

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 20, 2008, in the Council Chambers, 45 West 100 South, at 7:00 pm.

AGENDA

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **INVOCATION/INSPIRATIONAL THOUGHT**
4. **CONSENT AGENDA**
 - a. Minutes
 1. February 6, 2008
 - b. Bills
 1. \$80,105.12
5. **FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS**

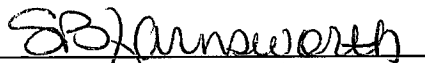
Public Forum is held to a 30-minute maximum with each speaker given no more than 5 minutes each. If more than 6 Speakers, time will be adjusted accordingly to meet the 30 minute requirement
6. **FORMAL PUBLIC HEARINGS**
7. **UNFINISHED BUSINESS**
8. **BUSINESS LICENSES**
9. **REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES**
 - a. City Manager
 - b. Planning Commission
10. **NEW BUSINESS**
 - a. Discussion and possible action regarding the North Vista Single-lot Subdivision located at 205 S. Highland Dr.
11. **INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS (Roll Call Vote)**
 - a. Resolution 02-01-2008 "An Resolution Declaring Surplus Items of Santaquin City"
 - b. Resolution 02-02-2008 "A Resolution Adopting Certain Findings Regarding the Secondary Effects of Sexually Oriented Businesses."
 - c. Ordinance 02-03-2008 "An Ordinance Amending Certain Portions of the Santaquin City Code Concerning Purchasing Procedures and Requirements"
 - d. Ordinance 02-04-2008 "An Ordinance Amending the Santaquin City Code Concerning the Licensing and Regulation of Sexually Oriented Businesses"
12. **PETITIONS AND COMMUNICATIONS**
13. **REPORTS BY MAYOR AND COUNCIL MEMBERS**
 - a. Mayor DeGraffenried
14. **EXECUTIVE SESSION** (May be called to discuss the character, professional competence, or physical or mental health of an individual)
15. **EXECUTIVE SESSION** (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)
16. **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

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda was faxed to the Payson Chronicle, Payson, UT, 84651.

BY:


Susan B. Farnsworth, City Recorder

POSTED:

CITY CENTER
POST OFFICE

ZIONS BANK ® Amendment to Agenda

**MINUTES OF A CITY COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
FEBRUARY 20, 2008**

Mayor James E. DeGraffenried called the meeting to order at 7:10 pm. Council Members attending: Arthur Adcock, Filip Askerlund, Martin Green, James Linford, and Brent Vincent.

Others attending: City Manager Stefan Chatwin, Legal Counsel Brett Rich, City Planner Dennis Marker, Sergeant Kris Johnson, Emily Huff and Angela Lance.

PLEDGE OF ALLEGIANCE

Council Member Vincent led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

City Manager Chatwin offered a Word of Prayer.

CONSENT AGENDA

Minutes

February 6, 2008

Bills

\$80,105.12

Council Member Adcock would like to exclude payment to the Town of Goshen due to them owing Santaquin City money for services rendered. Council Member Askerlund questioned if the City could negotiate with Goshen to keep the money owed to them to off set the amount due. Legal Counsel indicated a negotiation can be held. Council Member Askerlund questioned what would happen if the billing isn't paid to the garbage transfer station what would the City do then. Mayor DeGraffenried indicated he would do some investigation before the next Council Meeting.

Council Member Askerlund moved to approve the Consent Agenda. Council Member Green seconded the motion. Council Members Askerlund, Green, Linford, Vincent, and Adcock voted in the affirmative. Council Member Adcock reaffirmed his desire to withhold payment to Goshen.

FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS

Ms. Lance, Representative of the Chamber of Commerce, requested the City buy a "Bunny Suit" that would be used during the City Easter Events. Council Member Green indicated he would be in favor of this purchase. It was reported that approximately 1200 children attended the Easter Egg Hunt this past year. Mayor DeGraffenried called for a consensus of the Council Members. They were all in agreement for authorizing the purchase although no action was taken.

Council Member Askerlund requested Ms. Lance report to the Chamber that if they are serious about constructing a portable building for "sale of concessions", they need to contact him as quickly as possible as the Celebration preparations are underway.

FORMAL PUBLIC HEARINGS

Nothing

UNFINISHED BUSINESS

Nothing

BUSINESS LICENSES

Council Member Adcock reviewed the following Business Licenses Applications. Each of the applications meets all the City codes and has received the required approvals however he does have a question on a notation on Nicholas Miller's application regarding storage of combustible material i.e. gasoline, fertilizer.

- Nicholas Miller D.B.A. M & M Landscaping
- Marty T. Manzanares, Musician

City Planner Marker reported the Community Development Department has received complaints with regard to Mr. Manzanares having a utility trailer used for hauling equipment parked on his property.

Council Member Adcock moved to approve a new Business License for Nicholas Miller and Marty Manzanares. Council Member Askerlund seconded the motion. Council Members Adcock, Askerlund, Green, Linford and Vincent voted in the affirmative.

REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

Planning Commission

City Planner Marker reported during the meeting next week, a discussion will be held with regard to an amendment to the Sign Ordinance. A Summit Ridge Representative has requested being allowed a 65' tall sign.

NEW BUSINESS

Discussion and possible action regarding the North Vista Single-lot Subdivision located at 205 S. Highland Dr.

City Planner Marker reported the proposed single lot split was located at approximately 205 S Highland Drive (see attachment "A" for Staff Memo). Council Member Green questioned why Commission Member Chatterley abstained from voting. Mr. Marker did not have an answer.

Council Member Askerlund moved to approve the Single-lot split for the North Vista Subdivision located at 205 S Highland Dr. Council Member Vincent seconded the motion. Council Members Askerlund, Green, Linford, and Vincent voted in the affirmative. Council member Adcock voted against the motion.

INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS (Roll Call Vote)

Resolution 02-01-2008 "A Resolution Declaring Surplus Items of Santaquin City"

Council Member Green moved to approve Resolution 02-01-2008 "A Resolution Declaring Surplus Items of Santaquin City". Council Member Linford seconded the motion. Council Members Adcock, Askerlund, Green, Linford and Vincent voted in the affirmative.

Resolution 02-02-2008 "A Resolution Adopting Certain Findings Regarding the Secondary Effects of Sexually Oriented Businesses"

Council Member Green moved to approve Resolution 02-02-2008 "A Resolution Adopting Certain Findings Regarding the Secondary Effects of Sexually Oriented Businesses". Council Member Askerlund seconded the motion. Council Members Adcock, Askerlund, Green, Linford and Vincent voted in the affirmative.

Ordinance 02-03-2008 "An Ordinance Amending Certain Portions of the Santaquin City Code Concerning Purchasing Procedures and Requirements"

Council Member Adcock reported the Governor has authorization to purchase up to \$50,000. He indicated his comments did not reflect on the current Mayor or maybe the next Mayor. He was wonder if the Mayor of a community of only 7600 people should have authorization to purchase up to \$15,000.

Council Member Askerlund moved to approve Ordinance 02-03-2008 "An Ordinance Amending Certain Portions of the Santaquin City Code Concerning Purchasing Procedures and Requirements". Council Member Linford seconded the motion. Council Members Adcock, Askerlund, Green, Linford and Vincent voted in the affirmative.

Ordinance 02-04-2008 "An Ordinance Amending the Santaquin City Code Concerning the Licensing and Regulation of Sexually Oriented Businesses"

Council Member Green moved to approve Ordinance 02-04-2008 "An Ordinance Amending the Santaquin City Code Concerning the Licensing and Regulation of Sexually Oriented Businesses". Council Member Askerlund seconded the motion. Council Member Linford suggests increasing the candle power of lighting to 3. Council Member Green was not inclined to amend the motion. Council Members Askerlund, Green, Linford and Vincent voted in the affirmative. Council Member Adcock voted against the motion. Council Members Linford and Adcock would like the lighting issues addressed by City Staff.

PETITIONS AND COMMUNICATIONS

Nothing

REPORTS BY MAYOR AND COUNCIL MEMBERS

City Manager Chatwin

City Manager Chatwin reported He will be meeting with Stewart Reid on Friday with regard to Political Action Committees. They will be discussing how they work and what benefit they would be for the City. They are also continuing to discuss equestrian issues for the South interchange of the City.

Mayor DeGraffenried

Mayor DeGraffenried reported he had received a letter from a youth of the City. Council Member Linford read the letter in open meeting (see attachment "B" for the letter).

It was reported that Payson City didn't have justification for sending a Letter of Protest to the Utah County Boundary Commission with regard to the Northeast Santaquin Annexation.

Mayor DeGraffenried was give names of individuals who may serve on the Board of Adjustments. He will contact those whose names were submitted.

Council Member Vincent reported he had spoken with Chris Wall who is proposing a mix use project at approximately 50 West Main. Mr. Wall indicated he was very pleased with City Planner Marker and spoke very positively with regard to his experience working with the Community Development Department as a whole.

Council Member Vincent reported he had been contacted by one of the Building Department Members as to the possibility of his job being in jeopardy as the construction has slowed down. Mayor DeGraffenried as well as City Manager Chatwin will meet with the Building Department Staff to alleviate their concerns.

Mayor DeGraffenried reported he has met with Goshen's Mayor with regard to the amount of money owed to Santaquin City. He will request an additional meeting with Mayor Sprague.

Council Member Vincent requested City Manager Chatwin remind the Librarian he would like to be informed of Library issues. City Manager Chatwin will address this issue with her.

Council Member Green was told Terry Kester has started to clean up the Terry's Tires property.

Council Member Green was told there has been a number of application received with regard to the Judges position. Friday of this week is the last day the applications will be accepted.

Those in attendance were told the Street Lighting survey is close to completion.

Council Member Green questioned if this would be an appropriate time to recommend the Planning Commission draft Architectural Standards for single family dwellings. He was concerned about the placement of modular homes. City Planner Marker reported by state law permits modular homes in any designated Residential area.

Council Member Linford reported he had heard Mr. Ekins had started a new residential project within the Genola Town limits. As of this date, no one in the meeting had heard of a new development. Mayor DeGraffenried reported he met with a Representative of the Ekins Annexation on Tuesday. The Engineering Representative was asked to make any development proposals in writing.

Council Member Askerlund read a letter submitted by Fire Chief Bott pertaining to an Insurance Service Office (ISO). A lower fire rating, from 6 to 5, will reflect on the Insurance rates of the Residents.

Mayor DeGraffenried asked Sergeant Johnson if he would like to address the Mayor and Council Members. Sergeant Johnson thanked those who were involved in hiring Judge Williams as the temporary City Judge. He indicated the department, as a whole, was very pleased with the recent rulings of Judge Williams. He also reported the moral of the Officers has greatly improved over the past couple of years and thanked the Mayor and Council Members for their contribution to their department.

Council Member Adcock was told the City received a \$15,000 Traffic Trailer, which was obtained through grant money. The trailer shows vehicle speed as well as makes traffic counts.

Council Member Adcock reported there was an addressing issue at approximately 560 N and 450 W. City Planner Marker will review this issue.

Council Member Adcock stated he would like the Canyon Road renamed to just that. Changing of any road names would be at the discretion of the Council.

Council Member Adcock indicated he had a concern with all the salt being thrown from the roadway to the new landscaping. City Manager Chatwin said as spring arrives, the issue will be reviewed.

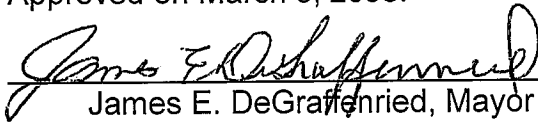
EXECUTIVE SESSION (May be called to discuss the character, professional competence, or physical or mental health of an individual)
Nothing

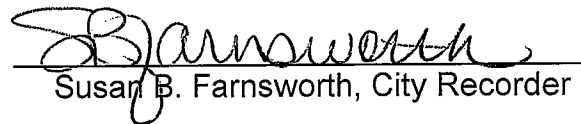
EXECUTIVE SESSION (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)
Nothing

ADJOURNMENT

At 8:43 pm Council Member Askerlund moved to adjourn. Council Member Linford seconded the motion. Council Members Adcock, Askerlund, Green, Linford and Vincent voted in the affirmative.

