

NOTICE AND AGENDA

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Wednesday, July 06, 2016 in the Council Chambers, 45 West 100 South, at 6:00 pm.

- 1. ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. INVOCATION/INSPIRATIONAL THOUGHT**
- 4. DECLARATION OF ANY CONFLICT OF INTEREST**
- 5. CONSENT AGENDA**
 - a. Minutes:
 1. June 15, 2016
 2. June 29, 2016
 - b. Bills:
 1. \$518,844.64
- 6. PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS**
 - a. Recognition of 2 Library Board Members and
 - b. Appointment of New Library Board Member
- 7. FORMAL PUBLIC HEARING**
- 8. UNFINISHED BUSINESS**
- 9. BUSINESS LICENSES**
- 10. NEW BUSINESS**
 - a. Discussion and Possible Action with Regard to the Parks Master Plan Update
 - b. Discussion with Regard to South Summit Ridge Concept Plan
 - c. Discussion and Possible Action with Regard to Parkview Condominiums
 - d. Discussion and Possible Action with Regard to a New Elementary School at 800 North 100 East
 - e. Discussion and Possible Action with Regard to Out of State Training Opportunities
 - f. Discussion and Possible Action with Regard to the Proposed Soccer Field Park
- 11. INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS**
 - a. Resolution 07-01-2016, "A Resolution Declaring Surplus Property of Santaquin Police Department"
 - b. Resolution 07-02-2016, "A Resolution Approving Money In Lieu of Water with Chancellorville, LLC"
 - c. Resolution 07-03-2016, "A Resolution Approving Money In Lieu of Water with Ercanbrack's"
 - d. Ordinance 07-01-2016, "An Ordinance Revising Main Street Zone Development Standards"
 - e. Ordinance 07-02-2016, "An Ordinance Revising PUD Development Standards"
- 12. CONVENE OF THE COMMUNITY DEVELOPMENT BOARD**
- 13. CONVENE OF THE SPECIAL SERVICE DISTRICT FOR ROADS MAINTENANCE**
- 14. CONVENE OF THE LOCAL BUILDING AUTHORITY OF SANTAQUIN CITY**
- 15. PETITIONS AND COMMUNICATIONS**
- 16. REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES**
 - a. City Manager Reeves
 - b. Assistant City Manager Marker
- 17. REPORTS BY MAYOR AND COUNCIL MEMBERS**
 - a. Mayor Hunsaker
 - b. Council Members
- 18. EXECUTIVE SESSION** (May be called to discuss the character, professional competence, or physical or mental health of an individual)
- 19. EXECUTIVE SESSION** (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)
- 20. 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 in 3 places; City Center, Post Office and Zions Bank as well as posted on the State of Utah's Public Website.

BY: _____
Susan B. Farnsworth, City Recorder

® Amendment to the agenda

**MINUTES OF A CITY COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
JULY 6, 2016**

The meeting was called to order by Mayor Kirk Hunsaker at 6:00 p.m. Council Members attending: Keith Broadhead, David Hathaway, Mandy Jeffs, Nick Miller, and Marianne Stevenson.

Others present: City Manager Ben Reeves, Assistant City Manager Dennis Marker, Police Chief Rod Hurst, Planning Commission Chair Elizabeth Montoya, Amy Anson, Caleb Anson, Matt Carr, Paige Ercanbrack, Wyatt Ercanbrack, Josh Godfrey, Randy Hallam, Catherine Holman, Kim Hunsaker, Erin Jarrett, Tyson Jarrett, Lynn McClain, Jose Ojeda, Scott Peterson, Kay Tischner and other unidentified individuals.

PLEDGE OF ALLEGIANCE

Caleb Anson from Scout Troop 1587 led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Matt Carr offered an invocation.

DECLARATION OF ANY CONFLICT OF INTEREST

Council Member Broadhead said one of the bills being paid was to the company he worked for.

CONSENT AGENDA

Minutes:

June 15, 2016

June 29, 2016

Bills:

\$518,844.64

Council Member Miller made a motion to approve the Consent Agenda. Council Member Broadhead seconded the motion. The vote was as follows:

Council Member Broadhead	Aye
Council Member Hathaway	Aye
Council Member Jeffs	Aye
Council Member Miller	Aye
Council Member Stevenson	Aye

The vote to approve the consent agenda was unanimous.

