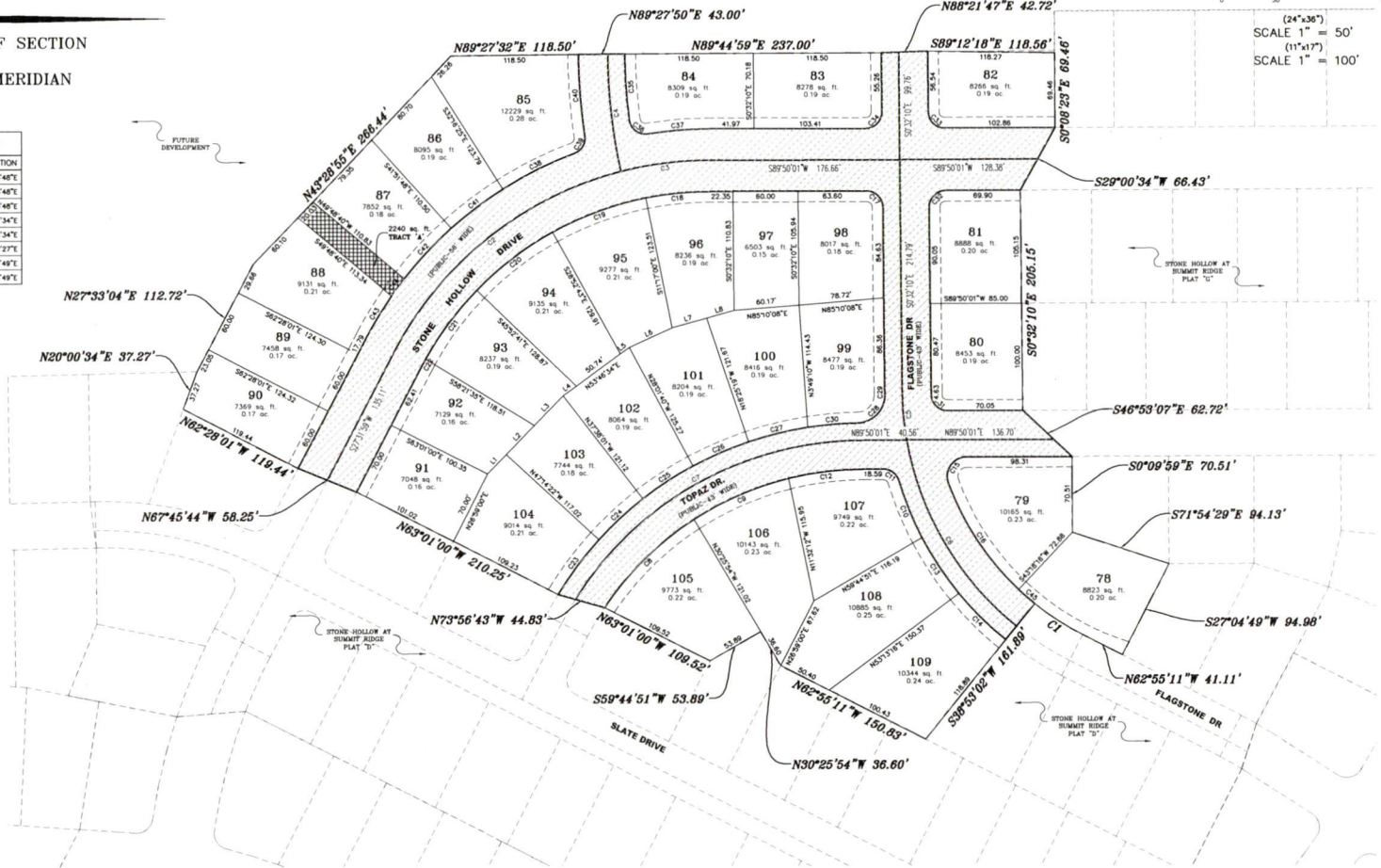
# STONE HOLLOW AT SUMMIT RIDGE PLAT 'G'

LOCATED IN THE NORTHEAST QUARTER OF SECTION  
10, TOWNSHIP 10 SOUTH  
RANGE 1 EAST, SALT LAKE AND MERIDIAN  
Santaquin, Utah County, Utah

