

**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, August 02, 2006, in the Council Chambers, 45 West 100 South, at 7:00pm.

AGENDA

- 1. ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. INVOCATION/INSPIRATIONAL THOUGHT**
- 4. CONSENT AGENDA**
 - a. Minutes
 1. July 19, 2006
 2. July 26, 2006
 3. July 27, 2006
 - b. Bills
 1. \$ 252,924.36 @
- 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**
- 7. UNFINISHED BUSINESS**
- 8. NEW BUSINESS**
 - a. Discussion and possible Preliminary approval of the Morley Meadows Subdivision (approx 500 S 100 W)
 - b. Discussion and possible action with regard to the Reservoir "RFP"
- 9. BUSINESS LICENSES**
- 10. INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS**
 - a. Resolution 08-02-2006 "Fee Schedule" @
- 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
 1. Discussion with regard the Santaquin Days Parade
 2. Update on the 400 East project
- 14. EXECUTIVE SESSION** (May be called to discuss the character, professional competence, or physical or mental health of an individual)
- 15. EXECUTIVE SESSION** (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)
- 16. ADJOURNMENT**

If you are planning to attend this Public Meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City ten or more hours in advance and we will, within reason, provide what assistance may be required.

CERTIFICATE OF MAILING

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

BY: 
Susan B. Farnsworth, City Recorder

POSTED:

CITY CENTER
POST OFFICE
ZIONS BANK
@ Amendment to Agenda

**MINUTES OF A COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
AUGUST 02, 2006**

Mayor James DeGraffenried called the meeting to order at 7:04 p.m. Council Members attending: Arthur Adcock, Tracy Roberts, Todd Starley, Martin Green and James Linford.

Others present: City Manager Stefan Chatwin, Dan Olson, Brent Bluth, and Clark McFarlane.

PLEDGE OF ALLEGIANCE

City Manager Chatwin led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Mr. Olson offered a Word of Prayer.

CONSENT AGENDA

Minutes

July 19, 2006

July 26, 2006

July 27, 2006

Bills

\$ 252,924.36

Council Member Linford moved to approve the Consent Agenda. Council Member Starley seconded the motion. Council Members Adcock, Roberts, Green and Linford voted in favor of the motion. Council Member Starley did not vote, as he didn't have time to review the minutes.

Mayor DeGraffenried requested to move to item 8B

Discussion and possible action with regard to the Reservoir RFP

Council Member Green moved to add the City Manager or the City Planner as the City Contact for the RFP as well as authorize publication of the document. Council Member Linford seconded the motion. The vote was unanimous.

Mr. Olson thanked the Mayor and Council Members for allowing this project the opportunity to "make or break" itself. The Mayor and Council Members expressed their thanks to those who have worked so diligently on this project.

PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS

Nothing

FORMAL PUBLIC HEARINGS

Nothing

UNFINISHED BUSINESS

Nothing

NEW BUSINESS

***Discussion and possible Preliminary approval of the Morley Meadows Subdivision
(approx 500 S 100 W)***

Council Member Adcock was told the temporary turn-a-round located on lot 11, would be vacated at the time the road is extended. Council Member Linford was told the irrigation ditch would be

pipled as well as curb, gutter and sidewalk being installed on the side of the road opposite of the project. See attachment "A" for Staff and Planning Commission's recommendations.

Council Member Roberts moved to give Preliminary approval for the Morley meadows Subdivision located at approximately 500 S 100 W. During a discussion Council Member Starley seconded the motion. Council Member Starley was told that the Planning Commission would be holding a Public Hearing this month. Council Member Green indicated he voted against the zone change but will vote in favor of the motion because the project meets all the R-8 zoning requirements. Council Member Linford indicated he would vote positively for this project but would not have if he were a Council Member during the Original vote. He also would not vote for future zoning changes for smaller lots. After the discussion the vote was unanimous.

BUSINESS LICENSES

Council Member Starley reviewed a new Business License Application submitted by Jennifer Christensen for a salon booth rental within the A Fresh Cut Salon. The appropriate inspections were obtained and noted on the Business License. Council Member Adcock indicated that the parking on the North side of Main Street was making it hard to see traffic when trying to enter onto Main Street.

Council Member Starley moved to approve a new Business License for Jennifer Christensen. Council Member Green seconded the motion. The vote was unanimous.

INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS

Resolution 08-02-2006 "Fee Schedule"

A discussion was held with regard to the need for a fee associated with vacating City right-of-ways. City Manager Chatwin indicated the proposed \$800 fee would be assessed to cover Administrative costs. Mayor DeGraffenried indicated the City would address each request for street vacation as it is presented to the City. Mayor DeGraffenried reported the fee could be credited towards the purchase of the vacated property if the Council so chose.

Council Member Green moved to approve Resolution 08-02-2006 "Fee Schedule". Council Member Linford seconded the motion. Council Member Starley wondered if a price per square foot should be assessed for the property the City may vacate. He was told setting a fee wasn't in the best interest of the City due to the changing land costs. After the discussion, Council Members Adcock, Roberts, Starley, Green and Linford voted in favor of the motion.

PETITIONS AND COMMUNICATIONS

Nothing

REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

City Manager

City Manager Chatwin reported the 400 East Road Project bid closing is scheduled for Monday. Upon receipt of the bids, a starting date as well as a completion date will be determined. City Manager Chatwin indicated that project information will be included in the next City Newsletter.

General update

City Manager Chatwin along with Stuart Reid met with the Executive Director of the Utah Farmers Bureau Federation to discuss the farming operations within the Santaquin City area. Council

Member Green indicated he participated in a discussion with Curtis Rowley with regard to annexing the Rowley Orchards into the City. It was reported that the Rowley's perceive the City as wanting the land annexed so the "City could get their hands on their water." Mr. Rowley was told that wasn't the intent of the City. City Manager Chatwin indicated most of the orchards are under an Agriculture Zone, which has many stipulations and if annexed they would be protected by this Zone. Mayor DeGraffenried reported at the time he met with the water board the Farmers were told the City didn't care if the Farmers sold their water but needed to be aware that at the time they develop their land, they would be required to have water or water rights available. He indicated the Farmers continually trying to be neighbor friendly as they have purchased new spraying equipment, which was very costly.