PUBLIC FORUM

Recognition of Two Library Board Members

Jeremy Roos and CleAnn Brost have completed three year terms on the Library Board. The Mayor expressed his appreciation for their service.

Appointment of New Library Board Member

Jennifer Hansen addressed the Council. Ms. Hansen said she is currently studying special education, has been married for 16 years and has four children that love the Santaquin library. She is excited to be on the library board and to make a difference in the community.

Public Forum, New Library Board Member, continued:

Council Member Miller made a motion to appoint Jennifer Hansen to the Library Board for a three year term. Council Member Hathaway seconded the motion. The vote to appoint Jennifer Hansen to the Library Board was unanimous.

FORMAL PUBLIC HEARINGS

No formal public hearings were held.

BUSINESS LICENSES

The following businesses have been issued a Santaquin City business license:

Moxie Pest Control, Robert Duffin, Pest Control

Jarvis Ink, LLC, Larry Jarvis, Hunting Services

NEW BUSINESS

Parks Master Plan Update

Dennis Marker said State law requires that capital facilities plans be updated every five years, and the City is nearing the end of the process of updating the Parks and Recreation Capital Facilities and Impact Fee Plans. The plan looks at park needs for both the short and long term for the next ten to twenty years. Blu-line Consultants were hired for this project, and have been working for close to a year to complete it. The City Council will hold a public hearing on the plan when it is completed.

The plan covers the types of parks, existing conditions, the number of parks, and information on the trails systems. The City has over 70 acres of parks, about 7.5 acres per thousand residents, consistent with other cities the same size. There are some gaps in park service areas. Blu-line Consultants conducted a citizen survey on the parks, and overall citizens held a high opinion of the City parks. Proposed improvements include the rodeo grounds, 35 acres near the south interchange, Peter Rabbit Springs on the east bench, playing fields near the high school, a pocket park on 400 East, and additional parks along the highline canal and on the north side of the City. The anticipated cost of the proposed parks was reviewed.

It is probable the recreation center will move forward when construction of the high school begins, as a partnership with the school for a swimming pool is anticipated. This may be in 7 to 12 years. The City has agreements with the School District for sharing fields.

The current parks impact fee is \$2500 per single family home. According to the impact fee analysis, which is based on projected growth and level of service, the maximum that the City can charge for a recreation impact fee for a single family home is \$3817, and \$3095 per residence for multi-family developments. Council Member Broadhead asked why there was a difference in the fees. Mr. Marker said the difference reflected the smaller general family size and level of service needed in multi-family units. Council Member Broadhead said the company needed to take into account that multi-family developments had no open space and used the parks more. Mr. Reeves said a multi-family development had more families per acre than single family homes. Mr. Marker said he would bring the issue up with Blu-line Consultants.

Parks Master Plan Update, continued:

Mayor Hunsaker said a lot of money is needed for City parks, and part of those funds will come from impact fees. Mr. Reeves noted that impact fees are set to maintain the same level and ratio of service for people moving in, and parks are paid for with a combination of fees and taxes. Mayor Hunsaker said as the City grows, more impact fees are received. Council Member Broadhead asked what the total was for all the proposed parks. Mr. Marker said the total for the next six years was approximately \$19,245,000. Council Member Miller said he did not like the idea of spending \$7 million for soccer fields that would be torn out. Mr. Marker said there was time to get the benefit of the dollars, and if the property is not used, the City will have to sell it back to the developer. This preserves the ground for the City.

South Summit Ridge Concept Plan

Dennis Marker said in the original annexation agreement the overall concept for Summit Ridge was for approximately 3500 units. To date 900 units have been platted or presented for platting. The development agreement anticipated units ranging in size from multi-family to estate lot size. HG Utah, the current developer of Summit Ridge, has been approached by another development group to pick up a small portion of the development. The area under consideration was slated for small lots and townhomes, with densities between three to eight units per acre.