Approved on March 5, 2008.


James E. DeGraffenried, Mayor


Susan B. Farnsworth, City Recorder



**A Community Prospering
in Country Living**
(Agriculture, Equestrian, Recreation)

MEMORANDUM

December 6, 2007

To: Mayor DeGraffenried and City Council via Planning Commission
From: Dennis Marker, City Planner
RE: North Vista Subdivision - Single Lot Split S#07-20, Zone: R-10
205 South Highland Drive Lots: 2, Acres: 0.8971

Notice: This item was noticed to property owners within 500 feet of the subject property.

Background:

Ms. Emily Huff is seeking approval of a single-lot split at 205 South Highland Drive (See attached plat). The proposed subdivision includes one lot fronting onto Highland Drive and an existing lot which fronts onto 500 East. The Planning Commission reviewed this proposal during their December 13, 2007 regular meeting and has forwarded a positive recommendation to the City Council (See attached PC minutes). Development Review Committee has also reviewed the application and forwarded it to the City Council for final approval. The property is in the R-10 Zone.

Analysis:

Ordinance Review.

The Santaquin City Code (SCC) §10-6-6, states that a large lot may be divided into smaller lots when approved by the planning commission and city council as a single lot split when the following conditions exist:

- A. The undivided parcel of land, at the time of the adoption hereof is at least two (2) times as large in area as required for a lot in the zone.**

The applicant's property is over 39,077 square feet, which is nearly four (4) times as large in area as required for a lot in the R-10 Zone.

- B. Such division will not result in undue concentration of buildings.**

The proposal would allow for a home to be constructed between the existing home on the corner and the homes in the adjoining Eagle Crest Estates subdivision to the east. The lots in Eagle Crest estates have at least 9,600 square feet and are grandfathered lots. Since the parcels all comply or are grandfathered with regards to the area requirements for the R-10 Zone, the city can assert that no undue concentration of buildings will occur.

C. The characteristics of the zone in which the lot is located will be maintained.

The proposed use of the property after subdividing is for a single family residential home. This use is characteristic of the R-10 Zone.

D. In the opinion of the planning commission, values in the area will be safeguarded.

Values of property in the area were discussed during the Planning Commission meeting before a positive recommendation was given by the Planning Commission. It was noted that the area on which a new home could be built after the subject property is divided, is currently a vacant field and not maintained by the property owners. Allowing a home to be built in the area provides for the vacant ground to be better maintained as a new home is constructed and occupied upon it.

E. All zone setback requirements can be maintained.

All R-10 setbacks will be maintained by the existing home. Any future home built on lot 2 of the single-lot split must comply with the setbacks required at the time a building permit is submitted.

Lot Standards.

The proposed lots have over 10,000 square feet and meet the frontage requirements allowed.

Access. The two proposed lots will have direct access off of either 500 East or Highland Drive. Highland Drive is classified as a collector road on the City's Circulation Element of the General Plan. The General Plan states the following:

Access should be limited where possible on collector facilities in order to preserve traffic flow and promote safety. If possible, subdivision lots should internally drain onto major-local or local roads before merging with collectors. If possible, private driveways should be avoided on collectors, and special design features such as shared, circular or hammerhead driveways should be considered. (emphasis added)

The center of the proposed lot is located halfway (nearly 200 feet) between 500 East and 580 East. Turning movements onto/off of collector roads typically need about 50 feet of separation. This should not be a problem with one driveway located in the middle of the block.

Only 5 out of 13 homes along Highland Drive have driveways that access onto it. With anticipated traffic volumes on this road access from the new lot onto Highland Drive should be controlled with only forward movements occurring. This will require special review of any driveway designs for this lot in the future.

Recommendation:

Staff recommends the City Council approve the North Vista Subdivision - Single Lot Split at 205 South Highland Drive, based on the following findings and conditions:

Findings

1. The undivided parcel of land, at the time of the adoption hereof is at least two (2) times as large in area as required for a lot in the zone.
2. Such division will not result in undue concentration of buildings.
3. The characteristics of the zone in which the lot is located will be maintained.
4. The values in the area will be safeguarded.
5. All zone setback requirements can be maintained.

Conditions

1. That any home built on the proposed lot 2 has a driveway design that enables all access onto Highland Drive to be forward moving. That a note on the recording plat reflect this requirement.



Dennis L. Marker
City Planner

PLANNING COMMISSION MINUTES

Santaquin City Council Chambers, 45 West 100 South
December 13, 2007



Present: Planning Commission Members John Chatterley, Kurt Stringham, Kirk Greenhalgh, Layne Haacke, City Planner Dennis Marker, and Clerk Linda Midgley.

Visitors: Todd Anderson, Archie Alexander, Marsha Crenshaw, Ron Crenshaw, Mike Jayme, Robert Hales, Mark Hales, Maryann Hales, Rod Fife, Glen Roberts, Marc Roberts, Emily Huff, Guy Larson, Greg Simonsen, and other unidentified individuals.

Commissioner John Chatterley called the meeting to order at 7:00 p.m., and welcomed those attending.

AGENDA

No changes were made to the agenda timetable.

PLEDGE OF ALLEGIANCE

Commissioner John Chatterley led those present in the Pledge of Allegiance.

PUBLIC FORUM

Commissioner Chatterley opened the Public Forum. No items were brought to the attention of the Commission. Commissioner Chatterley closed the Public Forum.

PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION ITEMS

North Vistas Single Lot Subdivision

Emily Huff has requested a single lot split of her property at 205 South Highland Drive. The existing home will remain on one lot, and the second lot would front on Highland Drive. Both lots meet the 10,000 sq. ft. minimum lot size and frontage requirements for the R-10 zone. Dennis Marker said one of the issues with the development was traffic on Highland Drive, which is a major collector road. Mr. Marker suggested one of the conditions of the home being built on the second lot should be to have a driveway designed so that cars could enter Highland Drive moving forward. Staff recommends positive approval on the project.

Commissioner Chatterley opened the public hearing on the North Vistas Single Lot Subdivision. Mike Jayme, 539 East 300 South, addressed the Commission. Mr. Jayme asked if the original house would be demolished. He was told it would not be. Mr. Jayme said he is against allowing an additional lot because Highland Drive has enough traffic with the new school a couple of blocks up the road. Mr. Jayme said he also felt the second lot was ill advised because any home built would sit sideways and be odd looking. He asked if sidewalks would be required. Mr. Marker said sidewalks and a ten foot wide trail along Highland Drive would be required. Mr. Jayme said the best possible use of the entire property was as a single family home, rather than dividing the property to allow for two homes.

Robert Hales addressed the Commission. Mr. Hales said he was the owner of the adjacent property at 225 Highland Drive, and that he had built the house at 205 South Highland Drive. Mr. Hales said the county records show the property is currently owned by Robert Allred, of Remington Investments. Ms. Huff said she had purchased the lot from Remington Investments, and has a copy of the recorded deed. She said she is not affiliated with Remington Investments. Mr. Hales said the original deed shows the property taking up half the road, but that is not the actual property line. Mr. Marker said the discrepancy would be addressed by the engineering staff. Some additional right of way may be needed on 500 East.

PLANNING COMMISSION MINUTES

December 13, 2007 – Page 2

North Vistas Single Lot Subdivision, continued:

Mr. Hales said he and the original property owner had put up the fence together, and the survey shows the fence is across the property line. Mr. Marker asked if the line agreement was recorded. Mr. Hales said the agreement had been between the two property owners and the fence had been there ten years. Dennis Marker said the corner parcel has over half an acre after the lot split and suggested Mr. Hales meet with the applicant to discuss the fence issue.

Mr. Hales said the home had seven bedrooms, and a family that would use a home with seven bedrooms would need the larger yard. He said cutting off the additional lot devalued the Huff property as well as his property, and would be very awkward looking. Mr. Hales said the property was being offered as a lease option, and he did not think the owner was going to actually live in the home.

Mark Hales, 235 South Highland, addressed the Commission. Mr. Hales said it appeared to him that the developer was not planning to stay and be a contributor to Santaquin but would just take whatever she could get and leave. The home on the new lot would have to be small, and that would invite transients and indigents, which he did not want to see in his neighborhood. He said the neighborhood standard should be upheld. Mr. Hales said the developer was preying on the people already there, and would then leave the community, with the residents left with whatever happened. Commissioner Chatterley closed the public hearing.

Commissioner Chatterley asked Ms. Huff if she would like to respond to the comments. Ms. Huff said she could understand that the neighbors did not want their land devalued, but she did not feel the development would do that. She said she could not live in both homes, and she did not plan to have a transient type of rental, but someone who would live in the home and care for it. Ms. Huff said she was not sure if she would be living there.

Dennis Marker asked if Ms. Huff would specify codes or restrictions on the type of house that could be built on the second lot. Ms. Huff said she had not thought of that. Mr. Jayme asked if there would still be enough buildable space if the suggested type of car egress was built. Mr. Marker said it would depend on the driveway design. A side entry or hammerhead design could be built. A full circle driveway may not be needed. Commissioner Greenhalgh asked if there were any elevation requirements for driveway. Mr. Marker said the driveway could not exceed a 12% slope without a Conditional Use Permit.

Commissioner Stringham verified that the single lot split met the requirements of the ordinance. Commissioner Haacke said the ordinance specified what the Commission can do. Mark Hales asked if a building lot could be configured any way the owner wanted. Mr. Marker said lot lines are required to be as perpendicular to frontages as possible. The actual buildable area of the lot is 3663 sq. ft. Mr. Marker said the properties to the east each have less square footage than the two lots in question, about 9,500 sq. ft. each, which was the minimum lot size requirement allowed in an R-10 zone at one time.

PLANNING COMMISSION MINUTES

December 13, 2007 – Page 3

North Vistas Single Lot Subdivision, continued:

Mark Hales asked why the public hearing was held if it made no difference. Mr. Marker said State law required that residents within 500 feet be notified. Mr. Hales said he was protesting because the lot split devalued property. Commissioner Chatterley asked if he had any evidence to substantiate that claim. Mr. Hales said the size of the lot, the funny shape and a small house among nice houses would lead to devaluation of the property.

Commissioner Chatterley asked if Mr. Hales had any statistics on that. Mr. Hales said if a trailer house was put next to Mr. Chatterley's house it would devalue Mr. Chatterley's property, and that it invited the transient element into the community. Commissioner Greenhalgh asked if having a two story beautiful brick home on the lot would make property values go up. Mr. Hales said this lot would invite 'that kind of thing'. Commissioner Chatterley said the Commission did take public input into account, but they also had restraints because of City ordinances.

Mark Hales said even though you own property you cannot do whatever you want if it devalues other property. He said this situation would inevitably devalue property. Mr. Marker said the City always has to be sensitive to the issue of government takings. As far as devaluing the property, a very nice house could be built that is much larger than the surrounding houses, and that is the applicant's prerogative. The Commission is looking at whether the development meets the ordinance or not. If a trailer is brought in, there could be a perceived devaluation, but that cannot be considered with the application. Mr. Marker said the Commission can recommend that standards be put in place. Mark Hales asked if that could be a requirement. Mr. Marker said the City does not have architectural requirements for single family homes, and cannot require them here. Robert Hales said the City could be subject to a lawsuit if an inexpensive home was put there, because it devalued property. Mr. Marker said there would have to be substantial evidence, including appraised values and market conditions before and after the home was built. He said it would be difficult for the City to be held liable. Robert Hales said if a protest was made ahead of time, and evidence was available, the City could be held liable.

