

NOTICE AND AGENDA

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Wednesday, February 7, 2007, in the Council Chambers, 45 West 100 South, at 7:00 pm.

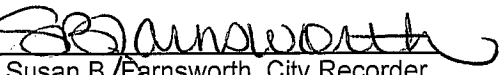
AGENDA

1. **ROLL CALL**
 2. **PLEDGE OF ALLEGIANCE**
 3. **INVOCATION/INSPIRATIONAL THOUGHT**
 4. **CONSENT AGENDA**
 - a. Minutes
 1. January 17, 2007
 2. January 24, 2007
 - b. Bills
 1. \$396,804.97
 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. Formally deny the Northeast Santaquin Annexation
 - b. Discussion, direction and possible action with regard to a Sexually Oriented Business Ordinance
 - c. Discussion and possible action with regard to the Pole Canyon Reservoir Feasibility Study
 8. **NEW BUSINESS**
 - a. Discussion and possible action with regard Utility Billing Fees and issues
 - b. Discussion and possible action with regard to a proposed Ordinance pertaining to a Code amendment effecting the City's Development Review Processes
 - c. Discussion and possible action with regard to Planning Commission appointments and reorganization
 - d. Discussion and possible action with regard to landscape requirement waiver for Kat Den Storage
 - e. Discussion and possible action with regard to final review of the Apple Cove Plat "C" Subdivision
 - f. Discussion and possible action with regard to final approval of Stone Hollow @ Summit Ridge Plat "A"
 - g. Discussion and possible action with regard to final approval of Stone Hollow @ Summit Ridge Plat "B"
 9. **BUSINESS LICENSES**
 10. **INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS**
 - a. Resolution 02-01-2007 "A Resolution Establishing a Special Service District Pursuant to the Utah Special Service District Act, § 17A-2-1301, *et seq.*, Utah Code Annotated (1953), as amended, to be known as the Santaquin Special Service District"
 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
FEBRUARY 7, 2007**

At 7:08 p.m. Mayor James E. DeGraffenried called the meeting to order. Council Members attending: Filip Askerlund, Tracy Roberts, Art Adcock Martin Green, and James Linford.

Others attending: City Manager Stefan Chatwin, City Planner Dennis Marker, Legal Counsel Brett Rich, Police Chief Dennis Howard, Sunrise Engineering Representative Steve Goddard, Administrative Assistant Shannon Hoffman, Dan Olson, Keith Broadhead, Dennis Brandon, Kathy Brandon, Mark Westover, Justin Westover, Zachary Westover, Dustin Nielsen, Tammy Rogers, Trevor Rogers, Dustin Rowley, Seth Brown, Adam Kersh, Andrew Putt, Kyle Moos, Taylor Hurst, Brandon Rosenlund, David Smith, Kevin Rosenlund, and other unidentified individuals.

PLEDGE OF ALLEGIANCE

Mr. Moos led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Mr. Marker offered an Invocation.

CONSENT AGENDA

Minutes

January 17, 2007

January 24, 2007

Bills

\$396,804.97

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

PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS

Nothing

FORMAL PUBLIC HEARINGS

Nothing

MOVE TO ITEM 8A

Discussion and possible action with regard Utility Billing Fees and issues

Mrs. Hoffman reported the Staff had reviewed the proposed flat rate to be used in assessing a late fee. The Staff recommends adding 10% to all unpaid balances for each month the bill is not paid. She recommended eliminating hanging of the shut off tags. It was reported that currently all minimum fees are being charged even if the home is vacant. Staff recommends giving the property owner an option to have the meter removed by paying a disconnect fee as well as a reconnect fee if a home is vacant. She recommended the fee be sufficient to cover at least a 3-month time period. Council Member Askerlund was told payment arrangements could be made however a late fee will be assessed. Council Member Linford recommended allowing each case to be reviewed by the Mayor. Council Member Roberts thanked Staff for reviewing the penalty as he felt the 20% was too high.

Council Member Green moved to table until Staff is able to draft an ordinance to include the discussed fees. Council Member Linford seconded the motion. The vote was unanimous.

UNFINISHED BUSINESS

Formally deny the Northeast Santaquin Annexation

Council Member Green moved to formally deny the Northeast Santaquin Annexation. Council Member Linford seconded the motion. The vote was unanimous.

Discussion, direction and possible action with regard to a Sexually Oriented Business Ordinance

Council Member Roberts moved to extend for a period of 6 months the Temporary Ordinance pertaining to Sexually Oriented Businesses. Council Member Adcock seconded the motion. The vote was unanimous.

