

# The Times - News

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## Filed candidates for Juab County for November election announced

Juab County Clerk Pat Ingram released the list of filed candidates for Juab County races for the November election.

Juab County Commission: Val W. Jones.  
Juab School District #1: Cheryl Kay.  
Juab School District #2: Dale D. Whitlock and Rick A. Welsh.  
Juab School District #3: Delanie Hathaway.  
Tintic School District #1: Helen Wall and Marylou Draper.  
Tintic School District #2: Karen M. Allinson, Ronald G. Bray.  
Tintic School District #3: Ron Nelson and Troy V. Jones.

State races were pending as of Tuesday morning as of deadline. These will be announced next week.

In one state race, current State Senator Darrin Peterson (R) will not re-run for the position he has held, according to Ingram. He had filed but withdrew his name on Monday, the filing deadline. Peterson was not available for comment at press time.



**SPRING IS IN THE AIR** • Spring starts today but most of these students at Red Cliffs Elementary School on Tuesday were enjoying the partial sun even though the air temperature was 34 degrees when the photo was taken. The weather man is calling for partly cloudy skies and temperatures in the 40's and low 50's for the rest of the week. Those that go to dunes this Easter will probably need a coat and a heater for the tent. Word is that the local finest will be there seeing that it doesn't become a "Rip Roaring" Easter weekend.

## Santaquin City wants to annex portion of Juab County

By Myrna Trautvein

Times-News Correspondent

Santaquin City is planning to annex some of Juab County, that portion at least, that borders the growing Summit Ridge Communities, a development close to Rocky Ridge.

Santaquin City Planner Dennis L. Marker sent notice of the intent to Juab County Commissioners and invited them to a meeting to be held on March 27 at 7 p.m. where the city's planning commission will discuss an amendment to the city's annexation policy plan and policy plan.

"The city's policy plan area is being amended to include properties which have recently petitioned the city for annexation," said Marker.

"Santaquin City also intends to amend its General Plan: A Com-

munity Prospering in Country Living, to address inclusion of these same properties into the city."

The meeting is to be held in the city council chambers located at 45 West 100 South in Santaquin.

The portion of Juab County the city would like to annex is located near the new subdivision known as Summit Ridge Development and is located mostly in Utah County.

A small portion overlaps into Juab County near Rocky Ridge.

On December 11, 2000, a 565-acre parcel located immediately south of Santaquin, was sold to Summit Ridge Development, LLC (Summit Ridge) for combination with adjoining acreage to be developed by Summit Ridge into a 2,200-acre master planned community.

"The developers and city rep-

resentatives came to talk to the county commissioners of the time (in 2000) and they gave their approval," said LuWayne Walker, commissioner.

Walker had one concern, however, and that was whether the county would still collect property tax if that portion of the county was to be located in Santaquin City limits.

Val Jones, commission chairman, said the property owners involved in the annexation should still pay property tax to Juab County. The home was still physically located in Juab County because county boundaries were not being changed.

City property taxes would go to Santaquin.

Developers met with the Juab County Commission a few years ago and received permission to cross the county line with the development which was supposed to be a golf course surrounded by

deluxe, upper-scale homes.

The deluxe, upper-scale home have materialized and the subdivision, built in phases, is continuing to expand as planned though the development had a rough go in the beginning.

Summit Ridge Communities failed to obtain \$18 million in financing to build roads, sewer and water lines and, in October 2003, the Summit Ridge development went into foreclosure, was auctioned and re-assumed by the

lender. Then in October 2004, a Las Vegas businessman, Brian Seager, gambled on the \$50 million project.

Seager came in as a creditor when the project went into foreclosure. He owns Summit Ridge Communities now.

Plans were thereafter approved for the development's first

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## Moratorium placed on Mona subdivisions pending wastewater collection issues

By Myrna Trautvein

Times-News Correspondent

There will be no new subdivisions approved in Mona for up to six months or until decisions are made about the new wastewater collection system currently being studied.

Mona City Council members voted, following a public hearing, with a one nay and four aye vote, to pass: "An ordinance establishing a temporary land use regulation prohibiting any new subdivision approval applications within Mona City during the term of regulation for a period not to exceed six months."

Harry Newell was the lone negative vote to setting the moratorium.

"I don't think we need it," he said.

Karen Fenton, city attorney, though not present, had advised Lynn Ingram, planning commission chairman, that the public hearing only needed to be advertised for 24 hours and that could be in the public notice areas the community had come to know.

Because of the hurry-up nature of the hearing, the newspaper was not used to post the legal notice.

For example, notice was posted at city hall, on a community bulletin board by the post office and at other sites.

The moratorium will apply to

all new residential subdivision applications for the entire area within Mona City.

Those subdivision development applications, which have not yet been accepted by the city planning commission, will have to wait the six-month period, which will put them into September.

"It is proposed that Mona City impose a six-month moratorium on the acceptance of residential subdivision plats to allow time for the final project design and government reimbursement funding of the wastewater system, with up to 75 percent of the project costs eligible for government reimbursement funding," read one paragraph of the ordinance.

"We have never had specs for a wastewater system," said Ingram.

The city has not had a wastewater system but each homeowner, instead, has a private septic system. Ingram said it would not be possible to have those specifications until the sewer system study, now under way, is completed.

Travis Higby, P.E., with Forsgren Engineering, the project manager for the wastewater study, reported to Ingram that the information needed to write those specifications would be

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## Construction of new fire station in Levan put on hold temporarily

By Rebecca Dopp

Times-News Correspondent

What was supposed to get underway Monday morning will now have to wait at least fourteen days to allow for public input. Phase 1, groundbreaking, of the new Levan Town Fire Station on the northeast corner of Center and 1st West in Levan, will have to be postponed until a public hearing can be held by both the Planning and Zoning Committee and the Levan Town Council concerning a conditional use permit and changes made to the setback ordinance.

Mike Royce, member of the Planning and Zoning Board, presented the recommendations from that committee to the Levan Town Council.

Royce said that the four neighboring residences of the proposed site were in favor of it being built there. He said that they needed

a conditional use permit because it would be in a residential neighborhood.

"According to our zoning standards," Royce said, "it says that a public safety facility would fall under conditional use. It's already in our zoning ordinances that we can issue a conditional use for a fire station in a residential area, as long as the people agree."

"Brady [Taylor, councilmember] explained to me last night [at P&Z] that when the fire station was first being planned, a conditional use was issued by the town board on the assumption that they [fire district] weren't going to go through all the planning if the town wasn't going to give them a conditional use for it," said Royce.

"We didn't issue a conditional use last night to be approved by this board," said Royce. "It's already been done."

He said there were some issues with setbacks.

He said the fire district would like to have the building set closer to the road instead of in a back corner of the property. In order to do that, 1st West would need to be treated as a 99-foot road instead of a 132-foot road and under conditional use the fire district wants a 20-foot setback.

Lynn Bateman, member of the fire district, stated that regardless of what the council decided they were going to build a building. If the council insisted that it needed to be on a 132-foot street with a 30-foot setback then they would do it.

He said that if they could get the 20-foot setback on a 99-foot road then that would be great.

Mayor Bob Shepherd said they needed to have a public hearing to amend the ordinance and that they had to advertise for fourteen

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