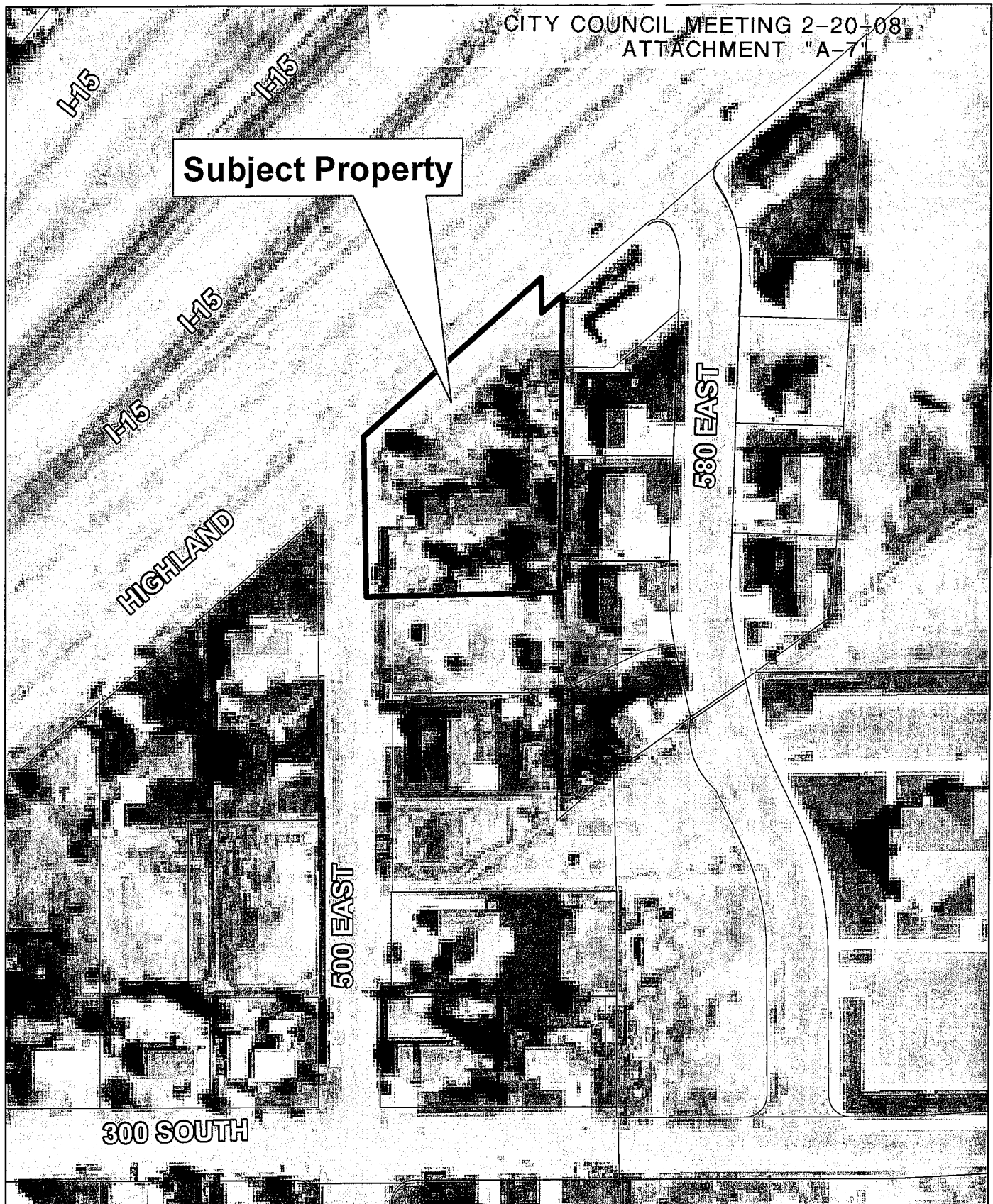
Commissioner Stringham made a motion to forward the North Vistas subdivision to the City Council with a positive recommendation, with the condition that a driveway be constructed on the second lot in such a way that cars could enter Highland Drive facing forward. Commissioner Greenhalgh seconded the motion. Commissioners Haacke, Greenhalgh and Stringham voted in the affirmative. Commissioner Chatterley abstained.

Butler 7 Lot Subdivision Conceptual Review

Dennis Marker said the proposal before the Commission is to take one piece of property running from 200 North to 350 North and subdivide it into seven lots. The seven lots meet the criteria for the R-8 zone lot areas and frontages. Typically in the core area of town curb and gutter are not required, but because of the major walking route involved on 300 North, there is a compelling need to install sidewalk. Staff recommends forwarding a positive recommendation to the DRC, and suggested the Commission find for improvements as part of the recommendation. Mr. Marker said he received two phone calls regarding the subdivision.

Proposed North Vista Subdivision - Singe Lot Split
205 South Highland Drive

Zone: R-10
S#07-20



Produced By
Santaquin City Community Development

0 50 100 200 300 400 Feet



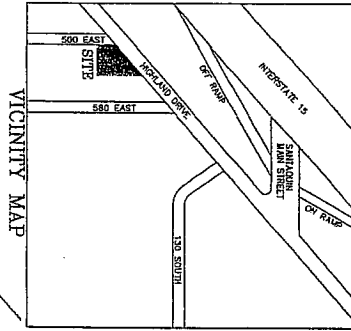
CITY COUNCIL MEETING 2-20-08

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD LENGTH	DELTA
C1	12.95'	1500'	6.91'	S24°43'.47"W	12.55'	49°27'34"

