



## NOTICE AND AGENDA

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Wednesday, May 2007, 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. April 18, 2007
  - b. Bills
    1. \$133,384.14
5. **PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS**

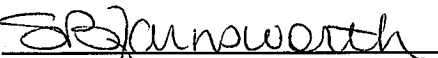
Public Forum will be held to a 30 minute maximum with each speaker given no more than 5 minutes each. If more than 6 Speakers, time will be adjusted accordingly to meet the 30 minute requirement
6. **FORMAL PUBLIC HEARINGS**
7. **UNFINISHED BUSINESS**
  - a. Discussion and possible action with regard to the Pressurized Irrigation System
8. **NEW BUSINESS**
  - a. Fire Chief – Review and possible action with regard to the Water Tender
  - b. Angela Lance – City Animal Shelter
  - c. Discussion and possible action with regard a Code Amendment defining the Core Area of the City
  - d. Discussion and possible action with regard the Leon Wall 3 lot Subdivision at 500 North 400 East
  - e. Discussion and possible action with regard the Sunset Trails @ Summit Ridge Final Plat Amendment, Plat B
  - f. Discussion and possible action with regard to a money in lieu of water request submitted by Foothill Village Managers, LLC
9. **BUSINESS LICENSES**
10. **INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS**
  - a. 05-01-2007 "An Ordinance defining the Core Area of the City"
  - b. 05-02-2007 "An Ordinance adopting the Santaquin City General Plan"
  - c. 05-03-2007 "An Ordinance Rezoning 35 acres from R-10 to R-15 near 800 South 100 West"
11. **PETITIONS AND COMMUNICATIONS**
12. **REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES**
  - a. Planning Commission
    1. General Update
13. **REPORTS BY MAYOR AND COUNCIL MEMBERS**
  - a. Mayor DeGraffenried
  - b. City Manager Chatwin
14. **EXECUTIVE SESSION** (May be called to discuss the character, professional competence, or physical or mental health of an individual)
15. **EXECUTIVE SESSION** (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)
16. **ADJOURNMENT**

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

### CERTIFICATE OF MAILING

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

BY:

  
Susan B. Farnsworth, City Recorder

### POSTED:

CITY CENTER  
POST OFFICE  
ZIONS BANK

® Amendment to Agenda

**MINUTES OF A CITY COUNCIL MEETING  
HELD IN THE COUNCIL CHAMBERS  
MAY 02, 2007**

Mayor James DeGraffenried called the meeting to order at 7:02 pm. Council Members attending: Tracy Roberts, Arthur Adcock, Martin Green and Filip Askerlund. James Linford arrived at 8:30 pm.

Others attending: City Manager Stefan Chatwin, Legal Counsel Brett Rich, City Planner Dennis Marker, Police Chief Dennis Howard, Fire Chief Shayne Bott, Assistant Chief Dan Olson, Fire Department Lieutenant Keith Broadhead, Planning Commission Representatives Doug Rohbock and Kurt Stringham, Angela Lance, Leon Wall, Kylie Lance, Jim Moshier, Loretta Moshier, Terry Kester, Lynette Davis, Lauren Moss, Ceason Dorsey, Dave Lee, Dude Ray, Megan Brailsford, Scouting Troop 1549 from Santaquin 10<sup>th</sup> Ward, Dennis Brandon, Kathy Brandon, Judy Gonzales, Roberto Gonzales, and other unidentified individuals.

**PLEDGE OF ALLEGIANCE**

Council Member Green led the Pledge of Allegiance.

**INVOCATION/INSPIRATIONAL THOUGHT**

Mr. Olson Offered an Invocation.

**CONSENT AGENDA**

***Minutes***

April 18, 2007

***Bills***

\$133,384.14

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

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

Mr. Olson addressed the Mayor and Council Members with regard to property located at approximately 500 East and 300 South. He reported the LDS Church has allocated monies to develop a ball field at this location. Mr. Olson indicated the "church" Representatives will meet with adjacent property owners to inform them of the project and the use of the property. Engineering of the project is scheduled to begin shortly.

Mr. Kester indicated he had issues with the proposed General Plan. He believes that the architectural requirement of the late 1800's with 2 story buildings doesn't provide any protection for the land owners. He believes the proposal would not allow a signature business in a certain area of town. He believes that the proposed general plan is going to be costly to the property owner and asked that his concerns be addressed before the plan is adopted.

Miss Santaquin's 1<sup>st</sup> Attendant Lauren Moss reported she enjoyed participating in the Miss Santaquin Pageant. She was appreciative of the experience and friendships developed.

Miss Santaquin Ceason Dorsey indicated she also enjoyed the experience of participating in the Miss Santaquin Pageant. She reported she has begun working on her "Platform Implementation Plan" and is looking forward to representing Santaquin.

**FORMAL PUBLIC HEARINGS**

Nothing

**UNFINISHED BUSINESS*****Discussion and possible action with regard to the Pressurized Irrigation System***

Council Member Green moved to table Item 7A. Council Member Askerlund seconded the motion. Council Members Askerlund, Adcock, Green and Roberts voted in the affirmative.

