



*freedom · family · friendship*

## NOTICE

Notice is hereby given that the Mayor and City Council will hold a Work Session on June 1, 2011, in the Council Chambers, 45 West 100 South, beginning at 6:00 pm.

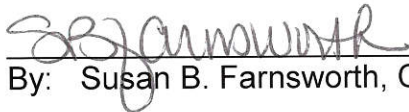
### DISCUSSION ITEMS

1. Review of the Council Agenda
2. Review of the SITLA Land Concept Plan
3. General Discussion

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.

### CERTIFICATE OF MAILING

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.



By: Susan B. Farnsworth, City Recorder

### Posted:

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**MINUTES OF A WORK SESSION  
HELD IN THE COUNCIL CHAMBERS  
JUNE 1, 2011**

The meeting was called to order by Mayor James E. DeGraffenried at 6:05 pm. Council Members attending: Filip Askerlund, Martin Green, James Linford, Rick Steele and Brent Vincent.

Others attending: City Manager Ben Reeves, Dennis Marker Community Development Director, SITLA Representative Elise L. Erler, Landmark Design Representative Mark Vlasic, Edward Group Representative McKay Edwards

**DISCUSSION ITEMS**

***Review of the Council Agenda***

There weren't any questions on the bills or comments/changes to the minutes.

***Review of the SITLA Land Concept Plan***

Ms. Erler reported the Representatives of SITLA would like to "rethink" the planning of SITLA Land located close to the Southern boundaries of the City. Mr. Vlasic reviewed the process and back ground associated with the proposed concept plan which contains approximately 560 acres (see attachment "A" for the revised Master Plan).

Director Marker updated the Mayor and Council Members on what to expect during the public hearing. He indicated the City had received a "Request for Disconnection" on March 30, 2011. The Petitioners were required to do certain things as per State Law. The Public Hearing which will be held this evening is one of the required steps.

***General Discussion***

City Manager Reeves reported he had been working on an Interlocal agreement with Payson City. A discussion was held as to whether or not a "line in the sand" needed to be drawn. The discussion is required and an agreement made before a County Commission meeting. City Manager Reeves requested during the regular meeting to table the issue with regard to the agreement with Payson City.

The meeting adjourned at 6:57 pm.

## **REVISED MASTER PLAN**

### **SITLA'S SANTAQUIN PROJECT**

May 24, 2011

The State of Utah through the School and Institutional Trust Lands Administration ("SITLA") owns 560 acres in the southwest corner of Santaquin City, between the Summit Ridge development and the town of Rocky Ridge.

#### **Project History**

The SITLA property was part of the original Summit Ridge development, which was master planned in 2000 with a golf course. The parcel was entitled for 424 dwelling units with a number of golf fairways. Subsequently, the Summit Ridge ownership changed and the non-SITLA portion of the master plan was revised to reflect the development market and eliminate the golf course. In 2010, Santaquin City changed its General Plan to show a proposed east-west freeway, across the SITLA parcel, connecting I-15 and the Goshen Valley.

#### **Revised Master Plan**

The Summit Ridge Master Plan and Santaquin City General Plan changes caused SITLA to rethink its master plan for the property. SITLA undertook a lengthy land planning exercise to identify suitable land uses that would be compatible with the City's General Plan while allowing the property to achieve the highest and best use.

The revised master plan for the SITLA property works around the freeway and identifies the need for an interchange to provide access to the property (see Figure 1). The land around the interchange is suitable for mixed use commercial development such as office parks, general commercial and light industrial uses. Two residential areas are located on the property, one adjacent to Summit Ridge's high-density residential area, and the other in an isolated pocket suitable for low-density rural development. Finally, the proposed plan takes advantage of the property's location and setting by including significant park sites and natural open space areas with trails.

