

## NOTICE AND AGENDA

**Amended 2-05-08**

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Wednesday, February 6, 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. January 16, 2007
  - b. Bills
    1. \$259,997.68
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

  - a. Employee Recognition Awards
  - b. Possible appointment of members of the Appeal Authority
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. Certification of the Northeast Santaquin Annexation
  - b. Discussion and Possible Action Regarding the Marc Roberts Twin-home Development located at approximately 100 East 200 North
11. **INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS (Roll Call Vote)**
  - a. Ordinance 02-01-2008, "Ordinance amending the City's Sign Regulations Pertaining to Billboard Locations and Lighting Standards"
  - b. Ordinance 02-02-2008, "An Ordinance Establishing an Appeal Authority for Santaquin City"
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 2/5/08  
Susan B. Farnsworth, City Recorder

### POSTED:

CITY CENTER  
POST OFFICE

ZIONS BANK @ Amendment to Agenda

**MINUTES OF A COUNCIL MEETING  
HELD IN THE COUNCIL CHAMBERS  
FEBRUARY 6, 2008**

Mayor James E. DeGraffenried called the meeting to order at 7:00 pm. Council Members attending: Arthur Adcock, Filip Askerlund, Martin Green, James Linford, and Brent Vincent.

Others attending: City Manager Stefan Chatwin, City Planner Dennis Marker, Legal Counsel Brett Rich, Director of Public Safety Dennis Howard, Fire Chief Shayne Bott, Director of EMS Paul Terry, Miss Santaquin Ceason Dorsey, Kurt Stringham, Brigitte Eastman, Lee Savage, Annalee Gause, Greg Simonson, Marc Roberts, Shane Ahlin, M/M Hugo Villar, Villar, Dixie Brunson, Jarred Villar, Michelle Villar, Officer Shawn Carter, Sergeant Kris Johnson, Office Jay Lunceford, Stephen Olson, Michelle Olson, Dan Olson, Lynette Davis, Polly Brown, M/M Doug Atwood, M/M Joe Jackson, Brynn Bertot, Emily Huff, and other unidentified individuals.

**PLEDGE OF ALLEGIANCE**

Council Member Askerlund led the Pledge of Allegiance.

**INVOCATION/INSPIRATIONAL THOUGHT**

Council Member Linford offered a Word of Prayer.

**CONSENT AGENDA**

*Minutes*

January 16, 2008

*Bills*

**\$259,997.68**

Council Member Askerlund moved to approve the Consent Agenda. Council Member Linford seconded the motion. Council Members Adcock, Askerlund, Green, Linford, and Vincent voted in the affirmative.

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

Miss Santaquin Ceason Dorsey updated the Mayor and Council with regard to what "she has been up to". She reported she, in conjunction with the Elementary Schools, raised \$621 and was able to purchase 88 pillows which were sent to the Soldiers. She reported she would be traveling to Dallas this month to assist in additional "Soldier efforts". She currently represents the American Red Cross and will be taking her EMT Basic State Test on Saturday. In closing she indicated she is working towards attending Miss Utah.

***Employee Recognition Awards***

Council Member Green indicated there would be a number of Employee Recognition Awards presented this evening.

- Stephen Olson, Fire Fighter of the Year, 2007
- Brigitte Eastman, EMT of the Year, 2007
- Jarred Villar, Police Office of the Year, 2007
- Susan Farnsworth, EMT of the Year, 2007
- Dennis Howard, Employee of the 4<sup>th</sup> Quarter, 2007

Each of the recipients addressed those in attendance, thanking those responsible for the award, and expressed their pleasure in serving in a Public Safety capacity.

***Planning Commission***

Planning Commission Member Stringham reported the Planning Commission, due to the down spin of the economy, haven't had many meetings.

**FORMAL PUBLIC HEARINGS**

Nothing

**UNFINISHED BUSINESS**

Nothing

**BUSINESS LICENSES**

Council Member Adcock indicated there were three new Business Licenses to be approved. They each meet the City code requirements and have received all the required inspections and reviews.

- Jamie and Darron Robbins d.b.a. OuterSports.com,
- Rodney Hurst d.b.a. Lake X Tackle, and
- Dale Darling d.b.a. Performance Plastering

Council Member Adcock moved to approve the new Business Licenses. Council Member Green seconded the motion. Council Members Adcock, Askerlund, Green, Linford, and Vincent voted in the affirmative.

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

***City Manager***

City Manager Chatwin didn't have anything to report.

**NEW BUSINESS**

***Certification of the Northeast Santaquin Annexation***

Council Member Askerlund moved to accept the Northeast Santaquin Annexation Certification. Council Member Linford seconded the motion. Council Members Adcock, Askerlund, Green, Linford, and Vincent voted in the affirmative.