Discussion and possible action with regard to the Pole Canyon Reservoir Feasibility Study

Council Member Linford indicated the Mayor and Council had attended a work session where GEI Engineering as well as Sunrise Engineering presented their ideas as to how to proceed with a Feasibility Study, he favored GEI because of the task process and the ability to stop at any one of them if the project deemed "undoable".

Member Askerlund moved to authorize GEI Engineering to begin a Feasibility Study for the Pole Canyon Reservoir. Council Member Adcock seconded the motion. Mayor DeGraffenried questioned how the feasibility study should be paid for. It was recommended to use money collected for "money in lieu of water". Council Member Askerlund amended the motion to pay for the study out of the cash paid for "in lieu of water". A discussion was held as to why not use the "money in lieu". Council Member Adcock seconded the motion. Council Member Roberts indicated the council should always be cautious when using "money in lieu of water" but felt this was an appropriate use. After the discussion, the vote was unanimous.

NEW BUSINESS

Discussion and possible action with regard to a proposed Ordinance pertaining to a Code amendment affecting the City's Development Review Processes

Council Member Roberts moved to table the amendment because a Public hearing was necessary prior to approving such an amendment. Council Member Green seconded the motion. The vote was unanimous.

Discussion and possible action with regard to Planning Commission appointments and reorganization

Mayor DeGraffenried recommended removing Mr. Allen Reed from the Planning Commission effective immediately. Council Member Green moved to remove Mr. Allen Reed. Council Member Linford seconded the motion. Council Members Linford, Green, Adcock, Roberts, and Askerlund voted in favor of the motion.

Mayor DeGraffenried recommended appointing Doug Rohbock to the Planning Commission for a 1-year term.

Council Member Roberts moved to appoint Doug Rohbock to the Planning Commission for the term of 1-year. Council Member Green seconded the motion. The vote was unanimous.

Mayor DeGraffenried recommended appointing Glenl Wear to the Planning Commission for the term of 2-years.

Council Member Linford moved to appoint Glenl Wear to the Planning Commission for a 2-year term. Council Member Roberts seconded the motion. The vote was unanimous.

Mayor DeGraffenried recommended appointing to the Planning Commission Carolyn Callahan for a 2-year term.

Council Member Green moved to appoint Carolyn Callahan to the Planning Commission for a 2-year term. Council Member Linford seconded the motion. The vote was unanimous.

Council Member Green moved to take a brief recess. Council Member Linford seconded the motion. The vote was unanimous.

At 7:50 pm the Mayor called the meeting to order.

Mayor DeGraffenried recommended appointing Rex Bean to the Planning Commission for a 1-year term.

Council Member Green moved to appoint Rex Bean to the Planning Commission for the term of 1-year. Council Member Askerlund seconded the motion. The vote was unanimous.

Discussion and possible action with regard to landscape requirement waiver for Kat Den Storage

City Planner Marker reviewed the site plan associated with the Kat Den Storage expansion (see attachment "A" for Staff recommendations). Council Member Askerlund was told the City's Land Use Authority may waive a requirement of a site plan if, in its opinion, (1) specific requirements are unnecessary or inappropriate due to circumstances unique to the property, or (2) if the requirements have been previously submitted and approved; and (3) such requirements may be set aside only to the extent that the intent and purpose of the landscape ordinance is not violated. Council Member Adcock was told that at the present time, any of the Police Department driving by could visually inspect the premises.

Council Member Adcock moved to grant a waiver to the Landscaping Ordinance according to the recommendations of the Staff and strike the wording in condition number 1 "and landscaping standards". Council Member Roberts seconded the motion. The vote was unanimous.

Discussion and possible action with regard to final review of the Apple Cove Plat "C" Subdivision

City Planner Marker reviewed the drawing of the proposed Apple Cove Plat "C" Subdivision. He reported the Development Review Committee has completed their review and has now forwarded this project to the Mayor and Council Members for approval (see attachment "B" for Staff recommendations). Council Member Adcock commented that the proposed subdivision has larger lot sizes, which he is in favor of. Council Member Askerlund recommended noticing the potential buyers of any impact on adjacent properties.

Council Member Linford moved to grant final approval of the Apple Cove Plat "C" Subdivision with Staff recommendations. Council Member Roberts seconded the motion. The vote was unanimous.

