

## NOTICE AND AGENDA

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Wednesday, December 6, 2006, in the Council Chambers, 45<sup>th</sup> 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. November 15, 2006
  - b. Bills
    1. \$34,739.64
5. **PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS**

Public Forum will be 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**
  - a. Ekins Annexation
  - b. Commercial and Multi-Family Landscaping Requirements
  - c. Parking and Circulation Requirements
7. **UNFINISHED BUSINESS**
8. **NEW BUSINESS**
  - a. Discussion and possible action with regard Eastside Estates lot consolidations
  - b. Final review and possible approval of the Sunset Trails at Summit Ridge
  - c. Final review and possible approval of the Morley Meadows Subdivision
  - d. Preliminary review and possible approval of the Vistas West @ Summit Ridge
  - e. Preliminary review and possible approval of the Stone Hollow @ Summit Ridge
9. **BUSINESS LICENSES**
10. **INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS**
  - a. Ordinance 12-01-2006 "An Ordinance amending the City's Parking and Circulation Standards for New Developments, Codification and Inclusion in the Code"
  - b. Ordinance 12-02-2006 "An Ordinance amending the City's Landscaping Standards for New Developments, Codification and Inclusion in the Code"
  - c. Resolution 12-02-2006 "A Resolution Initiating Proceedings To Establish A Special Service District Pursuant To The Utah Special Service District Act, § 17a-2-1301, *Et Seq.*, Utah Code Annotated (1953), As Amended, To Be Known As The Santaquin Special Service District; Setting A Time And Place For A Public Hearing Thereon; Providing For Publication Of Notice Of Intention To Establish The District; Providing For The Receipt Of Protests And Prescribing Other Matters Relating Thereto"
11. **PETITIONS AND COMMUNICATIONS**
  - a. Acceptance or denial of the Northeast Santaquin Annexation
12. **REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES**
  - a. Planning Commission
    1. General Update
13. **REPORTS BY MAYOR AND COUNCIL MEMBERS**
  - a. Mayor DeGraffenried
    1. Reminder of the Employee Christmas Party
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

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  
DECEMBER 6, 2006**

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

Others attending: City Manager Stefan Chatwin, Legal Counsel Brett Rich, City Planner Dennis Marker, Officer Jake Stika, Keith Broadhead, Troy Kunz, Andrew Moreff, Parley Hall, Rex Bean and other unidentified Individuals.

**PLEDGE OF ALLEGIANCE**

Council Member Roberts led the Pledge of Allegiance.

**INVOCATION/INSPIRATIONAL THOUGHT**

Council Member Askerlund offered a Word of Prayer.

**CONSENT AGENDA**

*Minutes*

November 15, 2006

*Bills*

**\$34,739.64**

Council Member Adcock moved to approve the Consent Agenda. Council Member Askerlund seconded the motion. The vote was unanimous.

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

Nothing

**FORMAL PUBLIC HEARINGS**

*Ekins Annexation*

Council Member Green moved to enter into a Public Hearing with regard to the Ekins Annexation. Council Member Adcock seconded the motion. The vote was unanimous.

There were no Public comments or concerns.

Council Member Green moved to close the Public Hearing. Council Member Askerlund seconded the motion. The vote was unanimous.

*Commercial and Multi-Family Landscaping Requirements*

Council Member Linford moved to enter into a Public Hearing with regard to the Commercial and Multi-Family Landscaping requirements. Council Member Askerlund seconded the motion. The vote was unanimous.

There were no Public comments or concerns.

Council Member Green moved to close the Public Hearing. Council Member Linford seconded the motion. The vote was unanimous.

*Parking and Circulation Requirements*

Council Member Askerlund moved to enter into a Public Hearing with regard to the Parking and Circulation Requirements. Council Member Adcock seconded the motion. The vote was unanimous.

Mr. Hall was told the City's Parking and Circulation requirements were being revised.

Council Member Roberts moved to close the Public Hearing. Council Member Askerlund seconded the motion. The vote was unanimous.

#### **UNFINISHED BUSINESS**

Nothing

#### **NEW BUSINESS**

##### ***Discussion and possible action with regard Eastside Estates lot consolidations***

It was reported that Western Executive Realty has purchased a portion of the property. The new property owners are requesting a lot consolidation from 15 small lots into 8 larger lots. The Mayor and Council Members commended the new property owners for wanting to increase the lot sizes (see attachment "A" for Staff recommendations).

Council Member Askerlund moved to approve the Eastside Estates lot consolidations with the provision they are required to meet all the necessary requirements laid out by the City and the larger setbacks be utilized on this consolidation. Council Member Roberts seconded the motion. The vote was unanimous.

##### ***Final review and possible approval of the Sunset Trails at Summit Ridge***

City Planner Marker reviewed the final designs associated with the Sunset Trail (see attachment "B" for Staff recommendations).

Council Member Green moved to grant final approval of the Sunset Trails at Summit Ridge. Council Member Linford seconded the motion. Council Member Adcock reminded the Mayor and Council Members of the 17 item requirements attached to this project. After the discussion, the vote was unanimous.

##### ***Final review and possible approval of the Morley Meadows Subdivision***

City Planner Marker reviewed the final designs associated with the Morley Meadows Subdivision (see attachment "C" for Staff recommendations).

Council Member Askerlund moved to grant final approval of the Morley Meadows Subdivision and approve the sale of City Property in the amount of \$1,399 with consists of 2,274 square feet of property. Council Member Askerlund amended the motion to grant final approval of the Morley Meadows Subdivision contingent on the sale of the City's property being concluded. Council Member Linford seconded the motion. The vote was unanimous.

##### ***Preliminary review and possible approval of the Vistas West @ Summit Ridge***

City Council Member Adcock reminded the Developers of the requirements attached to this project (see attachment "D" for Staff recommendations).

Council Member Green moved to grant preliminary approval of the Vistas West @ Summit Ridge Subdivision. Council Member Askerlund seconded the motion. The vote was unanimous.

***Preliminary review and possible approval of the Stone Hollow @ Summit Ridge***

Council Member Adcock reported the minutes of the Planning Commission reflect the Planning Commission voted to deny this project. He indicated that based on the City Engineers recommendations he would be voting in favor of the approval (see attachment "C" for Staff recommendations).

Council Member Green moved to grant preliminary approval of the Stone Hollow @ Summit Ridge. Council Member Linford seconded the motion. The vote was unanimous.

**BUSINESS LICENSES**

Council Member Adcock indicated the following Business License Applications have met all the inspection requirements and are ready to be approved:

- ❖ Angela Kay D.B.A. Center Cut's
- ❖ Steele Coombs D.B.A. Coombs Custom Metal Works
- ❖ Joel Gardiner D.B.A. Utah Community Credit Union
- ❖ Jana Hathaway D.B.A. Tumble Bugs Childcare

Council Member Adcock moved to approve a new Business License for the length of the Conditional Use Permit for Jana Hathaway D.B.A. Tumble Bugs Childcare. Council Member Green seconded the motion. The vote was unanimous.

Council Member Adcock moved to approve the remaining above-mentioned new Business License Applications. Council Member Green seconded the motion. Council member Green questioned why the Credit Union was able to open their doors without a business license. He was told they had received the Certification of Occupancy when other businesses that were not allowed to open their doors without a Business License did not. After the discussion, the vote was unanimous.

**INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS**

***Ordinance 12-01-2006 "An Ordinance amending the City's Parking and Circulation Standards for New Developments, Codification and Inclusion in the Code"***

Council Member Askerlund reported that the Planning Commission as well as Dennis Marker has spent a number of hours discussing this issue, and would like to commend Mr. Marker for the great work.

Council Member Askerlund moved to approve Ordinance 12-01-2006 "An Ordinance amending the City's parking and Circulation Standards for New Development, Codification and Inclusion in the Code" with grammar and punctuation changes as suggested by the Council Members. Council Member Linford seconded the motion. Council members Askerlund, Roberts, Adcock, Green, and Linford voted in favor of the motion.

***Ordinance 12-02-2006 "An Ordinance amending the City's Landscaping Standards for New Developments, Codification and Inclusion in the Code"***

Council Member Linford indicated the Council Members requested an addition to the allowable tree amount. Council Member Roberts questioned who were members of the Community Development Department? He was told the Department consisted of the Building Officials, City Planner, City Engineer as well as the Public Works Employees. Council Member Roberts

questioned if the City was going to have "tree Cops in Santaquin". He indicated he would like to have that sentence removed from the paragraph that referred to requiring the monitoring of landscaping modifications.

Council Member Linford moved to approve Ordinance 12-02-2006 "An Ordinance amending the City's Landscaping Standards for New Development, Codification and Inclusion in the Code" with the tree specifications being altered to include 2 ornamental trees per 100 square feet or 1 canopy shade tree for every 160 square feet. Council Member Askerlund seconded the motion. Council Members Linford, Green, Adcock, and Askerlund voted for the motion. Council Member Roberts indicated he, for the most part, was in favor of the Ordinance but doesn't like the idea of "Tree Cops" in Santaquin therefore voted against the motion.

***Resolution 12-02-2006 "A Resolution Initiating Proceedings To Establish A Special Service District Pursuant To The Utah Special Service District Act, § 17a-2-1301, Et Seq., Utah Code Annotated (1953), As Amended, To Be Known As The Santaquin Special Service District; Setting A Time And Place For A Public Hearing Thereon; Providing For Publication Of Notice Of Intention To Establish The District; Providing For The Receipt Of Protests And Prescribing Other Matters Relating Thereto"***

Legal Counsel Rich reported this is an item that was discussed and established the daring past year or so. In reviewing the past action, it was found that the establishment was not finalized as well as there has been additional acreage annexed into the City since the original Resolution. When the "District" is established all new water shares will be assigned to the "District".

Council Member Roberts indicated he understood the need for a Special Service District but would like to have this need recorded in the Public Meeting.

Council Member Green moved to approve Resolution 12-02-2006 "A Resolution Initiating Proceedings to Establish a Special Service District Pursuant To the Utah Special Service District. Council Member Roberts seconded the motion. Council Members Linford, Green, Adcock, Roberts and Askerlund voted in favor of the Motion.

**PETITIONS AND COMMUNICATIONS**

***Acceptance or denial of the Northeast Santaquin Annexation***

The Mayor and Council Members were told the Petition of Annexation has met all the requirements associated with submitting the Petition. It was reported the County had reviewed the proposed annexation and found a portion of the property is outside the current Annexation Declaration Boundaries, which the Council was aware of.

Council Member Askerlund asked what the gravel pit reclamation requirements would be. He was told this issue would be discussed at a future time.

Council Member Askerlund moved to accept the Northeast Santaquin Annexation Petition. Council Member Roberts seconded the motion. Council Members Askerlund, Roberts, Green and Linford voted in favor of the motion. Council Member Adcock voted against.

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

***Planning Commission***

**General Update**

Mr. Bean reported he was unable to attend the past Planning Commission Meeting. City Planner Marker reported the Planning Commission Members reviewed the Concept Development Plans associated with the Ekins annexation, the Eastside Estates lot consolidations proposal and held a Public Hearing pertaining to rezoning of Ahlin property affecting the commercial and residential property.

**REPORTS BY MAYOR AND COUNCIL MEMBERS**

***Mayor DeGraffenried***

**Reminder of the Employee Christmas Party**

Mayor DeGraffenried reminded the Council Member the Employee Christmas Party will be held on Thursday, December 7<sup>th</sup> beginning at 7:00 pm.

City Manager Chatwin reported that a substantial completion was given to the contractor of the Public Safety Building. The Employees will begin moving furniture this next week.

Council Member Adcock indicated it was his understanding that when he attended the SUVMWA Meeting he was to report that the City would not be participating in the Regional Sewer Project.

The Mayor and Council Members were told the Fire Department completed the door-to-door surveys and the preliminary CDBG Grant Papers have been submitted.

It was reported that the snow removal on the new sidewalk under the overpass is the responsibility of the City.

The Mayor and Council Members were told there wasn't any additional information available on the 400 East/400 South project.

Legal Counsel Rich indicated he hasn't worked on the SOB Ordinance but would be glad to review the draft Ordinance. He indicated the City has an opportunity to extend the moratorium by 6 months.

The Council Members were told there would be a regular meeting on December 20<sup>th</sup>. Work Sessions would be scheduled if needed.

Council Member Roberts reported he would not be attending the Employee Party due to a prior engagement.

Council Member Askerlund was told Mayor DeGraffenried would be reviewing the submitted Planning Commission "Letters of Interest". He will hold a discussion at a later date.