***Discussion and Possible Action Regarding the Marc Roberts Twin-home Development located at approximately 100 East 200 North***

City Planner Marker reviewed the proposed the Marc Roberts Twin-home Development (see attachment "A" for Staff recommendations).

Council Member Linford moved to approve the single-lot split at 100 East 200 North as part of an infill twin home development. Council Member Askerlund seconded the motion. Council member Askerlund requested future requests be accompanied with a footprint of the building and lot. Council Members Adcock, Askerlund, Green, and Linford, voted in the affirmative. Council Member Vincent voted against the motion.

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

***Ordinance 02-01-2008, "Ordinance amending the City's Sign Regulations Pertaining to Billboard Locations and Lighting Standards"***

Council Member Green moved to approve Ordinance 02-01-2008, Ordinance amending the City's Sign Regulations Pertaining to Billboard Locations and Lighting Standards. Council Member

Linford seconded the motion. Council Member Vincent reported he, as a business owner, uses one of the billboards located within the City limits. Council Member Linford reported there would be lighting restrictions during the hours of 11 pm and 6 am daily. Council Members Adcock, Askerlund, Green, Linford, and Vincent voted in the affirmative.

***Ordinance 02-02-2008, "An Ordinance Establishing an Appeal Authority for Santaquin City"***

Council Member Linford moved to approve Ordinance 02-02-2008, An Ordinance Establishing an Appeal Authority for Santaquin City. Council Member Askerlund seconded the motion. Council Member Askerlund requested the Members of the Appeal Authority be scheduled for training as quickly as possible. Council Members Adcock, Askerlund, Green, Linford, and Vincent voted in the affirmative.

**ITEM 5b**

***Possible appointment of members of the Appeal Authority***

This issue will be on the next Council Agenda.

It was reported that the members have not been called.

**PETITIONS AND COMMUNICATIONS**

Nothing

**REPORTS BY MAYOR AND COUNCIL MEMBERS**

Council Member Adcock didn't have anything to report.

Council Member Askerlund was told the Members of the Public Works Department have been making repairs at the home located by the Sewer Lagoons. The home should be available to rent shortly.

Council Member Linford commented that in light of the newspaper article pertaining to the Genola Clerk, he is grateful for the staff the City currently has.

Council Member Green thanked those responsible for facilitating the retreat as well as thanking all who are involved in the Public Safety profession.

***Mayor DeGraffenried***

Mayor DeGraffenried reported Charlotte Williams will be acting as the temporary Court Judge. It wasn't known the deadline for accepting applications for the position.

**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)

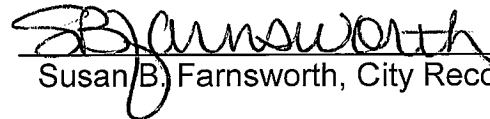
Nothing

**ADJOURNMENT**

At 7:55 pm Council Member Askerlund moved to adjourn. Council Member Green seconded the motion. Council Members Adcock, Askerlund, Green, Linford, and Vincent voted in the affirmative.

Approved on February 20, 2008.

  
James E. DeGraffenried, Mayor

  
Susan B. Farnsworth, City Recorder



## A Community Prospering in Country Living

(Agriculture, Equestrian, Recreation)

# MEMORANDUM

February 4, 2008

To: Mayor DeGraffenried and City Council  
From: Dennis Marker, City Planner  
RE: Marc Roberts Twin Home Development  
100 East 200 North

S#07-14, Zone: R-8  
Lots: 2, Acres: 0.367

### Background:

Mr. Marc Roberts is seeking approval of a single-lot split at 100 East 200 North (See attached map) as part of an infill twin home development. The property is zoned R-8 which lists multiple unit structures as a permitted use based on compliance with the City's standards for two-unit structures recently adopted in the Santaquin City Code (S.C.C.) §10-6-7. The request also required approval of a Conditional Use Permit for the use of the City's infill development standards, which permit was approved by the Planning Commission during their December 13, 2007 meeting. During that same meeting the Planning Commission forwarded a positive recommendation on single lot splits to the City Council (See attached Planning Commission minutes from Dec. 13, 2007)

### Analysis:

#### Ordinance Review.

**Design requirements.** The S.C.C. §10-6-7.B and C lists architectural and site standards which must be met for a twin home development not associated with a PUD (See attached Ordinance 06-02-2007 and proposed building elevations). The applicant has submitted building elevations which meet the requirements.

**Lot Frontage Requirements.** The R-8 zone requires 95 feet of frontage for a twin home development, however under the City's infill standards that requirement can be reduced to 76 feet. The proposed development has 90 feet on 200 North and 97.5 feet on 100 East. The Planning Commission approved use of the infill reduction standards for this development.