City Manager Chatwin reported he is currently working on recruitment for filling the City Engineer's position. He cautioned that the budget for the position would need to be increased. He reported there is a shortage of Engineers but he is continuing to work on this issue.

City Manager Chatwin reported the Main Street Enhancement project is near completion. The Developers will be installing a cement cap along the walkway and will be reseeding the area around the project. For the safety of the pedestrians, the walk way will be blocked until the railing is installed. The City is responsible for the landscaping along Main Street and will be requesting bids for the project. Council Member Starley indicated he remembered the original plans showing a pedestrian barrier at the intersections. He was told they might have been removed from the plans due to the cost.

Planning Commission
General update

Nothing

REPORTS BY MAYOR AND COUNCIL MEMBERS

Mayor DeGraffenried

Discussion with regard the Santaquin Days Parade

Council Members Linford, Green, Starley, and Adcock indicated they would be at the parade lineup by 9:00 am. Council Member Roberts said he would be working but will try to get coverage. He stated if he didn't meet them by 9:00 am he would not be coming.

Council Member Roberts indicated he would like, as a Council "to send a message" that this is an Equestrian Community. He indicated that riding horses during the parade maybe a beginning point.

Mayor DeGraffenried reported he attended the Children's Parade as well as the Home Run Derby, which was held at the Callaway Field. He indicated Walt Callaway and Duke Hudson, two elderly Residents of the City, participated in this event. Mr. Callaway and Mr. Hudson indicated they were happy to see the number of youth who were participating in the event.

Update on the 400 East project

Mayor DeGraffenried reported the City's acting Engineer has reviewed the 400 East 100 North water problems. The Engineer has recommended installing a 12" pipe from the upper sump along 400 East and connecting it to the sump on the 400 East 100 North corner. Bids for the project will be solicited and work will begin as soon as possible.

Additional information:

City Manager Chatwin read to those in attendance the current Resolution pertaining to the Rodeo Grounds. The Resolution will be referred to the Legal Counsel for review and recommendations will be made to the Mayor and Council upon review completion.

City Manager Chatwin reported that as of August 5th the 30-day extension associated with the Public Safety Building will come to a end. After the August 5th deadline, the Contractor will be charged a penalty for each day the project is not complete. Council Member Adcock questioned if the property owner, whose irrigation water floods the Public Safety Building property, has been contacted. He was told the irrigation company Representative has been notified as well as a letter being sent to the property Owner.

Mayor DeGraffenried reported he met with Blaine Oberg with regard to his storage-shed project. Mr. Oberg indicated the project is being sold and he has no intentions to do any additional improvements. Due to the Mr. Oberg not having a Certificated of Occupancy for the storage-sheds, the City assumes no liability if the project has a "mishap". Mr. Oberg indicated the City was making him install improvements that were not required of other property owners. Mr. Oberg agreed to install the required water line as well as the required fire hydrant.

Council Member Adcock indicated school is starting in 3 weeks and wondered if there would be any improvements along the 300 West roadway. He was told that the walk way would be re-stripped.

Council Member Adcock questioned if the State Water Report had been filed. City Manager Chatwin indicated he would request the interim City Engineer to draft this report and get it submitted.

Council Member Adcock reported the float "died" 3 times during the Spanish Fork Parade. Suggestions were made as to what could be used next year as a float. Additional discussion will be held at a future Council Meeting.

Council Member Adcock requested changing the name of the City Celebration to Santaquin Cherry Days. This also will be discussed at a later date.

Council Member Roberts requested Legal Counsel Rich be questioned about the legality of the current Resolution pertaining to the arena.

Council Member Roberts indicated he is uncomfortable with the late fee attached to the City Utility Bills. He would like to implement a grace period for payments. Council Member Green indicated he had been late 2 times and feels he should have be assessed the late fee. Council Member Roberts recommended making the bills due on the 20th of each month with a 5-day grace period. The late fee would be assessed on the 26th as it has been in the past.

Council Member Starley requested the Council Photos be scheduled for August 16th at 6:45 p.m.

Council Member Starley reported the construction traffic around 900 East is not abiding by the traffic laws. He was told this would be a Police matter and to have the concerned Individuals file a complaint with the Police Department.

Council Member Starley reported he visited Grand Junction, Colorado and had pictures of their Main Street, which he would like to share at a later date with the Mayor and Council.

Council Member Starley would like to improve the Centennial Park by adding additional shade trees and relocating the playground equipment. He was told this issue could be addressed when the Master Plan is revised.

Council Member Green reported a picture of the new Miss Santaquin was in the newest edition of the Payson Chronicle.

Council Member Green reminded those in attendance of the City Party, August 15th beginning 6:30 p.m.

Council Member Green reported he heard KSL News cast today featuring Doug Wright who was discussing the transportation concerns of Utah County. The discussion didn't include Santaquin City's needs. Council Member Green indicated he would call-in during tomorrow's talk show to voice his opinion.

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)

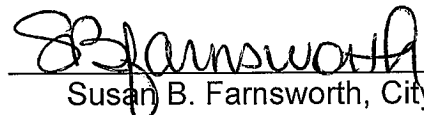
Nothing

ADJOURNMENT

At 8:57 p.m. Council Member Green moved to adjourn. Council Member Linford seconded the motion. The vote was unanimous.

Approved on August 16, 2006


James E. DeGraffenried, Mayor


Susan B. Farnsworth, City Recorder



freedom · family · friendship

MEMORANDUM

March 15, 2006

To:	Mayor DeGraffenried and City Council via Planning Commission	
From:	Dennis Marker, City Planner	Zone: R-8
RE:	Morley Meadows Subdivision (Preliminary Review)	Lots: 37
	500 South 100 West	Acres: 11.10

Background:

Mr. Brad Bishop, who represents Rural Housing Development Corporation, is seeking approval of a 37 lot subdivision at 100 West 500 South (See attached map and provided plats). The Development Review Committee (DRC) reviewed the proposal. Major issues that were discussed in DRC meetings included road connectivity to future development, 500 South road improvements, drainage of the site, and impacts on adjacent orchards. The Planning Commission reviewed the proposal during their July 13, 2006 meeting (See attached DRC and Planning Commission minutes).

