

**NOTICE AND AGENDA
SPECIAL COUNCIL MEETING AND WORK MEETING**

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Tuesday, August 27, 2019 in the Court Room, 275 W Main, upper level at 6:00 pm.

1. NEW BUSINESS & ADOPTION OF ORDINANCES AND RESOLUTIONS

- a. Canvass the 2019 Primary Election Results

2. WORK MEETING – JOINT WORK MEETING WITH THE PLANNING COMMISSION

- a. Discussion Regarding the Ekins Annexation Petition (Application)

3. 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/POSTING

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda was e-mailed to the Payson Chronicle, Payson, UT, 84651, posted on www.santaquin.org, as well as posted on the State of Utah's Public Website.

BY: _____
Kira Petersen, Deputy City Recorder



Council Members in Attendance: Mayor Hunsaker, Nick Miller, Lynn Meacham, Chelsea Rowley, Betsy Montoya, and Keith Broadhead. Mayor Hunsaker called the meeting to order at 6:00 p.m.

Other's in Attendance: Julie Smith, Derk Palfreyman, Denise Rohbock, Doug Rohbock, Craig Hone, Robin Stevens, Sam Cook, Bryce Lofgran, Stacia Cook, Susie Lofgran, Thad Rowley, and Shane Howarth.

Planning Commission Members in Attendance: Art Adcock, Pamela Colson, Jessica Tolman, Brad Gunnell, Kylie Lance, Trevor Wood, and Kyle Francom.

Pledge of Allegiance: Council Member Meacham led the pledge.

Invocation: Mr. Bond offered an invocation.

NEW BUSINESS & ADOPTION OF ORDINANCES AND RESOLUTIONS

Canvass the 2019 Primary Election Results

Manager Reeves reported the official tallies for the primary election provided by the Utah County Elections Office. (See Attachment 'A').

Manager Reeves thanked the candidates for getting involved with the Community.

Motion: Council Member Montoya motioned to accept and approve the results of the primary election as reported by Utah County Elections Office to Canvas the vote. Council Member Rowley seconded. The vote was unanimous in the affirmative.

WORK MEETING – JOINT WORK MEETING WITH THE PLANNING COMMISSION

Discussion Regarding the Ekins Annexation Petition (Application)

Director Bond introduced Julie Smith who is representing the Ekin's Annexation Petition.

Julie Smith presented information on the proposed annexation to the City Council and the Planning Commission (See Attachment 'B'). Ms. Smith noted that the proposed annexation would provide connectivity to the current Summit Ridge plan and Highway 6. She clarified that the property is currently zoned in the County under mining and critical environmental.

Ms. Smith stated that the total project size is 802 acres; 162 of those acres are currently annexed into Santaquin City. 721 acres have a recorded vesting mining right at this time. The proposal is to annex 639 acres from Utah County into Santaquin City. The applicant is requesting 6 units per acre. They are also proposing to create, and develop a park and then dedicate it to the City. The applicant is also proposing to mine the West side of the property that is next to Genola. Council Member Broadhead pointed out that there is a home adjacent to the proposed mining area.

Ms. Smith illustrated the following benefits annexing this property would bring to Santaquin: The applicant is willing to remove vested mining rights and move them to the west side. Providing paved access on Highway 6 to the Summit Ridge development. This development would bring additional rooftops, economic support, impact fees, and increase the tax base. She also noted the relocation of the current quarry that is currently by Summit Ridge to the west side.

Ms. Smith clarified that there would be both an asphalt and batch plant included in the mining operation on the west side. Regarding the time frame for the current mining operation, she explained they plan to continue mass grading the land for a year to prepare for development. Ms. Smith indicated that limestone, and regular rock are the materials that are mined from this land.

Ms. Smith provided clarification for the proposed densities; low density would be 1 to 3 units per acre. Medium density would be 3-8 units per acre (which is comparable to Summit Ridge) and the proposed High Density would be 8-14 units per acre. She noted that the high density would be happening in the future. They are envisioning a Grocery Store and Gas Station for the Commercial area.

Ms. Smith currently the farmers are on the East side of the property. The current operation is $\frac{3}{4}$ of a mile from the current farmers. When the mine is moved to the west it will be 3 miles away from current farming operations.

Council Member Broadhead asked what the total number of units would be. Ms. Smith answered that the developer is currently asking for roughly 4,000 units. She noted that they are proposing a Planned Community like Summit Ridge. Council Member Broadhead asked if there will be an HOA. Ms. Smith indicated that they are intending to have an HOA for the development. Commissioner Gunnell asked if they are anticipating to blast at the south east property that is currently being mined. Mayor Hunsaker indicated that the applicant has been blasting in the area they are currently mining. He also explained that Julie's employers have offered to show the Council a blast for reference. The Planning Commission and Council Members indicated interest in seeing a blast.