LINE TABLE	
LINE	BEARING
L1	S01°01'49"E
L2	N49°30'16"E

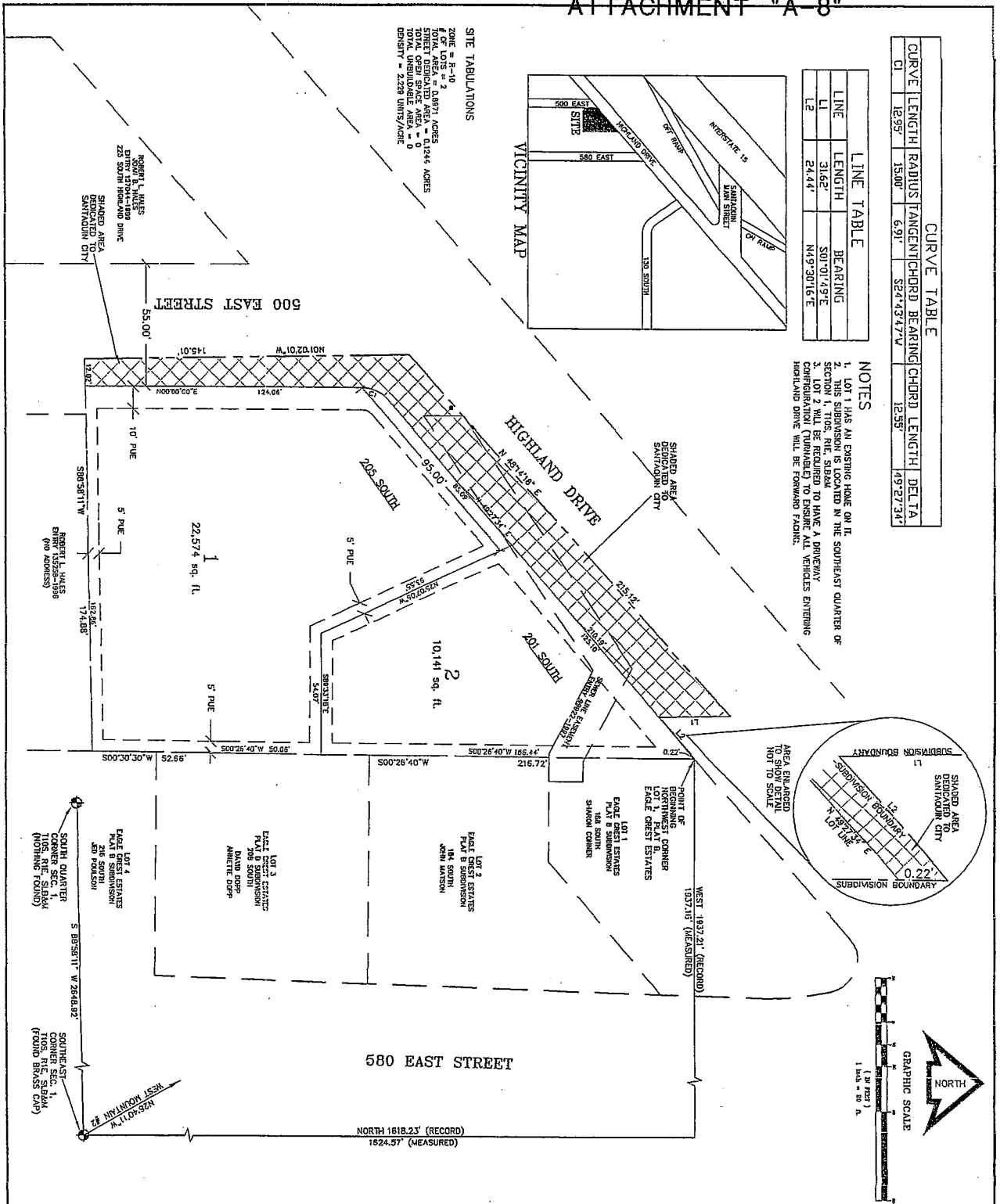
NOTES

1. LOT 1 HAS AN EXISTING HOME ON IT.
2. THIS SUBDIVISION IS LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, T10S, R1E, S16E4.
3. LOT 2 WILL BE REQUIRED TO HAVE A DRIVEWAY CONFIGURATION (TURNABLE) TO ENSURE ALL VEHICLES ENTERING HIGHLAND DRIVE WILL BE FORWARD FACING.



SITE TABULATIONS

OF LOTS = 2
TOTAL AREA = 0.6971 ACRES
STREET DEDICATED AREA = 0.1244 ACRES
TOTAL OPEN SPACE AREA = 0
TOTAL UNBUILDABLE AREA = 0
DENSITY = 2.229 UNITS/ACRE



CONCLUSIONS

SURVEYOR'S CERTIFICATE

I, DAVID F. HUNT, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 25,233 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF IOWA. I FURTHER CERTIFY BY AFFIRMATION OF THE OFFICE, I HAVE MADE A SEARCH OF THE RECORDS OF THE LAND SURVEY OF THE COUNTY OF LAMAR, IOWA, AND HAVE THEREAFTER FOUND THAT THE LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW, HAVE BEEN LEGITIMATELY ACQUIRED BY LAND FROM THE UNITED STATES GOVERNMENT, AND THAT THE SAME ARE CORRECTLY DESCRIBED AND SAVED ON THE RECORDS AS SHOWN ON THIS PLAN AND THAT THE PLAN IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION	BOUNDARY TYPE	BOUNDARY VALUE
Top	Free	$\sigma_{zz} = \tau_{zx} = \tau_{zy} = 0$
Bottom	Fixed	$u = v = w = 0$
Left	Free	$\sigma_{xx} = \tau_{xy} = \tau_{xz} = 0$
Right	Free	$\sigma_{xx} = \tau_{xy} = \tau_{xz} = 0$
Front	Free	$\sigma_{yy} = \tau_{xy} = \tau_{yz} = 0$
Back	Free	$\sigma_{yy} = \tau_{xy} = \tau_{yz} = 0$

[illegible]

AREA = 0.8971 ACRES

BASIS OF BEARING IN SECTION 88-59.11, WEST ALONG THE SECTION LINE FROM THE SURVEAST CORNER OF SAID SECTION 1, T106, R1E, N30E.

