

**NOTICE AND AGENDA  
AMENDED**

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Wednesday, October 4, 2006, 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. September 27, 2006
    - b. Bills
      1. \$217,204.54
  - 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

    - a. Discussion and possible appointment of a Planning Commission Member ®
  - 6. FORMAL PUBLIC HEARINGS**
    - a. Possible projects for the 2007 CDBG Small Program
  - 7. UNFINISHED BUSINESS**
    - a. Discussion and possible action with regard to the Safe Sidewalk Project
    - b. Discussion and possible action with regard to the revised Summit Ridge Annexation and Development Agreement
    - c. Discussion and possible action with regard to the landscaping on Main Street
  - 8. NEW BUSINESS**
    - a. Discussion and possible action with regard to the P.J. Mathon Single Lot Split
    - b. Discussion and possible action with regard to a 3 lot subdivision for Francella Pierce
    - c. Discussion and possible action with regard to Sunset Trails Subdivision at Summit Ridge Preliminary Review
  - 9. BUSINESS LICENSES**
  - 10. INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS**
    - a. Resolution 10-01-2006 "Declaration of Surplus Property"
  - 11. PETITIONS AND COMMUNICATIONS**
  - 12. REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES**
    - a. City Manager
      1. General update
    - b. Planning Commission
      1. General update
  - 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: S. B. Farnsworth  
Susan B. Farnsworth, City Recorder

**POSTED:**

CITY CENTER  
POST OFFICE  
ZIONS BANK

® Amendment to Agenda

**CITY COUNCIL MEETING  
HELD IN THE COUNCIL CHAMBERS  
OCTOBER 4, 2006**

At 7:10 pm Mayor James DeGraffenried called the meeting to order. Council Members attending: Filip Askerlund, Arthur Adcock, Martin Green and James Linford. Council Member Tracy Roberts was excused.

Others attending: City Manager Stefan Chatwin, Legal Counsel Brett Rich, Police Chief Dennis Howard, Administrative Assistant Shannon Hoffman, Planning Commission Representative Doug Rohbock, Keith Broadhead, Troy Kunz, Wayne Holland, PJ Mathon and other unidentified individuals.

**PLEDGE OF ALLEGIANCE**

Council Member Green led the Pledge of Allegiance.

**INVOCATION/INSPIRATIONAL THOUGHT**

Mr. Rohbock offered a Word of Prayer.

**CONSENT AGENDA**

***Minutes***

***September 27, 2006***

***Bills***

***\$217,204.54***

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

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

***Discussion and possible appointment of a Planning Commission Member***

Mayor DeGraffenried indicated he had received three "Letters of Interest" associated with the vacancy on the Planning Commission. Those submitting the letters were John R. Chatterley, Glenl Wear, and Layne Haacke. Mayor DeGraffenried recommended appointing Glenl Wear to complete Clara Goudy's term on the Planning Commission.

Council Member Linford moved to accept Mayor DeGraffenried's recommendation to appoint Glenl Wear to the Planning Commission. Council Member Askerlund seconded the motion. Council Members Linford, Green, Adcock and Askerlund voted in favor of the motion.

**FORMAL PUBLIC HEARINGS**

***Possible projects for the 2007 CDBG Small Program***

Council Member Green moved to open a Public Hearing with regard to possible projects for the 2007 CDBG Small Program. Council Member Adcock seconded the motion. The vote was unanimous.

Administrative Assistant Hoffman stated that this hearing is being called to consider potential projects for which funding may be applied for under the 2007 Community Development Block Grant Program. It was explained that the grant money must be spent on projects benefiting primarily low and moderate-income persons. The region of which Santaquin City is a member, is expecting to receive approximately \$1.5 million within this new program year. All eligible activities that can be accomplished under this program are identified in the CDBG Application Guide and interested persons can review it at any time. Administrative Assistant Hoffman read several of the eligible activities listed which included, construction of public works and facilities, ie: water and

sewer lines, fire stations, acquisition of real property, provision of public services such as a food bank or homeless shelters. Also eligible are loan programs for private businesses, which would then hire low-income persons. The program may also pay for housing rehabilitation for low-income homeowners or for persons owning rental housing for lower income persons. Administrative Assistant Hoffman indicated that in the past Santaquin City has received several CDBG Grants for projects including: Public Safety Building, Library, a fire truck, installation of fire hydrants in the core area of town, water system improvements, well site land acquisition and construction, as well as spring development. Some of the needs of the Community have been submitted to MAG as part of the regional "Consolidated Plan". The list of needs include a water truck for the Fire Department as well as a public works building. The City can only submit one application therefore a project would need to be determined. There are a number of guidelines associated with the award of the grant.