Analysis:

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

Zoning. The property is in the R-8 Zone. "The objective of establishing the R-8 residential zone is to provide a residential environment within the city which is characterized by smaller lots and somewhat more dense residential development than is characteristic of the R-10 zone. Nevertheless, this zone is characterized by spacious yards and other residential amenities adequate to maintain desirable residential conditions"(Santaquin City Code, §10-7a-1). The proposed development follows the established purposes of the R-8 Zone.

Lot Standards.

All lots, except lot 37, have been reviewed and found to meet the required frontage and area requirements of the R-8 Zone. The applicant has petitioned the City for the closure of 100 West Street, approximately 2,274 sq. ft. (.05 acres), in order to create a compliant lot 37 (See Staff Memo for 100 West Road Closure dated July 7, 2006). If the City agrees to close 100 West as proposed and allow the applicant to utilize that closed portion, then Lot 37 would be a conforming lot.

Access. The subdivision will have direct access off of existing public roads, 100 West, 200 West, and 500 South. Extensions and improvements made along these streets will comply with the current City approved street cross-sections. All proposed lots would have direct access off of a public street. No private streets are proposed within this development.

Impact on Adjacent Properties. The subject property is surrounded by single family residences to the north and east, animal corrals and residences are located to the west and orchard lands are located to the south (See attached Exhibit A: Photographs 1 and 2). The proposed single family development is in keeping with existing residential uses around the property. The applicant has provided access points to lands on the west and south of the subject property which may be developed in the future.

The orchards to the south are part of a functioning agricultural operation, which includes spraying of pesticides, burning of woody materials, irrigation, and working hours not always consistent with residential neighborhoods. Persons moving into the subject development should be made aware of these and other possible impacts associated with orchard farming. Staff suggests the following language be attached to the subdivision plat

"This area is subject to the normal, everyday sounds, odors, sights, equipment, facilities, and any other aspects associated with agricultural lifestyle. Future residents should also recognize the risk inherent with orchard farming."

Furthermore, Goal 3 of the City's Community Vision, as found in the City's General Plan, is to provide a strong business tax base by "requiring buffering of incompatible (i.e. residential) land uses." Fencing or screening should be installed along the orchard property boundaries, where adjacent to this development. This will help to minimize impacts that residents may have on the orchard operation.

The applicant should also be sensitive to air borne particulates and matter caused by the proposed development which may affect the adjacent agricultural operation as well neighboring residents. The SCC, §11-6-3, states that "until the time of dedication to and acceptance by the city, the subdivider shall be responsible for maintaining existing road surfaces suitable for travel by the public. The subdivider shall be responsible for **all dust and mud control and all claims and damages resulting from failure to maintain a construction or development area**" (emphasis added).

Sensitive Lands. There are no sensitive lands located within this development. The closest hazard to the development is one of Summit Creek Irrigation Company's irrigation ditches located along the north side of 500 West (See attached Exhibit A: Photographs 3 and 4). The Santaquin City Code (SCC), §11-6-14, states the following:

DITCHES AND CANALS:

- A. Open ditches or canals shall not be allowed within or adjoining a subdivision except along rear or side lot lines. The subdivider shall work with the controlling company, owner, and/or the Santaquin City public utilities department as to:*

1. *Methods of covering, realigning, and/or eliminating ditches or canals within or adjoining the subdivision;*
2. *The size of pipe and culverts required; and*
3. *The responsibility for periodic inspection, cleaning, and maintenance of such ditches, pipes, and culverts which shall be approved by the Santaquin City public utilities department. In cases where canals or ditches cross public roads or proposed public roads, specifications, and grades for pipe or culverts must be approved by the Santaquin City public utilities department and the city engineer in accordance with the city construction standards.*

The applicant has been working with the City and Summit Creek Irrigation Company to pipe the ditch along 500 South. This will provide a much safer environment for existing and new residents living or traveling along that road. During the Planning Commission meeting another ditch location was brought to the attention of the applicant. It runs along the west side of the existing homes along 100 West. This ditch will also need to be addressed through the final review process.

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.

Notice Response:

Staff did speak with Mr. Steve Anderson, of 490 South 100 West, about the project. He felt it was bound to happen at some point and "it was progress". He was very glad to hear the irrigation ditch would be piped. His only concern was the improving of 500 South in front of his home and the access to his home that he would have in the future.

No additional comments have been received by staff at the time this report was written.

Staff Concerns:

Due to the shape of the subject property Lot 11 has an unusual configuration. Whoever purchases that lot will need to maintain the long sliver of ground extending to the South. Property owners may negotiate the exchange of the sliver and amend their boundary lines through a lot-line adjustment process or purchase. Lot line adjustments do need to be reviewed and approved by the City's Land Use Authority before recordation at the County.

The proposed closure of 100 West will need to be approved by the Council. Furthermore, any necessary agreements for transfer of that area between the applicant and the City will need to be effected before final approvals can be granted for the subdivision.

Recommendation:


Staff and the Planning Commission recommend the City Council grant preliminary 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 follows the purposes and intent of the R-8 Zone.
3. The development meets the standards of the R-8 Zone except for one lot which can be made conforming with vacation of part of 100 West.
4. 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.
5. The applicant has agreed to comply with all City standards and requirements for development of the property.

Conditions

1. That the applicant completes all necessary final review processes and approvals as required by the Santaquin City Code.
2. That approval and appropriate transfer of ground currently part of 100 West, be completed before final plat approvals be granted.
3. That a dust mitigation plan be prepared prior to final approvals and adhered to during construction of the development.
4. That fencing and/or screening be installed along the orchard property boundaries, where adjacent to this development to assure minimal impact by residents in the new subdivision on the orchard operation.
5. That the following language be attached to and made part of the subdivision plat, "This area is subject to the normal, everyday sounds, odors, sights, equipment, facilities, and any other aspects associated with agricultural lifestyle. Future residents should also recognize the risks inherent with use of pesticides and other orchard farming techniques."



Dennis L. Marker
City Planner



DRAFT MINUTES OF A PLANNING COMMISSION MEETING
Held in the City Council Chambers
July 13, 2006

Commissioners Present: Doug Rohbock, Allen Reed, Carolyn Callahan, Robert Hales, Curtis Rowley, and Clara Goudy

Commissioners Excused: Rex Bean

Staff Present: City Planner Dennis Marker, Council Representative Martin Green and Planning Commission Clerk Darlene Gray.