Council Member Askerlund questioned the time frame set by J-U-B to complete the proposed project. He was told additional information is forthcoming as well as information pertaining to the water issues that Sunrise Engineering is addressing.

Council Member Askerlund was told the RFP's pertaining to the Pole Canyon Reservoir have been received and will be reviewed. Additional information will be given to the Council when available.

Council Member Askerlund reported there has been a substantial increase in thefts on construction sites. He was told the Police Department has increased patrols in the construction areas.

Council Member Green invited those in attendance to attend the Community Choir on Sunday at 7 pm at the new Stake Center.

Council Member Green thanked those who helped with the Light Parade. He indicated there were issues that need to be addressed with the Chamber and will be addressed at their next meeting.

Council Member Linford reported that the Durney's yard is being used as a walkway to and from the new school. He wondered if the City is addressing a walkway possibility. He was told the issue is being reviewed.

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

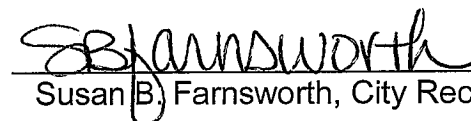
**EXECUTIVE SESSION** (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)  
Nothing

**ADJOURNMENT**

At 8:30 pm Council Member Green moved to adjourn. Council Member Roberts seconded the motion. The vote was unanimous.

Approved on December 20, 2006.

  
James E. DeGraffenried, Mayor

  
Susan B. Farnsworth, City Recorder



*freedom · family · friendship*

## MEMORANDUM

December 16, 2005

To: Mayor DeGraffenried and City Council via Planning Commission  
From: Dennis Marker, City Planner  
RE: Eastside Estates Lot Consolidations  
910 East 170 North Zone:

S#06-09  
Zone R-10

Notice: This item was not required to be noticed to adjoining property owners.

### Background:

Mr. Monty Griffiths, who represents Western Executive Realty, has entered into a contract to purchase the final phase of the Eastside Estates Subdivision as well as those platted lots in Plat D, which have not been sold to date. Mr. Griffiths desires to consolidate fifteen lots located in Eastside Estates Plat D into eight lots (See attached Map). The Santaquin City Code (SCC) requires lot consolidations to be approved by the City Council after recommendation from the Planning Commission.

The property was developed in the R-10 Zone with a PUD overlay and densities based on a development agreement entered into with City on February 10, 1999. Lots in Plat D typically have 50 foot frontages and average 6,046 square feet. The proposed lot combinations are shown in Table 1 below. The proposal is being made in an effort to create larger home sites within the Eastside Estates development and trying to transition from the existing small lots and homes into larger home sites anticipated in the future Plat E area. All lots will be used for single family dwellings.

### Analysis:

#### Lot Standards.

Lots in the R-10 Zone are currently required to have 10,000 square feet and at least 80 feet of frontage. The Eastside Estates development was developed under a PUD overlay and with an approved density of 3.36 units per acre. All of the plated lots comply with the lot standards approved by the February 10, 1999 development agreement. Mr. Griffiths' proposal will increase the area and frontage standards for several lots within Plat D. This proposal will make these lots comply more closely with the City's current lot standards in the R-10 Zone.



Table 1: Lot Combination Proposal

Lots to be combined	Currently Platted		After Consolidation	
	Frontages	Lot Areas	Approximate Frontage	Approximate Lot Area
46 and part of 47	43.48 / 43.48	5,837 / 6,068	65.22	8,900
48 and part of 47	43.47 / 43.48	7,066 / 6,068	65.22	10,071
49 / 50	50.24 / 50.04	6,373 / 6,208	100.28	12,581
51 / 52	50.00 / 50.00	6,175 / 6,175	100.00	12,350
61 / 62	49.35 / 43.27	6,028 / 5,970	92.62	11,998
63 / 64	50.00 / 50.00	5,599 / 5,469	100.00	11,068
65 / 66	50.00 / 50.00	5,218 / 5,103	100.00	10,321
67 / 68	50.00 / 50.00	5,127 / 5,032	100.00	10,159

The proposed lots being combined currently utilize the "small" lot setback standards established for the subdivision. "Larger" lots in the development have different setbacks. These are as follows:

Setback	"Small" Lot Setback Distance (ft)	"Larger" Lot Setbacks Distance (ft)	Current R-10 Zone Setback Distances (ft)
Front	25.0	25.0	30.0
Rear	25.0	25.0	25.0
Side	5.0	10.0	10.0

For consistency within the development, staff would recommend that the "larger" lot setbacks be utilized on the subject parcels after combination is completed. These revised setbacks would need to be noted on any recording documents in order to be enforced.

#### Access to Subject Parcels

The proposed lots will continue to utilize access off of 910 East.

#### Sensitive Lands.

There are no sensitive lands located on the subject property.

#### Easement Locations.

Consolidation of the lots will require that platted utility easements be modified. There are no known utilities currently utilizing the easements on the subject lots, however review of easement changes will need to be done by the affected utility companies before recordation of the proposed parcel boundaries occurs.

Staff Concerns.

The S.C.C. Section 11-5-14, requires that documentation be provided to the City before final approvals are obtained. This documentation includes proof of ownership of the properties to be combined, legal descriptions of the proposed new lots, and documented determination and/or agreement regarding the vacation or realignment of any public utility easements. The properties are under contract and the applicant has an engineering company working on the legal descriptions and easement issues. All the required documents will need to be provided before the revised legal descriptions can be recorded.

**Recommendation:**

The Planning Commission forward a positive recommendation to the City Council for the proposed Eastside Estates Plat D lot consolidations as proposed by Mr. Monty Griffiths, based on the following findings and condition:

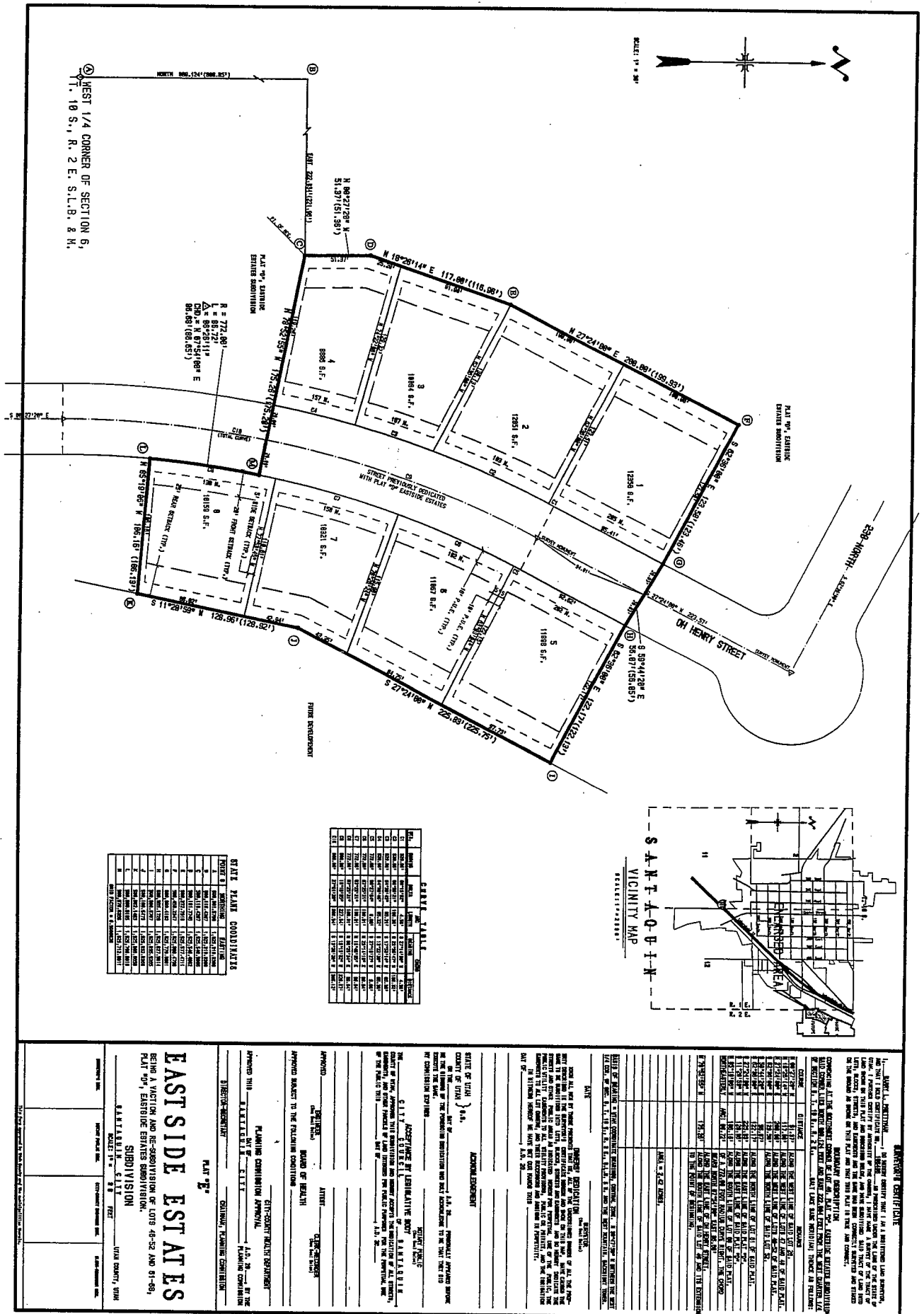
**Findings**

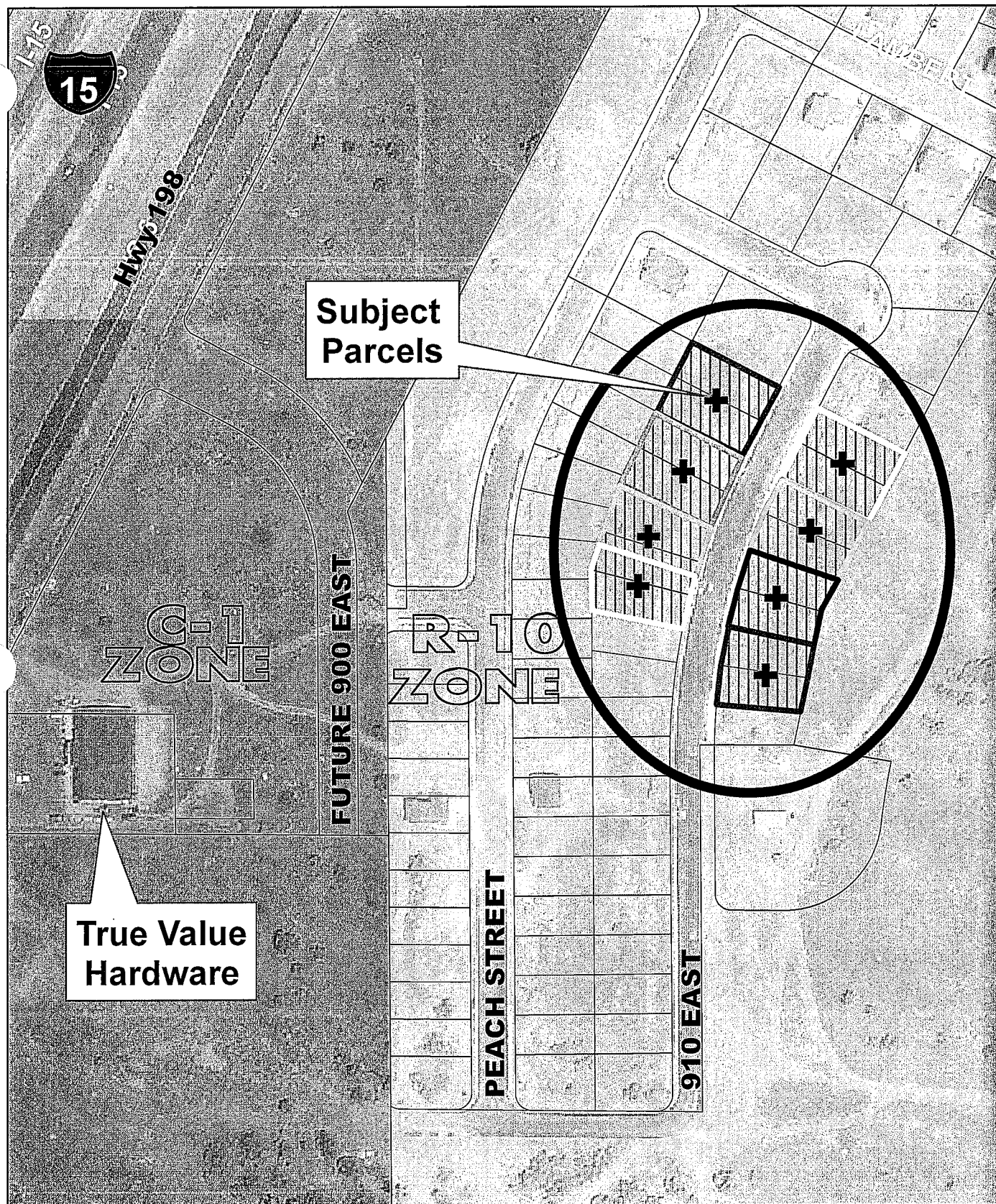
1. City ordinance allows platted lots to be combined when under the same ownership.
2. The proposed lots to be combined were platted with the Eastside Estates Plat D subdivision on June 10, 2002 and the applicant is under contract to acquire the subject parcels.
3. The proposed lot combinations will create lots that are more consistent with the current R-10 Zone lot standards, thus better maintaining the desired characteristics of the zone in which the lots are located.
4. The values in the area will be safeguarded, i.e. allowing the development to occur will provide for a vacant lot to be better maintained and used.
5. Setback requirements can be consistent with larger lots in the Eastside Estates development and would more closely resemble the setback requirements of the City's R-10 Zone setback standards.