Council Member Adcock questioned if the City could request a project that would benefit the Senior Citizens of the City. He was told there was not adequate handicap parking for the senior aged residents who come to the Seniors Center and this may be a project to be considered. Ms. Hoffman indicated the grant could be used to buy down the connection fees associated with the pressurized Irrigation Project for the low to moderate-income families.

Mr. Rohbock suggested the decided upon project follow the City's Master Plan.

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

## **UNFINISHED BUSINESS**

### ***Discussion and possible action with regard to the Safe Sidewalk Project***

Administrative Assistant Hoffman reviewed the history of the proposed 500 West Main Street project (see attachment "A" for a history outline).

Council Member Green moved to return the grant monies to UDOT due to the increasing construction costs. Motion dies for lack of a second.

Those in attendance were told that the current year's budget did not include matching funds for this project. The bids pertaining to the project of installing curb, gutter and sidewalk on both sides of the highway were in excess of Engineers Bid. The project as a whole would benefit a small number of children walking to and from school. It was reported that the grant was applied for due to Mr. Johnson attending a previous CDBG Public Hearing and requesting the project.

Council Member Green moved to return the monies to UDOT. Council Member Askerlund seconded the motion.

Council Member Linford was told that there are approximately 600 feet of sidewalk in the project, which benefit less than a dozen school age children. Chief Howard indicated the sidewalk improvement would be nice but he understands the funding issues. Mayor DeGraffenried indicated if the City would be required to fund the project at approximately \$55,000, he would rather use the money to improve 300 West.

After the discussion, the vote was unanimous to return the money to the State.

***Discussion and possible action with regard to the revised Summit Ridge Annexation and Development Agreement***

Council Member Linford indicated he was concerned that the portion of the acreage that will be dedicated to the City has conditions attached. He isn't comfortable with the condition addressed in Section 4.6.1.4.

Council Member Green indicated he understood the Developers concern with the property not being developed in a timely manner.

Council Member Askerlund indicated that if the "economy tanked", Summit Ridge Communities would be more interested in developing their existing property instead of acquiring additional property.

Council Member Green indicated that the land donation to the City began at a 25 acre parcel and was increased to 35 acres. He felt the land donation was more than fair to the City.

Council Member Adcock indicated he felt this agreement is good for the City as well as the Developer.

Council Member Linford was told the original agreement did not include any trails or 25 acres of land.

Legal Counsel Rich indicated he did not want the Council to think the agreement was risk free. One of his worries is the requirement of Warranty Deeds. He indicated that he is not opposed to the Council approving the Agreement as a whole.

Council Member Askerlund questioned if the City could "do better" if negotiations continued. Legal Counsel indicated this agreement would be beneficial to both parties.

City Manager Chatwin indicated if the whole picture of the project is taken into consideration, the Developer was being very generous by the land donation and by pushing this issue; damage to future negotiations might be sustained.

Council Member Adcock asked how an agreement could be approved if the parcel of land hasn't been designated as of yet for the dedication.

Council Member Askerlund moved to approve the revised Summit Ridge Annexation and Development Agreement with the following changes:

- a change be made to Section 3.8.3 by removing the word "may",
- identify the redline trails in Section 4.8.1.1,
- in Section 3.11 Exhibit "F" be changed to Exhibit "E",
- in Section 4.6.1.4 "Public Facility Site" the necessary changes be made to reflect the 10-year time frame associated with completing the noted 25% of construction begin at the time the deed is transferred to the City, and
- the Title Policy be reviewed and is acceptable to the City's Legal Counsel.

Council Member Green seconded the motion. The vote was unanimous.

***Discussion and possible action with regard to the landscaping on Main Street***

Administrative Assistant Hoffman reported the cost associated with the original landscaping plan of the project was for approximately \$200,000. Request for Proposals were solicited with a number of plans being picked up and only one bid being returned. The budgeted amount of the project was approximately \$100,000. The only bid received was for approximately \$150,000. Ms. Hoffman reported she would be meeting with Brad Olson of Olson's Green House to get additional project ideas.