Attendees: Brad Bishop, and other unidentified individuals.

Pledge of Allegiance

Commissioner Rohbock led those present in the Pledge of Allegiance.

Approval of the Agenda Time Frame

Commissioner Rohbock asked if anyone had any concerns regarding the agenda time frame. With no comments, Commissioner Rohbock declared the agenda would be followed as advertised.

PUBLIC FORUM

Commissioner Rohbock opened the Public Forum. He declared the Public Forum closed due to a lack of signatures on the Public Forum roster.

PUBLIC HEARING / DISCUSSION AND ACTION ITEMS

Morley Meadows Subdivision.

Commissioner Rohbock invited City Planner Marker to discuss the matter for the public. He indicated that the applicants were present and could address the Commission first.

Mr. Bishop approached the Commissioner along with Clark McFarland from Ensign Engineering. He explained the proposal and that notices had been sent to the neighborhood to answer any questions. After the DRC process, all lots meet the current zoning requirements. There would be adequate sewer and water. All infrastructure would be installed as required.

Commissioner Reed asked about the ditch located behind lots 14, 13.

Ms. Sheila Taylor stated that there is an active ditch there.

Mr. McFarland commented that it will be piped if it falls in their development. They would address that before final approvals.

Ms. Taylor asked what would happen to the irrigation on their property?

Mr. McFarland commented that they would find out where water was coming from and where it needed to route to if it was on their property. Commissioner Rowley stated that the applicant may want to speak with Summit Creek Irrigation about the ditches.

Commissioner Callahan commented that staff was recommending that the applicant prepare a dust mitigation plan. How did the applicant plan to control the dust? Mr. McFarland stated a couple options.

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ATTACHMENT "A-6"

including preparation of a storm water pollution prevention plan, part of dust control. They could keep areas not being constructed vegetated for as long as possible and keep water on disturbed areas.

Commissioner Callahan also noted that fencing or screening should be along the orchard boundary. Mr. Bishop stated that in the past their developments have included 6' vinyl fencing and will install what the City recommends.

Commissioner Callahan asked about CC&R's. Mr. Bishop related that the homes would be primarily stucco and stone with a minimum of 2600 sq ft, 3-4 bedrooms, with 2 car garages. He stated that there would be 12 different house plans. The homes would not look identical.

Commissioner Hales commented that the recommend plat note about proximity to the orchards should include references to pesticides. City Planner Marker stated that there were more impacts from orchard operation than just pesticides and as such the note had been left broad in nature. Commissioner Rowley commented Mr. Marker was correct. The biggest impact of note for community would be pesticides. If a barrier was installed, that would help keep overflow down. Commissioner Rohbock asked if screening should include a fence that wind won't blow through. Commissioner Rowley noted that most pesticide applications are done at night when there is little wind. He was okay with keeping the verbage broad. Commissioner Hales said that future residents should recognize the risks...including pesticides. Commissioner Rowley stated that people who live around orchards really don't understand all that is entailed with orchard operations. The City needs to address this concern.

Ms. Sara Asbridge, who lives on 100 West, expressed concern with fencing along existing homes. Mr. Bishop stated that there would be vinyl fencing installed.

Commissioner Reed asked Ms. Asbridge if there was a ditch behind her house. She answered in the affirmative and stated that Lyle Kay uses it for irrigation.

City Planner Marker reviewed concerns that were raised during the rezoning process for this development. They included concerns for sidewalks on 100 west and traffic issues. The developer would be installing sidewalk along 500 west and 100 south. Traffic will empty onto 500 South with direct connections to Center Street. Commissioner Goudy asked about sidewalk extending north of 500 south. Commissioner Rohbock stated that this was not the responsibility of this development. City Planner Marker noted that sidewalk further along 100 West would be the responsibility of the city or future developments.

Commissioner Reed moved to recommend approval to the City Council for preliminary development plans based on the findings and conditions listed by staff with the modifications discussed by the Commission. Commissioner Hales seconded the motion. The vote was unanimous in the affirmative.

MINUTES

Approval of the June 22, 2006 Meeting Minutes

Commissioner Rohbock moved to approve. Reed seconded. unanimous

REPORT OF OFFICIALS AND STAFF

City Council Report

Council Representative Green thanked those who attended the drive-around. Lots of ideas. Green reported that joint meeting on July 26, Wednesday at 6:00 P.M. don't eat before coming, refreshments will be provided. Nothing else.

City Manager's Report

City Manager Chatwin asked to be excused, family in town.

City Planner's Report

City Planner Marker invited the Commissioners and council Member Green to come to table to review what was discussed last evening. Hales: zoning for SOBs. Doug: Utah Co. adopted SOB ordinance? Clara:



CITY COUNCIL MEETING 8-2-06
ATTACHMENT "A-7"

DEVELOPMENT REVIEW COMMITTEE
January 24, 2006

Conducting: Committee Member Dennis Marker

Staff Present: City Engineer Shon Fullmer, Public Works Superintendent Dennis Barnes, Building Official Randy Spadafora, Fire Chief Shayne Bott, City Planner Dennis Marker and DRC Clerk Darlene Gray.

Staff Excused: Police Chief Dennis Howard and Committee Chairperson Stefan Chatwin.

Attendees: Rural Housing Representative Brad Bishop, Ensign Engineering Representatives Amy Langlois and Doug Kinsman; Utah Community Credit Union Representative Kirk Rogers; and Scholtz and Associates Representative Joyce Bailey.

Committee Member Marker called the meeting to order at 3:02 P.M. He excused Committee Member Chatwin who was in Ordinance with Council Member Linford.

Santaquin 11 Acre Subdivision Review.

Concept Review of the subdivision at approximately 100 West 500 South.

At the request of Mr. Bishop, Mr. Brent Bloth was contacted for a conference call regarding the Santaquin 11 Acre Subdivision. Mr. Bishop introduced himself as the Executive Director of Rural Housing and gave a brief overview of the proposed subdivision. He indicated that Rural Housing has purchased the 11 acres from Mr. Wathen and stated that he has met with City Manager Chatwin and City Engineer Fullmer with regards to the project.

Committee Member Marker asked each member to review his concerns.