**Lot Area Requirements.** The R-8 zone requires that 9,025 square feet be provided on corner lots. The standards for two-unit structures require that the area on which the development occurs must meet the underlying zone requirements. The proposed two unit structure is being built on 12,410 square feet. The area requirements are met.

Access. The two proposed lots will have direct access off of 100 East or 200 North which are public streets. Driveways will need to comply with spacing and width standards which will be reviewed when building permit applications are submitted.

Utilities. The applicant is required by the development code to extend all necessary services from the street to the subject properties. All public utilities are available within the adjacent public right-of-way.

**General Plan:**

The City's general plan lists a goal of the city's community vision "to provide a small-town atmosphere with well-planned, organized growth". The first policy under this goal is to "channel future growth and development into areas that can be efficiently and effectively served by public infrastructure and facilities". This subdivision is within the core part of town and will not require additional public facilities or infrastructure to be expanded. This is an efficient and effective use of existing public infrastructure. The plan also has goals and policies which encourage infill and more housing options in the core of the City. The proposal complies with these goals and policies of the general plan.

**Recommendation:**

Staff recommends the City Council approve the proposed Marc Roberts twin home development and single-lot split located at 100 East 200 North based on the following findings:

**Findings**

1. The request is consistent with the goals and policies of the General Plan where the proposal is an infill development in the core area of the City and will serve to enhance and beautify the area in accordance with City standards.
2. The parcel is zoned R-8 where two-unit residential structures are a permitted use and construction of such units must comply with City adopted standards for multi-family dwellings.
3. The Planning Commission granted a Conditional Permit in accordance with S.C.C. 10-8-6, for use of the infill development standards with this proposal.
4. The Planning Commission, during their December 13, 2007 meeting, forwarded a positive recommendation for the proposal to the City Council.
5. The characteristics of the zone in which the lot is located will be maintained.
6. The values in the area will be safeguarded, i.e. allowing the development to occur will provide for a vacant and abandoned lot to be better maintained and used.
7. All multi-family setback requirements can be maintained.

Dennis L. Marker  
City Planner

## PLANNING COMMISSION MINUTES

December 13, 2007 – Page 5

### **Butler 7 Lot Subdivision Conceptual Review, continued:**

Commissioner Chatterley closed the public hearing. Dennis Marker said the City engineering group could check the legal descriptions of the lots. The Planning Commission can make a recommendation to the DRC that these property line issues be addressed. The Butler subdivision plans will be further reviewed by the Planning Commission after the DRC review.

Commissioner Greenhalgh asked about storm water collected in the gutter. Mr. Marker said the engineering review will address that, and the lot furthest to the north may become a detention basin until a larger collection facility is built.

Mr. Marker said the Butler property shows a connection that runs across 300 North, which would need to be dedicated to the City. The City currently has a prescriptive right.

Commissioner Stringham asked about animal rights on adjacent properties. Mr. Marker said existing corrals are grandfathered in. City ordinance currently holds that lots with 12,500 sq. ft. or more have animal rights. New corrals must meet spacing requirements.

John Chatterley made a motion that the Butler subdivision be forwarded to the DRC with a positive recommendation, with the requirement that the DRC address the property boundary issues and be able to certify or verify in some acceptable fashion to the existing property owners affected that the property lines are correct. City engineering staff was directed to verify what property boundaries have been recorded to determine that pocket parcels or inconsistencies do not exist. Once a determination had been made, this subdivision will be brought back to the Planning Commission for review. Layne Haacke seconded the motion. The vote to forward the Butler subdivision to the DRC was unanimous.

John Chatterley amended his motion to include the notification of property owners for an additional public hearing at the time of the Planning Commission review. Layne Haacke seconded the motion amendment. The vote for an additional public hearing was unanimous.

### **DISCUSSION AND POSSIBLE ACTION ITEMS**

#### **Marc Roberts Twin Home development:**

Dennis Marker said Marc Roberts had come to the Planning Commission in October, requesting that a twin home be allowed on his property on the southeast corner of 200 North and 100 East. The existing structure has been abandoned for over a year. The Planning Commission tabled the request, pending additional information on the home footprint. Mr. Roberts has submitted plans showing the home footprint. The plans meet all the area requirements except frontage for a corner lot. 95 feet of frontage is required, and the twin home has 92 feet. The City can grant a conditional use permit for application of the City's infill standards, which allows for a minimum of 76 feet of frontage. Staff feels the Roberts twin home meets the requirements for infill standards, and recommends approval of the conditional use permit.



## PLANNING COMMISSION MINUTES

December 13, 2007 – Page 6

### **Marc Roberts Twin Home Development continued:**

Commissioner Stringham said the developer had planned entrances on different streets at the last meeting. Mr. Marker said the ordinance requires garages to be on separate streets, but not the entrances.