Discussion and possible action with regard to final approval of Stone Hollow @ Summit Ridge Plat "A"

City Planner Marker reviewed the drawing of the proposed Stone Hollow @ Summit Ridge Plat "A" and Plat "B" (see attachment "C" for Staff recommendations). He indicated Plats "A" and "B" have completed the Development and Review process and have received approval from that body. Council Member Adcock indicated he is troubled that the Council is asked to approve "things" that are not complete. He questioned why the issue is not complete before the issue is brought to the Council. City Planner Marker indicated this was a way of "streamlining" the review process. Council Member Askerlund asked who would continue maintaining the Summit Creek Irrigation Company runoff channel when the development is complete. He was told the channel would be incorporated into a City Park and would be the responsibility of the City after the park is dedicated to the City.

Council Member Green moved to grant final approval of the Stone Hollow @ Summit Ridge Plat "A" with the Staff recommendations. Council Member Linford seconded the motion. The vote was unanimous.

Discussion and possible action with regard to final approval of Stone Hollow @ Summit Ridge Plat "B"

Council Member Linford moved to grant final approval of the Stone Hollow @ Summit Ridge Plat "B" with Staff recommendations. Council Member Roberts seconded the motion. The vote was unanimous.

BUSINESS LICENSES

Council Member Adcock reviewed a renewal Business License for Susan Smith D.B.A. Kids Inc Daycare. He indicated all required inspections had been completed.

Council Member Adcock moved to approve a business license for Susan Smith D.B.A. Kids Inc Daycare. Council Member Green seconded the motion. The vote was unanimous.

Mayor DeGraffenried asked if Mr. Mark Westover had anything to report from the Planning Commission. He did not.

INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS

Resolution 02-01-2007 "A Resolution Establishing a Special Service District Pursuant to the Utah Special Service District Act, § 17A-2-1301, et seq., Utah Code Annotated (1953), as amended, to be known as the Santaquin Special Service District"

Council Member Askerlund was told any new annexations would need to be adopted into the Special Service District.

Council Member Askerlund moved to approve Resolution 02-01-07 "A Resolution Establishing a Special Service District Pursuant to the Utah Special Service District Act, § 17A-2-1301, et seq., Utah Code Annotated (1953), as amended, to be known as the Santaquin Special Service District". Council Member Green seconded the motion. Council Member Roberts commented that

upon approving this Ordinance, the Council is creating a "taxing" Authority. Council Members Askerlund, Roberts, Adcock, Green, and Linford voted in favor of the motion.

PETITIONS AND COMMUNICATIONS

Nothing

REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

Planning Commission

General Update

See above actions.

REPORTS BY MAYOR AND COUNCIL MEMBERS

Mayor DeGraffenried

Mayor DeGraffenried asked what is being done with the rodeo. Council Member Askerlund reported Wade Eva would chair the Rodeo Committee with the first Celebration Meeting being held on Monday. All the required paper work has been submitted to the stock contractors. Council Member Askerlund reported Shantel Eva would be willing to also help with the Celebration activities.

Council Member Askerlund asked if any information was available with regard to Life Insurance being offered to any City Fire Fighter. He was told the Fire Fighters have approximately \$5,000 of life insurance through the State Association. He also inquired about the 401k and was told it would be addressed in the next year budget process.

It was reported that Gene Jones would deed to the City approximately 12 feet of property that will be used to complete the 400 East 450 South project. The Quit Claim Deed will be drafted for the required signatures.

Council Member Askerlund reported the final decision, concerning the Fire Department Tanker Grant, will be made sometime in March by the State's Grant Committee.

Council Member Askerlund reported he had received a request to change Santaquin Days to Cherry Days. He also indicated he had received a request to change the dates of the Celebration. He was told the celebration dates were as such so it would not conflict with the surrounding communities.

He also questioned if the City could once again hold mud digs during the celebration. He was told there wasn't any City owned property that could be used for this event therefore the City's insurance would not cover such an event.

Council Member Roberts reported he attended the South Utah Valley Animal Shelter Board Meeting. The finances are in "great shape", which indicates the fees for the shelter will not be increased.

Council Member Adcock reported he would not be able to attend the SUVMWA Meeting due to a City conflict.

Council Member Adcock questioned if the State required Water report had been submitted. He was told the acting City Engineer is in the process of drafting the report at this time.

Mayor DeGraffenried indicated if the City would like to have transit in the area, the City should become a member of the Area Transit Committee so the City could be represented on this committee.