Mayor DeGraffenried excused Legal Counsel Rich. Before he was able to exit the room, the request was made that he report on his findings when he spoke with the Administrator of the Courts.

Legal Counsel Rich reported he met with the Court Representative and found the City is receiving some reimbursement monies. Reports provided by the Court Representative shows that the City has received about \$300 of the allotted amount, this calendar year. He will continue discussions with the Court Representative and report his findings at the next Council Meeting.

Returning to the previous landscaping discussion, Mayor DeGraffenried recommended staying within the \$100,000 landscaping budget. Council Member Linford indicated he could not recommend spending \$50,000 for additional landscaping when \$50,000 was refused to improve previously mentioned sidewalks. The Council Members agreed with Mayor DeGraffenried's recommendation and requested Ms. Hoffman meet with additional individuals for project ideas.

**NEW BUSINESS**

***Discussion and possible action with regard to the P.J. Mathon Single Lot Split***

City Planner Marker reviewed the proposed single lot split. One of the recommendations forwarded by the Planning Commission, is that a Certification of Occupancy would not be issued until the detached garage is removed as it is straddling the new property line. The garage is planned to be used for storage of construction materials during the building of the new structure (see attachment "B" for Staff Recommendations).

Council Member Askerlund moved to approve the P.J. Mathon Single Lot Split contingent on not issuing a "C of O" until the garage is removed. Council Member Adcock seconded the motion.

Council Member Askerlund amended the motion to include the wording of "detached" garage. Council member Adcock seconded the amendment. The vote was unanimous.

***Discussion and possible action with regard to a 3-lot subdivision for Francella Pierce***

Council Member Adcock moved to approve the 3-lot subdivision for Francella Pierce with the condition all required bonding and guarantees be given to the City as well as the accessory structures be removed. Council Member Askerlund seconded the motion. The vote was unanimous. (See attachment "C" for Staff recommendations)

***Discussion and possible action with regard to Sunset Trails Subdivision at Summit Ridge Preliminary Review***

Council Member Green moved to approve the Preliminary Plans associated with the Sunset Trails Subdivision. Council member Adcock seconded the motion.

City Planner marker reviewed the proposed development (see attachment "D" for Staff recommendation). After the review, the vote was unanimous.

Council Member Askerlund reported the Planning Commission was adamantly opposed to the development of Sunset Trails due to the City not requiring sidewalk on both sides of the road. Council Member Askerlund asked if there is the potential of vandalism due to not having a place for the kids to walk. He was told there was always that possibility.

The Council Members were told that the park located within this subdivision would be developed at the expense of the City. However the Developer could develop the park with a reimbursement agreement.

After the discussion, the vote was unanimous to approve the Preliminary Plans associated with the Sunset Trails Subdivision.

#### **BUSINESS LICENSES**

Nothing

#### **INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS**

##### ***Resolution 10-01-2006 "Declaration of Surplus Property"***

Council Member Adcock moved to approve Resolution 10-01-2006 "Declaration of Surplus Property". Council Member Green seconded the motion. Council Member Askerlund, Adcock, Green and Linford voted in favor of the motion.

#### **PETITIONS AND COMMUNICATIONS**

Nothing

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

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

##### ***General update***

City Manager Chatwin reported on the following things:

- An undisclosed Developer will be coming on Friday to tour Summit Ridge. Stewart Reid will be joining in the tour. He will report on the tour at a more appropriate time,
- He met with J-U-B with regard to the Water Impact Analysis. It is close to being completed. J-U-B will meet with the Mayor and Council later for an update, and
- An update on the Pressurized Irrigation Project will be schedule for the next Council Meeting

Council Member Green reported the 400 East road which is under construction, has turned into a nice ATV trail. He indicated the ATV's are racing along that area and requested additional Police patrol.

Council Member Adcock reported he liked the way the utility bills read since the change. He thinks they should remain as they are.

***Planning Commission***

**General update**

Planning Commission Member Rohbock reported the consensus of the Planning Commission was that they are against the requirement of sidewalks on only one side of the street within a Planned Community.

He indicated that during the Planning Commission's review of the Pierce subdivision they held a discussion concerning installation of sidewalks within the core part of town. The Council Members indicated that a sidewalk project should not be "piece milled". They didn't feel this was the time for such a project in the "old part of town".