Layne Haacke made a motion to grant a conditional use permit and forward the Marc Roberts twin home development to the City Council with a positive recommendation, contingent on the development complying with the City architectural standards for twin homes. Kurt Stringham seconded the motion. The vote to forward the Marc Roberts twin home development with a positive recommendation was unanimous.

### **Code amendment regarding billboard location and lighting standards**

Dennis Marker said the City Council, in a work session held November 30, 2007, had directed the staff to prepare a code amendment which would limit the amount of illumination on current City billboards and eliminate the possibility of adding future billboards. The general plan goals and policies include maintaining the rural quality and characteristics of the City, limiting impacts of commercial facilities, and assuring compatibility with adjacent land uses. The proposed code amendment would limit illumination on presently lit billboards to the hours between 6 a.m. and 11 p.m. Those billboards that do not presently have illumination would not be allowed to add lights, and no more billboards would be approved in the City. There are five billboards in the City which are not illuminated at this time.

Commissioner Chatterley asked if the illumination privileges would be transferred with a change in ownership. Mr. Marker indicated they would be. Commissioner Chatterley asked what could be done about light spillage, as new developments were planned for the areas around the billboards. Mr. Marker said that was one reason the City Council was looking at cutting hours of illumination.

Mr. Marker said legal counsel is still researching how this code amendment would impact billboards with existing lighting. Commissioner Greenhalgh asked if there was any tax benefit to the City in having billboards. Mr. Marker said if they are licensed in the City, some business tax is accrued.

Commissioner Stringham asked why language was included in the amendment referring to new billboards, if no new billboards would be allowed. Mr. Marker said under State law, a billboard company can move a billboard if they wish. The City would consider the relocated sign a new billboard. Commissioner Chatterley asked if an illuminated billboard would retain its illumination privilege if it was moved. Mr. Marker said the illumination privilege would not be retained under the current draft of the amendment.

Guy Larsen addressed the Commission. Mr. Larsen said he was with Reagan Billboard Company and would like to address some issues with the proposed code amendment. He said the company had been asked to move signs by some cities. For example, West Jordan had asked that a sign be moved to accommodate a new fire line. Mr. Larsen said if a situation occurred where Santaquin City asked Reagan to move a sign, Reagan would be reluctant to move it if illumination privileges were lost. He said Reagan was not asking for a proliferation of signs, but would like to see a cap and replace policy adopted by the City. Mr. Larsen explained that a cap and replace policy allowed for a city to determine the maximum number of signs allowed, and if one is removed a replacement would be allowed.



## PLANNING COMMISSION MINUTES

Santaquin City Council Chambers, 45 West 100 South  
October 11, 2007

**Present:** Planning Commission Members, John Chatterley, Kirk Greenhalgh, Layne Haacke, Doug Rohbock, Kurt Stringham, Linn Wright, City Planner Dennis Marker, and City Recorder Susan Farnsworth.

**Visitors:** Neil Jensen, Bruce Houser, Wes Morgan, Madge Thomas, Glen Thomas, Mark Roberts and Oran Wall.

Commissioner Rohbock called the meeting to order at 7:00 p.m.

### AGENDA

No changes were made to the agenda timetable.

### PLEDGE OF ALLEGIANCE

Commissioner Rohbock led those present in the Pledge of Allegiance.

### PUBLIC FORUM

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

### PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION ITEMS

#### Marc Roberts Twin Home Development

Commissioner Rohbock opened the public hearing on the Marc Roberts Twin Home Development.

Mr. Roberts indicated he is seeking approval of a single-lot split at 100 East 200 North as part of an infill twin home development. The property is zoned R-8, which lists multiple unit structures as a permitted use based on standards found in the Santaquin City Code. The request also requires approval of a Conditional Use permit for the use of the City's Infill Development Standards. Commission Members were shown a potential design for the proposed twin home. City Planner Marker said there are requirements pertaining to driveways. Commission Member Chatterley was told the home could be built to follow the "jog" in the lot line.

Mr. Jensen, lives at 113 E 200 N, was told there is enough property to build a twin home. He was also told there wasn't the adequate frontage but the ordinance allows for a reduction in the requirements. Mr. Jensen indicated he was not in favor of two homes being built on a one home lot.

Mr. Houser, lives at 165 E 100 N, has a concern with a precedent being set by allowing additional multi-family units. He likes the larger lots.

Mr. Glen Thomas, lives kitty corner from the proposed project. He feels two homes on the property is "too much", one is fine.

Mr. Jensen was told there is a 10' side yard requirement between the proposed structure and the fence line of Cleora Forbush and that Santaquin City does not currently require owner occupancy of multi-family units.