Jose Ojeda and Randy Hallam were present to discuss the South Summit Ridge concept. They are proposing that the townhomes be flipped to the east section, and the single family homes moved to the west. The development agreement anticipated 600 units at buildout for this area. Mr. Ojeda is proposing the number of units be raised to 817. Mr. Marker said he received a text comment from Rob Horlacher, HG Utah representative, expressing his concern that, as densities could be transferred, this additional density might mean 217 units would be taken from the other Summit Ridge areas. Mr. Horlacher indicated he was supportive of the concept if the City would allow additional units to the south, but was not willing to transfer the rights to 200 of his own units. Council Member Broadhead said Mr. Horlacher should be at the meeting as the development agreement is with his group. He added that a new development agreement would allow the City to require additional items.

Council Member Miller said he did not have a problem with switching the home locations, and he was not opposed to adding homes, as the City would collect a lot of impact fees. Council Member Broadhead said they needed to look at the infrastructure to see if it would support additional homes. Mr. Marker said the infrastructure would be the responsibility of the Summit Ridge developers.

Mr. Ojeda addressed the Council. He said he currently has the property being discussed under contract. He said when his group first started making plans for this area, they realized it did not make sense to have houses on the higher density side, so they would like to switch the townhome and the single family sides. He said this development does not come close to the actual density shown in the General Plan, which allows 904 units. Mr. Marker said the current General Plan was adopted in 2014, and had taken the future freeway interchange into consideration. Based on acreage, the net average density for this area would be about 900 units. Summit Ridge Development showed 606 units for this area. Mr. Ojeda said a section of this parcel was set aside for an elementary school, and as the school was not going in, they were able to come up with a nice way to put in 800 units. He said he was surprised to see comments about 606 units, as that was well below the units shown in the general plan.

South Summit Ridge Concept Plan, continued:

Mr. Ojeda said the concept plan adds storage units to service the townhomes, 3 acres for a fire station, a park, a retention pond and small recreation areas throughout the development. He said that Mr. Horlacher was not involved with the South Summit Ridge concept. Mr. Horlacher has indicated he is putting clustered homes on the north side of Summit Ridge.

Mr. Marker said the General Plan is the City's guiding document, and the anticipated uses for this area include commercial and a Front Runner station, with multi-family homes as a transitional use, a buffer between commercial and single family homes. Council Member Broadhead asked why the General Plan did not match the Summit Ridge concept. Mr. Marker said the legal document in this case was the Summit Ridge Development Agreement. The General Plan is a picture of what could be. In answer to a question from Council Member Jeffs, Mr. Marker said some of the homes would be in Juab County, but all would be in Santaquin City.

The Council discussed issues with sewer lines. Mr. Marker said the DRC process would look at infrastructure capacity.

Mr. Marker said the Planning Commission will hold a public hearing and review this concept plan on Thursday, July 14. Council Member Broadhead expressed his concerns that Summit Ridge would continue to sell off chunks of land and each new owner would ask for higher density. He said he would vote no on the concept if he was voting tonight, and wanted Mr. Horlacher to attend any meeting concerning a change to the agreement. Mr. Marker said he will ask Mr. Horlacher to attend the next Council meeting that involves this item or the development agreement.

Parkview Townhomes Change of Ownership

Dennis Marker said the Planning Commission had approved the 12 unit Parkview Townhomes as a multi-family development. The developer would like to sell the units as individual condominiums, which requires the same process as a subdivision plat. The plat has been approved by the DRC with the exception of some issues with the CC & R's. Council Member Broadhead asked if the developer would have to follow the new regulations regarding curb, gutter and sidewalk. Mr. Marker said City Attorney Bret Rich had indicated, as this is only a change of ownership, the City cannot demand new requirements. Council Member Broadhead said he wanted Mr. Rich to write a letter explaining why this was not a change of use. Council Member Miller said the City was not in a situation to have the infrastructure installed now.

Mayor Hunsaker asked who would enforce the CC & R's in the event of individual ownership. Mr. Marker said an HOA would be created to take care of maintenance, and all owners would have an equal interest in the common areas. Council Member Jeffs said she felt the property would be taken better care of if those living in the homes were owners, not renters.

Elizabeth Montoya, Planning Commission Chair, was asked to report to the Council on what issues the Commission had addressed regarding this development. She responded that the Commission had addressed concerns with snow removal, infrastructure, trash collection, maintenance, and management of the common areas.