Council Member Green requested Planning Commission Member Rohbock report to the Planning Commission that he understands their feelings when projects receive approval by the Council Members that the Planning Commission has voiced concerns with. It does not mean the Planning Commission Members opinion is not important and that the member's dedication is not acknowledged and appreciated.

**REPORTS BY MAYOR AND COUNCIL MEMBERS**

***Mayor DeGraffenried***

Mayor DeGraffenried asked City Manager Chatwin if the Building Official had drafted the requested report. Mayor DeGraffenried was told the Building Department has a meeting scheduled for the next morning and the report would be presented and discussed then.

Council Member Linford said the Utility Billing second line addressing assessment of the penalty, which will occur after the 25<sup>th</sup> of the month, should be changed. He would like to see it removed altogether or the word "paid" changed to "received". He indicated Residents would get in the habit of not paying their bills until the very last minute before it is due. He indicated that the reason for the grace period was so the bills would be paid in a timelier manner.

Council Member Askerlund said it did not matter what changes the Council made, some people would not pay their utility bill in a timely manner regardless of the penalty and others will always pay on time. He felt the set up of the bill should be left as it is.

Council Member Green asked what time the Council needed to be at the Town Meeting on Thursday. He was told they should arrive by 5:45 pm.

Council Member Adcock reported he had received numerous complaints with regard to the cable project. City Manager Chatwin will meet with the cable representative to address the complaints and report back to the Mayor and Council Members.

Council Member Askerlund said he felt it would serve the City well to have representation from Planning and Zoning as well as a Council Member attend the Development Review Committee Meetings.

Council Member Askerlund indicated he would encourage the Planning Commission to complete the drafting of the Sexually Oriented Business Ordinance so the Mayor and Council Members may review it.

Mayor DeGraffenried told the Council Members that those attending the town Meeting would have an opportunity to express their concerns and ask questions with regard to the proposed General Plan. He indicated he would welcome those attending and make an introduction as to why the meeting is being held. Council Member Askerlund indicated the process seemed to be backwards and the Residents should be gathering at the end of the meeting to discuss as a group their ideas and concerns. Council Member Askerlund was told that the meeting would be very informal with those attending having an opportunity to write their ideas on post it notes which would be reviewed by the Staff. Upon review, the ideas would be incorporated in to the General Plan as they would fit.

**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)

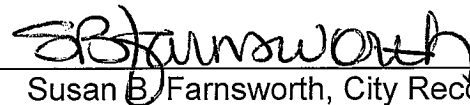
Nothing

**ADJOURNMENT**

At 9:35 pm Council Member Green moved to adjourn. Council Member Linford seconded the motion. The vote was unanimous.

Approved on October 14, 2006.

  
James E. DeGraffenried, Mayor

  
Susan B. Farnsworth, City Recorder



SAFE SIDEWALK  
500 West Main Street

- Applied for Grant in April 2003. Monies have to be used in specific areas. Has to be a school pedestrian route along a State Road. Total Engineer Estimate for project \$29,531. City to match 25%. This project area was selected because of a resident who had suggested, during a CDBG public hearing, that we use CDBG monies to provide a safe pedestrian route for the school aged children in the area.
- Awarded Grant in August 2003 the amount of 18,573.00, with City portion of \$10,958.
- Plans and Specs drawn and engineered and project was put out to be in 2004 by the Engineering Department. Bids received were all over the budget. Was determined we would wait and put in out to bid at a different time of the year.
- Put back to bid in 2005. No bids received.
- February 2006 received call from UDOT indicating that they had an extra \$10,958 they could give us for the project. Changes in Engineering Department occurred before project was put out to bid again. JUB assisted me with a cost estimate and updating information on the original plans and specs and the project was put out to bid again in Sept 2006. Engineers cost estimate was originally \$55,568 in June and was updated before project was put out to bid. New cost estimate was \$62,900.
- Four sets of Plans and Spec were picked up; however we only received two bids. Sunroc Construction \$73,748 and Kriser Construction \$116,828, both over the engineers estimate for the project.
- There are 3 options for this project and the City Council needs to decide what the best option is for the city at this time.
  1. Do the entire project and provide the matching funds and the overage. UDOT had agreed to pay for asphalt patching. Can only come up with approximately \$30,000. The remainder would be Santaquin City's responsibility.
  2. Do one side of the street (see engineers estimate). City to provide 25% matching funds. \$30,000 would probably cover the asphalt replacement for one side of the street.
  3. Not a spending priority, return the money to UDOT.