**PLANNING COMMISSION MINUTES**

October 11, 2007 – Page 2

**Roberts Twin Home Development, continued:**

Mr. Morgan, lives at 185 E 200 N, reported had this been May instead of October this discussion would not be held because there is already a four-plex on one corner and a duplex on another. Mr. Morgan said he felt item "b" of the new Ordinance allowed for four hundred and fifty units. He was told any ambiguity would be interpreted by the City Manager. Mr. Morgan was told the buildable footprint would reflect a single car garage and two parking spaces for each 900 square foot unit. Mr. Morgan congratulated the Commission and/or Council Members with regard to some positive additions to the Ordinance. Mr. Morgan requested the public have the opportunity to review the footprint before approval is given. Mr. Morgan was told the landscaping requirements are addressed within the Landscaping Ordinance. Mr. Morgan summarized that he was happy to have something better than what is currently there as well as voiced his disapproval for the allowance of an additional multi-family unit.

Commissioner Greenhalgh moved to close the public hearing. Commission Member Stringham seconded the motion. The vote to close the public hearing was unanimous.

Commission Member Wright was told by Mr. Roberts his intention is to build homes similar to those in the previously shown pictures. Commission Member Wright asked Mr. Jensen what the difference was between allowing one family with 10 children or 2 families with 5 children. Mr. Jensen indicated he has a problem with allowing more than one home to be built on that piece of property.

City Planner Marker reviewed the Ordinance definition of "Infill". Commission Member Rohbock indicated he agreed with Mr. Morgan and would like to see the present building replaced by a new single family building.

Commission Member Chatterley indicated the Property Owner is allowed to build a duplex without the consent of the Planning Commission, but because Mr. Roberts had requested a lot split, Planning Commission review is necessary

Commissioner Rohbock moved to deny the request. He said he thought the motion skirts the "Infill" requirements. Commission Member Stringham seconded the motion. The vote was as follows:

Doug Rohbock	Aye
Kurt Stringham	Aye
Layne Haacke	Aye
Linn Wright	Nay
John Chatterley	Nay
Kirk Greenhalgh	Nay

The motion to deny the request for the Roberts twin home development did not pass.

Commission Member Greenhalgh indicated the commission was not solving the infill problem by denying the motion.

## PLANNING COMMISSION MINUTES

October 11, 2007 – Page 3

### Roberts Twin Home Development, continued:

Commission Member Rohbock moved to table the Roberts twin home development. Commission Member Greenhalgh seconded the motion. The vote was as follows:

Doug Rohbock	Aye
Kurt Stringham	Aye
Layne Haacke	Aye
Linn Wright	Nay
John Chatterley	Aye
Kirk Greenhalgh	Aye

The motion to table the Roberts twin home development passed by a majority vote.

### Discussion and Possible Action Items

#### Ekins Annexation Master Development Plan – Conceptual Review:

City Planner Marker reported that, upon receipt of the staff's concerns, the Representatives of the Ekins Annexation requested this issue be tabled until a later date.

Commission Member Rohbock moved to table the Ekins Annexation Master Development Plan until a later meeting. Commission Member Stringham seconded the motion. The vote to table the Ekins Annexation Master Development Plan was unanimous.

### Minutes

Commission Member Stringham moved to approve the minutes of September 27, 2007. Commission Member Rohbock seconded the motion. The vote to approve the minutes of September 27, 2007 was unanimous.

### REPORTS OF CITY OFFICIALS

#### City Planner

Dennis Marker reported the Regional Transportation Plan has been adopted by the Mountainland Metropolitan Planning Organization. The plan lists a number of issues that will be addressed by UDOT as well as projected costs of the projects.

Utah's Unified Transportation Plan included the Regional Transportation Plan as part of their plan.

City Planner Marker said a Utah County Countywide Addressing Study Group is putting together a county wide addressing proposal similar to the one used by Salt Lake County. The estimated cost for Santaquin to replace their street signage is \$70,000.

The City Council has requested a Joint Work Session on PUD's be held November 10, 2007.