Building Official: Committee Member Spadafora indicated that it was too early for him to have comment. He indicated that he mainly deals with street addressing.

Fire Chief: Committee Member Bott indicated that it was too early for him to have any comment. He stated that his main interest would be with regards to fire hydrant placement, access, cul-de-sacs, turnarounds, etc.

Public Works: Committee Member Barnes indicated that his review would involve sew lines, valve placements, etc.

City Planner: Committee Member Marker indicated that all corner lots would require 95' of frontage at the front and street side of the lot. He stated that lots 19, 23 and 28 did not meet the frontage requirement. Mr. Kinsman stated that he thought only the front of the lot the lot would require the 95' frontage.

Committee Member Marker stated that in looking at possible future development and planning of the area, 300 West would need to be a through street. Mr. Bishop indicated that they have been looking to negotiate with the current land owner with regards to the extension of the existing street and possible future streets connecting to 300 West.

Committee Member Marker stated that the remnant parcel in Plat A should be removed. Mr. Bloth indicated that the remnant parcel should be included in lot 12. Committee Member Fullmer suggested contacting Tom Austin who owns the property to the east and indicated that he may want to purchase the remnant parcel. Committee Member Marker indicated that at this point, the remnant parcel should be attached to lot 12.

Committee Member Fullmer indicated that he understood that 500 South would be fully improved on both sides of the road and that the Summit Creek Irrigation ditch would be piped and buried. He stated that this had been previously discussed and he wanted to be sure Mr. Bishop had the same understandings.

Committee Member Fullmer stated that the City Ordinance stated that any street deeper than 1 lot would have to have a temporary turnaround. He indicated that there would need to be a temporary turnaround from lots 12 and 13 or not lots 12 and 13 would not be built on. Committee Member Marker commented that there could be a 'bulb' at the end of the street.

CITY COUNCIL MEETING 8-2-06
ATTACHMENT "A-8"

DEVELOPMENT REVIEW COMMITTEE
JANUARY 24, 2006
PAGE 2 OF 3

Committee Member Fullmer stated that initially the 500 South road improvement was designed to be included in this parcel and asked that the City easement be included on the map. He stated that there had been previous discussion regarding the canal and possible on-site improvements. He stated that building 37 new homes with families would not be prudent with having a fast moving ditch in that location.

Committee Member Howard in attendance at 3:25 PM.

Mr. Bloth indicated that they recognized the potential of a problem, but stated that they should not be required to address the full efficiency and should not have the full burden of the problem placed on Rural Housing. Committee Member Marker stated that there could be some negotiation regarding Plat B and indicated that there could be further discussion with City Manager Chatwin and others.

Committee Member Fullmer stated that there would be not be a road impact fee that would allow for a reimbursement. Mr. Bloth stated that they did not know what the impact would be.

Committee Member Fullmer stated that a Pressure Reducing Valve (PRV) would need to be placed at 200 West.

Committee Member Howard was asked if he had any concerns. He indicated that at this point, he had no concerns.

Committee Member Marker stated that this appeared to be a nice layout and was looking forward to the development coming in. He stated that the concept review would be scheduled on the Planning Commission agenda. He indicated that the changes should be made and resubmitted for him to review before going on to the Planning Commission and City Council. Mr. Kinsman asked how much notice time would be needed.

Committee Member Marker stated that the 14-day notice could be done at the preliminary submittal stage of the process.

Utah Community Credit Union Site Review.

Second site review of the proposed commercial development at approximately 110 East Main Street.

Ms. Joyce Bailey representing Scholtz and Associates and Mr. Kirk Rogers representing UCSU approached the committee members.

Committee Member Spadafora stated that all corrections had been made.

Committee Member Bott stated that he had no other concerns.

Committee Member Howard stated that he had no other concerns.

Committee Member Barnes indicated that his only concern would be regarding the sewer hookup at the corner of the lot. He stated that the sewer line comes into the lot from the east side of the old structure. He stated that the old water line and meter would have to be cut and capped and the new line would come into the lot from 100 East. Committee Member Fullmer stated that there have been problems with the water laterals being located on Main Street. He stated that the City would remove and abandon the old water line. Committee Member Fullmer stated that the plans showed the water line entering the building from the east side of the property. Mr. Rogers stated that typically the water shut off was located on the east side of building, but they would adjust this plan to show the line coming from the north.

Committee Member Marker stated that the plans needed to show the location of the planters. Ms. Bailey stated that she would have the landscape architect submit the landscaping plan to include the number and size of shrubs, etc. Committee Member Bott indicated that they should consider tree placement where regard to power lines.

Committee Member Marker stated that a full irrigation detail should be submitted. Ms. Bailey stated that the detail would be submitted with the permit. Committee Member Fullmer responded that the detail would have to

CITY COUNCIL MEETING 8-2-06
ATTACHMENT "A-9"

DEVELOPMENT REVIEW COMMITTEE
MARCH 28, 2006
PAGE 2 OF 3

Morley Meadows

First preliminary review of a proposed subdivision at approximately 100 West 500 South.

Public Safety: Committee Member Howard was not in attendance.

Fire Chief: Committee Member Bott was not in attendance.

Public Works: Committee Member Barnes reviewed his list of concerns regarding manhole placement, PI valves, homes on the south side being tied onto 8" culinary water line. He indicated that the 6" could not be used for the P Committee Member moved to approve the minutes as amended for the February 14, 2006 meeting. Committee Member seconded the vote. The vote to approve the February 14, 2006 minutes as amended was unanimous. Pressure Irrigation line. He expressed his concern infiltration from the pond into the nearby manhole. He stated that any other concerns would be addressed at the final review. (Attachment #3)

Building Official: Committee Member Spadafora was not in attendance. Inspector Ross reviewed his concerns. (Attachment #4)

Infrastructure Inspector: Committee Member Ross reviewed his list of concerns. (Attachment #5) He expressed his concerns regarding run-off issues.

Zoning Administrator: Committee Member Marker indicated that the project would have to go through the Public Hearing process. Committee Member Chatwin suggested Mr. Bishop submit a proposal on what they would like to do.

Committee Member Marker continues to review his list of concerns (Attachment #5) to include improvements on 200 West, I.E. tying into existing asphalt, curb, etc. He indicated that Mr. Bishop would have to show how the streets will tie in on the improvement maps. Committee Member Ross indicated that the mobile home is lower and would like to eliminate any run-off problems.