Parkview Townhomes, continued:

Ms. Montoya said the roof repairs and common sewer lines were good points. She feels home ownership brings more pride and better caretaking to a development.

Maintenance enforcement was discussed. Mr. Marker said the City is not party to CC & R's, and any enforcement capabilities would fall under adopted ordinances. Council Member Miller said the City does not have time to enforce landscaping and building maintenance regulations.

Council Member Broadhead asked Scott Peterson why this had not been presented as a condominium plat to start with. Mr. Peterson explained there is a lot of extra time and processing to do a condominium plat, and they wanted to get started on the buildings earlier. He said that condominiums had been the intent from the beginning, and the units had been built to condominium specifications and City inspections done as if the units were condos. Council Member Miller said he did not have any problems with this item if the concerns regarding the CC & R's were addressed. Mayor Hunsaker said the City wants a well-kept building, and he thought unit ownership would help that happen. Council Member Broadhead said a 90% vote should be needed to dissolve the HOA. Mr. Peterson said that sounded reasonable. Council Member Broadhead said the City should require no-fault on the sewer.

Council Member Miller made a motion to approve the Parkview Townhome ownership change, contingent on the developer addressing City Staff and Council concerns, addressing the CC & R issues, and adding the 90 percent HOA dissolution requirement. Council Member Stevenson seconded the motion. The vote was as follows:

Council Member Broadhead	Aye
Council Member Hathaway	Aye
Council Member Jeffs	Aye
Council Member Miller	Aye
Council Member Stevenson	Aye

The vote to approve the Parkview Townhome ownership change was unanimous.

Lynn McClain addressed the Council. Mr. McClain said changing from apartments to condominiums increased the developers' profits, and that ought to be considered.

Elementary School at 800 North 100 East

Dennis Marker said the City has received a proposal from the Nebo School District regarding a change of use in the North Orchards development at approximately 730 North and Center Street. The district would like to build an elementary school on the property next spring. The school would replace about 66 units. The Planning Commission has forwarded a positive recommendation on the proposal.

The North Orchards development group would like to move the densities around the project, and is working through the process for that with the Planning Commission. If the school district moves forward, the development would like to change the location of the proposed densities, and establish a new development agreement with the City. Authorization is needed for this change of use so the school district can move forward. They plan to break ground in the spring.

Elementary School, continued:

Council Member Miller asked if the North Orchards group proposed changing the number of homes in the development. Mr. Marker said the school would replace 66 units. The development group could propose a higher density, but the City Council will have to review and approve any new agreement. Council Member Broadhead said he wanted an agreement with the school to ensure they have sufficient sidewalks. Mr. Marker said that schools are a permitted use in the R-10 zone, so legally they do not need an agreement with the City.

Mr. Marker said the school district has presented two concepts, orienting the school to the south or to the west. There are some concerns with the west orientation, which has access onto Center Street, a major road. Orienting to the south would have traffic coming on three points of egress, and is a lower-traffic road for children to walk on. There is an issue with obtaining sewer on the east side of Center Street, which they are working through. The school will need to do a traffic impact study and address any transportation issues. Mr. Marker said the trail planned on the side of the property could be worked through as a partnership. Council Member Broadhead said he is skeptical about the school participating, as they have 'waved the immunity flag' before. He said he is voting against the change because he has not been permitted to speak, not because he is against the school.

Council Member Miller made a motion to approve the change of use on the one lot parcel for the new elementary school. Council Member Jeffs seconded the motion. The vote was as follows:

Council Member Broadhead	Nay
Council Member Hathaway	Aye
Council Member Jeffs	Aye
Council Member Miller	Aye
Council Member Stevenson	Aye

The motion passed by a 4 to 1 vote.

Council Member Miller asked if the City could require the school to put in a sidewalk on Center Street. Mr. Marker said that could be a point of negotiation. Possible negotiation terms were considered.

Council Member Miller made a motion that the North Orchards development group be required to submit a revised concept plan and a new development agreement. Council Member Jeffs seconded the motion. Council Member Miller amended his motion to add 'before approval of any additional plats not currently submitted'. Council Member Jeffs seconded the amendment. The vote was as follows:

Council Member Broadhead	Aye
Council Member Hathaway	Aye
Council Member Jeffs	Aye
Council Member Miller	Aye
Council Member Stevenson	Aye

The vote to require the North Orchards group to submit a revised plan was unanimous.