Section 10-6-7: MULTIPLE UNIT DWELLINGS is amended as follows

- A. The following requirements shall apply to multiple unit dwellings having three or more units and that are not part of a planned unit development:
- 1A. Minimum Floor Area: The minimum floor area of each unit shall not be less than nine hundred (900) square feet.
  - 2B. Off Street Parking: There shall be provided two (2) parking spaces for every unit plus one additional visitor parking space for every two (2) units on the property.
  - 3C. Parking Prohibited: No parking shall be ~~allowed~~ designated on the site plan within the required front or side yards.
  - 4D. Open Space: There shall be provided one thousand five hundred (1,500) square feet of usable open space per unit that is landscaped and usable by the tenants of the dwelling units exclusive of the required front and side yards.
  - E. ~~Frontage: The minimum frontage shall be the same as that set forth in the applicable zone.~~
  - 5F. Distance: The closest point of the lot on which such development is proposed must be located greater than ~~five hundred feet (500')~~ three hundred (300) feet from the nearest point of any lot containing an existing multiple unit dwelling.
  - 6. Review: No building permit will be issued for a multiple unit dwelling until the appropriate City body has approved the site plan.
- B. The following requirements shall apply to dwellings having only two units and which are not part of a planned unit development (e.g. duplexes, twinhomes, but does not include accessory apartments):
- 1. Minimum Floor Area: The minimum floor area (excluding garages and basement areas) for single story structures shall not be less than 900 square feet. Similarly, multi-story dwellings shall have a minimum of floor area of 1,200 square feet.
  - 2. Off Street Parking: Each unit shall have a minimum one car garage and at least two additional parking spaces. Carports or awnings are not allowed.
  - 3. Open Space: Structures shall comply with the minimum setback standards in the underlying zone.
  - 4. Distance: No spacing distance is required between parcels having only two units.
  - 5. Building Design: Each dwelling unit shall be distinguishable from the adjoining unit by means of building articulation and/or roof design. The following shall also apply:

- a. Materials: Brick and masonry exteriors are preferred. Elevations facing public rights-of-way must have a minimum 30% coverage of brick or masonry materials.
- b. Porches: Covered and open front porches shall comprise at least 50% of the front elevation (not including the garage), in no case being less than 10 feet in width or 6 feet in depth. Porches and porch overhangs may encroach into the required front setbacks up to 10 feet.
- c. Garages: Garages shall be subservient to the living area of the home. They shall be setback from the front line of the home and/or porch area by at least five feet, side entry attached or a combination of the above. Developments on corner lots must design the homes such that garage doors face separate streets.
- d. Roofs: Roof shall have a minimum 4:12 pitch. Gabled ends or dormers are highly encouraged.

C. The following requirements shall apply to all multiple unit developments:

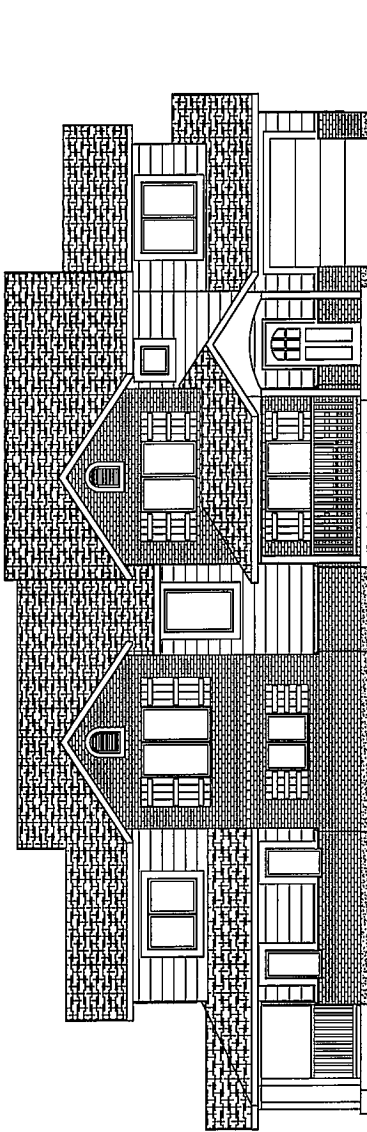
- 1. Accessory Uses: Dwelling units may not have accessory apartments
- 2. Frontage: The minimum frontage shall be the same as that set forth in the underlying zone or as approved as part of a planned unit development.
- 3. Landscaping: All landscaping and maintenance systems shall be installed prior to a certificate of occupancy being granted. Where landscaping can not be completed before October in the same year construction begins, a Certificate of Occupancy may be granted if a cash bond for completion of the landscaping is provided to Santaquin City. Bond amounts shall be determined by the City Engineer consistent with the City development bonding regulations. Landscaping must be installed within 6 months of bond posting.