Council Member Green reminded those in attendance that the Chamber Banquet will be held tomorrow beginning at 6:30 at the Red Barn.

Council Member Green reported he attended the Legislative Session along with the City Manager, City Planner, Council Members Linford and Askerlund this morning. A proposed Resolution allows Santaquin to memorialize the farming within the City area. He reported a Representative from Orem applauded the City for their foresight in recognizing the agriculture business.

Council Member Linford requested adding the Pressurized Irrigation Fees to the newly drafted Fee Schedule.

Council Member Linford asked for an update on the "float" issue. Council Member Green will meet with City Recorder Farnsworth to discuss funding options.

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)

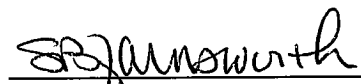
Nothing

ADJOURNMENT

At 9:05 p.m. Council Member Green moved to adjourn. Council Member Linford seconded the motion. The vote was unanimous.

Approved on February 21, 2007.


James E. DeGraffenried, Mayor


Susan B. Farnsworth, City Recorder

Kat-Den Storage Units Ex

CU#07-01



freedom · family · friendship

MEMORANDUM

January 19, 2007

To:	City Council	
From:	Dennis Marker, City Planner	
RE:	Kat-Den Storage Units Expansion Landscape Requirement Waiver 540 South Highland Drive	Zone: RC MISC#07-01

Background:

Mr. Denis Brandon, who owns property located 540 South Highland Drive, is requesting the City Council grant him a waiver to the amount of landscaping required with his proposed expansion of the Kat-Den storage unit facility located at 540 South Highland Drive (See attached Site Plan and Locator Map). The expansion will add approximately 50 units between three buildings. There would be almost 100 units if the proposal is approved. Aerial photography obtained from the USGS shows that storage units have been on the property since 1983. The property is zoned RC which allows for commercial or residential uses on the subject parcel.

The City's recently adopted Landscaping standards, S.C.C. §10-15-2, apply to all proposed private non-residential projects, including *"initial or modified site plan reviews, modified conditional use permit review, and building permits issued for commercial and multi family building exterior or site modifications, other than typical maintenance."*

Under the City's new landscape standards, S.C.C. 10-15, this site is legally non-conforming as to the amount of landscaping required and the locations for such landscaping. This site is required to comply with City's landscape standards unless a waiver is granted by the City's Land Use Authority (LUA), i.e. City Council (S.C.C. 10-15-9). The City's LUA may waive a requirement of a site plan if, in its opinion,

- * Specific requirements are unnecessary or inappropriate due to circumstances unique to the property, or
- * If the requirements have been previously submitted and approved; and
- * Such requirements may be set aside only to the extent that the intent and purpose of the landscape ordinance is not violated.

Analysis:

Criteria 1: Specific requirements are unnecessary or inappropriate due to circumstances unique to the property"

Based on the City's landscape and screening standards, the following landscaping requirements must be met.

A. Along Highland Drive

- (1) A 30 foot landscape yard is required between the units and Highland Drive and a 15 foot landscape yard between Highland Drive and any parking or circulation element on the site. At least 13 trees are required to be planted in such yard.

The existing storage units are approximately 20-25 feet from the property and do comply with RC Zone front setback requirement. The previous RC Zone commercial landscape standard did not require front landscape yards, but did state that all "unpaved" areas were to be landscaped. Asphalt was installed to the front property line and around the existing units for better maneuverability and circulation on the site. Mr. Brandon is proposing to continue a similar asphalt surface around the proposed units.

- (2) An additional 13 trees is required to be planted along Highland Drive in the City right-of-way per City specifications.

The City has master-planned for a trail and landscape buffer to be constructed between the site and the travel lanes of Highland Drive. Design of this trail has begun. Although Mr. Brandon has expressed a willingness to install the landscaping along Highland Drive, staff is concerned about the impact this may have on the design and installation of the future trail.

Furthermore, the Highland Drive road cross-section has not been fully constructed nor designed along the applicant's property. Premature installation of improvements may unnecessarily cause of waste of materials and money. Bonding for any required off-site landscaping could be required as part of the site expansion.

B. Along 400 South

- (1) A 20 foot landscape yard is required between the units and 400 South and a 10 foot landscape yard between 400 South and any parking or circulation element on the site.

This standard can be met when future phases of the development occur.

- (2) An additional 2 trees is required to be planted along 400 South in the City right-of-way per City specifications.