Mr. Bond communicated to Ms. Smith that further details and a development agreement draft are needed. He outlined the annexation process and explained that after the public protest period, October 1st is the anticipated date for a public hearing at the Council Meeting. After the public hearing the Council could make a decision on this annexation. Council Member Montoya indicated that she expects to see specific details for this development, rather than examples from other developments. She also asked to see specific details for this intended development and park. Mr. Bond explained that an annexation is a legislative action, it is up to the Council regarding how much information they will require. Director Bond noted that the developer can only be held to what the development agreement outlines, and asked that the development agreement is detailed. Ms. Smith explained that providing details for the homes is difficult, particularly if different developers come into the project. They can provide basic materials that will be used, etc. She indicated that she can provide more specific details for the subdivision entrance, and park. Commissioner Lance addressed density and noted that as a real estate agent, she sells larger lots more often than smaller lots. Council Member Montoya clarified that she would expect to see examples that would meet Santaquin City Standards versus Other Cities standards. Mayor Hunsaker stated that he would like to see that the CC&R's are stuck to.

Mr. Bond noted that the annexation area is 640 acres. He understands that the applicant has roughly 80 acres of property already in Santaquin City, and asked where the additional land is coming from. Ms. Smith explained that the property was recently purchased and is located in the North West most corner of the annexation property. Mr. Bond informed Ms. Smith that code currently requires 800 acres for a Planned Community zone. He also asked if the Council wants the mining area included in a Planned Community. Commissioner Lance pointed out that the mining zone that the Planning Commissioners are currently working on doesn't allow batch plants or asphalt plants. Ms. Smith indicated that they would like to include the mining area as part of the Planned Community as future development. Mr. Bond noted that local regulations can be enforced if a mining zone is imposed for the mining area. Ms. Smith asked if the Council would be willing to change the planned community acreage requirement. Council Member Miller stated that he can see a potential benefit of reducing the Planned Community acreage, rather than including this proposal in Summit Ridge. Council Member Broadhead indicated that he is ok with this proposal, and a batch and asphalt plant.

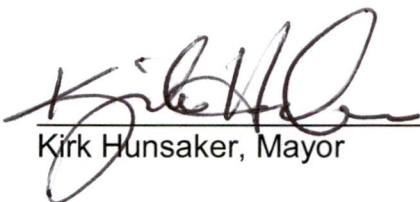
Council Member Rowley reported that Thad Rowley is in attendance concerning mining impacts to farms. Mr. Rowley explained that dust affects fruit trees and farms. He stated that when Valley Asphalt ran a batch plant, his farm was greatly affected and extensive damage was done to his trees. Mr. Rowley asked that enforcement be included in a mining zone in order to maintain it. Mayor Hunsaker explained that the Council is considering County versus City regulations in deciding whether to annex the property into Santaquin City. Mr. Rowley offered to provide information regarding dust damage to the Council.

ADJOURNMENT

Council Member Miller motioned to adjourn at 6:59 p.m. Council Member Meacham seconded.

Council Member Broadhead	Aye
Council Member Rowley	Aye
Council Member Montoya	Aye
Council Member Miller	Aye
Council Member Meacham	Aye

The motion passed with a 5 to 0 vote.



Kirk Hunsaker, Mayor



Kira Petersen, Deputy Recorder

STATISTICS

	TOTAL
Election Day Precincts Reporting	4 of 4
Registered Voters - Total	4,873
Ballots Cast - Total	1,245
Voter Turnout - Total	25.55%

SANTAQUIN CITY COUNCIL

Vote For 3

	TOTAL	VOTE %
JESSICA TOLMAN	529	16.39%
LYNN MECHAM	528	16.36%
JENNIFER S BOWMAN	395	12.24%
MIKE WEIGHT	341	10.57%
DAVID HATHAWAY	328	10.16%
KODY CURTIS	325	10.07%
DOUGLAS J ROHBOCK	308	9.54%
WILLIAM MORGAN	267	8.27%
DENISE PRUE ROHBOCK	206	6.38%
JORDAN G WOOD (WITHDREW)	0	0.00%
Total Votes Cast	3,227	100.00%

Santaquin
Municipal Primary
August 13, 2019

OFFICIAL RESULTS

Utah County, Utah

SQ01

STATISTICS

TOTAL

Registered Voters - Total	1,356
Ballots Cast - Total	288
Voter Turnout - Total	21.24%

SANTAQUIN CITY COUNCIL

Vote For 3

	TOTAL	VOTE %
LYNN MECHAM	158	20.33%
JESSICA TOLMAN	105	13.51%
WILLIAM MORGAN	99	12.74%
DAVID HATHAWAY	86	11.07%
KODY CURTIS	83	10.68%
DOUGLAS J ROHBOCK	81	10.42%
JENNIFER S BOWMAN	70	9.01%
MIKE WEIGHT	55	7.08%
DENISE PRUE ROHBOCK	40	5.15%
JORDAN G WOOD (WITHDREW)	0	0.00%
Total Votes Cast	777	100.00%

