

## NOTICE

Notice is hereby given that the Mayor and City Council will hold a Work Session on Wednesday, July 3<sup>rd</sup>, 2013 in the Council Chambers, 45 West 100 South, beginning at 6:00 pm.

### DISCUSSION ITEMS

1. Discussion - Sewer Impact Fee Policy Establishment
2. Review of Agenda Items
3. General Discussion

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 Office 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 e-mailed to the Payson Chronicle, Payson, UT, 84651.



By: Susan B. Farnsworth, City Recorder

Posted:

City Offices

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Zions Bank

**MINTUES OF A COUNCIL WORK SESSION  
HELD IN THE COUNCIL CHAMBERS  
JULY 3, 2013**

The meeting was called to order by Mayor James E. DeGraffenried at 6:00 pm. Council Members attending: Keith Broadhead, Matthew Carr, Kirk Hunsaker and James Linford. Rick Steele was excused.

Others attending: City Manager Ben Reeves, City Planner Greg Flint, Direct Dennis Howard, J-U-B Engineering Representative Norm Beagley, and Payson Chronicle Representative Mike Olson.

**DISCUSSION ITEMS**

***Discussion - Sewer Impact Fee Policy Establishment***

City Manager Reeves read the minutes of the September 3<sup>rd</sup> and 17<sup>th</sup>, 2003, April 07, 2004, April 28, 2010, and May 5, 2010 City Council Meetings pertaining to this issue (see attachment "A" for a copy of the minutes). City Manager Reeves indicated he had met with Director's Eva and Hoffman with regard to this issue. He stated there is one resident located within the 900 South area that is being charged sewer rates but has not connected. At the time their septic system fails they would be required to connect and pay the impact fee in place at the time on connection.

There are a number of properties on the North side of town who are within our City limits but do not have sewer lines installed in front of their property therefore they are not required to connect.

Council Member Hunsaker was told the City's historical practice was to install the sewer lines to the property lines.

Council Member Broadhead questioned if the developer is going to expect the city to participate if they are required to install the sewer lines. The city doesn't want to subsidize the project which would cost approximately \$2500 per household. At the time the original sewer was installed the cost to connect was \$375. He would sooner see Improvement Districts formed for these kinds of issues. There isn't a "one size fits all" remedy to any issue the City faces.

Council Member Carr is agreement that at any time a connection is made the current impact fee will be assessed. It was the consensus of the Council that the City would install the sewer lines to the property lines, the developer would run an 8" line to top end of the proposed development, the city would be responsible for installing any lines past the development, the actual cost of the lateral will be charged to the home owner, and the home owners would have 90 days to connect to the sewer line. If the homeowners do not connect within the 90 day time frame, legal action could be taken.

***Review of Agenda Items***

Council Agenda Item 10a - Change order #6 of the Wastewater Reclamation Facility (WRF) included a decrease in cost for landscaping to \$50,000. The decrease is due to the possibility of constructing an additional building on the WRF property.

Council Agenda Item 11c – Ordinance 07-02-2013, “An Ordinance modifying multi-family development standards”. City Planner Flint reviewed the proposed changes to the Ordinance. (See attachment “B” for the proposal)

The discussion will continue in the Council Meeting.

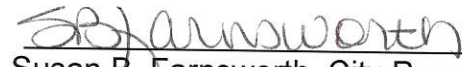
***General Discussion***

Not enough time for a General Discussion.

The meeting was adjourned at 7:00 pm.

Approved on July 17, 2013.

  
James E. DeGraffenried, Mayor

  
Susan B. Farnsworth, City Recorder

City Manager Carter responded to a community member who asked who decided and evaluated the public utility employees working out in the City. He reported that criteria is set for each employee and added that the evaluation program chosen by the City had the most objective instrument tools. Each employee would be evaluated on 18 to 20 objectives that their supervisor would review with each employee in his/her department. Mayor Scovill commented that each employee will do a self-evaluation, which would be reviewed with the evaluation done by their supervisor.

City Manager Carter indicated that the payroll structure was not new and the evaluation process is a true 'pay for performance' tool. He explained that the matrix used were of cities with the same budget, same population, and competing cities were used for comparison. He added an employee's payroll adjustment, if any, would be based upon the matrix and the evaluation.

Mr. Brandon asked who determined the amount of money set for the payroll budget. Mayor Scovill responded that the payroll fund had been determined by the projected 2003-04 City incomes. He further indicated that the budget was approved by the City Council.

*Planning Commission*

Nothing

*City Engineer*

**Update on the 900 South/100 West Sewer Project**

City Engineer Fullmer reported that after a more detailed design of the project, there are several key items that have become apparent. The existing roadway is a chipped seal road over road base, preventing the road from being cut and patched. A whole new road would have to be installed as a road project in addition to the sewer project.

Council Member Reed asked for verification of the early estimate of \$75,000. Engineer Fullmer responded in the affirmative and added that there was an approximate contingency of \$20,000. He explained that the actual cost of the road and sewer projects would be nearer to \$189,000, plus the construction staking and design. He indicated that the project has become significantly more than conceptualized.

Engineer Fullmer reported that, with contingencies, the total cost of the sewer project would be \$212,000. He is prepared to put the project out to bid, but has not done at yet because he wanted to bring this to the City Council's attention. Engineer Fullmer commented that he felt the building of a pump station had a higher priority than this sewer project.