The 400 South road cross-section has not been fully constructed nor designed along the applicant's property. Premature installation of improvements may unnecessarily cause of waste of materials and money. Bonding for any required off-site landscaping could be required as part of the site expansion.

- (3) A vegetative or bermed screening element three feet in height is required along the length of the parking/circulation area visible from 400 South.

Based on the location of circulation areas on the property, installation of landscape screening (minimum 5 feet wide) along the property line would impact the current circulation system of the site. This screening could be provided at the proposed edge of asphalt around the new buildings where such areas are visible from Highland Drive or 400 South.

- C. Along rear or side property lines abutting residential zones. A minimum 15 feet wide landscape strip is required with at least 22 trees and 88 shrubs.

The existing orchards and fence line screening provide adequate screening to meet this requirement. Future development, which may entail the removal of the small orchard will need to comply with this standard.

- D. Screening heights along front property lines and along side property lines within the existing or proposed building front setbacks (10 feet in the RC Zone) shall not exceed 6 feet in height.

The existing 6 foot security chain-link fencing around the facility is located along the front property lines. New storage unit facilities would be required to place their security fencing/walls at or behind the front setback line and provide landscaping along the street. This standard can still be met with the proposed site expansion and future phases.

- E. Exposed sections of building walls that are in high-visible areas along arterial and collector streets as well as on-site, general public access areas, shall have planting beds approximately 6 feet wide placed directly along at least fifty (50) percent of such walls.

This would require landscape planters at the end of each storage unit building and would greatly impact circulation around current units on the site. Placement of these planters along the proposed buildings would be possible, however, due to extreme micro-climate conditions around the CMU buildings and with high concentration of asphalt

Criteria 2: Have the previous requirements been submitted and approved.

The landscaping and fencing currently found on the site was approved with the construction of existing storage units and surrounding circulation areas.

Criteria 3: Requirements may be set aside only to the extent that the intent and purpose of the landscape ordinance is not violated.

The purpose of the landscape ordinance is stated in Section 10-15-1 as follows:

The purpose of the landscaping requirements in this title shall be to promote the health, safety, and general welfare of the public; to stabilize property values by encouraging pleasant and attractive surroundings and thus create the necessary atmosphere to facilitate the orderly development of an attractive and harmonious community.

Item of additional consideration

The applicant had mentioned to staff the following possibility. Money which would be spent to bring the site into reasonable compliance on the interior of the site could be given to the City for future improvement of the trail system along the applicant's property.

Recommendation:

Staff recommends the City Council **grant** the following waivers to the landscape standards which would be required for the expansion of the Kat-Den Storage Unit Facility located at 540 South Highland Drive.

Waiver 1: Front yard landscaping will not be required between the existing buildings or parking and circulation areas on the site. Neither shall parking and circulation screening be required inside the fenced area.

Waiver 2: Street trees will not be required in front of the facility along Highland Drive or 400 South at this time. Adequate bonding for such landscaping shall be provided to the City for future improvement of roads and trails along the applicant's property.

Waiver 3: The existing security fence may remain along the Highland Drive property line where it abuts existing storage units. The location of the fence or possible security wall shall be meet the front setback requirements for the underlying zone and have appropriate landscaping around them when future phases are constructed.

These waivers are based on the following findings and conditions:

Findings

1. The existing storage units on the site are conforming to current RC Zone front setback requirements.
2. The current asphalt surface which accommodates vehicle circulation and maneuverability on the site is legally non-conforming based on commercial development standards prior to adoption of the City's landscape ordinance, Ordinance 12-01-2006.
3. The existing security fencing is located along the front property line in accordance with approved drive aisles and asphalt surfacing on the site.
4. The installation of landscaping along Highland drive would be premature based on the City's master planned trails and landscaping for the corridor. Likewise along 400 South.
5. The proposed and future phases of the storage unit facility can comply with the City's landscape standards for commercial development and site expansions.
6. The proposal is an expansion of a commercial site which would still provide adequate screening and landscaping of adjacent residential properties to the east.
7. By providing for the protection of adjacent residential property owners and having all future phases of the development comply with the landscape ordinance, the purposes of the landscape ordinance are not violated.