**NEW BUSINESS*****Fire Chief – Review and possible action with regard to the Water Tender***

Chief Bott addressed the Mayor and Council Members with regard to the single bid received for the Fire Department Water Tanker. He presented several options for required equipment (see attachment "A").

Council Member Green moved to authorize the Fire Department to expend \$11,314.00 for additional equipment for the new tanker bringing the total cost to \$180,314.00. Council Member Askerlund seconded the motion. Council Members Askerlund, Adcock, Green and Roberts voted in the affirmative.

***Angela Lance – City Animal Shelter***

Ms. Lance addressed the Mayor and Council Members proposing an animal shelter within Santaquin City. She indicated she has researched this issue and had reviewed the current contract between Payson City and the West Mountain Veterinary Hospital. She proposed including euthanasia certification into the requirements of the City's Animal Control Officer. Chief Howard said if the City were to participate in Ms. Lance's venture and for any reason she shuts the business doors, the City is required to pay the fees associated with the months of contract termination to the County Animal Shelter.

Council Member Askerlund was told the existing building has the required heat and ventilation. Approximately 650 sq ft would be sufficient to house 18 dogs maximum. At this time cats will not be allowed. Ms. Lance reported the animal would be held for three to five business days before the animal would be euthanized. During this time, Ms. Lance will exhaust all efforts to find the owners of the animals. All euthanize liability is assumed by Ms. Lance and her business. Ms. Lance indicated she has a contract with Payson City to dispose of the euthanized animals. She indicated the Animal Control Officer would be a regulatory person as far as keeping the facilities clean and "human" for the animals.

Council Member Adcock was told Ms. Lance has the capability of scanning animal implanted information chips.

Council Member Roberts thanked Ms. Lance for her interest and involvement in her City. He reported that the cost for the City to utilize the County facility is decreasing and isn't sure it is in the best interest of the City. South Valley Animal Shelter is currently processing approximately 800 animals a month therefore they don't have the focus of relocating the animals.

Council Member Green questioned what the tax benefit would be for the City. She said she hoped the retail business would generate a great deal of tax revenue.

City Manager Chatwin was told the proposed shelter could house up to 18 maximum animals each week.

Mayor DeGraffenried thanked Ms. Lance for her presentation.

***Discussion and possible action with regard a Code Amendment defining the Core Area of the City***

City Planner Marker reviewed issues pertaining to Core Area definition and effect on Infill development (see attachment "B" for Staff's recommendations). The "core" part of town currently located between 400 West, 400 East, 400 North and 400 South. The proposed amendment would define the 'core' of town as "the central area of Santaquin City located between 400 West, Interstate 15, 400 South and 400 North streets. City Planner Marker indicated the proposed change is drafted in Ordinance form which could be adopted later on the agenda.

**MOVE TO ITEM 10A INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS**

***Ordinance 05-01-2007 "An Ordinance defining the Core Area of the City"***

Council Member Green moved to approve Ordinance 05-01-2007, An Ordinance defining the Core Area of the City. Council Member Askerlund seconded the motion. Council Members Roberts, Adcock, Green and Askerlund voted in the affirmative.

**MOVE TO ITEM 8D NEW BUSINESS**

***Discussion and possible action with regard the Leon Wall 3 lot Subdivision at 500 North 400 East***

City Planner Marker reviewed the issues pertaining to the proposed Leon Wall 3 lot subdivision (see attachment "C" for Staff's report). City Planner Marker reported that the proposed division of property exceeds the R-10 zone requirements. Also reported, the proposed lots will utilize access off 400 East and there are not any sensitive lands located on the subject property.

Council Member Askerlund moved to grant final approval for the Leon Wall 3 lot subdivision at 500 North 400 East. Council Member Green seconded the motion. Council Member Roberts was told the "flag" part of the lot would be used as the driveway to the back lot. Council Members Askerlund, Adcock, Green and Roberts voted in the affirmative.

***Discussion and possible action with regard the Sunset Trails @ Summit Ridge Final Plat Amendment, Plat B***

City Planner Marker indicated Troy Kunz, representing the Summit Ridge Communities, is seeking approval of a modification to the Sunset Trails @ Summit Ridge final plat. The City Council granted final approvals of the subject development on December 6, 2006. Since that time, Summit Ridge has requested that Sunset Trails be broken into two phases. The Planning Commission and City Council granted approval of the first phase, which leaves the remaining phase for approval. Also reported was that the proposed plat met the requirements of the City and has final approval recommendations of the Planning Commission (see attachment "D" for Staff's report).

Council Member Roberts was told the overall density has not changed. Council Member Roberts was also told the requested lot change could reduce fire danger.

Council Member Adcock was told some of the lots were extra large but only had a minimum buildable area. Mr. Broadhead reported the slopes would be revegetated and would be the responsibility of the property owners.

Council Member Green moved to approve the Sunset Trails @ Summit Ridge Plat "B" amendment. Council Member Roberts seconded the motion. Council Members Askerlund, Adcock, Green and Roberts voted in the affirmative.

***Discussion and possible action with regard to money in lieu of water request submitted by Foothill Village Managers, LLC***

Representative of the Foothill Village Managers, LLC (Ahlin property) have requested this issue be tabled until they have additional water share availability information.