**Condition**

1. That appropriate documentation be provided for staff review prior to recordation of the consolidated lots

Dennis L. Marker  
City Planner





0 250 500 Feet

Produced By  
Santaquin City Community Development





## MEMORANDUM

August 18, 2006

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To: Mayor DeGraffenried and City Council via Planning Commission  
From: Dennis Marker, City Planner  
RE: Sunset Trails Subdivision (Final Review)  
900 South Summit Ridge Parkway

Zone: PC  
Acres: 56.07  
Lots: 103

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### Background:

Mr. Troy Kunz, representing Summit Ridge Communities, is seeking approval of a 107 lot subdivision at approximately 1000 South Summit Ridge Parkway (**See attached map and subdivision plans**). The Development Review Committee (DRC) has completed its final review of the proposal and found it ready for approval by the City Council. Major issues that were discussed in DRC meetings included trails and pedestrian connections, detention basin design, storm drainage and buildable areas.

The subject area is bounded on the south by the Vistas B @ Summit Ridge and the remaining areas are vacant lands to be developed in future phases of the Summit Ridge Development or by the Tanners. The standards for development of this area have been established by the annexation and development agreement contract with the City.

### Analysis:

#### Zoning.

The proposed development follows the established purposes and development standards allowed in accordance with the PC Zone and the Summit Ridge Annexation and Development agreement. That agreement established that this area would be a single family development with trails, open spaces, parks, and Codes Covenants and Restrictions (CC&R's) that apply architectural and landscape controls to the individual lots. The proposed subdivision follows those criteria.

#### Lot Standards.

The annexation and development agreement establishes that this area would be developed with single family lots with a minimum area of 12,000 square feet. The proposed subdivision follows those criteria.

Sensitive Lands.

There are areas with 30% slopes and greater throughout this development. Some of those areas were created when rough grading was conducted for the development of golf course fairways and tee boxes in the subject area. JUB Engineering has evaluated those areas and determined them to be appropriate for use within lots, since they are anomaly areas and not natural hillside slopes. Other hillside areas located along the western fringe of this plat are being dedicated as open space. The developer is required to install fencing around these areas to limit access and disturbances to them.

Lots along the western hillside will incorporate small portions of unbuildable areas. However, each lot has enough buildable area to assure required home footprints can be utilized without disturbing those sensitive areas. Where natural 30% or greater slopes exist within those proposed lots, the developer has increased setbacks to establish limits of disturbance. Future home owners who purchase those lots will have limited use of those unbuildable areas, such as no disturbance throughout construction except for possible post construction fencing, or limited landscaping.

Recreation Amenities.

The concept plan approved with the annexation and development agreement requires the developer to install an eight (8) foot wide asphalt trail and landscaping along Summit Ridge Parkway. Portions of this trail already exist along Summit Ridge Parkway and will be continued along the extent of this development. The developer will construct a portion of the trail along Mountain View Drive where it abuts Sunset Trails. Landscaping will be installed at the expense of the developer and will need to be bonded for prior to recordation of the plat.

Additional open space trails are planned for construction along the hillside located along the west side of this development. The developer will be bonding for future trail connections being platted within the Sunset Trails development. The hillside trail will be fully constructed with future development along the ridge west of the subject development.

There will be a 2.79 acre park dedicated to the City with this development. This park area will partially serve as a retention basin for this phase and future developments to the south. The retention basin area will be constructed to blend with the natural contours of the property and will be designed to hold most storm event waters underground in a filtration basin rather than above ground.

**Recommendation:**

Staffs recommends the City Council grant final approval of the proposed Sunset Trails @ Summit Ridge subdivision located at approximately 900 South Summit Ridge Parkway, based on the following findings and subject to the following condition:

**Findings**

1. The development is located within the PC Zone.

2. The PC Zone provides for development standards to be established specific to the master planned development being constructed.
3. Such standards have been adopted and approved as part of the Summit Ridge Annexation and Development Agreement of which the proposed development is under.
4. The proposed subdivision is in harmony and complies with those standards made part of the Summit Ridge Annexation and Development Agreement.

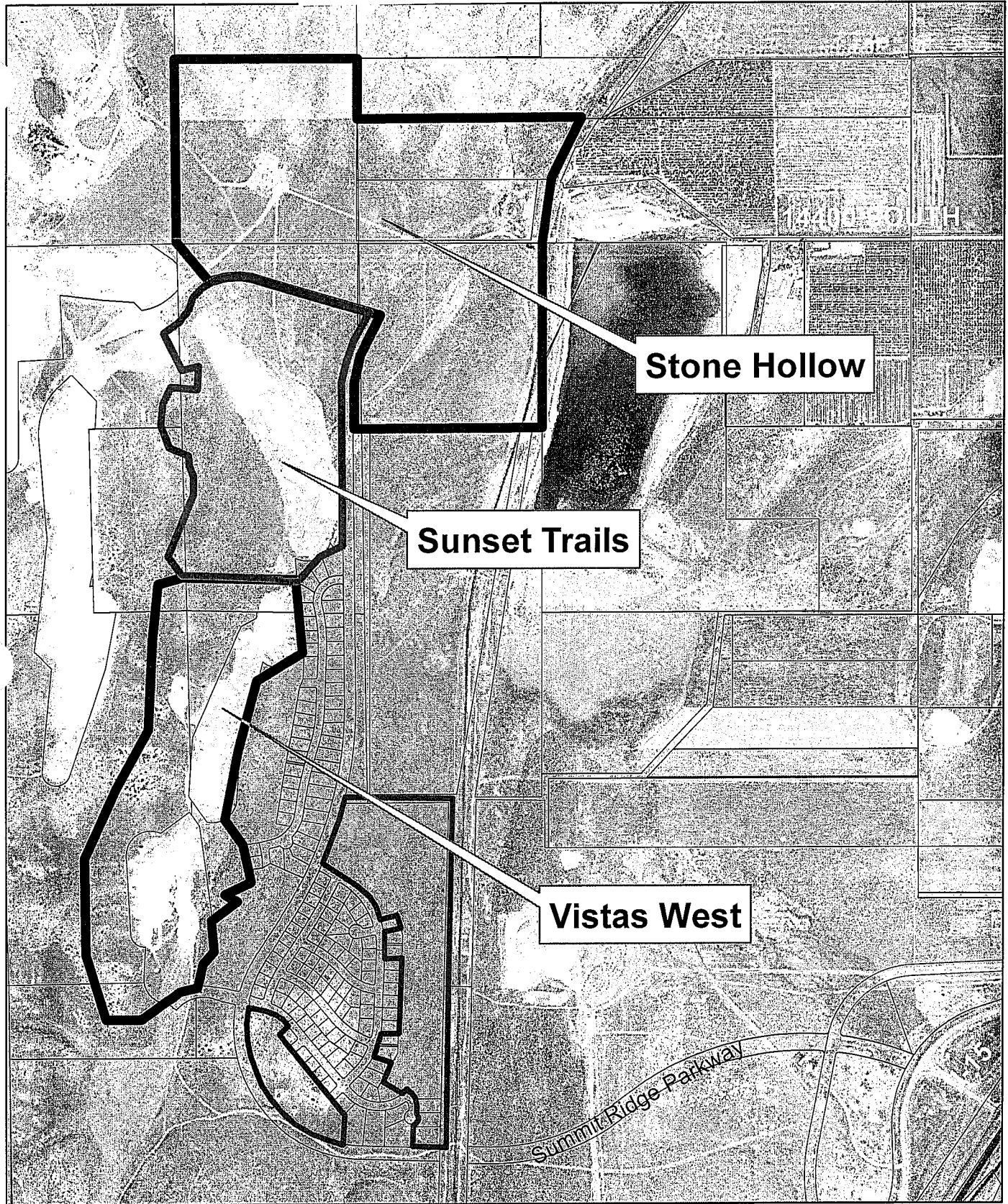
**Condition**

1. That the applicant provides all necessary bonding and fees as required by the Santaquin City Code prior to recordation of the plat.