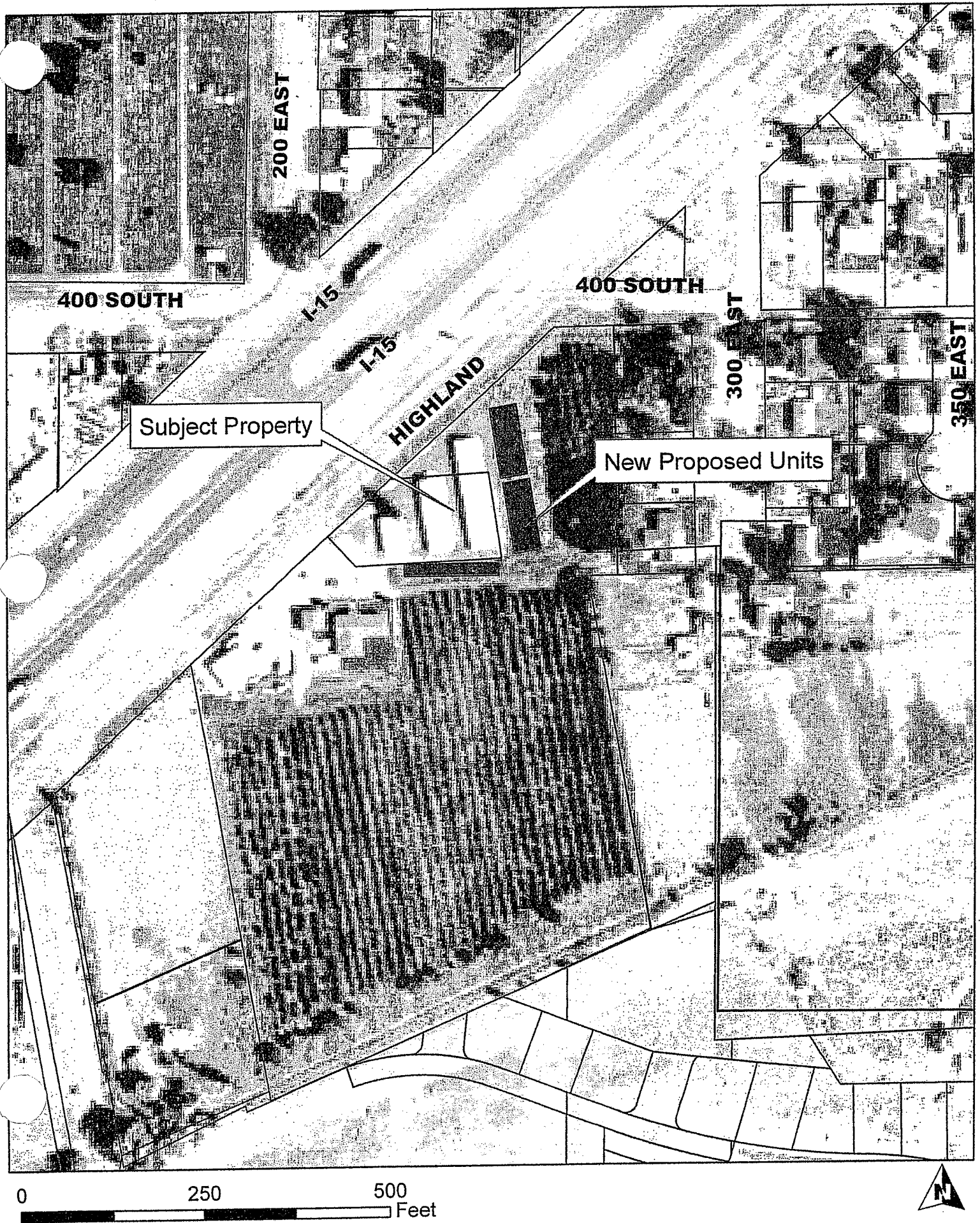
Conditions

1. That all proposed parking and circulation areas comply with the Santaquin City Construction Standards and landscape standards. ~~Exclude~~
2. That all site improvements, including required landscaping, be installed within 6 months of completion of the proposed units.
3. That all general requirements for a commercial business in Santaquin City be complied with at all times, and
4. That this use be reviewed upon legitimate unresolved complaint.

Dennis L. Marker
City Planner

Proposed Storage Unit Facility Expansion
540 South Highland Drive

CITY COUNCIL MEETING 2-7-2007
ATTACHMENT "A-5"





freedom · family · friendship

MEMORANDUM

February 1, 2007

To:	Mayor DeGraffenried and City Council	
From:	Dennis Marker, City Planner	
RE:	Apple Cove Plat C Subdivision (Preliminary Review)	Zone: R-10
	500 South 100 West	Acres: 9.0
		Lots: 24

Background:

Mr. Mike Pierce, of Utah Valley Real Estate, is seeking final approval of a 24 lot subdivision at 400 West 850 North (See attached map and provided plans). The Development Review Committee (DRC) has reviewed the proposal. Major issues that were discussed in DRC meetings included road connectivity to future development, sewer facilities, recreation trails access and the approach to the Union Pacific railroad crossing. Preliminary approvals for this development were granted by the City Council on September 6, 2006.