Note: Sidewalk on North side would probably be installed with the Ercanbrack Development.

**CITY COUNCIL MEETING 10-4-06  
ATTACHMENT "A-2"**

SANTAQUIN CITY CORPORATION  
SAFE SIDEWALK PROJECT (WEST MAIN STREET)  
SEPARATING PROJECT INTO NORTH SIDE AND SOUTH SIDE  
28-Sep-06 PREPARED

SUNROC CORPORATION

Item No.	Description	Unit	Estimated Quantity	Unit Price	Amount
1	Mobilization & UDOT Permit.	LS	1	\$9,500.00	
	North Side		56.12%		\$5,331.63
	South Side		43.88%		\$4,168.37
2	Imported Fill Material		BY CITY (as needed)		
3	Compaction and prep for curb, gutter and sidewalk.		1	\$11,500.00	
	North Side	LS	56.12%		\$6,454.08
	South Side	LS	43.88%		\$5,045.92
4	Sidewalk removal.		25		
	North Side	LF	0	\$12.00	\$0.00
	South Side	LF	25	\$12.00	\$300.00
5	30-inch curb & gutter (UDOT Type				
	North Side	LF	550	\$22.00	\$12,100.00
	South Side	LF	430	\$22.00	\$9,460.00
6	5-foot sidewalk				
	North Side	LF	482	\$20.00	\$9,640.00
	South Side	LF	340	\$20.00	\$6,800.00
7	5-foot sidewalk - Drive Approach				
	North Side	LF	68	\$22.00	\$1,496.00
	South Side	LF	90	\$22.00	\$1,980.00
8	Pedestrian ramp				
	North Side	LS		\$1,200.00	\$0.00
	South Side	LS	1	\$1,200.00	\$1,200.00
9	Untreated base course	TON			
	North Side		249.18	\$11.00	\$2,741.02
	South Side		194.82	\$11.00	\$2,142.98
10	Materials sampling and testing.			\$2,300.00	
	North Side	LS	56.12%		\$1,290.82
	South Side	LS	43.88%		\$1,009.18
11	Traffic Control			\$2,500.00	
	North Side	LS	56.12%		\$1,403.06
	South Side	LS	43.88%		\$1,096.94
11	Imported Top Soil (by City)		BY CITY		

**Total Opinion of Cost North Side \$40,456.61**

South Side \$33,203.39

North Side - 56.12%  
South Side - 43.88%

North Side 25% = 10,114.15  
South Side 25% = 8,300.85



## MEMORANDUM

December 16, 2005

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To: Mayor DeGraffenried and City Council via Planning Commission  
From: Dennis Marker, City Planner  
RE: Mathon Single Lot Split  
289 North 100 East

S#06-03, Zone: R-8  
Lots: 2, Acres: 0.367

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### Background:

Mr. P.J. Mathon is seeking approval of a single-lot split at 289 North 100 East (See attached map). The proposed subdivision includes one lot fronting onto 300 North and an existing lot which fronts onto 100 East (See attached exhibit A). The Development Review Committee reviewed the proposal on July 11, 2006 (See attached minutes). The property is in the R-8 Zone. The Planning Commission reviewed this proposal on September 14, 2006 and has recommended the City Council approve the proposed lot split (See attached minutes).

### Analysis:

#### Ordinance Review.

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

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

The applicant's property is currently 16,000 square feet, which is two (2) times as large in area as required for a lot in the R-8 Zone.

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

The proposal would allow for a home to be constructed between the existing home on the corner and the home on the adjoining property to the west. To have "new construction between two (2) existing structures" is the definition of Infill Development. As long as the proposed lot split meets the purpose and standards for infill development, the city can assert that no undue concentration of buildings will occur.

- The purpose statement for allowing infill developments reads as follows;

The purpose of [allowing infill subdivisions] is to provide for and encourage infill development of vacant lots with compatible land uses which offer opportunities to live, work, and shop within a compact area. Goals include the efficient use of land, reduced reliance on the automobile, and minimization of urban sprawl.