Dennis L. Marker  
City Planner



Proposed Summit Ridge Sub

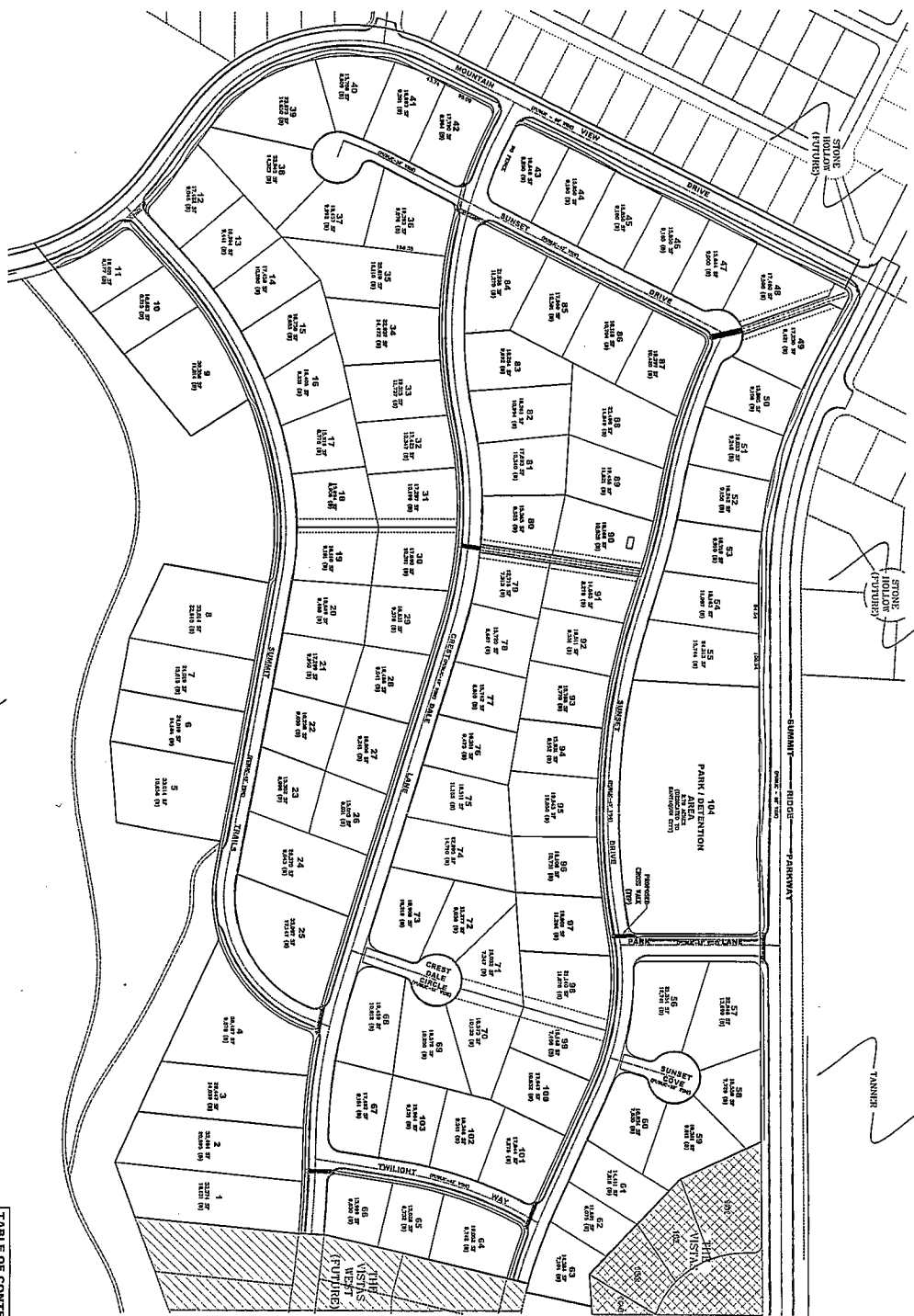


0 250 500 1,000 1,500 2,000 2,500 3,000 3,500 4,000 Feet

Produced By  
Santaquin City Community Development



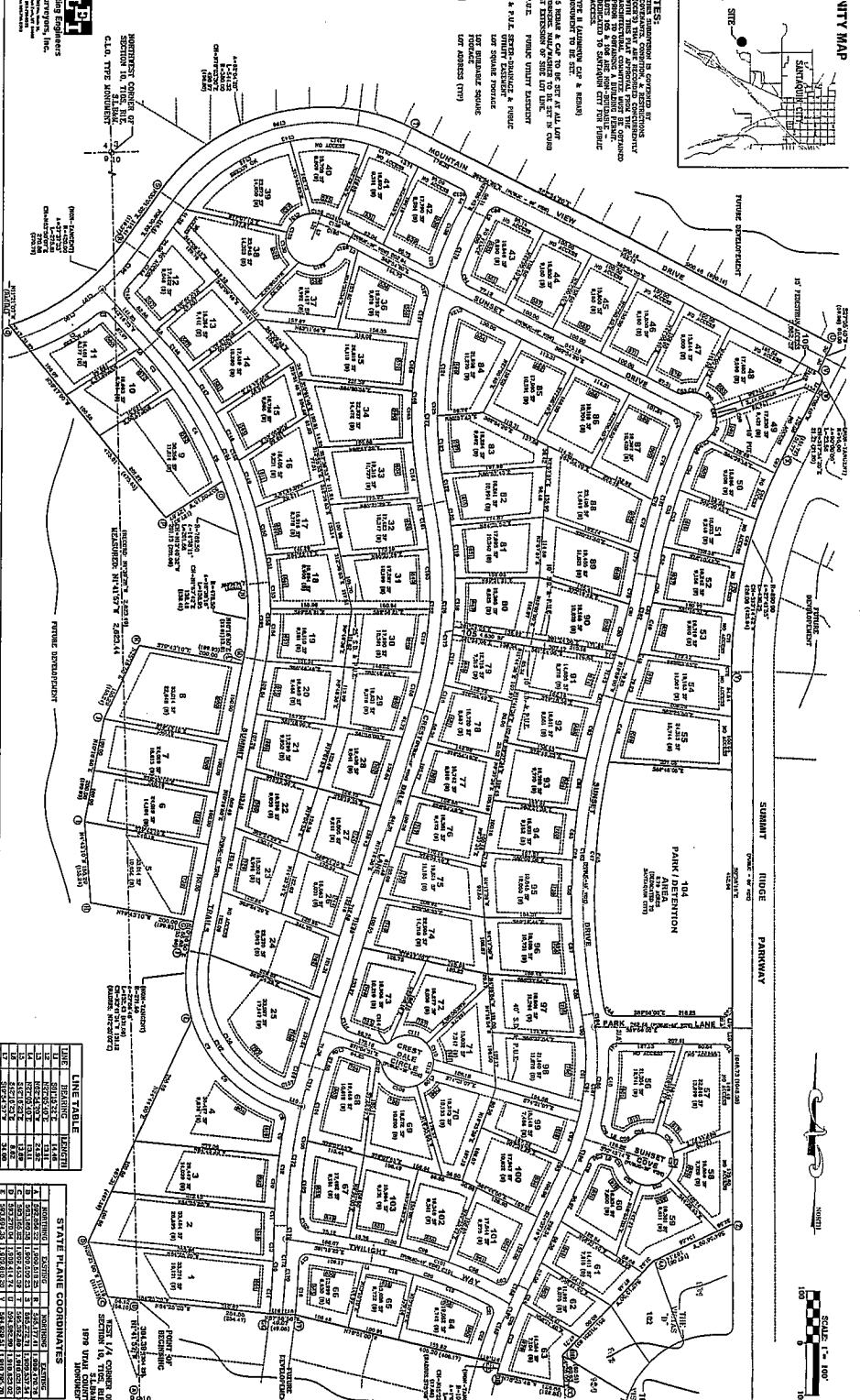
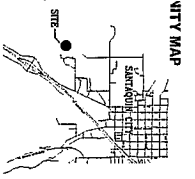




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	SHEET 16: CREST DALE LANE P&P
	SHEET 17: TWILIGHT WAY & PARK LANE P&P
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	SHEET 11: DETAILS

[illegible]

[illegible]

LINE		LINE		LINE	
LINE	MEASUREMENT	LINE	MEASUREMENT	LINE	MEASUREMENT
1	100.00	11	100.00	21	100.00
2	100.00	12	100.00	22	100.00
3	100.00	13	100.00	23	100.00
4	100.00	14	100.00	24	100.00
5	100.00	15	100.00	25	100.00
6	100.00	16	100.00	26	100.00
7	100.00	17	100.00	27	100.00
8	100.00	18	100.00	28	100.00
9	100.00	19	100.00	29	100.00
10	100.00	20	100.00	30	100.00

STAYE PLANE COORDINATES

LINE	MEASUREMENT	LINE	MEASUREMENT	LINE	MEASUREMENT
1	100.00	11	100.00	21	100.00
2	100.00	12	100.00	22	100.00
3	100.00	13	100.00	23	100.00
4	100.00	14	100.00	24	100.00
5	100.00	15	100.00	25	100.00
6	100.00	16	100.00	26	100.00
7	100.00	17	100.00	27	100.00
8	100.00	18	100.00	28	100.00
9	100.00	19	100.00	29	100.00
10	100.00	20	100.00	30	100.00

GRID (STAYE) STAYE

LINE	MEASUREMENT	LINE	MEASUREMENT	LINE	MEASUREMENT
1	100.00	11	100.00	21	100.00
2	100.00	12	100.00	22	100.00
3	100.00	13	100.00	23	100.00
4	100.00	14	100.00	24	100.00
5	100.00	15	100.00	25	100.00
6	100.00	16	100.00	26	100.00
7	100.00	17	100.00	27	100.00
8	100.00	18	100.00	28	100.00
9	100.00	19	100.00	29	100.00
10	100.00	20	100.00	30	100.00

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*freedom · family · friendship*

## MEMORANDUM

December 4, 2006

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To: Mayor DeGraffenried and City Council  
From: Dennis Marker, City Planner  
RE: Morley Meadows Subdivision (Final Review)  
500 South 100 West

---

Zone: R-8  
Lots: 37  
Acres: 11.10

---

### Background:

Mr. Brad Bishop, who represents Rural Housing Development Corporation, is seeking final approval of a 37 lot subdivision at 100 West 500 South (See attached map and provided plats). The Development Review Committee (DRC) has completed its final review of the proposal and found it ready for approval by the City Council. Major issues that were discussed in DRC meetings included revised road cross-sections, drainage of the site and the purchase of the City property. Preliminary approvals for the development were granted by the City Council on August 2, 2006.

### Analysis:

General Plan: The City's general plan shows that this area would be appropriate for residential housing. The development complies with the General Plan's outlined uses.

Zoning. The property is in the R-8 Zone. The proposed development complies with the established lot and access standards of the R-8 Zone.

Purchase of City Property. The City Council asked legal counsel to provide an opinion on the developer's request to purchase a small portion of land at the intersection of 500 South and 100 West. City Legal Counsel has provided a positive letter for the transaction (See attached letter from Neilson & Senior)

Drainage. All drainage within the development will be handled through sumps and an infiltration gallery. All of these must be constructed and designed in accordance with City construction standards and engineering requirements.

**Recommendation:**

Staff recommends the City Council grant final approvals for the Morley Meadows subdivision located at 500 South 100 West, based on the following findings and subject to the following conditions:

**Findings**

1. The request is consistent with the goals and policies of the General Plan.,
2. The request meets the standards of the R-8 Zone.
3. The applicant has been working with the City and Summit Creek Irrigation Company to pipe the existing irrigation ditch along 500 South. This will provide a much safer environment for existing and new residents living or traveling along 500 South.
4. The applicant has agreed to comply with all City standards and requirements for development of the property.

**Conditions**

1. That the applicant provides all necessary bonding and fees as required by the Santaquin City Code prior to recordation of the plat.
2. That all documentation for the purchase of City property located at 500 South 100 West be provided and such transaction be completed prior to recordation of the plat.

Dennis L. Marker  
City Planner



A PROFESSIONAL CORPORATION

Tel (801) 327-8200  
Fax (801) 327-8222  
Toll-Free 1-888-867-3268

www.ns-law.com

Brett B. Rich  
bbr@ns-law.com

November 21, 2006

Stefan Chatwin, City Manager  
Santaquin City, Utah  
45 West 100 South  
Santaquin, Utah 84655

**Re: Sale of Property to Morley Meadows**

Dear Stefan:

Please accept this letter as our response to the request of the Santaquin City Council that we advise the Council as to the sufficiency of the consideration for the proposed sale of certain real property owned by the City to Morley Meadows.

For purposes of this opinion, we have relied on the following information, which has been provided to us by the City and Developers. We have not undertaken any independent investigation to verify the truthfulness or accuracy of any of this information, but are unaware of any reason why we should not rely thereon.

The developers of Morley Meadows have offered to purchase what the City describes as an insignificant parcel of real property, approximately two thousand two hundred and seventy-four square feet in size, which is located adjacent to the proposed Morley Meadows for the sum of One Thousand Three Hundred and Ninety-Nine Dollars (\$1,399.00). Although, the subject parcel of property has been appraised at \$2,800.00, Rural Housing Development Corporation ("RHDC"), a Utah 501 (c) (3) non-profit corporation, asserts that the sale of the property will result in considerable benefits to the City including the following, which will be dedicated to the City upon completion:

Curb and Gutter Improvements:	\$1,200.00
Sidewalk Improvements:	\$1,000.00
Asphalt Improvements:	\$540.00
Storm Drain Improvements:	\$4,800.00
Access Improvements:	\$2,000.00
Access Improvements:	\$4,000.00
<b>Total:</b>	<b>\$13,540.00</b>

Stefan Chatwin, City Manager  
November 21, 2006  
Page 2

RHDC also describes the following, non-monetary benefits to the City:

- Safer vehicle access to 500 South from 100 West
- Finished ROW on both 500 South and 100 West
- Continuity of 100 West to 500 South
- Aesthetically pleasing intersection
- Continued safe pedestrian access on the east side of 100 West
- Safe walking route for school children
- Cooperation between two non-profit corporations

Pursuant to UTAH CODE ANN. § 10-8-2, the City, acting through its City Council, has the power to dispose of real property for the benefit of the municipality, whether the property is within or without the municipality's corporate boundaries.

Although the proposed purchase price for the above described parcel of City property is lower than the appraised value, based on and subject to the foregoing information we consider the consideration for the proposed transaction to be sufficient under Utah law.

This information is strictly limited to those specific items mentioned hereinabove and no opinion is expressed as to any other matter or matters irrespective of how closely they may be related to any matter mentioned herein. This information is solely for the use of Santaquin City and RHDC with regard to the transaction described herein and not with regard to any other matter or transaction, and the information contained herein is valid only as of the date hereof.

Sincerely,

NIELSEN & SENIOR



Brett B. Rich









## MEMORANDUM

August 18, 2006

To: Mayor DeGraffenried and City Council via Planning Commission  
From: Dennis Marker, City Planner  
RE: Vistas West @ Summit Ridge Subdivision (Preliminary Review)  
500 South 100 West

Zone: PC  
Acres: 48.27  
Lots: 95

### Background:

Mr. Troy Kunz, representing Summit Ridge Communities, is seeking approval of a 95 lot subdivision at approximately 1200 West Sageberry Drive (**See attached map and subdivision plans**). The Development Review Committee (DRC) has reviewed the proposal. Major issues that were discussed in DRC meetings included trails and pedestrian connections, storm drainage and buildable areas. The Planning Commission reviewed the proposal during their November 16, 2006 meeting (**See attached Draft Planning Commission minutes**).