Analysis:

Zoning & Lot Standards.

The property is zoned R-10. All lots have a minimum of 10,000 square feet and have the required 80 feet of frontage which are the standards for the R-10 Zone.

Public Roads and Access.

The subdivision will have direct access off of existing public roads, 420 West, and 350 West. All proposed lots would have direct access off of public streets. The development will also be extending 420 West to the railroad crossing. The approach to the crossing has been designed with a raised center median in order for the City to meet railroad quiet zone standards in the future.

Impact on Adjacent Properties.

The orchards to the west of the subject area 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 an agricultural lifestyle. Future residents should also recognize the risk inherent with orchard farming, including pesticide use."

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.

Recommendation:

The Development Review Committee has forwarded a positive recommendation of the proposed Apple Cove Plat C subdivision located at 500 South 100 West, to the City Council, 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-10 Zone.
3. All lots in the development comply with the R-10 Zone lot size and frontage requirements.

Conditions

1. That all fees and guarantee amounts be provided to the City in accordance with the adopted fee schedule and bonding standards.
2. That all construction plans and details, comply with the City adopted construction standards. Construction plans should include a dust and mud mitigation plan.
3. That all engineering concerns regarding the plat and construction drawings are addressed (See attached comments from JUB Engineering).
4. 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 an agricultural lifestyle. Future residents should also recognize the risk inherent with orchard farming, including pesticide use."

Dennis L. Marker
City Planner

**ENGINEERING REVIEW COMMENTS
SANTAQUIN CITY
APPLE COVE PLAT "C"
350 West 680 North**

PLAT AND IMPROVEMENT PLAN REVIEW #3			
PROJECT #	5006016-11	DATE DEVELOPER WAS CALLED 1:	
PLAN RECEIVED DATE:	Jan. 30, 2007	2:	
PLAN REVIEW DATE:	Feb. 2, 2007	3:	
RETURN TO CITY DATE:	Feb. 2, 2007	DATE PICKED UP FOR DEVELOPER:	

Italics signify comments from the previous submittal that have not yet been addressed

Plat and Improvement Plan Review

FINAL PLAT

1. We need to check closure on Lots 30, 31, 32, and 33 because the road alignment changed and the opening to the trail off the end of 910 North changed. We will let LEI know of any discrepancies.
2. Please move the street number "420" so it does not conflict with the distance label.
3. At the south end of 420 West the bearings for lines L3 and L4 in the Line Table do not match the adjacent boundary bearing.
4. On 420 West the sum of the two distances (204.45 + 306.14) total 510.59. This does not match the distance 510.58 shown.
5. *One of the distances was changed to 31.085' the other one is still shown as 33.085' at the south end of 420 West Street.*

Improvement Plans

UTILITY PLAN (Sheet 1)

1. Remove the "12" P.I." note and leader on the railroad since the location of the line was changed.

MEMORANDUM

August 18, 2006

To: Mayor DeGraffenried and City Council via Planning Commission
 From: Dennis Marker, City Planner
 RE: Stone Hollow @ Summit Ridge Plat A (Final Review) Acres: 14.04 Lots: 34
 Stone Hollow @ Summit Ridge Plat B (Final Review) Acres: 23.10 Lots: 83
 500 South 100 West Zone: PC

Background:

Mr. Troy Kunz, representing Summit Ridge Communities, is seeking Final approvals of the subject plats in Stone Hollow @ Summit Ridge (**See attached map and subdivision plans**). The Development Review Committee (DRC) has reviewed the proposal. Major issues that were discussed in DRC meetings included detention basin design, storm drainage and master planned road systems. Preliminary approvals for the Stone Hollow subdivision were granted by the City Council during their December 6, 2006 meeting.

Analysis:

Zoning & Lot Standards.

Zone: PC to be developed under the Summit Ridge Annexation and Development agreement.

Required Lot Size: 5,5000 square feet.

Minimum Lot Size	Plat A: 7,385 square feet	Plat B: 7,448 square feet
Average Lot Size	Plat A: 9,195 square feet	Plat B: 9,385 square feet
Maximum Lot Size	Plat A: 19,740 square feet	Plat B: 20,338 square feet.