DATE _____

SUPERVISOR _____

PROPERTY DESIGNED IN THE SURVEYOR'S CRIMINAL MIND! AND SILENCED AT THIS TIME, HAVE CAUSED THE STATE TO BE SUBMERGED INTO LOTS, BLOCKS, STREETS AND E/STREETS AND DO NOT GET BURNED! HE LIVES WITH THEM FROM BROTHERHOOD, ONE OF THE BIGGEST THAT EXIST IN THE WORLD. BURNING LOTS

4. ON WHICH OF THE FOLLOWING WOULD YOU NOT ADVISE A PERSON TO INVEST?

ON THE _____ DAY OF _____ A.D. 20____, PERSONALLY APPEARED BEFORE ME THE HONORABLE

**KONKRETE BEZUGS
PUNKT**

THE CITY OF SQUAMISH, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND SET ASIDE FOR PUBLIC USE.

[illegible]

CITY COUNCIL APPROVAL
APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE SAN JOAQUIN CITY COUNCIL

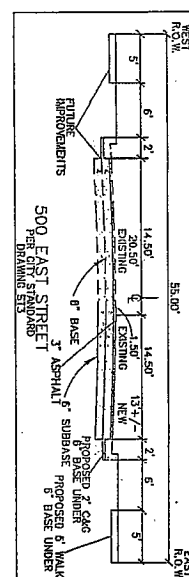
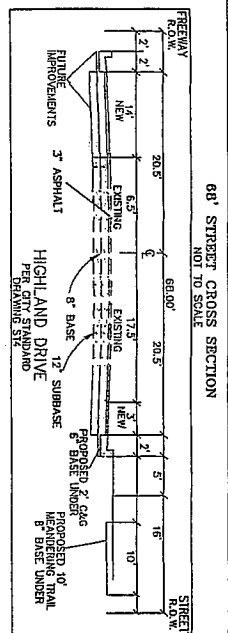
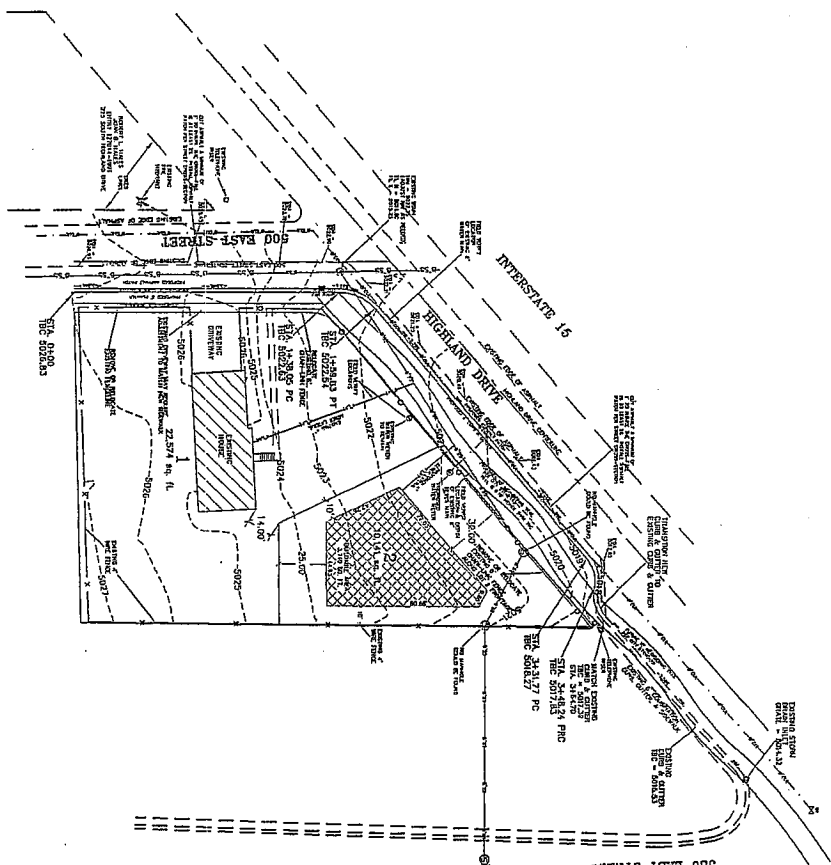
APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE SOUTHDAK CITY PLANNING COMMISSION

CONDITIONS OF APPROVAL

PLAT "A"

NORTH VISTA

DATE	PROJECT NO.	SCALE: 1" = 20 FEET	PROJECT NAME	DATE
10/1/2010	1000		1000	10/1/2010



SPRINKLER	EXISTING 8" SEWER MAIN
MANHOLE	4" SEWER LATERAL
HYDRANT	EXISTING FIRE HYDRANT
WATER METER	EXISTING WATER METER
WATER VALVE	EXISTING WATER VALVE
WATER MAIN	EXISTING WATER MAIN
EXISTING FENCES	
EXISTING POOL FENCE & SPACED FENCE	
PROPOSED WATER METER	
EXISTING TUBS/OPS OR CLUTCH IN POOL	
EXISTING POOL GROUND SLAB	
PROPOSED TRACT LAYOUT	

CONTRACTOR NOTE:

THE SIZE, EXTENT, AND LOCATION OF EXISTING IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE ASSUMED AND APPROXIMATELY SHOWN BASED UPON THE FIELD DATA FROM THE SPOREY, ALBERTA, ROAD LOCATIONS & ELEVATIONS REPORT DATED 1998. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO BEGAINING CONSTRUCTION. THE DRAWER ASSUMES NO LIABILITY FOR REMOVAL, CONSTRUCTION OR MISPLACEMENT OF UTILITIES THAT ARE NOT IN ACCORDANCE WITH THIS PLAN. ANY AND ALL CHANGES OR ADDITIONS TO THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER LAYOUT, INSTALLATION AND MAINTENANCE OF ALL UTILITIES SHOWN ON THIS PLAN AND ASSUMES NO LIABILITY FOR FAILURE TO EXACTLY LOCATE ALL EXISTING UTILITIES SHOULD THEY BE INCHANGED.