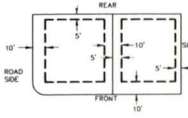


CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	53.25'	256.50'	53.16'	N57°01'05"W	11°46'14"
C2	277.12'	330.00'	269.05'	S51°35'25"W	48°06'51"
C3	81.71'	330.00'	81.50'	S62°44'28"W	14°11'11"
C4	109.12'	523.90'	108.92'	S62°01'11"E	11°56'02"
C5	46.56'	285.50'	46.53'	S57°27'37"E	9°20'54"
C6	205.45'	285.50'	201.05'	S30°30'01"E	41°13'53"
C7	317.56'	315.50'	304.33'	N60°58'54"E	57°40'14"
C8	117.24'	286.50'	116.43'	N43°21'41"E	23°16'56"
C9	95.66'	286.50'	95.23'	N66°30'07"E	18°59'35"
C10	97.33'	301.50'	97.25'	S22°10'22"E	10°53'42"
C11	19.22'	15.00'	17.84'	S63°59'45"E	23°20'48"
C12	69.63'	286.50'	69.46'	N62°58'03"E	13°46'56"
C13	62.14'	301.50'	62.03'	S33°31'30"E	11°46'35"
C14	61.49'	301.50'	61.39'	S43°50'23"E	11°41'10"
C15	34.53'	18.00'	29.49'	N34°50'25"E	106°56'11"
C16	119.73'	256.50'	118.66'	S32°22'27"W	26°32'33"
C17	23.47'	15.00'	21.14'	S45°21'05"E	89°37'49"
C18	56.40'	301.00'	56.31'	N84°16'30"E	11°07'01"
C19	92.44'	301.00'	92.07'	N69°53'08"E	17°35'43"
C20	89.31'	301.00'	88.98'	N52°37'18"E	16°58'56"
C21	79.83'	301.00'	79.70'	N36°30'50"E	15°12'51"
C22	7.21'	301.00'	7.21'	N28°13'11"E	12°22'33"
C23	83.30'	331.50'	83.21'	S36°50'18"W	10°56'28"
C24	55.73'	331.50'	55.67'	S47°07'30"W	9°37'57"
C25	55.80'	331.50'	55.74'	S56°45'49"W	9°36'40"
C26	55.86'	331.50'	55.80'	S66°24'49"W	9°39'19"
C27	56.11'	331.50'	56.04'	S78°05'25"W	9°41'52"
C28	40.94'	28.00'	36.84'	S43°50'55"W	90°12'54"
C29	3.80'	301.50'	3.80'	S05°53'51"E	0°43'22"
C30	46.36'	331.50'	46.35'	S64°56'51"W	8°01'01"
C31	23.51'	15.00'	21.16'	N45°29'07"W	86°47'52"
C32	23.66'	15.00'	21.26'	N44°58'55"E	90°02'11"
C33	23.47'	15.00'	21.14'	N45°21'05"E	89°37'49"
C34	23.66'	15.00'	21.26'	S44°38'55"W	90°22'11"
C35	61.61'	506.50'	61.57'	N45°02'26"W	6°56'33"
C36	23.96'	15.00'	21.51'	S53°16'54"W	91°36'23"
C37	55.86'	356.00'	55.82'	S82°22'28"W	8°50'06"
C38	74.62'	356.00'	74.48'	S63°40'51"W	11°54'32"
C39	20.43'	15.00'	18.69'	S30°36'34"W	78°03'09"
C40	75.80'	551.50'	75.79'	S42°28'34"E	7°52'48"
C41	60.09'	356.00'	60.02'	S52°55'54"W	9°35'23"
C42	64.11'	356.00'	64.02'	S43°01'16"W	10°13'52"
C43	44.94'	356.00'	44.91'	S31°07'10"W	7°10'21"
C44	20.05'	356.00'	20.05'	S36°18'20"W	31°11'59"
C45	18.94'	256.50'	18.94'	S48°54'21"E	4°25'14"

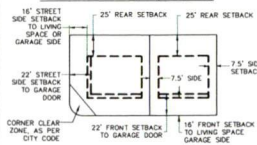
LINE	LENGTH	DIRECTION
L1	25.21'	N44°08'48"E
L2	37.58'	N44°08'48"E
L3	36.16'	N44°08'48"E
L4	15.45'	N53°46'34"E
L5	10.31'	N53°46'34"E
L6	43.55'	N85°22'27"E
L7	33.22'	N74°12'49"E
L8	26.26'	N74°12'49"E



## PUBLIC UTILITY EASEMENTS



## BUILDING SETBACKS (MINIMUM)



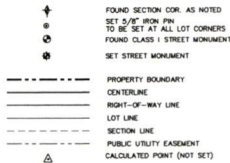
PROJECT DEVELOPER  
SALISBURY DEVELOPMENT  
484 WEST 1300 NORTH  
SPRINGVILLE, UTAH 84663  
(801) 491-9000

PROJECT ENGINEER  
& SURVEYOR  
REGION ENGINEERING & SURVEYING  
1776 NORTH STATE STREET #110  
OREM, UTAH 84057  
PH: (801) 376-2343

## PROJECT STATISTICS

ZONING: PC (PLANNED COMMUNITY)  
LOTS: 32 LOTS  
TOTAL ACRES: 6.52 ACRES  
TOTAL ACRES IN LOTS: 6.38 ACRES  
TOTAL ACRES IN STREETS: 0.08 ACRES  
TOTAL ACRES IN OPEN SPACE: 0.05 ACRES  
DENSITY: 8.91 UNITS PER ACRE

## LEGEND



## NOTES:

1. BE TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET.
2. BE REBAR & CAP TO BE SET AT ALL LOT CORNERS, RAIL AND BRASS EXCEPT TO BE SET IN TOP OF CURB & PROJECTION OF SIDE LOT LINES.
3. EXISTING RESIDENTIAL ADDRESS.
4. THE BASIS OF BEARING FOR THIS PLAT IS AS STATED IN THE SURVEYOR'S CERTIFICATE. THE BASIS OF BEARING FOR THE OVERALL SUMMIT RIDGE PROJECT IS N 10° 11' 11\"/>