CMA DESIGNS

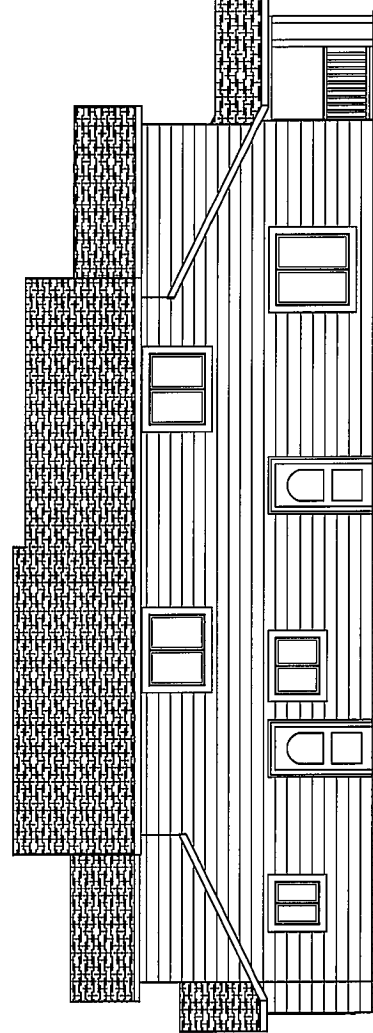
PH: 801.836.6953

Address: 2633 W 500 N Provo, UT 84601

EMAIL: CORY.CMADESIGNS@GMAIL.COM



FRONT ELEVATION



REAR ELEVATION

FRONT & REAR  
ELEVATIONS

A3.1

LOT ?

SUBDIVISION

ROBERTS TWIN HOME

DATE: 1-22-2008

PROJECT #:

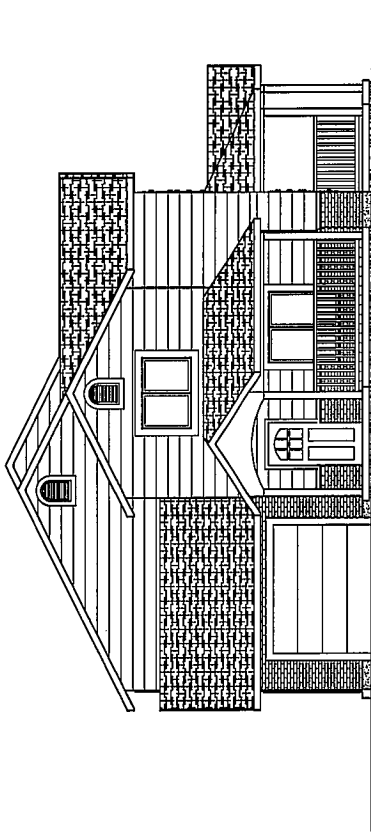
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PH: 801.836.6953