Council Member Roberts moved to table the Foothill Village Managers, LLC request to pay money in lieu of water. Council Member Askerlund seconded the motion. Council Members Askerlund, Green, Adcock, and Roberts voted in the affirmative.

**BUSINESS LICENSES**

Nothing

**INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS**

***05-02-2007 "An Ordinance adopting the Santaquin City General Plan"***

Council Member Roberts moved to adopt Ordinance 05-02-2007, an Ordinance adopting the Santaquin City General Plan. Council Member Green seconded the motion. Council Member Roberts indicated he appreciated the Public comments with regard to property rights. He reported he visited Santa Fe, New Mexico which has a "down town theme". He believes this will enrich the property values. After the discussion, Council Members Askerlund, Adcock, Green, and Roberts voted in the affirmative.

Mr. Rohbock encouraged the Council Members to allow the property owners to decide the use of their property.

Mayor DeGraffenried reported the intent has **NEVER** been to cause problems with or for the business owners. He encouraged all business owners to participate in the planning sessions. He indicated there have never been any intentions of removing property rights from the property owners.

***05-03-2007 "An Ordinance Rezoning 35 acres from R-10 to R-15 near 800 South 100 West"***

Council Member Adcock moved to adopt Ordinance 05-03-2007 "An Ordinance rezoning 35 acres from R-10 to R-15 near 800 South 100 West". Council member Askerlund seconded the motion. Council Members Askerlund, Adcock, Green and Roberts voted in the affirmative.

**At 8:13 pm Council Member Green moved to take 5 minute recess. Council Member Adcock seconded the motion.**

**Mayor DeGraffenried called the meeting to order at 8:22 pm.**

**PETITIONS AND COMMUNICATIONS**

Nothing

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

***Planning Commission***

***General Update***

Planning Commission Member Stringham reported the Council Members had acted on the issues discussed at their last meeting. Council Member Roberts asked what the general feel of the Commission was with regard to the General Plan. Mr. Stringham indicated there was a variety of opinions.

## **REPORTS BY MAYOR AND COUNCIL MEMBERS**

### ***Mayor DeGraffenried***

Mayor DeGraffenried reported he has been contacted by an individual interested in renting a portion of the orchard included in the North Santaquin Orchard Development. City Planner Marker will spearhead a discussion between Mr. Farley and the current property owner. The property will be deeded to the City to be used as a future park. Additional information will be available shortly.

Mayor DeGraffenried told the Council Members they would be receiving a weekly Department Head update.

Council Member Askerlund indicated he had been approached by property owners who live by a rental property that does not have landscaping. He said he would like to see an Ordinance addressing such issues.

Council Member Askerlund reported the Celebration preparations are progressing nicely. Mr. Jim Norton has donated \$1,000 added money to the bull riding.

The Mayor and Council Members were told the Public Hearing scheduled for May 16<sup>th</sup> pertains to the Annexation Policy Plan.

Council Member Linford indicated the 400 South area water pressure is non-existent. City Manager Chatwin will contact the City Engineer.

### **City Council Member James Linford arrived at 8:30 pm.**

Council Member Green reported Representatives of the International Fire Association are proposing an addition to the National Building Code mandating sprinkling systems installed in all new structures. Council Member Green reported the National Home Owners has offered a \$750 grant to help pay for the trip. It was mentioned that a license would need to be obtained in order to cast a vote on behalf of the City. A discussion was held as to whether the City Official should attend this function. Council Member Green requested Building Inspector Spadafora contact the Utah Home Owners Association as to if there is grant money still available. It was determined that Mr. Green would be attending the conference.

City Planner Marker reported an individual has requested permission to sell tacos on City Property. There are stipulations within the code addressing this issue. This individual would like to vend during activities held behind the City Office. There are a number of City's who allow such vending with either a license or a contract. City Council Member Linford questioned what the City's liability would be. Council Members Askerlund, Green, Roberts and Linford were in favor of allowing the individual to "vend" after the liability issues are discussed. Council Member Adcock was not in favor as he felt this would be opening "Pandora's Box".

City Planner Marker reported Santaquin City is shown to be included in Phase 3 of the Regional Transportation Plan. Additional information will be shared as it is available.

Mayor DeGraffenried requested the Planning Commission recommend an Industrial Zone within the Current City's boundaries to locate Sexually Oriented Businesses.

City Council Member Linford was told that UDOT has submitted the Main Street enhancement plans to J-U-B Engineering for review.

Council Member Green requested additional Pressurized Irrigation information be included in the City Newsletter.

**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 9:10 pm Council Member Roberts moved to adjourn. Council Member Linford seconded the motion. Council Members Askerlund, Adcock, Green, Linford, and Roberts voted in the affirmative.

Approved on May 16, 2007.

  
James E. DeGraffenried, Mayor

  
Susan B. Farnsworth, City Recorder

**Hero Appreciation**  
**Platform Implementation Plan**  
Ceason Dorsey

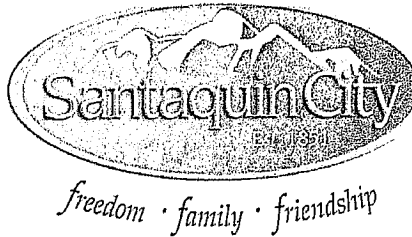
As Miss Santaquin, I will visit local schools introducing my platform through a PowerPoint presentation and my uniform wearing teddy bears. I will help the children create thank you card for local service personnel and their families to be sent. I will also introduce my "Pennies For Pillows" campaign, leaving a donation container in each classroom I visit. The donation containers will also be placed in as many local businesses as possible.