Committee Member Chatwin stated that the City needed to ensure the safety of the neighbors, as well as working with Summit Creek Irrigation Company to find out what they would allow or require for piping the existing ditch on the north side of 500 South. He added that Mr. Bishop would be required to pipe the ditch. Mr. Bishop indicated that they did not have a cross section because the surveys have not as yet been completed. Mr. Ercanbrack indicated that they would not accept a bubble on the line because it may plug up due to debris. He stated that Mr. Bishop's engineer should meet with him on site. Mr. Bishop agreed.

Committee Member Chatwin asked if there were any question. Mr. Bishop stated that he would have to resubmit the changes. Committee Member Chatwin responded in the affirmative, explaining that there will be a second preliminary. He stated that the first meeting was the Concept Plan. Committee member Marker stated that after all changes have been made and reviewed by the second preliminary review by the DRC, and then the project will be presented to the Planning Commission.

SANTAQUIN CITY
45 W 100 S
Santaquin, UT 84655
(801) 754-3211, (801) 754-3526f



MEMO

To: Morley Meadows

From: Dennis Barnes, Director of Public Works

Date: March 28, 2006

Re: Changes

- Move manholes to property lines where sewer dead ends on lots 6 & 11.
- Pressurized irrigation valve needs to be in the middle of the block.
- Homes on the north side of 500 South need to be tied on to the new 8" culinary line.
- Can not use 6" ductile for pressurized irrigation line, need to be purple PVC line.



Memorandum

To: Rural Housing Development Corp
709 North 1890 West, Ste. 39A
Provo, UT 84601

From: Dennis L. Marker, City Planner

Date: March 28, 2006

Re: Development Review Committee – First Preliminary Review of Morley Meadows

Based on Santaquin City standards of for subdivision review, the following items need to be addressed prior to receiving final approvals for the above referenced development.

Road Dedications and Improvements

1. Application for approval will need to include appropriate notice and public hearings for the closure of 100 West right-of-way.
2. Tie-ins to 200 West need to be provided and shown on improvement sheets.
3. Adequate storm drainage designs need to be provided to insure the property on the northwest corner of 100 West and 500 South is not inundated with runoff caused by this development.
4. Piping of the Summit Creek Irrigation ditch along 500 South needs to be addressed and designed.

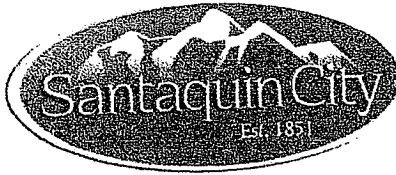
Lots

1. All corner lots must have 95 feet of frontage on both property lines adjacent to public right-of-way (i.e. Lots 5,10,18,20,27,29,33,37)

Please address the above items and make the necessary changes to your plans.

Dennis L. Marker
Santaquin City Planner

DEVELOPMENT REVIEW COMMITTEE
MARCH 28, 2006



MORLEY MEADOWS
100 WEST 500 SOUTH

1. Pressure Irrigation Main valves must be mid-block with proper lids.
2. Place curb boxes on corner:
Lot 18 – 100 West
North corner lot 5 – 190 West
3. Eliminate north storm drain manhole on 140 West
4. Add two (2) curb boxes deeper into cul-de-sac extending the drainage piping.
5. Curb box at west corner on 500 South, lot 33, should be piped around the corner to the main drain system.
6. At all cost, protect sewer manhole at 200 West 500 South from infiltration of storm water.
7. If hydrant valves are in the roadway, they must have proper caps.
8. Lots 20, 21, and 37 will need approximately 4' of fill for run-off protection.

Infrastructure Inspector

was not specifically addressed in the Annexation Development Agreement.

Committee Member Marker asked how Summit Creek Irrigation felt about tapping into their overflow canal to discharge water for drainage. Mr. Broadhead stated that ultimately, the City would be responsible for the water. Mr. Magleby stated that no agreement with regards to the property further north was in place, but should be addressed soon. Committee Member Marker stated that the basin could be smaller if the water could be put into the flood channel. Mr. Magleby indicated that they were at a stalemate between Summit Creek Irrigation and the City. He added that they would need to meet with Summit Creek Irrigation to address advantages.

Engineering: Mr. Thurgood stated that all down hill cul-de-sacs needed to be re-done. Mr. Magleby stated that the one such cul-de-sac drains directly through to Summit Ridge Parkway. Mr. Broadhead asked if they would have to return for another DRC meeting. Committee Member Chatwin responded that they would, but the third review fee would be waived. He stated that if there were any questions, they were to consult with Zoning Administrator Marker or himself. Mr. Broadhead indicated that the park was a big issue and stated that they were trying to get the 12-acre park, but if they could develop two 6-acre parks. Committee Member Chatwin commented that the 12-acre park would be more of a regional park and addressed with the developer in a separate meeting.

Mr. Lee stated that once the project was approved, cable conduit would be installed in the same trench as the UP & L conduit. Mr. Magleby indicated that the gas and power lines would not be designed until the final approval.

Morley Meadows Subdivision Review.

Second preliminary review of a proposed subdivision at approximately 100 West 500 South.

Committee Member Chatwin was excused at 4:11 PM.

Public Safety: Committee Member Howard reviewed his concerns to include:

- ▶ providing a Stop sign and Speed Limit sign at 550 South east bound entering 100 West; 190 West north bound entering 500 South; and 600 South east bound entering 140 West. He also requested a Speed Limit sign south bound from 500 South and west bound on 190 West
- ▶ addresses to be placed on the curb once installed

Fire Department Committee Member Bott reviewed his concerns to include:

- ▶ moving the fire hydrant at the end of the cul-de-sac out to the front of the cul-de-sac on either lot 22 or 26

Committee Member Chatwin returned at 4:15 PM.

Committee Member Howard was excused at 4:15 PM.

Building Official: Committee Member Spadafora reviewed his concerns to include:

- ▶ addressing issues. He indicated that lot 22 are north of 550 South and the addresses need to be changed from 551 to 547 and that lot 26 should be changed from 558 to 548 also the address of lot 8 is a duplicate of lot 33 so lot 8 should be changed from 177 to 179.