Out of State Training Opportunities

Ben Reeves said the fire, police and community development departments have some out-of-state training opportunities. The police department would like to send Mike Wall and Jake Stika to some federally funded training, the fire department has four slots for some training, also federally funded, Dennis Marker would like to attend the Western Planners Conference, and both Mr. Marker and Mr. Reeves would like to attend the international city manager's conference in Kansas City.

Council Member Broadhead made a motion to approve the out-of-state training. Council Member Hathaway seconded the motion. The vote was as follows:

Council Member Broadhead	Aye
Council Member Hathaway	Aye
Council Member Jeffs	Aye
Council Member Miller	Aye
Council Member Stevenson	Aye

The vote to approve the out-of-state training was unanimous.

The Council suspended business from 8:02 to 8:10 p.m.

Proposed Soccer Field Park

Dennis Marker said the City Council had requested information on moving the dirt on the soccer fields at the proposed Summit Ridge fields. The pile contains approximately 14,500 cubic yards of dirt that can be moved. Council Member Broadhead suggested asking the Kays, who also have a large pile of dirt, if they would like to get rid of their pile as well.

Council Member Broadhead made a motion that staff be directed to get bids on moving the dirt pile to the proposed soccer field area. Council Member Hathaway seconded the motion. The vote was as follows:

Council Member Broadhead	Aye
Council Member Hathaway	Aye
Council Member Jeffs	Aye
Council Member Miller	Aye
Council Member Stevenson	Aye

The motion passed unanimously.

INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS***Resolution 07-01-2016 "A Resolution Declaring Surplus Property of Santaquin Police Department."***

Chief Hurst said the items being surplus were from the old evidence room. Mr. Reeves said items will be either used by city staff, disposed of, or sold. Any revenue generated goes to the City's general fund.

Council Member Broadhead made a motion to approve Resolution 07-01-2016, "A Resolution Declaring Surplus Property of Santaquin Police Department." Council Member Stevenson seconded the motion. The vote was as follows:

Resolution 07-01-2016, continued:

Council Member Broadhead	Aye
Council Member Hathaway	Aye
Council Member Jeffs	Aye
Council Member Miller	Aye
Council Member Stevenson	Aye

The motion to approve Resolution 07-01-2016 passed unanimously.

Resolution 07-02-2016 "A Resolution Approving Money in-lieu-of Water with Chancellorville, LLC."

Mr. Marker said the City's water system is used for fire protection, homes and other uses, and for public parks. The irrigation system provides outdoor water. The City generally requires that 3 acre feet of water be donated for each acre developed, or additional water if determined by the City Engineer. Each project is looked at on its own merits. For the grocery store, for example, the actual anticipated use will be calculated. The City has the discretion to require money in-lieu-of water. State law says policies must be equitable and fair. The engineering staff determined in 2015 that Santaquin has enough water rights to supply 90% of culinary needs at build out (50,000 residents). Additional irrigation water will be needed to handle outdoor demand. The city is currently using some culinary water for the irrigation system supply.

The City Attorney has expressed some concerns that requiring water for some developments, such as a core area lot split, may be a water exaction, as the same amount of water may have been used for such things as a garden. Council Member Broadhead asked how far back the City wanted to go. Mr. Marker said the engineer would look at each proposal individually.

Shareholders can retain water shares, and the water used on other properties. If no money in-lieu-of is accepted, development can be stalled or water values escalated. Most properties annexed into the city have development agreements that require water when developed.

The City has received two requests for money in-lieu-of water. One is the Ben Franklin project on 400 West and Main, and the other is the Ercanbrack lot split. The City engineer has calculated that 10 acre feet of water would need to be dedicated to handle culinary and irrigation use for the 400 West project. Council Member Miller asked when the price was re-evaluated on water shares. Mr. Marker said every time shares are sold.