The "Pennies For Pillows" campaign funds will be used to help purchase pillows for the United States Wounded Soldier Foundation. I was informed by the foundation director that pillows are needed most because they are used to relieve pressure points of the wounded soldiers caused by extended be rest. The pillows are the micro-bead soft "cushy pillows" and the foundation has found a supplier that discounts these hospital-approved pillows. The pillows are then distributed to the Landstuhl Regional Medical Center in Germany; the first hospital our US soldiers serving over seas are transported to after being wounded for rehabilitation.

At the Santaquin City Center or in the Chieftain Museum I hope to build a display case where we represent our local living heroes. Our cemetery has a beautiful memorial for all those that have passed on. I hope to also have something for those that are living. The individuals willing to help us in our time of need, military personnel, law enforcement, and firefighters need to be recognized for their sacrifice and service that keeps our community safe.

As we express our gratitude, we must never forget that the highest appreciation is not to utter words, but to live by them.

~ John F. Kennedy



SANTAQUIN  
FIRE DEPARTMENT  
275 West Main Street  
Santaquin, UT 84655  
801-754-5730  
[santaquinfire@santaquin.org](mailto:santaquinfire@santaquin.org)

Date: April 25, 2007

Santaquin Fire Department only received one bid for the tanker/tender fire apparatus from Pierce Manufacturing, dealer Ross Equipment from Midvale, Utah. Pierce Manufacturing has a basic tanker/tender they build with a limited number of options. We specified three other options that are not included in their basic tanker/tender package which we would like to have added. This of course will increase the price of the apparatus.

Base price is: \$168,956.00

The options we would like to have added are:

Option 1: 2 - Front bumper mounted spray bars, air operated and individually controlled from drivers seat. Complete with all piping from the pump. \$2,180.00

Option 2: 2 - Rear bumper mounted spray bars, air operated and individually controlled from drives seat. Complete with all piping form the pump. \$2,383.00

Option 3: 1 - 1 inch hose reel mounted in place of one compartment. Must have electric rewind, and capable of holding 100' of 1" rubber hose. Complete with all piping from the pump, as well as a 1" ¼ turn ball valve. \$4,401.00

The total of these options are: \$8,964.00

Grand total including added options: **\$177,964.00**

PROPOSAL FOR FURNISHING FIRE APPARATUS

April 13, 2007

SANTAQUIN CITY CORPORATION  
45 WEST 100 SOUTH  
SANTAQUIN, UTAH 84655

The undersigned is prepared to manufacture for you, upon an order being placed by you, for final acceptance by Pierce Manufacturing, Inc., at its home office in Appleton, Wisconsin, the apparatus and equipment herein named and for the following prices:

(1) One Pierce DX Contender Tanker mounted on a K-W model T-300 chassis per the attached proposal \$ 168,956.00

OPTION

(1) One Pierce Stock DX Contender Tanker Unit #7564498  
\$154,308.00 Note: All stock units are "Subject to Prior Sale"  
Delivery on this unit is approx. May 07

Please see options offered sheet attached

Total \$ 168,956.00

Said apparatus and equipment are to be built and shipped in accordance with the specifications hereto attached, delays due to strikes, war, or intentional conflict, failures to obtain chassis, materials, or other causes beyond our control not preventing, within about 10/11mo ~~working days~~ after receipt of this order and the acceptance thereof at our office at Appleton, Wisconsin, and to be delivered to you at Santaquin City, Utah

Training as requested is included

The specifications herein contained shall form a part of the final contract, and are subject to changes desired by the purchaser, provided such alterations are interlined prior to the acceptance by the company of the order to purchase, and provided such alterations do not materially affect the cost of the construction of the apparatus.

The proposal for fire apparatus conforms with all Federal Department of Transportation (DOT) rules and regulations in effect at the time of bid, and with all National Fire Protection Association (NFPA) Guidelines for Automotive Fire Apparatus as published at the time of bid, except as modified by customer specifications. Any increased costs incurred by first party because of future changes in or additions to said DOT or NFPA standards will be passed along to the customers as an addition to the price set forth above.

Unless accepted within 30 days from date, the right is reserved to withdraw this proposition.

PIERCE MANUFACTURING, INC.