The subject area is bounded on the south and west by vacant lands owned by the developer. The Sunset Trails @ Summit Ridge subdivision is located to the north and the Vistas B @ Summit Ridge is located to the east. The standards for development of this area have been established by the annexation and development agreement contract with the City.

### Analysis:

#### Zoning.

The surrounding areas are part of the Summit Ridge annexation and development agreement and the Planned Community (PC) Zone. The proposed development follows the established purposes and development standards allowed in accordance with the PC Zone and the Summit Ridge Annexation and Development agreement. That agreement established that this area would be a single family development with trails, open spaces, and Codes Covenants and Restrictions (CC&R's) that apply architectural and landscape controls to the individual lots. The proposed subdivision follows those criteria.

#### Lot Standards.

The annexation and development agreement establishes that this area would be developed with single family lots with a minimum area of 10,000 square feet. The proposed subdivision follows

those criteria. The minimum lot area in the proposed subdivision is 10,098 square feet. The maximum area is 33,699 square feet.

Access.

The subdivision will have direct access off Sageberry Drive, Crest Dale Lane, and Sunset Drive, the latter two being constructed with the Sunset Trails subdivision. All proposed lots would have direct access off of public streets. No private streets are proposed within this development. All improvements will comply with the street cross-sections approved or currently being proposed as part of the Summit Ridge Development Agreement.

Impact on Adjacent Properties.

Staff anticipates minimal impacts on adjacent properties. Traffic modeling has been conducted to evaluate the traffic loads created by this development as well as future phases to insure adequate street widths, travel lanes, and appropriate alignments of intersections. Road systems are being designed to handle the subject development as well as future phases to the west, north and south.

Sensitive Lands.

There are areas with 30% slopes and greater throughout this development. Some of those areas were created when rough grading was conducted for the development of golf course fairways and tee boxes in the subject area. JUB Engineering has evaluated those areas and determined them to be appropriate for use within lots, since they are anomaly areas and not natural hillside slopes. Other hillside areas located along the western fringe of this plat are being dedicated as open space. The developer is required to install fencing around these areas to limit access and disturbances to them.

Lots along the western hillside will incorporate small portions of unbuildable areas. However, each lot has enough buildable area to assure required home footprints can be utilized without disturbing those sensitive areas. Where natural 30% or greater slopes exist within those proposed lots, the developer has increased setbacks to establish limits of disturbance. Future home owners who purchase those lots will have limited use of those unbuildable areas, such as no disturbance throughout construction except for possible post construction fencing, or limited landscaping.

Recreation Amenities.

The concept plan approved with the annexation and development agreement requires the developer to install an eight (8) foot wide asphalt trail along Sageberry Drive along the south side of the road. Those improvements will be completed with future development phases.

Additional open space trails are planned for construction along the hillside located along the west side of this development. The developer will be bonding for future trail connections being platted within the Sunset Trails development. The hillside trail will be fully constructed with future development along the ridge west of the subject development.

**Recommendation:**

The Planning Commission has forwarded a positive recommendation to the City Council for the preliminary approval of the proposed Vistas West @ Summit Ridge subdivision located at approximately 1200 West Sageberry Drive, based on the following findings and subject to the following conditions:

**Findings**

1. The development is located within the PC Zone.
2. The PC Zone provides for development standards to be established specific to the master planned development being constructed.
3. Such standards have been adopted and approved as part of the Summit Ridge Annexation and Development Agreement of which the proposed development is under.
4. The proposed subdivision is in harmony and complies with those standards made part of the Summit Ridge Annexation and Development Agreement.

**Conditions**

1. That the applicant completes all necessary final review processes and approvals as required by the Santaquin City Code.

Dennis L. Marker  
City Planner

## PLANNING COMMISSION MINUTES

November 16, 2006 – Page 2

### Conditional Use Permit – Jana Hathaway, continued:

Ms. Hathaway is required to return to the Planning Commission in May to show the conditions of the permit have been fulfilled. If they have, the permit will be extended. If they have not, the permit will be revoked. Ms. Hathaway will be given a letter outlining the conditions she needs to comply with.

### Subdivision – Vistas West

The difference between a Planned Community and PUD were discussed. A Planned Community consists of 800 acres or more, owned by the same person. Summit Ridge falls under this definition. A PUD is smaller, five acres or more, and requires compliance with such city standards as open space. North Orchards would fall under the PUD designation.

Allen Reed asked if the two changes suggested in the DRC minutes, an increase in trail right-of-way width from 10' to 15' and a trail right-of-way restored between Lots 7 and 8, had been addressed. Dennis Marker said both changes had been made and will be shown on the final submittal. When the phases to the west and south are developed, the trail connection will be provided on Sageberry Drive.

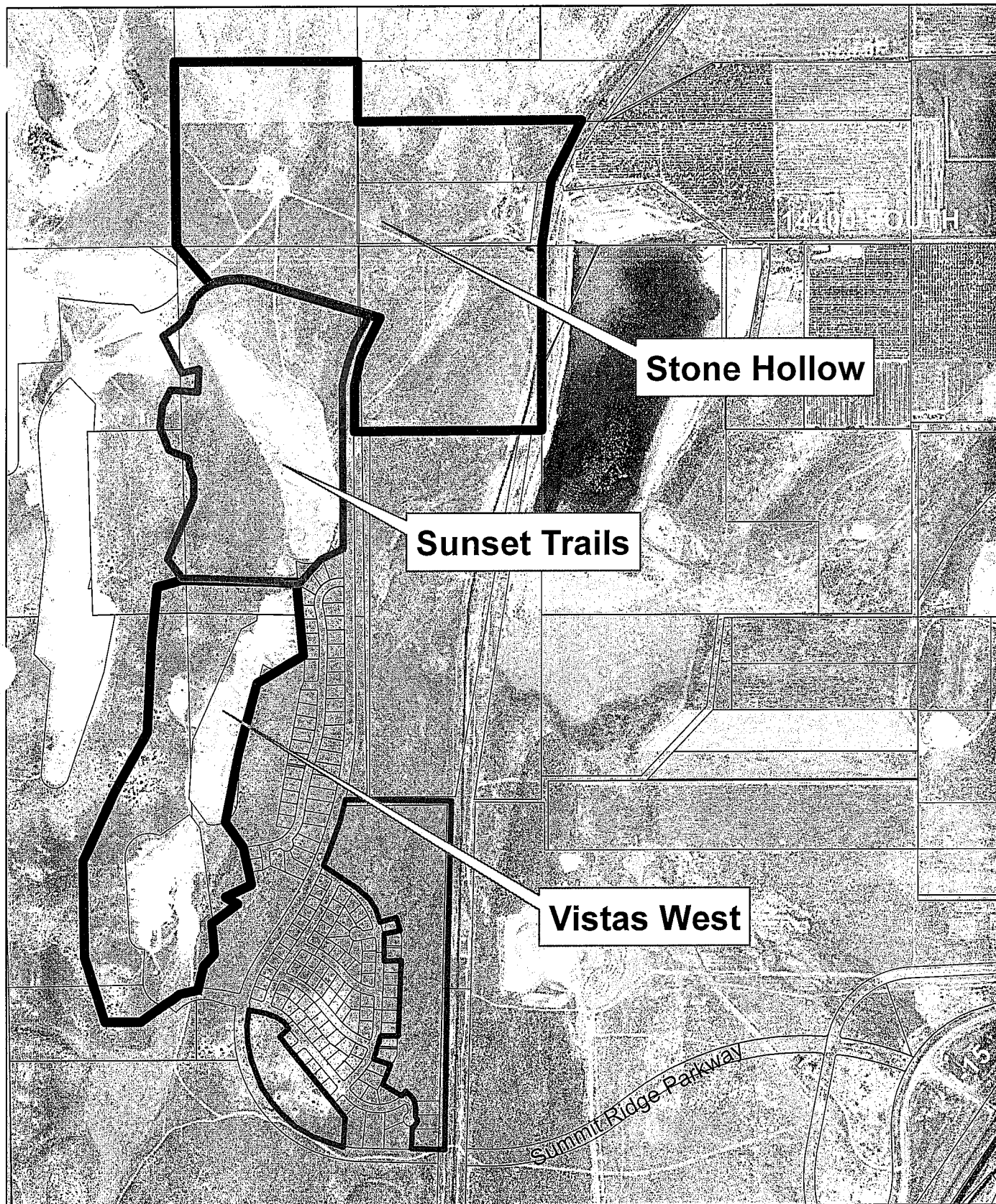
Curtis Rowley said he had driven around Summit Ridge last night, and was impressed with the style of homes and the look of the area. Allen Reed asked if the sidewalks on one side had been approved by City Council because of the 30 degree slope. Dennis Marker said the slope and the traffic loads had both been factors in the decision. In the initial discussion, the 30 degree or greater slopes had been the criteria, but City Council had determined some streets in the Summit Ridge Planned Community would require only one sidewalk because of the limited traffic loads. The agreement had been amended to reflect this. The streets affected are not major thoroughfares, but smaller side streets. Summit Ridge Parkway will have a trail on one side and sidewalk on the other. In Stone Hollow, the major road will also have two sidewalks. Cul-de-sacs will not have sidewalks.

Mr. Marker said traffic statistics are utilized in a decision on sidewalk necessity, for each unit, a certain number of vehicle trips per day are anticipated. The low number of homes on the streets means a lower traffic volume. This does not set a precedent, as the City standard still calls for sidewalks on both sides of the street in other areas of Santaquin. Concerns for children's safety and destruction of lawns from road salt were expressed. Rex Bean said he would like the Planning Commission to have copies of the amended agreement. Mr. Marker agreed to provide copies to the Commission.

Curtis Rowley made a motion to forward the Vistas West subdivision plat to City Council on the condition that the applicant complete all final reviews and processes as required by city code. Robert Hales seconded the motion. The vote was as follows:

Rex Bean.	Aye
Robert Hales	Aye
Allen Reed	Nay
Curtis Rowley	Aye
Glenl Wear	Aye

The motion to approve and forward the Vistas West subdivision plat carried by a majority vote.




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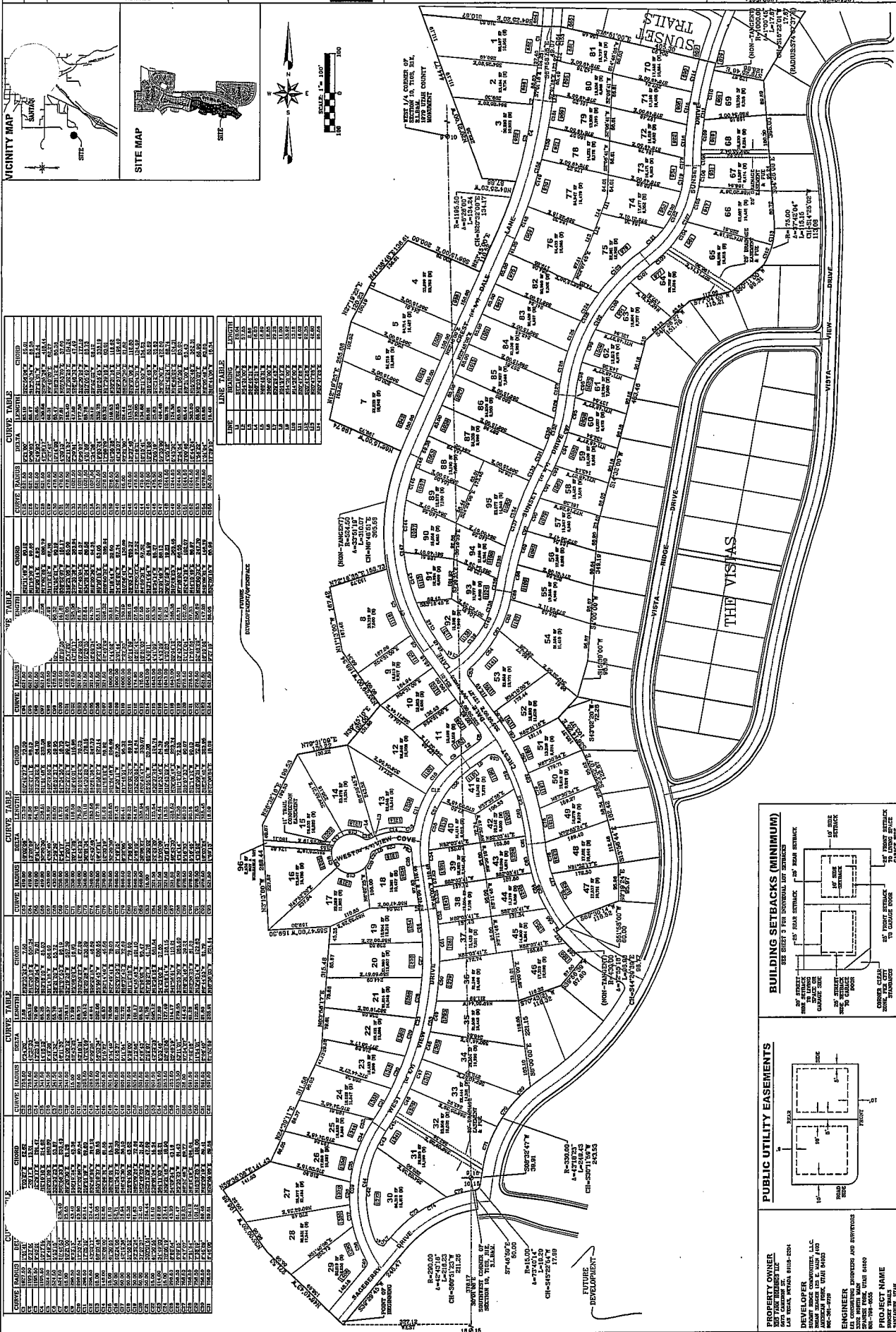
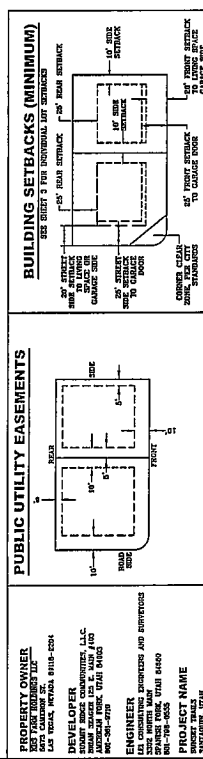
Produced By  
Santaquin City Community Development