Josh Godfrey, a representative for the Ben Franklin project, addressed the Council. He said they had been in contact with a farmer willing to sell his water shares, but, as they had not been ready to move forward, the shares had been sold to someone else. Council Member Broadhead said the project had lost \$12,000 by not buying the water shares. Mr. Godfrey said they had been mitigating costs in the beginning, as there were a lot of unexpected costs. The money in-lieu-of water assessment would be paid when the building permit is pulled.

Council Member Hathaway asked if water was set aside for this. Mr. Marker said the City Engineer in 2015 recommended 325 acre feet be set aside. So far only one development has utilized it, for a total of 1.5 acre feet. The City Council sets the amount and the maximum money in-lieu-of water that will be allowed.

Resolution 07-02-2016, continued:

Council Member Miller made a motion to approve Resolution 07-02-2016, "A Resolution Approving Money in-lieu-of Water with Chancellorville, LLC." Council Member Stevenson seconded the motion. The vote was as follows:

Council Member Broadhead	Aye
Council Member Hathaway	Aye
Council Member Jeffs	Aye
Council Member Miller	Aye
Council Member Stevenson	Aye

The motion to approve Resolution 07-02-2016 passed unanimously. Money that the City receives in-lieu-of water is used to purchase water rights.

Resolution 07-03-2016 "A Resolution Approving Money in-lieu-of Water with Ercanbracks."

Mr. Marker said this item related to a two lot subdivision recently submitted to the City by the Ercanbracks. Both lots are half acres, which would require the dedication of three acre feet of water. When this property was annexed into the City, the land owners agreed they would provide water when the land was developed. Mr. Marker said a typical home uses .4 acre feet of culinary water, and .5 acre feet of irrigation water.

Council Member Broadhead suggested, as the Ercanbracks had agreed to provide water, that they provide one water share and pay money in-lieu-of water for the remaining 2/3 share. Council Member Miller said as the city has an excess of culinary water, the Ercanbracks should be allowed to pay money in-lieu-of water for this small an amount. He added that money is more valuable than water to the City today. Council Member Hathaway said the City needed to take the opportunity to get water.

Council Member Broadhead made a motion to deny Resolution 07-03-2016, "A Resolution Approving Money in-lieu-of Water with Ercanbracks", and to recommend the Ercanbracks bring back an offer to give the City one water share, and either pay money in-lieu-of water for the other two-thirds of a share, or give the City two shares and have the City reimburse them for one-third of a share. Council Member Jeffs seconded the motion. The vote was as follows:

Council Member Broadhead	Aye
Council Member Hathaway	Aye
Council Member Jeffs	Aye
Council Member Miller	Nay
Council Member Stevenson	Aye

The motion to deny Resolution 07-03-2016 passed by a 4 to 1 vote.

Ordinance 07-01-2016 "An Ordinance Revising Main Street Zone Development Standards."

Mr. Marker said the City Council had met in a work session with the Planning Commission on this ordinance, and some questions had arisen. One question had concerned whether the City could prohibit mixed use units from becoming condominiums.

Ordinance 07-01-2016, continued:

State law indicates that condominiumizing a project is simply an adjustment in ownership, and if the mixed use is allowed to move forward, the City cannot prohibit such a change in ownership. Nuisance issues would rely on City ordinances for resolution.

Other changes include the need for CC & R's for multi-family developments that would include management proposals for maintenance and contact information; visibly designated parking spaces for businesses and that additional parking spaces be required for larger units.

Council Member Stevenson made a motion to approve Ordinance 07-01-2016, "An Ordinance Revising Main Street Zone Standards". Council Member Miller seconded the motion. The vote was as follows:

Council Member Broadhead	Aye
Council Member Hathaway	Aye
Council Member Jeffs	Aye
Council Member Miller	Aye
Council Member Stevenson	Aye

The motion to approve Ordinance 07-01-2016 passed unanimously.

Ordinance 07-02-2016 "An Ordinance Revising PUD Development Standards."

Mr. Marker said this item warranted more discussion, and suggested, due to the lateness of the hour, that the ordinance be tabled.

Council Member Miller made a motion to table Ordinance 07-02-2016, "An Ordinance Revising PUD Development Standards." Council Member Jeffs seconded the motion. The vote was as follows:

Council Member Broadhead	Aye
Council Member Hathaway	Aye
Council Member Jeffs	Aye
Council Member Miller	Aye
Council Member Stevenson	Aye

The motion to table Ordinance 07-02-2016 passed unanimously.