By: Mark Hales Mark Hales  
SALES REPRESENTATIVE



X

**Santaquin City Fire Department  
3000 Gallon Water Tender  
2007**

**Bid Schedule**

Item		Unit	Quantity	Total
1	3000 Gallon Tender per Specifications	Lump Sum	1	\$ -

Options		Unit	Quantity	Total
Option 1	80 Gallon Fuel tank			\$ N/A -
Option 2	4 Door Cab			\$ N/A -
Option 3	2nd External Fill			\$ 1057 -00
Option 4	Front Bumper Spray Bars			\$ 2180 -00
Option 5	Rear Bumper Spray Bars			\$ 2383 -00
Option 6	1" Hose Reel			\$ 4401 -00
Option 7	330 HP Engine Deduct			\$ -944 -00
Option 8	Lettering 41-60 Gold Leaf			846 -00

Item		Unit	Quantity	Total
2	Comparable used (2002 or newer) Apparatus	Lump Sum	1	\$ N/A -

Description of used Appartus: \_\_\_\_\_

\_\_\_\_\_

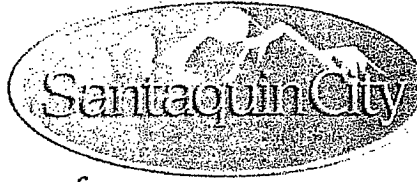
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*freedom · family · friendship*

**SANTAQUIN  
FIRE DEPARTMENT**  
275 West Main Street  
Santaquin, UT 84655  
801-754-5730

[santaquinfire@santaquin.org](mailto:santaquinfire@santaquin.org)

#### **ADMENDMENT**

In addition to the options you have in your packets we received notice from Pierce Manufacturing that a compressing engine brake (Jake Break) is now offered through Kenworth and Pierce for their fire apparatus. To have this option added to the base price of the fire apparatus would be an additional \$2350.

We feel with the slope/grade of some of the roads on the east side and in Summit Ridge Development this option would be very beneficial, and a safety issue when operating this apparatus in these areas.



## MEMORANDUM

Friday, April 27, 2007

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To: Planning Commission  
From: Dennis Marker, City Planner  
RE: Core Area Definition and affect on Infill Development CA#07-03

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**Notice: This item was noticed to the general public in accordance with City procedures.**

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### Background:

City regulations vary within each zone as well as within specific areas of the City. One of these areas is the "Core Area", which is defined as:

"The central area of Santaquin City located between 400 West, Interstate 15, 400 South, and 400 North streets" (See attached Map).

The Core Area includes the center of town where city services are most easily accessed and where community activities have been focused. This area not only consists of the original town plat, consisting of a four by eight block center, but those homes immediately outside of the area which were situated to take advantage of City services. With the increased growth around the City and adjacent to the Core Area, the special regulations which apply to the Core should be reviewed for consistency and compatibility with current zones, zone boundaries and goals of the General Plan.

Special regulations which apply to the Core Area at this time include:

- Flag lots in the R-8, R-10, C-1, C-2, and RC Zones require a special review by the Planning Commission and can only be approved in the Core Area (S.C.C. 10-7A-3, 10-7B-3, 10-7F-3, 10-7I-4 and 10-7I-5). **Note: Flag lots in the remaining residential zones also require special review, but are not limited to the Core Area.**
- Infill development standards are only allowed to be used in the Core Area (S.C.C. 10-10-1).
- Developments on specific roads within the core area are not required to install curb, gutter, sidewalks, or storm drainage improvements (S.C.C. 11-13-1).

During the March 7, 2007 City Council work session, the City Council discussed flag lot regulations and the definition of "Core Area". City staff was directed to revise the Core Area definition in order to direct flag lot and infill development opportunities to appropriate areas.

Based on a visual neighborhood study conducted April 3, 2007 by City Planner Dennis Marker, the Core Area definition is proposed to be as shown on the attached Exhibit A map. The study included assessments of homes and neighborhoods in the City, an evaluation which included year of home construction and architectural characteristics, historic access to public roads and infrastructure, and existing streetscape and proximity to services.

**Analysis:**

**General Plan Requirements.** Redefining the Core Area will increase the number of infill development opportunities. Some of these may include flag lots. The General Plan, adopted November 15, 2000, supports infill development in the City as illustrated through the following goals and policies of the General Plan.

**Community Vision.**

**Goal 1:** To provide a small-town atmosphere with well-planned, organized growth.

Policy 1 Channel future growth and development into areas that can be efficiently and effectively served by public infrastructure and facilities.

**Residential Land Uses**

**Goal 1:** To provide for residential areas in Santaquin that support and complement the unique rural quality and character of the city.

Policy 2 Encourage creative approaches to housing developments which will maintain and protect natural resources and environmental features.

Policy 3: Maintain and enhance the pleasing appearance and environmental quality of existing residential neighborhoods.

**Goal 2** To promote and encourage high quality, well planned residential development with open spaces in the City.

Policy 1 Develop and implement standards and policies that promote attractive and well planned residential subdivisions in areas where there are existing public services.

Policy 2 Discourage "leap-frog" development through urban growth boundaries and by not extending city services to new areas until existing areas are developed with on-site improvements.

**State Land Use Laws.** The amendment also complies with State law, which states that municipalities may enact "ordinances, resolutions, and rules pertaining to density, open spaces, structures, buildings, energy efficiency, light and air, air quality, transportation and public or alternative transportation, infrastructure, street and building orientation and width requirements, public facilities, and height and location of vegetation, trees, and landscaping, unless expressly prohibited by law" (UAC 10-9a-102(2)). It also states that such ordinances shall be for the purpose of "**providing for the health, safety, and welfare, and promote the prosperity, improve the morals, peace and good order, comfort, convenience, and aesthetics of each municipality and its present and future inhabitants and businesses. . .**"(UAC 10-9a-102(1)).