The standards for infill development to occur are as follows:

Infill development consisting of no more than two (2) lots shall be eligible for a reduction in the setback or frontage requirements stipulated within the zoning classification in which the property is located, pending planning commission conditional use approval. No such reduction shall be more than twenty percent (20%) of the provisions stipulated within the zoning classification in which the property is located.

The applicant's proposal calls for approval of reduced frontage on the corner lot. The R-8 requires 95 feet on both frontages, but with the infill standards those frontages can be reduced by 20%. The proposed frontages for the corner lot are 82.5 feet on 300 North and 97.5 feet on 100 East. The proposed frontages meet the reduction criteria for an infill development.

Both the purposes and standards are met by the proposed single-lot split, hence this is an appropriate infill development. Furthermore, as an infill development the City has established that infill developments do not "result in undue concentration of buildings".

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

The proposed use of the property after subdividing is for a single family residential home. This use is characteristic of the R-8 Zone.

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

The Planning Commission must decide whether or not the proposal will safeguard the values of the area. It should be noted that the area on which a new home could be built after the subject property is divided, is currently a vacant field and not maintained by the property owners. Allowing a home to be built in the area provides for the vacant ground to be better maintained as a new home is constructed and occupied upon it.

**E. All zone setback requirements can be maintained.**

All R-8 setbacks will be maintained by the existing home. Any future home built on lot 2 of the single-lot split must comply with the setbacks required at the time a building permit is submitted.

Lot Standards.

The proposed lots have 8,000 square feet and meet the frontage requirements allowed for infill developments.

Access. The two proposed lots will have direct access off of 300 North and lot 1 may have access off of 100 East.

**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 for its development. This is an efficient and effective use of existing public infrastructure. The proposed subdivision complies with this goal and policy of the general plan.

**Notice Response:**

Staff has received no comments from residents regarding this proposal.

**Recommendation:**

Staff recommends the Planning Commission forward a recommendation of approval to the City Council for the Mathon Single-lot Split located at 289 North 100 East, based on the following findings:

**Findings**

1. The request is consistent with the goals and policies of the General Plan, adopted 11-15-2000. Specifically in the Community Vision element to "provide a small-town atmosphere with well-planned, organized growth" by channeling future growth and development into areas that can be efficiently and effectively served by public infrastructure and facilities.
2. The undivided parcel of land, at the time of the adoption hereof is at least two (2) times as large in area as required for a lot in the zone.
3. Such division will not result in undue concentration of buildings, i.e. the request meets the purposes of the adopted infill development standards, Section 10-10-2 and the adopted infill standards Section 10-10-6 of the City's development Code.
4. The characteristics of the zone in which the lot is located will be maintained.
5. 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.
6. All zone setback requirements can be maintained.

Dennis L. Marker  
City Planner



## MEMORANDUM

December 16, 2005

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To: Mayor DeGraffenried and City Council via Planning Commission  
From: Dennis Marker, City Planner  
RE: Francella Pierce Preliminary Review  
187 East 100 North

S#06-05, Zone: R-8  
Lots: 3, Acres: 0.93

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### Background:

Mrs. Linda Allen, who represents Mrs. Francella Pierce, is seeking approval of a three lot subdivision at 187 East 100 North (**See attached zoning map and surveyors map**). The proposed subdivision includes one lot fronting onto 100 North and two lots fronting onto 200 East. The Development Review Committee reviewed the proposal on August 22, 2006 (**See attached DRC minutes**). The property is in the R-8 Zone. The Planning Commission reviewed this proposal during their meeting held on September 28, 2006 and has recommended the City Council approve the proposal (See attached DRAFT minutes).

The applicant's property is currently 40,357.8 square feet, which is over five (5) times as large in area as required for a lot in the R-8 Zone. It is surrounded by single family dwellings.

### Analysis:

#### Lot Standards.

The proposed lots have over 13,000 square feet which exceeds the minimum 8,000 square feet required for new lots in the R-8 Zone. The two new proposed lots meet the frontage requirements, 80 feet, for the R-8 Zone.

The existing home will remain on the corner lot where the R-8 Zone requires 95 feet for both frontages. The proposed frontages for the corner lot are 164 feet on 100 North and 85 feet on 200 East. The infill standards applicable in the core allow frontages to be reduced by 20%. With application of the infill standards the proposed corner lot frontages meet the reduction and are appropriate.