**THE VISTAS WEST @ SUMMIT RIDGE**  
SANTAQUIN, UTAH COUNTY, UTAH



BY	DATE	REVISION

[illegible]



## MEMORANDUM

August 18, 2006

To: Mayor DeGraffenried and City Council via Planning Commission  
From: Dennis Marker, City Planner  
RE: Stone Hollow Subdivision (Preliminary Review)  
500 South 100 West

Zone: PC  
Acres: 111.19  
Buildable Lots: 369

### Background:

Mr. Troy Kunz, representing Summit Ridge Communities, is seeking preliminary approvals of a 369 lot subdivision at approximately 500 South Summit Ridge Parkway (**See attached map and subdivision plans**). The Development Review Committee (DRC) has reviewed the proposal. Major issues that were discussed in DRC meetings included trails and pedestrian connections, detention basin design, storm drainage and master planned road systems. The Planning Commission reviewed this item on November 16, 2006 (**See attached Draft PC minutes**).

The subject area is bounded on the south by the Frances Tanner property and the Sunset Trails Subdivision. Lands to the north are vacant and currently owned by the Summit Creek Irrigation Company and Don Kay Family Trust. Properties to the west are vacant and owned by Shirl Ekins who currently is seeking annexation for development purposes. The Union Pacific Railroad freight line is located along the east boundary line. **The standards for development of this area have been established by the annexation and development agreement contract with the City.**

### Analysis:

#### Zoning.

The surrounding areas to the west, north and east are currently in Utah County jurisdiction. Lands to the South, with the exception of the Tanner property, are part of the Summit Ridge annexation and development agreement and Planned Community (PC) Zone. The proposed development follows the established purposes and development standards allowed in accordance with the PC Zone and the Summit Ridge Annexation and Development agreement. That agreement established that this area would be a single family development with trails, open spaces, parks, and Codes Covenants and Restrictions (CC&R's) that apply architectural and landscape controls to the individual lots. The proposed subdivision follows those criteria.



Lot Standards.

The annexation and development agreement establishes that this area would be developed with single family lots with a minimum area of 5,5000 square feet. The proposed subdivision follows those criteria. The minimum lot area in the proposed subdivision is 6,600 square feet. The maximum area is 20,338 square feet.

Access.

The subdivision will have direct access off Summit Ridge Parkway and Mountain View Drive, which will be improved with the Sunset Trails Subdivision. Roads in Stone Hollow will be stubbed to the north and east in order to tie in with future developments and be in accordance with the City's Master Circulation Plan. All proposed lots would have direct access off of public streets. No private streets are proposed within this development. All improvements will comply with the street cross-sections approved as part of the Summit Ridge Development Agreement.

Impact on Adjacent Properties.

Staff anticipates minimal impacts on adjacent properties. This subdivision will enable adjacent properties to have better access to public streets, sewer, culinary and secondary water supplies. Traffic modeling has been conducted to evaluate the traffic loads created by this development as well as future phases to insure adequate street widths, travel lanes, and appropriate alignments of intersections. Road systems are being designed to handle the subject development as well as future phases to the north, west and east.

Sensitive Lands.

There are no areas with 30% slopes and greater slopes within this development. There is however, a runoff channel controlled by the Summit Creek Irrigation Company which is located in Lots 372 and 373 which the developer must maintain.

Recreation Amenities.

Lots 372 and 373 are being dedicated to the City for future park facilities and aid in preservation of the runoff system currently on the property. Summit Ridge Parkway will also be improved along this development with sidewalk and trail systems. Portions of the Summit Ridge Parkway trail already exist and tie-ins will also be made to the trail system running along Mountain View Drive.

Pedestrian Connections are also being proposed at the intersection of Mountain View Drive and Summit Ridge Parkway, between lots 50 and 51, and between homes along Granite Way and Stone Hollow Drive. These connections will be improved by the developer and then dedicated to the City.

**STAFF Recommendation:**

Staffs recommended the Planning Commission forward a positive recommendation to the City Council for the preliminary approval of the proposed Stone Hollow @ Summit Ridge subdivision located at approximately 500 South Summit Ridge Parkway, based on the following findings and subject to the following conditions:



### Findings

1. The development is located within the PC Zone.
2. The PC Zone provides for development standards to be established specific to the master planned development being constructed.
3. Such standards have been adopted and approved as part of the Summit Ridge Annexation and Development Agreement of which the proposed development is under.
4. The proposed subdivision is in harmony and complies with those standards made part of the Summit Ridge Annexation and Development Agreement.

### Conditions

1. That the applicant completes all necessary final review processes and approvals as required by the Santaquin City Code.
2. That the pedestrian connection between lots 50 and 51 be moved to between lots 51 and 52.

**PLANNING COMMISSION Recommendation.** The Planning Commission has forwarded a recommendation to **DENY the project unless sidewalks are located on both sides of the streets throughout the development.** This recommendation was based on the following findings:

1. A street cross-section with sidewalks on both sides of the street will not impact slopes of 30% or greater, as found in other phases of Summit Ridge. There are no areas with slope issues within this development; hence a reduced street cross-section would not be needed for slope mitigation.
2. The higher density of residential units in the area will mean an increase of persons and children having to walk within the streets, which can be limited if sidewalks are on both sides of the streets.

Dennis L. Marker  
City Planner

## PLANNING COMMISSION MINUTES

November 16, 2006 – Page 3

### Stone Hollow

The annexation agreement allowed the developer to build 6000 sq. ft. lots, but Summit Ridge plans to build larger lots of 1000 sq. ft. or more around the church, and proposes 7000 to 8000 sq. ft. lots be built north of Summit Ridge Parkway. Pedestrian connections will be between Lots 50 and 51, Lots 132 and 133, and where Granite Circle connects to Stone Hollow.

Curtis Rowley asked about the flood control plan. Keith Broadhead said they had been working on it with city staff, and most of the plan had been improved, with areas widened and rip rapped. Mr. Rowley asked if the well overflow would be a problem for the park. Mr. Broadhead said it would be an issue, and they were looking at options such as a pipe or a fence. Dennis Marker said the retention pond in the park was a separate facility from the overflow channel, and had to be sized for the hundred year storm. The channel has to allow 500 cubic feet per second to pass through the Summit Creek property. He said City engineer Dave Thurgood is making sure the pond is sized adequately.

Mr. Marker said he met with the Union Pacific Railroad concerning a railroad crossing in Stone Hollow. Originally it was a private crossing, accessible only by the former landowner or the railroad. Union Pacific says the private rights were lost when Summit Ridge bought the property. The only accesses to the area are along Highway 6 and the existing Summit Ridge Parkway Bridge. The railroad crossing would be a benefit to the City for emergency services, and to have a major collector in the area. If the city does a grade crossing, the city would need to control both sides of the crossing to maintain jurisdiction. (UP will only work with government bodies, not developers). The county currently has jurisdiction on the east side of the tracks, and the land would have to be annexed into the city for jurisdiction. The railroad would like a bridge and a separated crossing. A separated crossing would not entail annexation of the Summit Creek Irrigation property.

The City has an agreement with Summit Ridge that the developers will not have to construct two bridges. The cost to the City for a bridge will run about two million dollars, which would probably call for either a special service fee or the establishment of a road impact fee. If federal grant money is pursued for a bridge, the additional costs for the higher bureaucracy levels could increase the project cost to around seven million. The council is looking at a possible roads impact fee to help with costs. The railroad said it would take about two years to build. The North Orchards development would face some similar problems with needed road improvements.

The Commission discussed the issue of single sidewalks in the subdivision. Allen Reed said the proposed subdivision did not have any slopes over 30 degrees, so sidewalks should be placed on both sides of the street. Dennis Marker said Stone Hollow Road, the major collector, would have sidewalk on both sides. Robert Hales said the developer was saving money by not installing both sidewalks, and that was an unfair situation. Some of the commissioners felt the single sidewalks were only allowed because of the slope, and should not be allowed on the basis of traffic counts. Mr. Marker said the Commission could recommend to the City Council that Stone Hollow have two sidewalks on all streets. However, an amended agreement has already been authorized by the City Council and the proposed development complies with the established agreement standards.

**PLANNING COMMISSION MINUTES**

November 16, 2006 – Page 4

**Stone Hollow, continued:**

Filip Askerlund said the sidewalk modification was not proposed by Summit Ridge, but had been a joint venture between the engineers. Mr. Hales said the code called for subdivisions to have two sidewalks. Mr. Askerlund said a PC zone had different requirements.

Robert Hales made a motion to approve Stone Hollow with two sidewalks, but not without. Dennis Marker recommended two motions be made, one addressing approval of the plat itself, and the other recommending review and amendment of the agreement. The motion died for lack of a second.

Robert Hales made a motion to recommend the City Council amend the agreement and require sidewalks on both sides of the street where a 30 degree or greater slope is not an issue. Allen Reed seconded the motion. Glenl Wear said the agreement was already in place, and he did not think the Commission should ask the Council to change it. Curtis Rowley said the original agreement required two sidewalks. The voting was as follows:

Rex Bean	Aye
Robert Hales	Aye
Allen Reed	Aye
Curtis Rowley	Aye
Glenl Wear	Nay

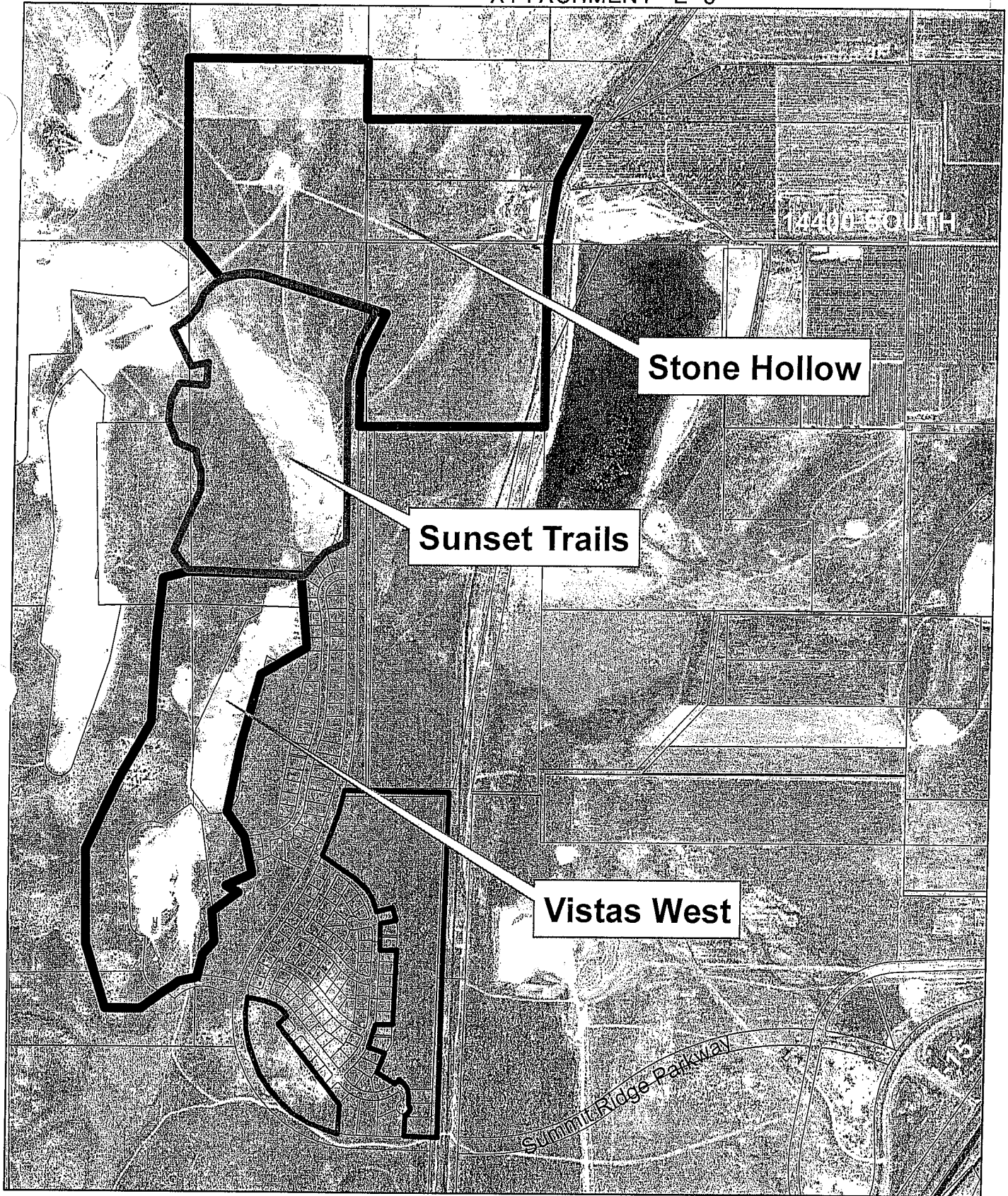
The motion to recommend an amendment to the agreement passed by a majority vote.

Curtis Rowley made a motion to approve and forward to City Council the Stone Hollow subdivision plat, on the condition the two staff process recommendations are completed. Glenl Wear seconded the motion. Robert Hales said the purpose of the first motion was to have a change made in this subdivision. If the city amended the agreement, then the Commission would look at approving Stone Hollow. Mr. Hales said approval would then be based on the amended agreement. Mr. Rowley said the City Council would not have the opportunity to decide if the Commission did not approve the subdivision. Mr. Hales said it was showing favoritism to the developer because of the cost savings. Dennis Marker said all major local roads would have two sidewalks. Rex Bean said kids in the neighborhoods should be able to walk on sidewalks. If the sidewalk issue is taken care of, there would be no objection to Stone Hollow.

The vote on the motion to approve the Stone Hollow subdivision plat was as follows:

Rex Bean	Nay
Robert Hales	Nay
Allen Reed	Nay
Curtis Rowley	Aye
Glenl Wear	Nay

The motion to approve and forward the Stone Hollow subdivision plat did not pass.



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Produced By  
Santaquin City Community Development



This is a detailed plat map of a residential subdivision. The map shows numerous lots, many of which are numbered. Key streets include Sunset Trails, Tanner, Pacific Railroad, and Summit Creek Irrigation. A large area is labeled 'SUNSET TRAILS' and another 'TANNER'. The map also shows 'PACIFIC RAILROAD' and 'SUMMIT CREEK IRRIGATION'.

ZONE	PC ZONE (36-65)
OVERALL SUBDIVISION	
TOTAL AREA	111.19 ACRES
# OF UNITS	374 LOTS
# BUILDABLE LOTS	390 LOTS
LOT AREA	82.19 ACRES
RIGHT-OF-WAY AREA	21.4 ACRES
OPEN SPACE	13.78 ACRES
DENSITY	3.31 UNIT/ACRE

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PAGE 2:	INDEX SHEET
PAGE 3:	NORTHWEST PLAN
PAGE 4:	SOUTHWEST PLAN
PAGE 5:	NORTHEAST PLAN
PAGE 6:	SOUTHEAST PLAN
PAGE 7:	CURVE TABLE
PAGE 8:	NORTHWEST UTILITIES
PAGE 9:	NORTHWEST UTILITIES
PAGE 10:	NORTHEAST UTILITIES
PAGE 11:	SOUTHEAST UTILITIES
PAGE 12:	CONSTRUCTION DETAILS

**DEVELOPER**  
**CONCRETE CONCRETE, LLC**  
10000 N. 10TH AVE.  
SUITE 100  
DENVER, CO 80231  
303-733-1110

**OWNER**  
**BOYD, JAMES, JR., LLC**  
10000 N. 10TH AVE.  
SUITE 100  
DENVER, CO 80231  
303-733-1110

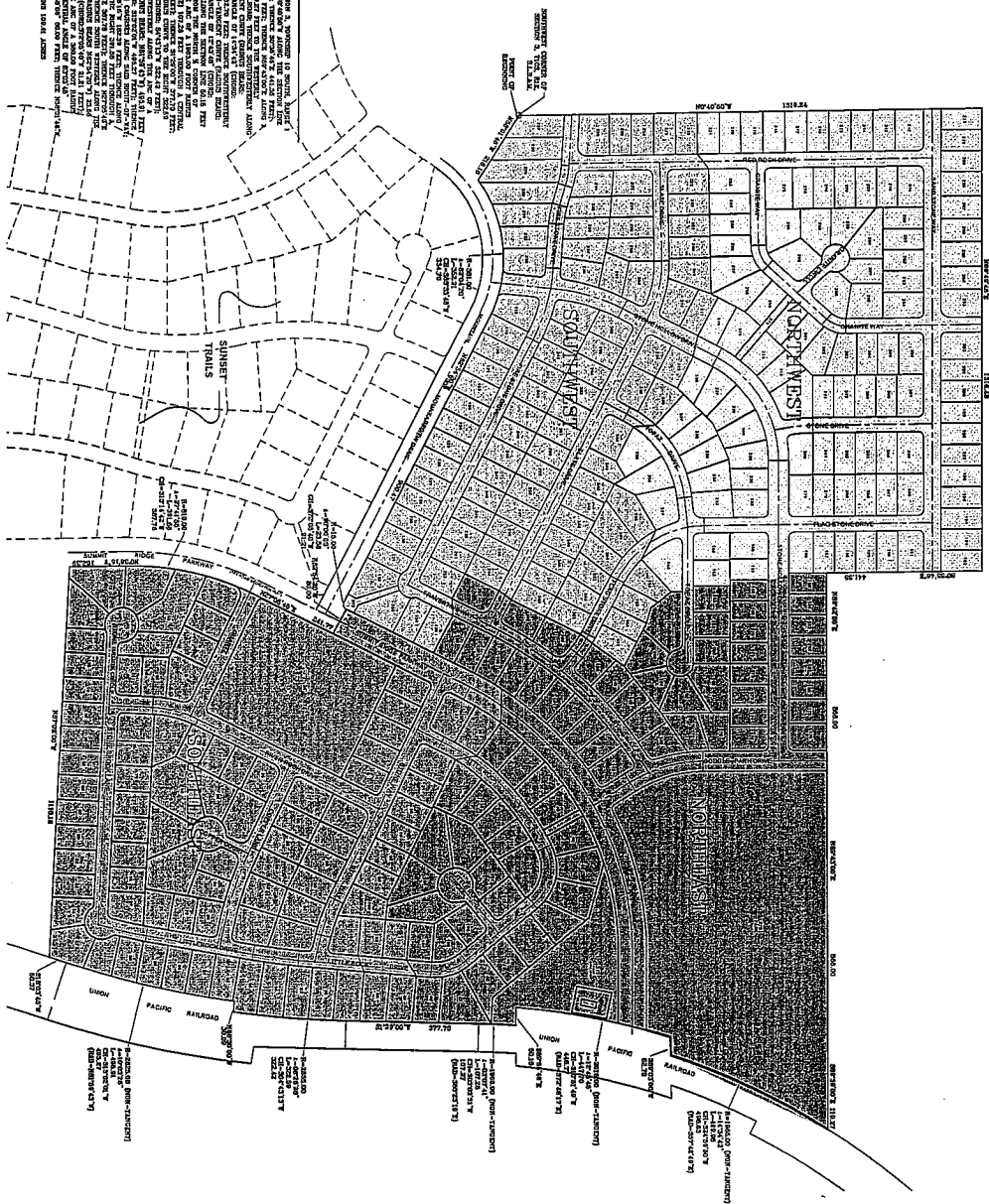
**DESIGNER**  
**LEE CONSULTING ENGINEERS AND SURVEYORS**  
10000 N. 10TH AVE.  
SUITE 100  
DENVER, CO 80231  
303-733-1110

**STONE MASONRY & MASONRY**  
**CONCRETE CONCRETE, LLC**  
10000 N. 10TH AVE.  
SUITE 100  
DENVER, CO 80231  
303-733-1110

<b>1</b> SHEET	DESIGNER'S	PROJECT	<b>STONE HOLLOW @ SUMMIT RIDGE</b> SANTAQUIN, UTAH COUNTY, UTAH  <b>COVER SHEET</b>	 Consulting Engineers and Surveyors, Inc.	3302 No. Main St. Spanish Fork, UT 84660 801-798-0555 Fax 801-798-9393	REVISION	DATE	BY
	DATE:	SCALE:						
	DRAWN BY:	SHEET:						
	ODM	08855-73						
	12/05/2005	1" = 150'						
	TAS	1 OF 12						

VICINITY MAP

The map shows a grid of city streets. A major road, likely I-65, runs diagonally from the top left to the bottom right. A smaller road, likely I-20, runs horizontally across the middle. A black dot labeled 'SITE' is located in the lower-left quadrant, near the intersection of the two major roads. The label 'BIRMINGHAM, ALA.' is centered within the grid.



RECORDED IN GOVERNMENT OFFICE OF RECORDS, 10000 10TH AVENUE, NEW YORK 10025

1. NAME OF THE PARTY JOHN EDGAR HOOVER

2. DATE OF BIRTH 1-22-1895

3. PLACE OF BIRTH ALBANY, NEW YORK

4. EDUCATION COLLEGE OF THE CITIES, NEW YORK

5. DATE OF DEATH 5-2-1967

6. PLACE OF DEATH WASHINGTON, D.C.

7. DATE OF BURIAL 5-10-1967

8. PLACE OF BURIAL ARLINGTON NATIONAL CEMETERY

9. DATE OF CREATION 5-10-1967

10. DATE OF REVISION 5-10-1967

11. DATE OF CANCELLATION 5-10-1967

12. DATE OF REINSTATEMENT 5-10-1967

13. DATE OF RESIGNATION 5-10-1967

14. DATE OF RETIREMENT 5-10-1967

15. DATE OF DEATH 5-2-1967

16. DATE OF BURIAL 5-10-1967

17. DATE OF CREATION 5-10-1967

18. DATE OF REVISION 5-10-1967

19. DATE OF CANCELLATION 5-10-1967

20. DATE OF REINSTATEMENT 5-10-1967

21. DATE OF RESIGNATION 5-10-1967

22. DATE OF RETIREMENT 5-10-1967

23. DATE OF DEATH 5-2-1967

24. DATE OF BURIAL 5-10-1967

25. DATE OF CREATION 5-10-1967

26. DATE OF REVISION 5-10-1967

27. DATE OF CANCELLATION 5-10-1967

28. DATE OF REINSTATEMENT 5-10-1967

29. DATE OF RESIGNATION 5-10-1967

30. DATE OF RETIREMENT 5-10-1967

31. DATE OF DEATH 5-2-1967

32. DATE OF BURIAL 5-10-1967

33. DATE OF CREATION 5-10-1967

34. DATE OF REVISION 5-10-1967

35. DATE OF CANCELLATION 5-10-1967

36. DATE OF REINSTATEMENT 5-10-1967

37. DATE OF RESIGNATION 5-10-1967

38. DATE OF RETIREMENT 5-10-1967

39. DATE OF DEATH 5-2-1967

40. DATE OF BURIAL 5-10-1967

41. DATE OF CREATION 5-10-1967

42. DATE OF REVISION 5-10-1967

43. DATE OF CANCELLATION 5-10-1967

44. DATE OF REINSTATEMENT 5-10-1967

45. DATE OF RESIGNATION 5-10-1967

46. DATE OF RETIREMENT 5-10-1967

47. DATE OF DEATH 5-2-1967

48. DATE OF BURIAL 5-10-1967

49. DATE OF CREATION 5-10-1967

50. DATE OF REVISION 5-10-1967

51. DATE OF CANCELLATION 5-10-1967

52. DATE OF REINSTATEMENT 5-10-1967

53. DATE OF RESIGNATION 5-10-1967

54. DATE OF RETIREMENT 5-10-1967

55. DATE OF DEATH 5-2-1967

56. DATE OF BURIAL 5-10-1967

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SOUTHWEST PLAN PAGE 4 ULTRASOUND: PAGE 8	NORTHEAST PLAN PAGE 5 ULTRASOUND: PAGE 1	SOUTHWEST PLAN PAGE 6 ULTRASOUND: PAGE 1	NORTHEAST PLAN PAGE 8 ULTRASOUND: PAGE 3