CONVENE OF THE COMMUNITY DEVELOPMENT BOARD

No Community Development Board business was discussed.

CONVENE OF THE SPECIAL SERVICE DISTRICT FOR ROADS MAINTENANCE

No Special Service District business was discussed.

CONVENE OF THE LOCAL BUILDING AUTHORITY OF SANTAQUIN CITY

No Local Building Authority business was discussed.

PETITIONS AND COMMUNICATIONS

No Petitions or Communications were addressed.

REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES:***City Manager***

Mr. Reeves said the City has received some complaints that the UDOT owned park and ride area is turning into a used car lot. As this is private property, an agreement with the property owner is needed in order to allow City enforcement. Mayor Hunsaker said UTA needed to start looking for a 'park and ride' area in Santaquin.

Mr. Reeves said the website project is going well and the site developers are in the process of putting together layouts. The Council reviewed the front page wire frame. Mr. Reeves said three applicants had successfully entered the video contest, and asked the Council to vote on their choice as soon as possible.

Assistant City Manager

Mr. Marker said the Planning Commission would be looking at the concept for the second phase of Foothill Village in their July 14 meeting. The property for this subdivision originally had split ownership. Now the entire piece has been purchased by one company, and they are bringing in a revised concept. The Planning Commission will forward their recommendation to the City Council. Modifications will be requested to the development agreement. The second phase originally had 15 lots, and they would now like to have 18 on the same piece.

The engineer for the North Orchards group has developed a rough concept for the area that includes the new school. They plan to make a formal submission in a few weeks.

REPORTS BY MAYOR AND COUNCIL MEMBERS***Council Members***

Council Member Hathaway said Apex Storage is building more units and he was concerned on how rain water would be kept on the property. Mr. Marker said the north west corner of the property has an underground gallery to collect water.

Council Member Hathaway asked about the plan for the road on the Ahlin property. Mr. Marker said the road would be roughed in to the south interchange as part of the next phase. The developer is going through the bonding process now. In response to a question from Council Member Hathaway, Mr. Marker said he would follow up on the new monument signs for the Theodore Ahlin Park.

Council Member Jeffs said the City's K-9 officer placed first in a recent contest. The department has also been awarded a defibrillator. She asked Council Member Stevenson how the beautification committee was working out. Council Member Stevenson said 'not well'.

Council Member Broadhead said there had been some discussion about placing weather stations in various places. Mr. Reeves said he will look at that possibility now.

Council Member Broadhead asked if the Openshaws had brought water to the City for their new building. Mr. Marker said they had paid impact fees and connection fees, but had not yet been annexed into the City. Council Member Broadhead said that, according to City ordinance, they should not have been allowed to hook up to City water. Mr. Marker said the trailer would use about half an acre foot of water.

Council Member Reports, continued:

Council Member Broadhead asked about developing the acreage the City owns in Pole Canyon. Mr. Marker displayed an aerial view of the acreage, and said a linear park beginning at the debris basin in the mouth of the canyon was planned, and it was anticipated that a trail would be placed high on the bench following the water line almost to the Trumbolt area.

Council Member Miller asked about the school district plans for rodeo grounds access on 500 West. Mr. Reeves said he had spoken to the school district regarding putting in the alignment, and the district is in favor of working with the City on the access. Due to other commitments, it makes more fiscal sense for both the school district and the City to wait until next year for construction. The Ben Franklin apartments, located near the school, will impact traffic in the area. Kay Tischner said he would do everything he could with the School Board to help the access happen.

EXECUTIVE SESSION (May be called to discuss the character, professional competence, or physical or mental health of an individual, or may be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)

No executive sessions were held.



ADJOURNMENT

At 9:32 p.m. Council Member Miller made a motion to adjourn. Council Member Stevenson seconded the motion. The vote was as follows:

Council Member Broadhead	Aye
Council Member Hathaway	Aye
Council Member Jeffs	Aye
Council Member Miller	Aye
Council Member Stevenson	Aye

The vote to adjourn was unanimous.

Approved on July 20, 2016


Kirk Hunsaker, Mayor
Linda Midgley, Deputy City Recorder