Santaquin
Municipal Primary
August 13, 2019

OFFICIAL RESULTS

Utah County, Utah

SQ02

STATISTICS

TOTAL

Registered Voters - Total	1,976
Ballots Cast - Total	565
Voter Turnout - Total	28.59%

SANTAQUIN CITY COUNCIL

Vote For 3

	TOTAL	VOTE %
JESSICA TOLMAN	267	18.18%
MIKE WEIGHT	209	14.23%
LYNN MECHAM	178	12.12%
DOUGLAS J ROHBOCK	172	11.71%
KODY CURTIS	148	10.07%
DAVID HATHAWAY	147	10.01%
DENISE PRUE ROHBOCK	123	8.37%
JENNIFER S BOWMAN	120	8.17%
WILLIAM MORGAN	105	7.15%
JORDAN G WOOD (WITHDREW)	0	0.00%
Total Votes Cast	1,469	100.00%

Santaquin
Municipal Primary
August 13, 2019

OFFICIAL RESULTS

Utah County, Utah

SQ03

STATISTICS

TOTAL

Registered Voters - Total	1,108
Ballots Cast - Total	248
Voter Turnout - Total	22.38%

SANTAQUIN CITY COUNCIL

Vote For 3

	TOTAL	VOTE %
LYNN MECHAM	127	19.72%
JESSICA TOLMAN	122	18.94%
JENNIFER S BOWMAN	110	17.08%
KODY CURTIS	75	11.65%
DAVID HATHAWAY	60	9.32%
MIKE WEIGHT	47	7.30%
WILLIAM MORGAN	41	6.37%
DOUGLAS J ROHBOCK	35	5.43%
DENISE PRUE ROHBOCK	27	4.19%
JORDAN G WOOD (WITHDREW)	0	0.00%
Total Votes Cast	644	100.00%

Santaquin
Municipal Primary
August 13, 2019

OFFICIAL RESULTS

Utah County, Utah

SQ04

STATISTICS

TOTAL

Registered Voters - Total	433
Ballots Cast - Total	144
Voter Turnout - Total	33.26%

SANTAQUIN CITY COUNCIL

Vote For 3

	TOTAL	VOTE %
JENNIFER S BOWMAN	95	28.19%
LYNN MECHAM	65	19.29%
DAVID HATHAWAY	35	10.39%
JESSICA TOLMAN	35	10.39%
MIKE WEIGHT	30	8.90%
WILLIAM MORGAN	22	6.53%
DOUGLAS J ROHBOCK	20	5.93%
KODY CURTIS	19	5.64%
DENISE PRUE ROHBOCK	16	4.75%
JORDAN G WOOD (WITHDREW)	0	0.00%
Total Votes Cast	337	100.00%

2019 Primary Election Statistics

Santaquin

Eligible Registered Voters		4,873	
By Mail Ballots Sent		4,873	
Ballots Counted		1,245	25.55%
By Mail Ballots NOT Accepted (not counted)			
	<i>Returned Unsigned</i>	3	
	<i>Signatures Did Not Match the Voter Record</i>	2	
	<i>Ballots Returned From Past Election</i>		
	<i>Empty Envelopes</i>		
	Ballots Postmark Invalid	25	
Voted in Person (Early Voting and Election Day)		18	
Emergency Ballots			
	<i>Emergency Absentee Ballots issued</i>	-	
	<i>Emergency Absentee Ballots counted</i>	-	
Provisional/Challenged Ballots Issued		0	
Provisional/Challenged Ballots Counted			
	<i>Same Day Registration (No Prior Registration)</i>	0	
Provisional Ballots Not Accepted			#DIV/0!
	<i>Voted an Absentee Ballot or Voted Early</i>		
	<i>Incomplete Information on Form</i>		
	<i>No Proof of Residency</i>		

	STATISTICS		
	Registered Voters - Total	Ballots Cast - Total	Voter Turnout - Total
SQ01	1,356	288	21.24%
SQ02	1,976	565	28.59%
SQ03	1,108	248	22.38%
SQ04	433	144	33.26%
Totals	4,873	1,245	

	SANTAQUIN CITY COUNCIL										
	VOTE FOR 3										
	KODY CURTIS	JENNIFER S BOWMAN	WILLIAM MORGAN	LYNN MECHAM	JORDAN G WOOD (WITHDREW)	MIKE WEIGHT	DOUGLAS J ROBOCK	DENISE PRUE ROBOCK	DAVID HATHAWAY	JESSICA TOLMAN	Total Votes Cast
SQ01	83	70	99	158	0	55	81	40	86	105	777
SQ02	148	120	105	178	0	209	172	123	147	267	1,469
SQ03	75	110	41	127	0	47	35	27	60	122	644
SQ04	19	95	22	65	0	30	20	16	35	35	337
Totals	325	395	267	528	0	341	308	206	328	529	3,227