By increasing infill development opportunities the City is promoting the prosperity of Core Area residents who may not have been able to subdivide underutilized property. Infill development also allows for homes to be conveniently located near existing services and near future retail and service businesses. Infill development also serves to reduce the amount of vacant or non-maintained properties in the City Core thus improving the aesthetics of the Core Area.

### **Affect and Non-conforming Uses**

The proposed definition will increase the Core Area acreage by approximately 50 acres, from the current 934 parcels in the core, 73 will be removed from the definition while 205 parcels will be added for a total of 1,066 parcels. Approximately 50 (24.6%) out of the 203 new parcels may be eligible for infill development. Nearly 200 (18.7%) parcels out of the new total of 1,066 may be eligible for infill development. No non-conforming uses will be created by the amendment.

### **Public Comment**

The Planning Commission reviewed this item during their April 12, 2007 meeting and held a public hearing on April 26, 2007. No public commented during the public hearing; however two individuals did review the proposal with staff prior to the meeting and expressed favor for the new definition. These persons live along 200 West near 500 South and would be able to subdivide the properties under the infill standards if the new definition is adopted.

### **Recommendation:**

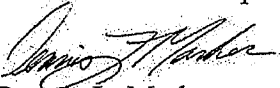
The Planning Commission has forwarded a positive recommendation on the proposed Core Area Definition.

Staff recommends the City Council adopt the Core Area definition provided in Exhibit A, based on the following findings.

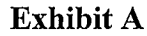
### **Findings**

1. State law provides for Cities to enact ordinances pertaining to "health, safety, and welfare, and promote the prosperity, improve the morals, peace and good order, comfort, convenience, and aesthetics of each municipality and its present and future inhabitants and businesses. . ."

2. The proposed amendment provides the City with a means of providing for the health, safety, and welfare of the City's residents as well as promotes the prosperity and aesthetics of the community.
3. The proposed ordinance will more fully implement the goals and policies of the City's General Plan.
4. The proposed ordinance will not create any non-conforming uses.



Dennis L. Marker  
City Planner





## MEMORANDUM

April 27, 2007

To: Mayor DeGraffenried and City Council via Planning Commission  
From: Dennis Marker, City Planner  
RE: Leon Wall 3 Lot Subdivision  
500 North 400 East

S#06-05, CU#07-01  
Zone: R-10

### Background:

Mr. Leon Wall is seeking approval of a three lot subdivision at 500 North 400 East (**See attached maps**). The proposed subdivision fronts onto 400 East, one lot has Mr. Wall's home on it, and one of the lots is a flag. The Development Review Committee reviewed the proposal on multiple occasions and has recommended approval of the subdivision. Title 10-19 Exhibit B requires all subdivisions, after review by the Planning Commission for a recommendation, to be reviewed by the City Council for final approval. The Planning Commission reviewed this proposal during their April 12, 2007 meeting and have forwarded a positive recommendation on it. The Santaquin City Code (S.C.C.), Title 10-10-4 requires flag lots to receive special approvals from the Planning Commission prior to review by the City Council.

### Analysis:

The property is located in the R-10 Zone and must comply with the following standards:

#### Lot Standards.

All lots must have 10,000 square feet. The proposed lots each have over 16,000 square feet.

All lots must have 80 feet of frontage unless approved by the Planning Commission for a flag lot (S.C.C. 10-10-5). Lots 2 and 3 have approximately 120 and 80 feet of frontage respectively. Lot 1 has 40 feet of frontage and was approved by the Planning Commission as a flag lot as long as the Core Area definition was changed to include the subject lot (See additional considerations below).

Access. All proposed lots will utilize access off of 400 East

Sensitive Lands. There are no sensitive lands located on the subject property.

Additional Considerations.

In the R-10 Zone, flag lots are listed as Conditional Uses "in the core area only", subject to the provisions of chapter 10 of Title 10." The Definition of "Core Area" is as follows:

*"The central area of Santaquin City located between 400 West, Interstate 15, 400 South, and 400 North streets."*

Based on this definition, the proposed subdivision is outside of the core area of the City; however, the City Council has asked staff to review this definition and prepare a code amendment to expand the "core area" designation to appropriate areas. After a study of homes and neighborhoods in the City, and based on year of home construction, architectural characteristics, historic accesses, streetscape, and proximity to historic services, staff has determined that the Wall property would be appropriate for inclusion in the City core. A code amendment effecting a Core Area definition change would be necessary before this proposal could be recorded with the flag lot.

**General Plan:**

The Community Vision of Santaquin, as stated in the currently adopted general plan, states that the City is "to provide a small-town atmosphere with well planned organized growth." The layout of the proposal does help to maintain a small-town atmosphere. The streetscape along 400 East could have three new homes fronting onto it with 80 feet frontages. The proposal situates only two houses along 400 East with visual frontages greater than 120 feet. Allowing the flag lot lessens the visibility of a third home along 400 East and hides the urbanization of the area. This helps maintain a "small-town atmosphere" for those traveling on 400 East.

The General Plan's Land Use Element also shows this area is intended for "Medium Density Housing" which it further defines as lots sizes between 10,000 to 12,000 square feet. The proposal provides less density than could be allowed by the general plan or current zoning.

**Notice Response:**

Staff has received no comments from residents regarding this proposal.