The existing home still meets the required side yard setback of 10 feet in the R-8 Zone. Homes to be built on the new lots will also have to meet the required setbacks of 30 feet in the front, 25 in the rear and 10 on the sides. There is adequate frontage for all of the lots to meet the required

setbacks and thus there will not be an undue concentration of buildings caused by this development.

Access. The existing home will continue to utilize access off of 200 East or 100 North. The two new proposed lots will have direct access off of 200 East.

Sensitive Lands.

There are no sensitive lands located on the subject property.

**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 for its development. This is an efficient and effective use of existing public infrastructure. The proposed subdivision complies with this goal and policy of the general plan.

**Notice Response:**

Staff has received no comments from residents regarding this proposal.

**Recommendation #1:**

Staff recommends the City Council approve the Francella Pierce subdivision located at 187 East 100 North, based on the following findings and condition:

**Findings**

1. The request is consistent with the goals and policies of the General Plan, adopted 11-15-2000. Specifically in the Community Vision element to "provide a small-town atmosphere with well-planned, organized growth" by channeling future growth and development into areas that can be efficiently and effectively served by public infrastructure and facilities.
2. The undivided parcel of land, at the time of the adoption hereof is at least two (2) times as large in area as required for a lot in the zone.
3. Such division will not result in undue concentration of buildings, i.e. the existing and future homes will have frontages equal to or consistent with the infill development standards of the City and the existing home still complies with the R-8 setbacks.
4. The characteristics of the zone in which the lot is located will be maintained.
5. 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.
6. All zone setback requirements can be maintained.

**Condition**

1. After approval from the City Council, all required bonds and guarantees must be posted with the City before the new legal descriptions can be recorded at the County Recorder's office.

**Recommendation #2:**

The Planning Commission also has recommended the City change its ordinances regarding construction of sidewalk, curb and gutter within the core area of town. Currently subdivision applications in the core (i.e. between 400 West and 400 East and between 400 North and 400 South) do not have to install sidewalk, curbing or gutter. With future infill developments and subdivisions taking place in this area, the City is missing the opportunity to have these improvements installed and paid for by developers. The Pierce subdivision is a good example of where these improvements could have been installed for half the block length along 200 East. The Planning Commission would like to evaluate this further and for the Council to provide them direction on the matter.

Dennis L. Marker  
City Planner





## 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 (Preliminary 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 reviewed the proposal. Major issues that were discussed in DRC meetings included trails and pedestrian connections, detention basin design, storm drainage and buildable areas. The Planning Commission has now forwarded the application to the City Council for their preliminary approval (**See attached DRAFT minutes**).

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 surrounding areas, 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 12,000 square feet. The proposed subdivision follows

those criteria. The minimum lot area in the proposed subdivision is 12,984 square feet. The maximum area is 36,483 square feet.

Access.

The subdivision will have direct access off Summit Ridge Parkway and roads will be stubbed to the south in order to tie in with future phases of the Vistas currently being reviewed by the DRC. Mountain View Drive, which is the major connector to the west side of the development will have fully improved travel lanes and trail along the south side. Future sidewalk along Mountain View Drive will be installed with the Stone Hollow subdivision to the north, which is also currently under review by the DRC. 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. 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 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 Summit Ridge Parkway and Mountain View Drive. 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.

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.

In order to create a more functional and enjoyable trail system along Summit Ridge Parkway, staff has been working with the developer to use the park area as a transition point between the existing trail and future trail. The existing trail system consists of a fourteen foot wide asphalt trail adjacent to curb and having a decorative concrete wall adjacent to the other side of it. Staff and the developer have revised the design of this trail to have a five to eight foot meandering park-strip and planting areas behind the trail rather than the existing trail design. This enhanced trail design will provide better buffering of pedestrians and recreationers from traffic along Summit Ridge Parkway as well as enhance the beauty and aesthetics of the parkway. Even with the new trail cross-section, the road will still accommodate the anticipated traffic loads caused by future development.

**Notice Response:**

Staff has received no comments about this project from adjacent property owners.

**Other Concerns:**

The Planning Commission wanted to reiterate its stand on the need to have sidewalk on both sides of a residential street where homes are located. They feel this is important for the safety and welfare of the future home owners and families in the area.