The Lots in proposed subdivision follow the minimum lot size criteria outlined by the City adopted Summit Ridge Development Agreement.

Access.

The subdivision will have direct access off Summit Ridge Parkway. All lots will have direct access off of public streets. No private streets are proposed within this development. All improvements will comply with the street cross-sections approved as part of the Summit Ridge Development Agreement.

Sensitive Lands.

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

Recreation Amenities.

Summit Ridge Parkway will be improved along this development with sidewalk and trail systems. A pedestrian connections onto Summit Ridge will be provided between lots 39 and 40 of Plat B. Lands to the north of Plat B will include park and recreation areas as well as preserved flood mitigation channels. Improvement of those park lands will take place after dedication to the City with future phases.

STAFF Recommendation:

Staffs recommended the City Council grant final approval of the proposed Stone Hollow @ Summit Ridge Plats A and B subdivisions located at approximately 500 South Summit Ridge Parkway, based on the following findings and subject to the following conditions:

Findings

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

Conditions

1. That all fees and guarantee amounts be provided to the City in accordance with the adopted fee schedule and bonding standards.
2. That all construction plans and details, comply with the City adopted construction standards. Construction plans should include a dust and mud mitigation plan.
3. That all engineering concerns regarding the plat and construction drawings are addressed (See attached comments from JUB Engineering).

Dennis L. Marker
City Planner

**ENGINEERING REVIEW COMMENTS
STONE HOLLOW AT SUMMIT RIDGE
PLAT "A" AND PLAT "B"**

FINAL PLAT AND IMPROVEMENT PLAN REVIEW #3			
PROJECT #	5006016-03	DATE DEVELOPER WAS CALLED 1:	
PLAN RECEIVED DATE:	Jan. 30, 2007	2:	
PLAN REVIEW DATE:	Feb. 2, 2007	3:	
RETURN TO CITY DATE:	Feb. 2, 2007	DATE PICKED UP FOR DEVELOPER:	

Red text signifies comments from the previous submittal that have not yet been addressed

FINAL PLAT "A"

1. Using the provided dimensions lot 1 does not close (No changes were made from the second submittal.) Please correct these before submitting the mylar.

FINAL PLAT "B" (SHEET 2 OF 2)

2. Lots 80, 81, 82, and 92 do not close (the information submitted this third time has not changed from the information submitted the second time.) Please correct these before submitting the mylar.

OVERALL UTILITY LAYOUT (SHEET 1)

3. We have reviewed the Pipe Sizing and Inlet calculations along with its attached Sheet 1. The calculations show that the low point inlets are adequate for the 100-year storm event. The pipe sizing calculations are for the 25-year storm event, except a table showing Area Inlet P1 and P2. Please submit calculations showing that the storm drains in Quartz Drive, Stone Way, Stone Brook Circle, and Little Rock Drive and the lines they drain to can carry the 100-year storm event. On the sheet "Stone Hollow Pipe Sizing, Location: Stone Hollow A and B" under the column labeled Drainage Area (acres) please show how the areas were arrived at.
4. On the map showing the sub basins, note 5 refers to a "Retention basin located adjacent to sub-basin #7 to be designed for a 100-year storm event." Does this apply? If so, please explain. If not, please remove the note.
5. To the drainage easement between Lots 41 and 42 please add the words "Sheet 9" after the word "detail". Please provide capacity calculations for the "grass swale"

SUMMIT RIDGE PARKWAY PLAN AND PROFILE (SHEET 2)

6. Please add the same notes about rotating the cone as shown on Sheet 1.

RIVER ROCK DRIVE - QUARTZ DRIVE PLAN AND PROFILE (SHEET 3)

7. See Sheet 1 comment 3.

STONE WAY PLAN AND PROFILE (SHEET 4)

8. See Sheet 1 comment 3.

LITTLE ROCK DRIVE PLAN AND PROFILE (SHEET 5)

9. See Sheet 1 comment 3.

STONE BROOK DRIVE - STONE BROOK CIRCLE PLAN AND PROFILE (SHEET 7)

10. See Sheet 1 comment 3.

GRADING PLAN (SHEET G1)

11. The grading plan should show final contours based on final grades rather than on subgrade elevations. None of the Final Contour Lines are labeled. The plan is confusing and hard to follow, particularly in the area of Lots 41, 42, 43, and 44.