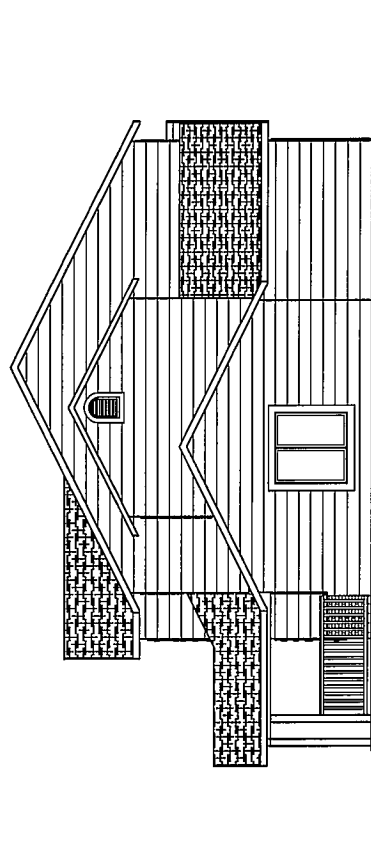
Address: 2633 W 500 N Provo, UT 84601

EMAIL: CORY.CMADESIGNS@GMAIL.COM

CMA DESIGNS



LEFT ELEVATION



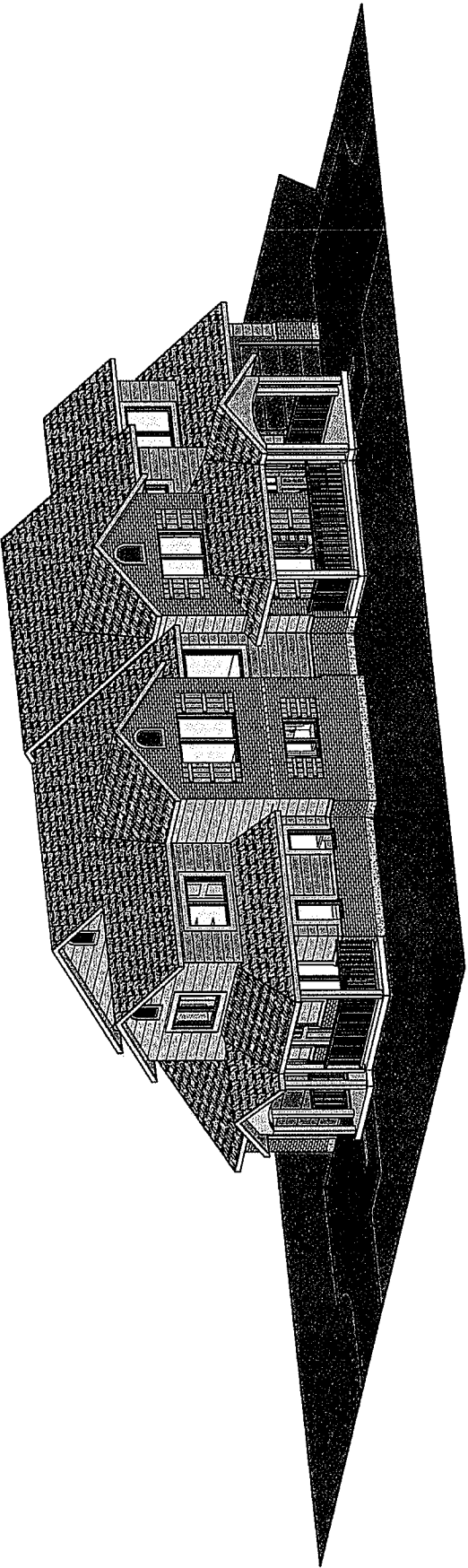
RIGHT ELEVATION

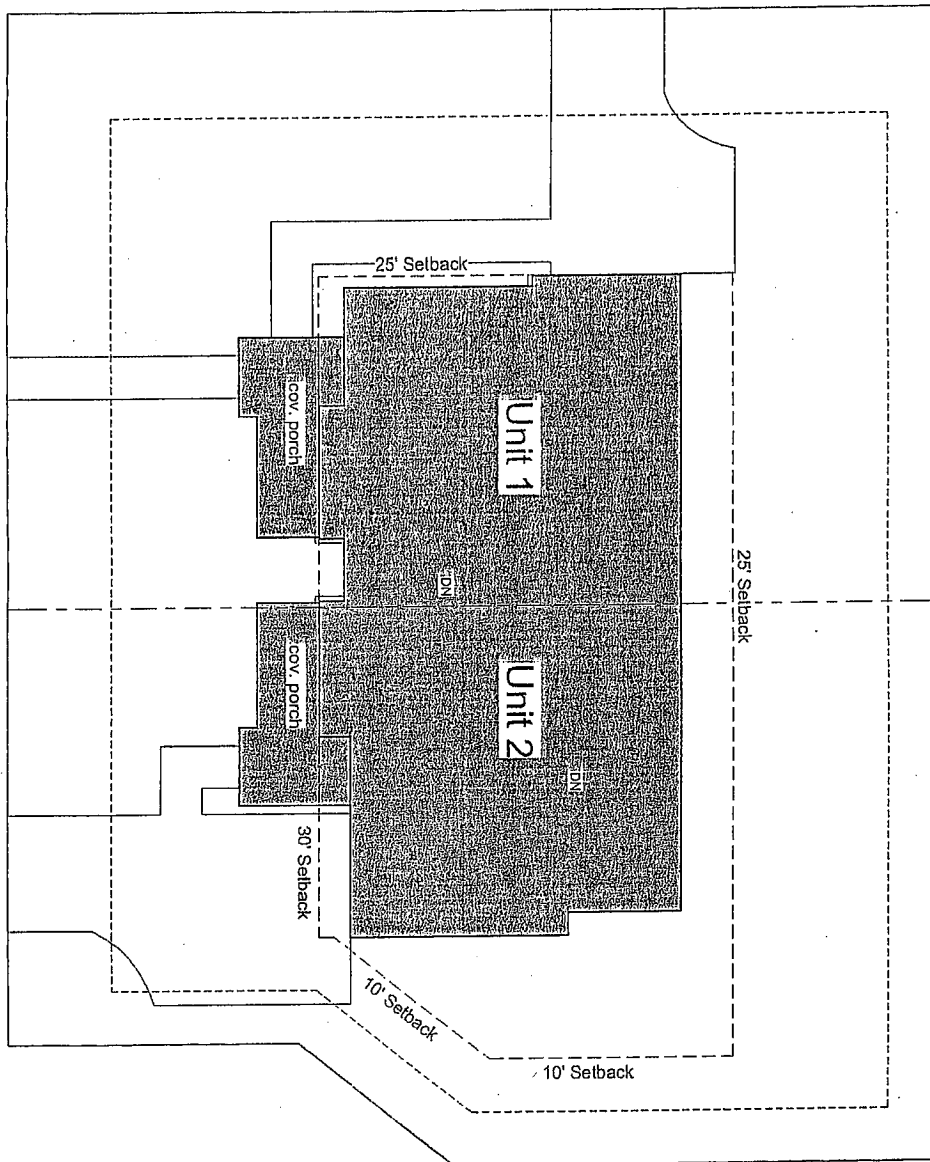
PROJECT #	DATE	PROJECT NAME	SUBDIVISION	LOT ?
08001	1-22-2008	ROBERTS TWIN HOME		
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A3.2

LEFT & RIGHT SIDE  
ELEVATIONS







① Site Plan  
1" = 10'-0"