1. LOT 1 HAS AN EXISTING HOUSE WITH SEWER AND WATER SERVICES THAT WILL REMAIN.
2. ALL CONSTRUCTION TO BE TO CURRENT SOUTHCOTTON CITY STANDARDS.
3. THE PROPOSED SEWER LATERAL IS TO BE 4" MINIMUM.
4. THE PROPOSED WATER SERVICE IS TO BE 1" MINIMUM.
5. A P.I. SERVICE LINE WILL BE REQUIRED TO BE BONDED FOR, BUT INSTALLED AS PART OF THE CITY SYSTEM.
6. LOT 2 WILL BE REQUIRED TO HAVE A DOWNEYT CONSTRUCTION (TURNABLE) TO ENSURE ALL VEHICLES ENTERING HIGHWAY DRIVE WILL BE FORWARD FACING.

OWNER/DEVELOPER
EMILY Y. HUFF
5591 NORTH 540 EAST
SALT LAKE CITY, UT 84142
(801) 567-0182

SURVEYOR/ENGINEER
JUDCO
DAVID HUNT P.L.S.
244 W 5220 N
CERRA, UT 84057
(801) 802-0935

REVISIONS
01-23-00-CITY REVISIONS



JREC
JOURNAL OF RESEARCH
IN EDUCATION

244 WEST 520 NORTH
OREM, UTAH 84057
(801) 802-0935
FAX (801) 802-0942

SANTAGUIN

NORTH VISTA SUBDIVISION
STREET IMPROVEMENT PLAN

WPA

DESIGNER	DPII	DRAWN BY	DPII	CHECKED BY	PIII	SHEET
DATE	12-10-07	SCALE	HOR. 1" = 30' VERT. 1" = 5'	PROJECT NO.		1
FILE NAME						

585 N 240 W
Santaquin Utah, 84655
February 16, 2008

Santaquin City Council
45 W 100 S
Santaquin, UT 84655
(801) 754-3211

Dear City Council

Hi, my name is Allen Hopper. I am fourteen. I'm submitting yet another request that you put in a skate park. A skate park would create an appropriate place for youth like me to hang out, it would give the youth something constructive to do, and it would be cost-effective.

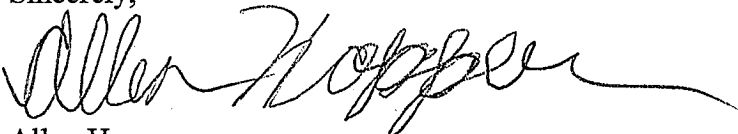
In the last decade, many families with small children have moved into Santaquin. These young children are growing up. Youth who are same age or close to mine, are being and will be seen more and more frequent. Santaquin city is also continuing to grow. Orchards are coming down and houses are going up. I think that there will be a problem in the future. Youth like a place to hang out, a place to talk, and a place where they can get away from their troubles and spend time with peers. Right now, youth are using places like streets, play grounds, and parking lots. Streets are meant for driving, play grounds are made for little kids to run around and unleash their energy, and parking lots are made for parked cars. A skate park would provide a good place to hang out, where the youth would not be causing any problems.

A skate park would give the youth of Santaquin something constructive to do. Skateboarding, biking, and roller blading are fun activities. But doing these on the street can become hazardous. When we do them on the streets it gets boring, and just a means of travel. So youth may turn to other things such as graffiti. A skate park allows youth to do tricks, in a safer environment. This will keep the youth of Santaquin appeased.

A skate park is a very cost effective facility. You don't have to put in a skate park. You could put in a swimming pool, but the reason I proposed a skate park is, a skate park needs very little maintenance. With little maintenance comes little cost. Everyone loves little cost. A skate park would be useful for other age groups besides the youth. Preschoolers could play on it during school hours. Elementary school age children would ride bikes and scooters there. Even adults that are into skateboarding would go there to practice tricks.

A skate park will give the youth a place to hang out, and it will give them something to do for little cost. It would definitely be an improvement for the community

Sincerely,



Allen Hopper



SANTAQUIN DEPARTMENT OF PUBLIC SAFETY

POLICE FIRE EMS

275 West Main Street, Santaquin, Utah 84655*Office 801-754-1070*Fax 801-754-1697

Dear Mayor Degraffenried and City Council,

Santaquin Fire Department recently participated in an evaluation and inspection with the Insurance Service Office (ISO). This evaluation/inspection is conducted periodically by ISO to rate a cities firefighting capabilities which takes into account everything from dispatching the fire department, firefighter training, hydrant flow tests, water storage, pumping capabilities, etc.

Upon completion of their evaluation, ISO takes there findings and plugs the information into a formula giving the city a fire rating. The rating is from 1 through 10, with 1 being the best and 10 being no fire protection. After taking the information they gathered from our evaluation ISO has determined that Santaquin has a rating of 5, our previous rating was 6. This is a significant accomplishment to drop one full point and we feel very good about this rating. Many departments who have fulltime firefighters with multiple stations only have ratings of 4 and there are very few cities in the United States who have a rating of 1.

A city fire rating from ISO is used by insurance companies to determine premiums for the citizens of that city. This lower rating will make a small difference with the home owner's premiums in Santaquin, but will make a big difference with business in the city and with business' that are looking to build here. The lower rating may be the determining factor in a business owner's decision whether to build in Santaquin or to build somewhere else where the fire rating is lower.

As our city continues to grow we will be faced with many issues that may affect our fire rating and will need serious attention to maintain, the fire department would ask the Mayor and City Council to give careful consideration to these issues.

Santaquin Fire Department wants to thank you for all you've done to help us; this rating shows your commitment to the welfare of the citizens of Santaquin.

Sincerely,

Shayne Bott, Fire Chief

cc: City Manager, Stefan Chatwin
Director of Public Safety, Dennis Howard