**DEVELOPER**  
**SHAW-WALKER COMMUNITIES, L.L.C.**  
 1201 S. 10TH AVE.  
 125 E. MAIN #100  
 ABERDEEN PARK, UTAH 84003  
 801-361-9710

**OWNER**  
**KEE PAUL HOLDINGS, L.L.C.**  
 145 YOGA, NEVADA 89118  
 1-702-756-1189

**ENGINEER**  
**URS CONSULTING ENGINEERS AND SURVEYORS**  
 3302 NORTH MAIN  
 SPANISH FORK, UTAH 84400  
 801-786-0553

**STONE HOLLOW @ SUMMIT RIDGE**  
 SALT LAKE, UTAH COUNTY, UTAH

<div style="writing-mode: vertical-rl; transform: rotate(180deg);">SHEET</div> <div style="font-size: 2em; font-weight: bold;">2</div>	DESIGNER:	CDM	PROJECT:	98835-P3
	DATE:	12/05/2005	SCALE:	NO SCALE
	DRAWN BY:	TAS	SHEET:	2 OF 12

**STONE HOLLOW @ SUMMIT RIDGE**  
SANTAQUIN, UTAH COUNTY, UTAH

## INDEX SHEET

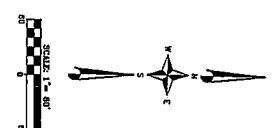
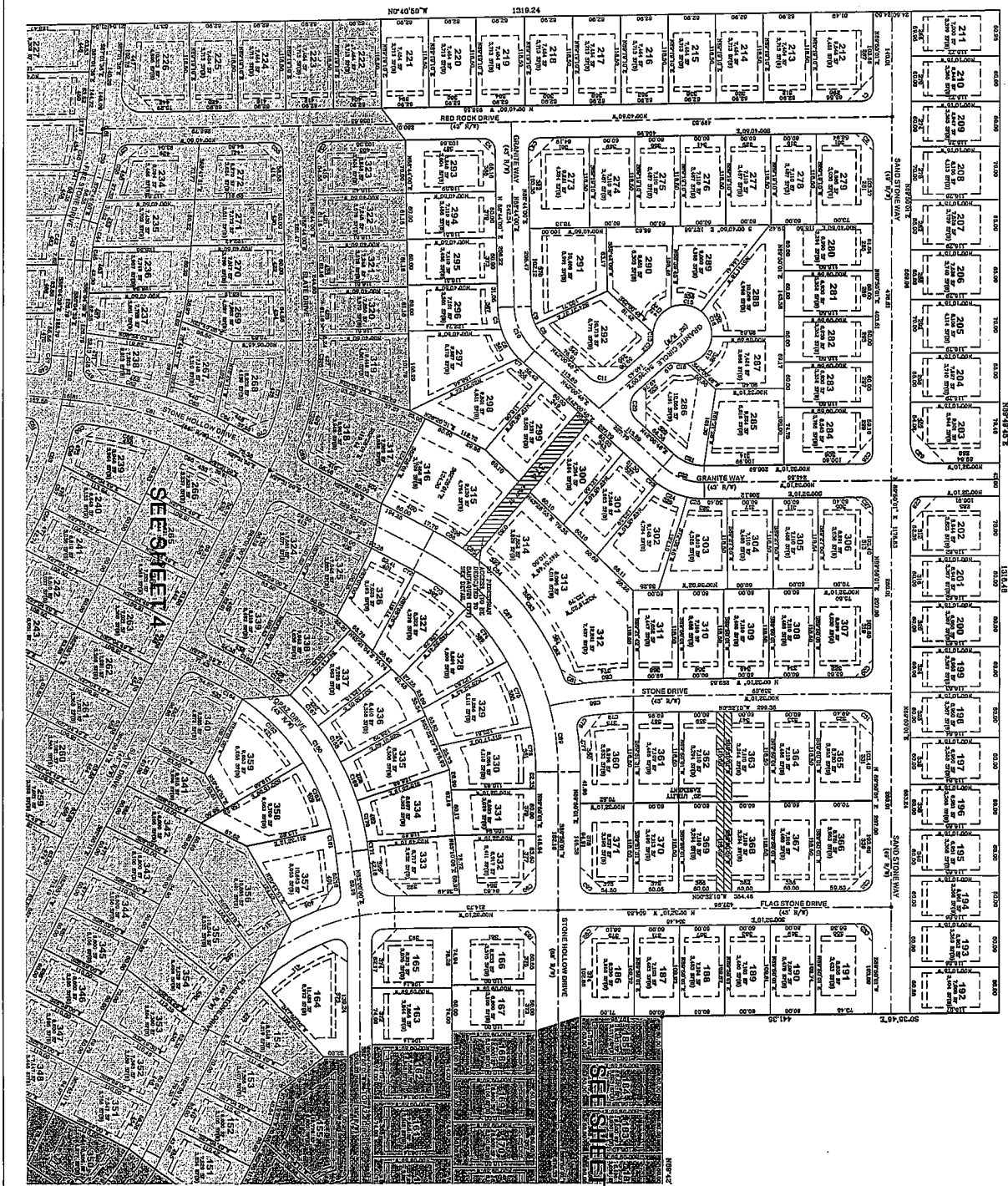


Consulting Engineers  
and Surveyors, Inc.

**3302 No. Main St.  
Spanish Fork, UT 84660  
801-798-0555  
Fax 801-798-9393**

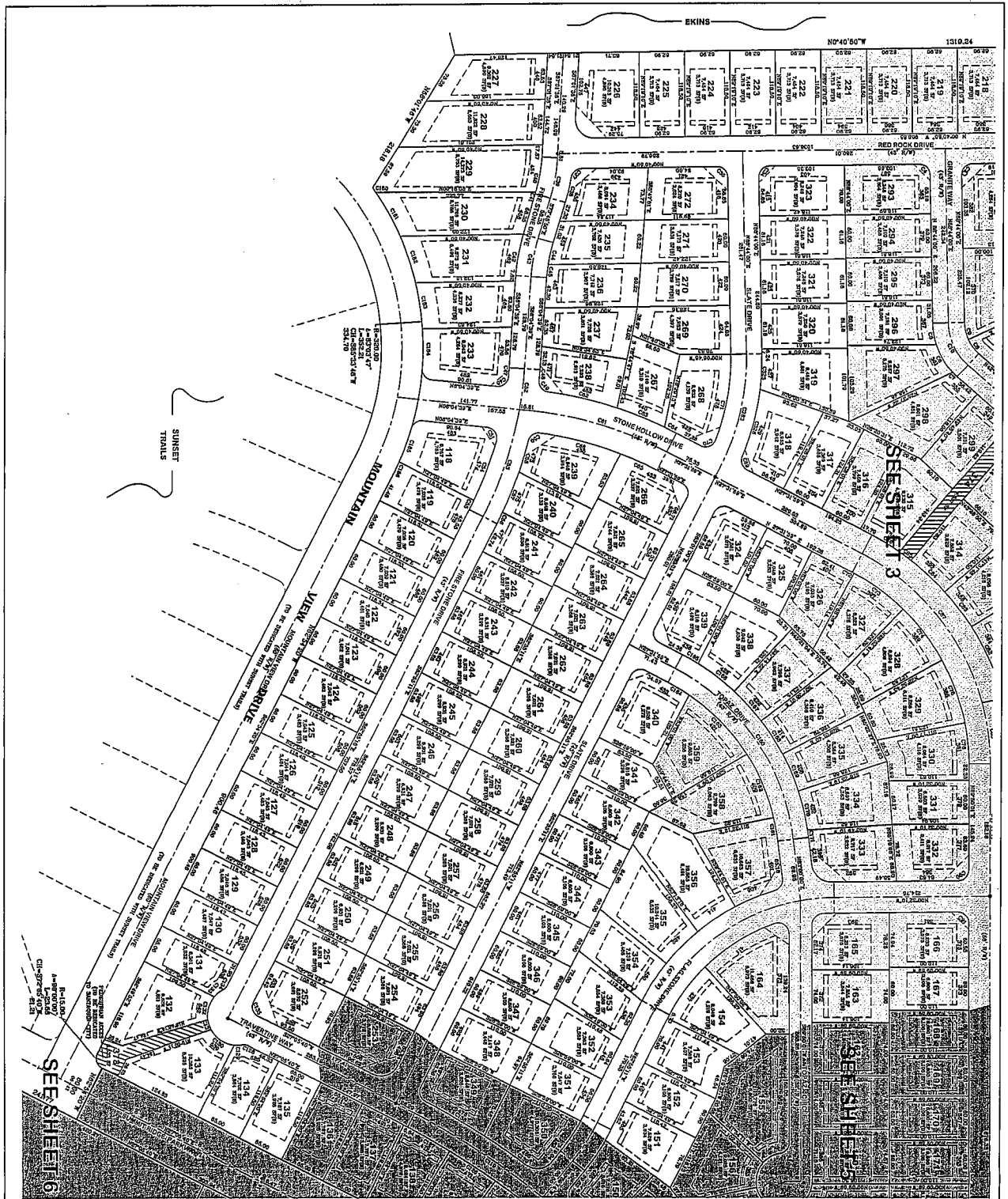
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<b>PUBLIC UTILITY EASEMENTS</b> 		<b>BUILDING SETBACKS (MINIMUM)</b> 		<b>REVISION</b> <table border="1"> <tr><th>NO.</th><th>DATE</th><th>BY</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>		NO.	DATE	BY									
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<b>STONE HOLLOW @ SUMMIT RIDGE</b> SANTAQUIN, UTAH COUNTY, UTAH <b>NORTHWEST</b> <b>PRELIMINARY LOT LAYOUT</b>		<b>DESIGNER:</b> GDM <b>DATE:</b> 12/05/2006 <b>DRAWN BY:</b> TAB		<b>PROJECT:</b> 98635-P3 <b>SCALE:</b> 1" = 60' <b>SHEET:</b> 3 OF 13													
<b>SHEET 3</b>				3302 No. Main St. Spanish Fork, UT 84660 801-798-0555 Fax 801-798-9393													

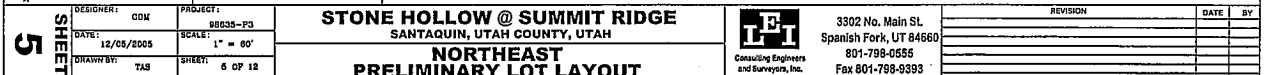
# CITY COUNCIL MEETING 12-06-06 ATTACHMENT "E-10"



<b>PUBLIC UTILITY EASEMENTS</b> 		<b>BUILDING SETBACKS (MINIMUM)</b> 		<b>REVISION</b> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>		NO.	DATE	BY			
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<b>STONE HOLLOW @ SUMMIT RIDGE</b> SANTAQUIN, UTAH COUNTY, UTAH <b>SOUTHWEST</b> <b>PRELIMINARY LOT LAYOUT</b>		3302 No. Main St. Spanish Fork, UT 84680 801-798-0555 Fax 801-798-9393		<b>DESIGNER:</b> CDM <b>DATE:</b> 12/06/2006 <b>SCALE:</b> 1" = 80' <b>SHEET:</b> 4 OF 12							



## SEE SHEET 10



DESIGNER: GDM	PROJECT: 98635-P3
DATE: 12/05/2005	SCALE: 1" = 60'

**LEI**  
Consulting Engineers

REVISION	DATE	BY