#### **Mass Grading**

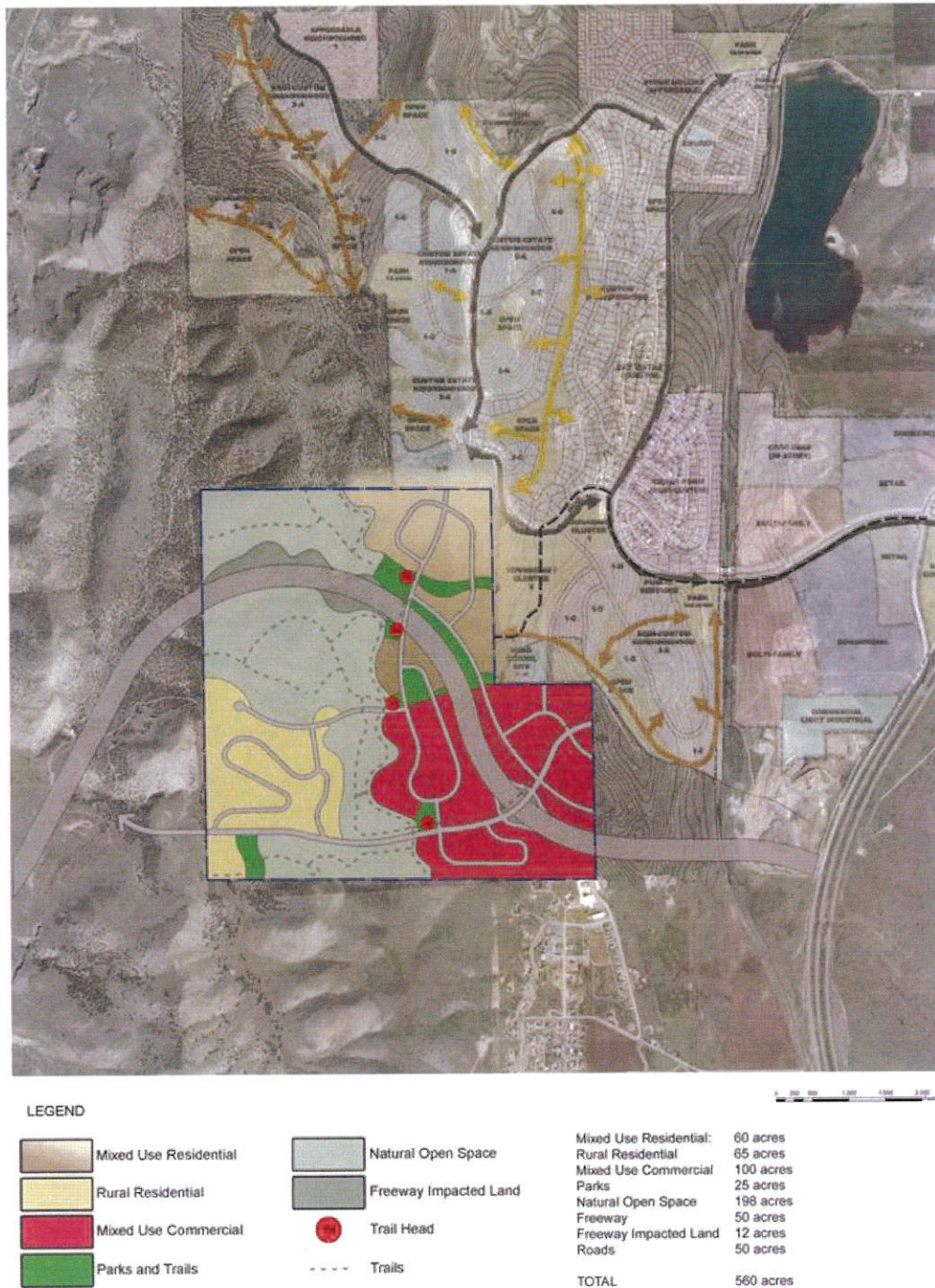
SITLA anticipates the need to mass grade a portion of its property to improve the land's utility for subsequent development. The mass grading would occur over a period of about 10 years, and would begin within the next few years. The mass grading would not result in a sunken pit feature, but instead would smooth the slopes in the eastern half of the property to help facilitate later development of the site.

#### **Request**

At the City Council meeting on June 1, 2011, SITLA will request that the Council approve the revised master plan. Once approved, SITLA will work with the City to modify the approved Master Development Agreement to reflect the revised plan.



**Figure 1** – Revised Master Plan of SITLA's Santaquin Project



SITLA Land Development Plan:  
Cooperative Planning Vision