Zoning Administrator: Committee Member Marker reviewed his concerns to include:

- ▶ lot 20 being short 3' on the frontage
- ▶ adjusting the center line of the road by 3' at the intersection of 550 South and 100 West
- ▶ ensuring the road closure process was complete

Committee Member Chatwin added that Summit Creek Irrigation Canal should be contacted.

Engineering: Mr. Thurgood reviewed their concerns to include:

- ▶ naming the adjacent property owners
- ▶ providing cross sections
- ▶ showing the existing buildings on the property

Committee Member Howard returned at 4:18 PM

Mr. Thurgood continued his list of concerns to include:

- ▶ installing a PI valve mid-block
- ▶ fire hydrant spacing
- ▶ spelling corrections
- ▶ showing the curb and gutter being installed on the west side of 140 West
- ▶ showing how the streets tie into each other

Committee Member Marker stated that the only way to fix the problem with the street would be to acquire the home and get rid of 200 West. Committee Member Thurgood suggested extending the street to the west. In doing so, he explained that the lot lines would have to be readjusted.

Committee Member Barnes explained who the canal runs, property obstructions, etc. He explained that the bridge was about 18' and only wide enough for one car. Committee Member Bott added that there is a fire hydrant and irrigation valves at that location. Other suggestions included making a 90 degree corner onto 200 West and eliminating all traffic over the bridge.

Committee Member Chatwin reported that there is concern with regards to children safety because of the canal and high water. Mr. Bishop indicated that they would participate with the City to cover the open ditches. Committee Member Chatwin responded that the City would not participate in the cost to cover the Summit Creek Irrigation canal. He indicated that the covering of the canal would be a condition of development.

Committee Member Chatwin stated that sufficient traffic flow would have to be provided. He added that as the property to the south begins to develop, they will need to provide some way for traffic to gain access onto 200 West. Committee Member Marker explained a possible change to the road configuration out of the I-15 frontage road and existing 500 South.

Committee Member Bott asked if the bridge had to be there or could the street dead-end at the bridge. Committee Member Howard explained that traffic could enter from 190 onto 500 West and then come out onto 100 West to Center Street. Committee Member Chatwin asked JUB Engineering representative Mr. Thurgood, if closing the bridge would present a problem. Mr. Thurgood responded that he would research the issue.

Committee Member Marker stated that there would have to be some sort of dust mitigation for the orchards to the south.

DEVELOPMENT REVIEW COMMITTEE
APRIL 25, 2006
PAGE 7 OF 9

Mr. Lee requested a copy of the plat because there are cable lines to the north and east of the development.

Committee Member Chatwin explained that Mr. Bishop would have to return for a third preliminary DRC and indicated that the fee would be waived. He explained that he was sensing some confusion on the irrigation ditch issue. He reiterated that it was a requirement for the developer and stated that the City was not in a position to participate.

Bastian Homes Multi-Family Development Review.
First preliminary review of the 16-plex development at 600 South Center Street.

Committee Member Spadafora stated that this should be the First Final review and not the preliminary review.

Committee Member Chatwin asked to be excused to coach a soccer game. Committee Member Chatwin was excused at 4:40 PM. Committee Member Marker conducted the remainder of the meeting.

Public Safety: Committee Member Howard indicated he had no recommendations other than to request owner/occupant dwellings in the project. Mr. Doty responded that the developer would build the project for rental only.

Fire Department: Committee Member Bolt reviewed his concerns to include:

- ▶ fire hydrant location and stated that he needed to know the square footage of buildings to determine the fire flow. Committee Member Spadafora stated that there was a hydrant at each front side of the buildings. Committee Member Barnes indicated that the water pressure at that location would be about 75 lbs. Mr. Doty reported that there would be 16 units at 900 square feet each 3 stories high.

Public Works: Committee Member Barnes reviewed his concerns to include:

- ▶ no water or sewer lines were shown on the plans. He indicated that he would need to know the size of the water and sewer lines. Committee Member Spadafora asked if there would be one meter per unit. Mr. Doty responded that there should be only one meter because the landlord would pay for the utilities. Committee Member Spadafora stated that the calculations for what size water and sewer line would need to be done. Mr. Doty stated that two laterals, one for each building, could be installed.

Building Official: Committee Member Spadafora reviewed his concerns to include:

- ▶ extending the curb, gutter and sidewalk up one block to tie into the existing sidewalk
- ▶ showing the dimensions of the parking stalls and parking lot
- ▶ showing the surrounding properties addressing and proposed addressing
- ▶ provide the building dimensions
- ▶ showing the calculation of the sump in the parking area