**Recommendation:**

Staff recommends the City Council approve the Leon Wall subdivision located at 500 North 400 East, based on the following findings and condition:

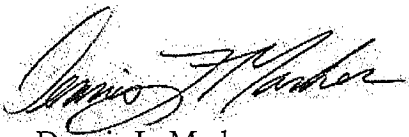
**Findings**

1. The request is consistent with the goals and policies of the General Plan, adopted 11-15-2000. Specifically, the Community Vision statement which includes "providing a small-town atmosphere with well-planned, organized growth."
2. The proposed flag lot meets all of the review criteria necessary for a flag lot.

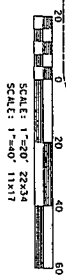
3. The property is located outside of the currently defined "Core Area" of the City, but the City Council has directed staff to revise such definition. The proposed definition includes the subject property.
4. The proposed lot sizes are larger than that required in the R-10 Zone.
5. The Development Review Committee has recommended approval of the subdivision.
6. The characteristics of the zone in which the lot is located will be maintained.
7. All zone setback requirements can be maintained.

**Condition**

1. That the flag lot only be allowed if the Code Amendment changing the "Core Area" definition is adopted by the City Council. If this definition is not adopted, all lots would need to have 80 feet of frontage on 400 East.



Dennis L. Marker  
City Planner



Proposed Leon Wall Subdivision  
500 North 400 East

CITY COUNCIL 5-2-07  
ATTACHMENT "C-5"



0

250

500

Feet





## MEMORANDUM

March 16, 2007

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

Zone: PC  
Acres: 5.46  
Lots: 12

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### Background:

Mr. Troy Kunz, representing Summit Ridge Communities, is seeking approval of a modification to the Sunset Trails @ Summit Ridge final plat (**See attached subdivision plans**). The subject development was granted final approvals by the City Council on December 6, 2006. Since that time Summit Ridge has requested that Sunset Trails be broken into two phases. This first phase has already been reviewed by the Planning Commission and City Council and was approved. This proposed Plat B of Sunset Trails is now being submitted for approval. City Ordinance, Section 11-5-9 requires that major modifications to final plats must be reviewed by the Planning Commission and City Council prior to recordation.

### Analysis:

#### Zoning.

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

#### Lots and Lot Standards.

The approved plat had 7 lots between Mountain View Drive and the future trail connection on Summit Trails Road. The original seven lot frontages have been adjusted to allow for two more lots in the plat area as well as three new lots where the open space band was situated for a total of 12 lots.

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 and corner lots must have 13,000

square feet. All properties must have at least 85 feet of frontage. The proposed lots still follow those criteria.

#### Sensitive Lands.

The Summit Ridge Development Agreement states that areas exceeding 30% slopes can be included within lot boundaries but must remain undisturbed. Ten out of the proposed 12 lots will have slopes greater than 30% within their boundaries; hence the building envelope on these lots has been reduced to limit the impact of construction on proposed steep slopes. The building envelopes will not exceed 15% slopes even though rear yard areas may have as much as 50% slopes. The CC&Rs for the development limit use of these areas to landscaping. No structure will be built on these areas.

#### Recreation Amenities.

The previously approved plat showed a band of open space from Summit Trails Road to a future open space trail system west of the lots. As the developer began to install subdivision improvements and grade the site for roads and building pads there was concern that the proposed band of open space could be more of a liability than an asset for the City and the development. The open space had slopes ranging from 20 to 35% which constrained the land to natural open space rather than improved park area. Concerns have been expressed by the developer about winter time sledding on the steep hill and potential for summer grass fires due to un-maintained and non-irrigated areas. The proposed Plat B shows how grading of the open area could result in additional building sites as well as maintain the areas of open space in private ownership. The grading would still accommodate the future open space trail west of the homes.

Grading of the open area has been designed to maintain continuity along the hill side and look like the future homes have been located where buildable areas were already present. Revegetation of the area will need to take place soon after any grading occurs in order for native species to establish themselves before summer.

#### Utilities

The applicant has prepared revised utility plans which reflect the proposed changes. These plans should be reviewed by the City Engineer before final approvals are granted by the City Council.

#### **Recommendation:**

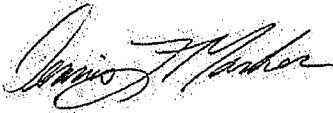
The Planning Commission reviewed this item during their April 26, 2007 meeting and has forwarded a positive recommendation to the City Council for the proposal, subject to the following condition.

1. That six shade trees, consistent with the City approved tree species list, be planted and irrigated by drip system at the trail head in the subdivision.