Staff has reviewed the proposed street cross-sections and designs and based on the anticipated Average Daily Traffic (ADT) volumes on those local streets feels they are appropriate. The proposed street designs will also limit the impact of grading and construction in the varied topography and sensitive slope areas of the development.

**Recommendation:**

Staffs recommends the City Council grant preliminary 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 conditions:

**Findings**

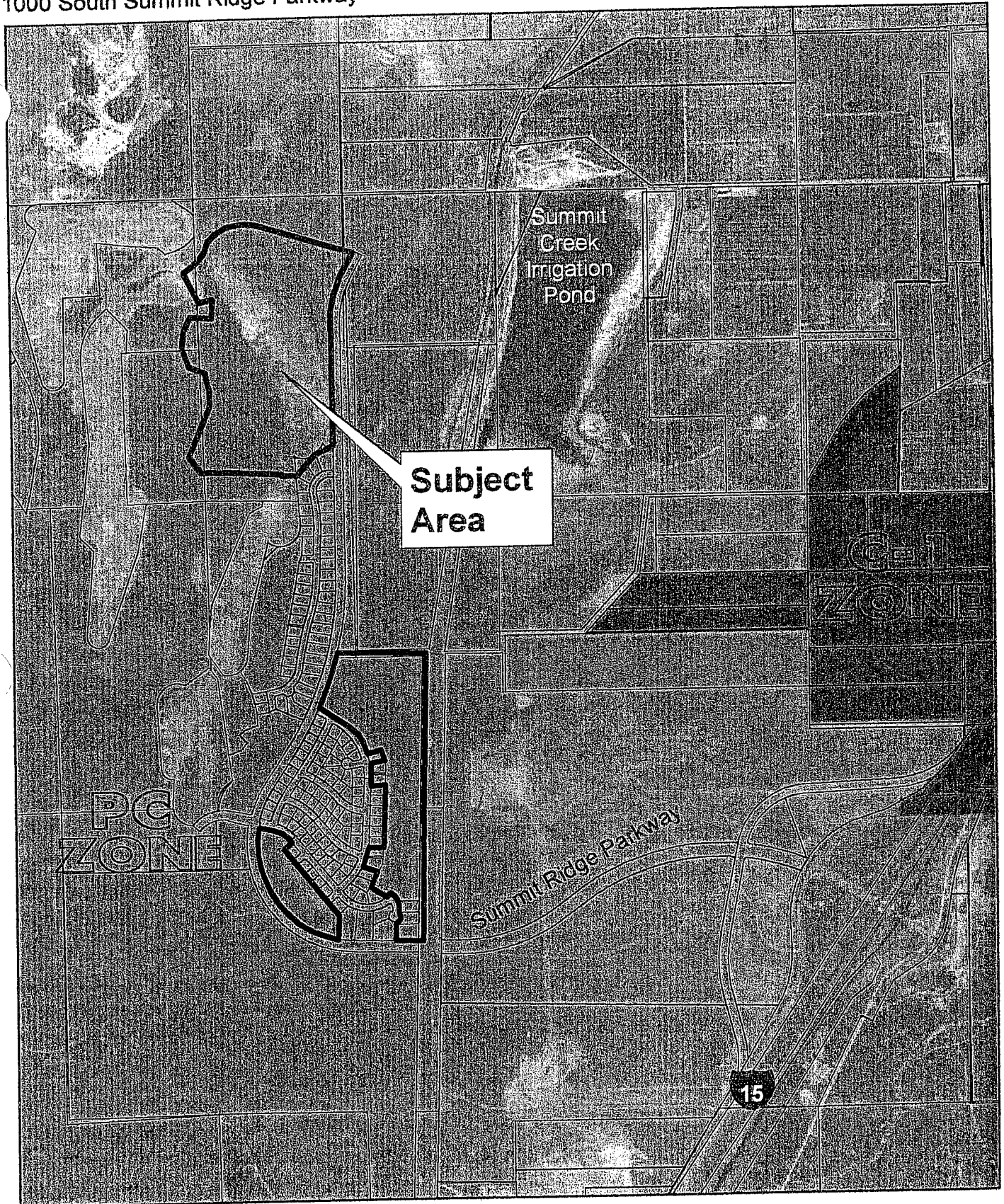
1. The development is located within the PC Zone.

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



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Feet

Produced By  
Santaquin City Community Development