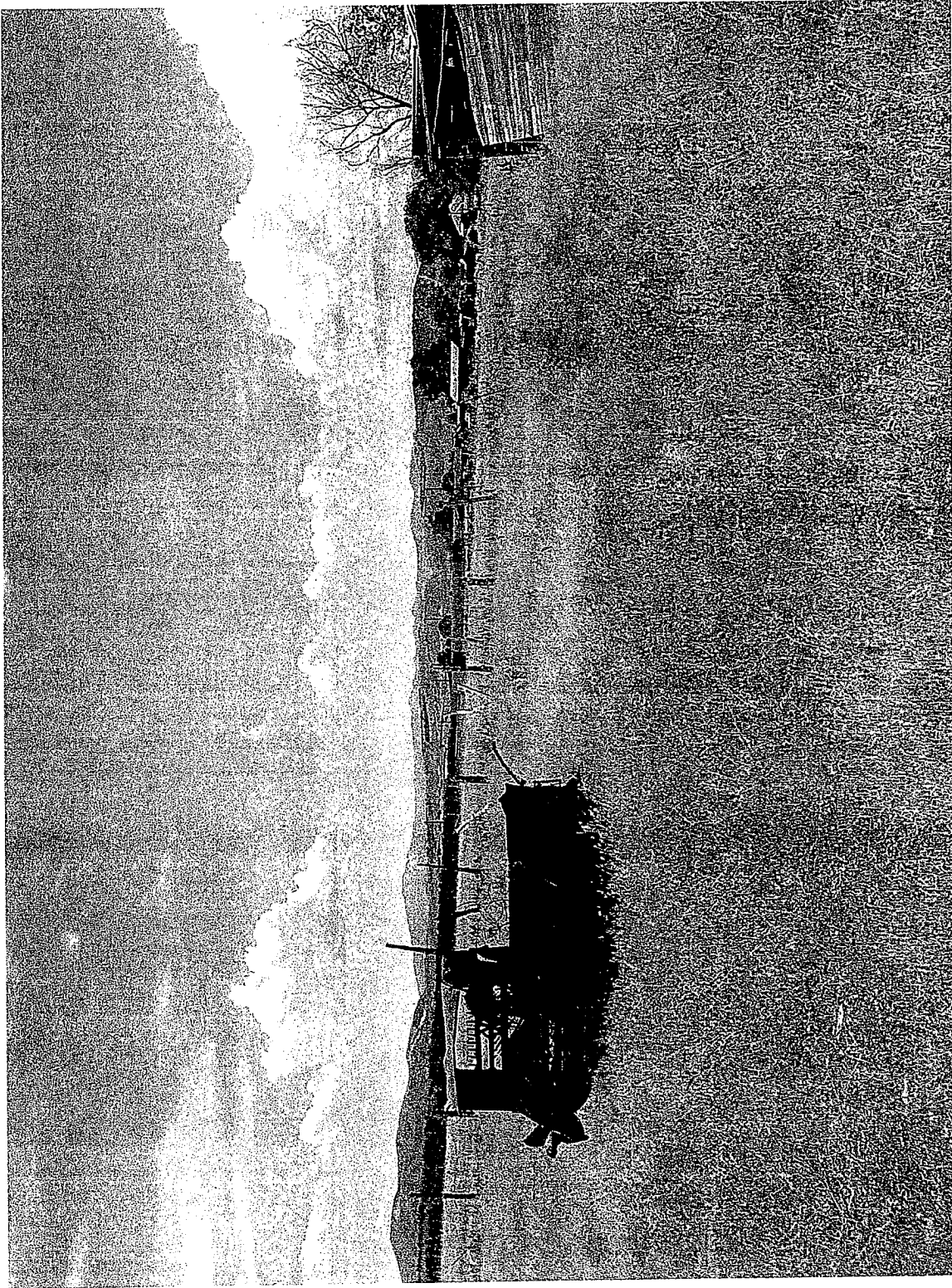
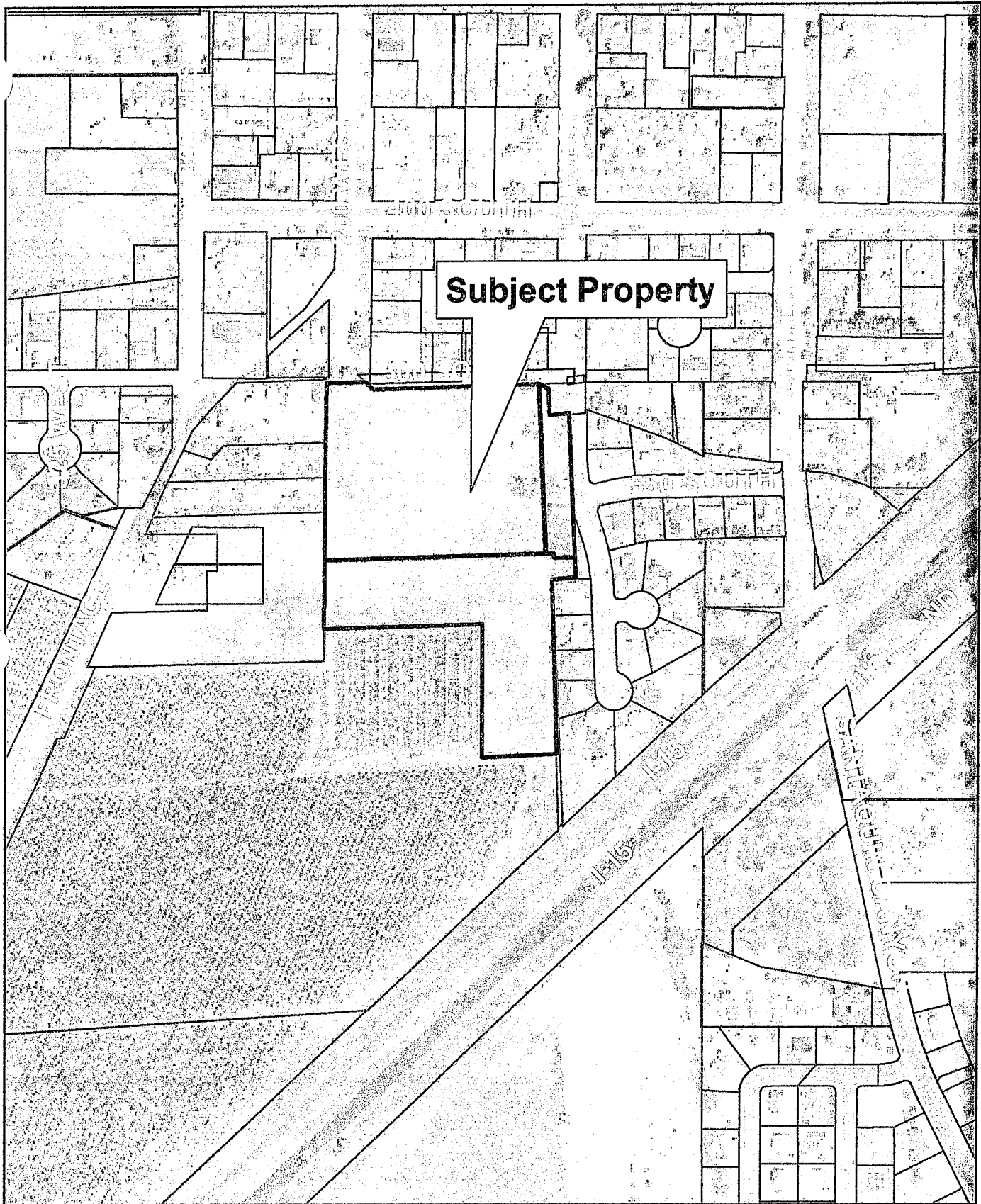


Exhibit A: Looking southwesterly across subject property.

Proposed Morley Meadows Subdivision
100 West 500 South

Zone: R-8
S#06-05



Produced By
Santaquin City Community Development

0 125 250 500
Feet