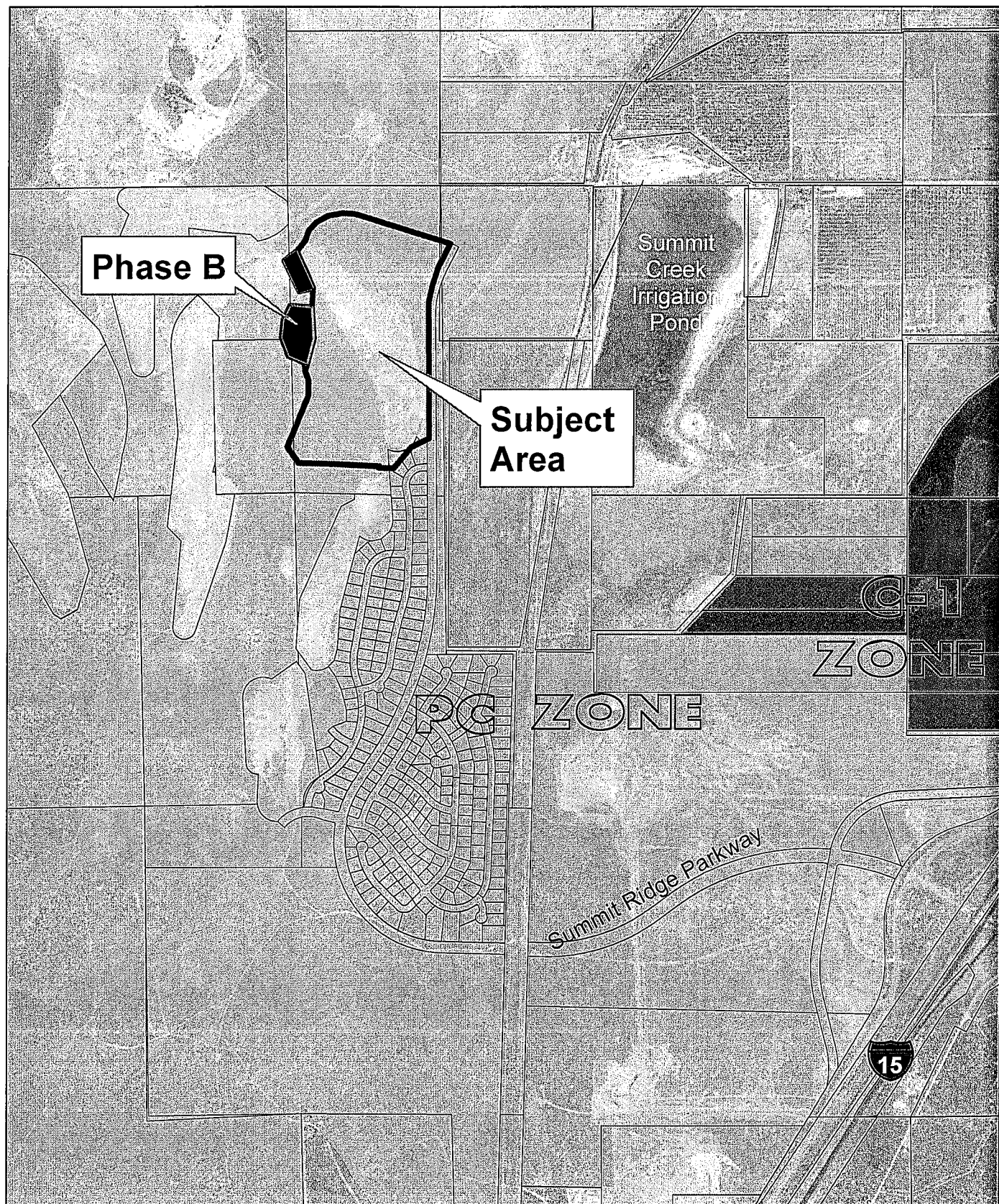
Staff recommends the City Council approve the proposed Sunset Trails @ Summit Ridge Phase B based on the following findings and subject to the above condition:

**Findings**

1. The development is located within the PC Zone with standards established via the Summit Ridge Annexation and Development Agreement.
2. The proposed lots comply with the standards adopted and approved as part of the Summit Ridge Annexation and Development Agreement.
3. The plat was previously granted final approval on December 6, 2006 following the Santaquin City DRC recommendation for approval.
4. Future open space areas and trails can still be constructed and accessed as proposed with the original plat.



Dennis L. Marker  
City Planner



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

Produced By  
Santaquin City Community Development



April 12, 2007

To whom it may concern—

Foothill Village Managers LLC would like to formally request the opportunity to purchase half of the needed water shares for the proposed Foothill Village subdivision. We would like to note the Annexation Agreement for this property—Section 10 States "WATER EXACTION FEE The Applicant shall provide the required water shares and or make payment in lieu of said water shares to Santaquin City. The water share exaction or payment in lieu of shall be computed as set forth in Exhibit "B" attached hereto."

SANTAQUIN CITY  
WATER REQUIRED FOR ANNEXATION  
AND USERS OUTSIDE OF THE CITY

1 ACRE Requirement

According to the study:

1. The City will require 3 acre feet of water for every acre that can be developed within the annexation (this computation excludes the streets.)
2. The City is basing the cost analysis on the current value of Summit Creek Irrigation Company water shares, and the relationship of Summit Creek Water to the requirement above.
3. Each share of Summit Creek Water is equivalent to 1.8 Acre Feet.
4. Each acre of land that can be developed would require 1.67 shares of Summit Creek Water
5. If the land to be annexed meets the criteria stated in the ordinance of the requirements for "unwatered" land, then an assessment of \$1650 per acre foot will be levied. This computes to \$4950.00 per acre of land that can be developed in lieu of water (this computation will exclude the streets.

Sincerely



Foothill Village Managers LLC  
Managing Member