City Manager Carter distributed a draft to the Council Members which was addressed to the residents affected by the sewer connection project. He explained that the objective is to present



the connection to the sewer service as a way to assist and not penalize residents. He indicated that according to State Code, if a residence is within 300' of a main line, the City could force the resident to connect, even if the resident is in the County. City Manager Carter commented that he had spoken with Legal Counsel Rich, who indicated that the City would be within its rights to make the hook up a requirement. However, Legal Counsel Rich indicated that it was not compulsory to enforce the State Code. City Manager Carter explained that the City Council would have to determine the sewer connection rate. He added that the document was presented as a discussion point for the Council Members to consider.

Engineer Fullmer asked permission to send the sewer project out for bid. Mayor Scovill responded in the negative and explained that the funds necessary to support the project would have to be available first. Mayor Scovill added that the agenda item did not indicate that the project was to be approved at this meeting. Engineer Fullmer responded that his intent was to bring the problem to the Council Member's attention.

#### **Discussion and possible action with regard to flood mitigation contract procedure**

Engineer Fullmer reported that there are several projects under the flood mitigation general category. He indicated that he would like to contact the contractor to begin some of the work as soon as possible.

Engineer Fullmer explained that one of the projects was the installation of the water bars to stop and create a spreading effect of any water runoff. He explained that another project was the #4 diversion structure on the east side. He explained that the City had received the permit from the Forest Service. He proposed the City enter into a contract with Greenhalgh Construction to finish the trench dug by Mike Carter. He emphasized the urgency to complete the project because of a time limit imposed by the Natural Resources Conservation Service (NRCS). Mayor Scovill commented that there is a finite time that the funds are available and if the City extends past that time frame, the funds would be withdrawn.

City Manager Carter commented that the City is concerned with the protection of the community. He mentioned that the channel that has been cut on the east side has been sufficient thus far. The NRCS anticipated that the channel would cost \$1.1 million. However, Mr. Carter and Greenhalgh Construction kept the cost at approximately \$6,000.00 for the work done so far.

Engineer Fullmer indicated that he would like to contract for time and materials to obtain the best price for finishing the trench project.

Council Member Morgan asked if because of expediency, the City would be in violation by contracting for the project without opening it for bid. Engineer Fullmer commented that he did not believe the City would be in violation because the City's portion of the project would be

Mayor Scovill asked for verification of the September 26<sup>th</sup> Chamber of Commerce fall banquet. Mr. Tischner indicated that the Mayor, City Council and Chamber of Commerce were invited. This banquet was not open to the community. During the banquet, a plaque will be installed at the park. Council Member Morgan asked about the status of the picnic. Mr. Tischner reported that the City employees are putting the tables together. City Manager Carter reported that the tables are built and ready for installation on September 26<sup>th</sup>.

Mr. Larsen commented that he is running for one of the Council seats and indicated that he had received several letters from the City regarding finances, signs, etc. He indicated that it would have been helpful to have some sort of orientation for those running for a City seat. Items covered could include requirements, contributions, spending, etc. He apologized for prematurely putting up his campaign signs. Mayor Scovill reported that he would take Mr. Larsen's suggestion to the City Recorder.

*Charles Hedelius discussion with regard to the sewer connection fees for the 900 South 100 West project.*

Mr. Hedelius presented a map of the sewer project to the Council Members. He explained that he had previously visited with Mayor Scovill who explained that he could compose a petition to take to the residents in the area. (See attached). Mr. Hedelius explained that there are 10 lots along 100 West and 900 South with existing homes. He explained that when some of the homes were being built in 1995, there was no sewer service in the area. Three residents who tried to pre-pay a sewer connection fees to the City were denied. Mayor Scovill commented that he understood that the City could not receive payment for services not offered. Mr. Hedelius continued by explaining that since that time, one resident has paid the connection fees at the current rate. He indicated that the residents felt that the existing homes should not be subject to the impact fee. He further indicated that the impact fee could be assessed on the undeveloped lots at the time of construction. Mr. Hedelius asked the Council Members to consider the concerns of the residents by assessing the same 1995 connection fee of \$375.00 to the current residents, as well as the narrow construction corridor. He indicated that residents were concerned about the access to their homes and the lateness of the contract with possible weather delays. Mr. Hedelius presented a petition signed by 15 of 18 residents in the area. He provided a copy of the petition and indicated that Mr. Lunt; Mr. Brunson and Ed Westover did not sign the petition.

Mayor Scovill responded to the concern regarding the connection fee, indicating that the City's intent was to already propose that the connection fee be the same as it was at the time of sewer system installation. He commented that the lateness of the season had been considered and indicated that the project would probably be delayed until next spring. He thanked Mr. Hedelius for his presentation and indicated that the Council Members are sensitive to the concerns and issues presented.

September 2, 2003

Petition to the Mayor and City Council of Santaquin City

We, the undersigned certify the following:

- 1) The homes currently occupied, located along the road commonly referred to as Pole Canyon Road, were either existing or on lots in platted subdivisions at the time Santaquin City Corporation constructed and placed into service a public sewer system.
- 2) Although included in the existing city boundaries, the public sewer system was not extended to the area known as Pole Canyon Road as part of the initial public sewer construction.
- 3) Santaquin City Corporation refused to accept monies from homeowners along the Pole Canyon Road area for hook up to the public sewer system.
- 4) The initial hook up charge to the public sewer system was \$375.

Whereas Santaquin City Corporation excluded the existing development along Pole Canyon Road from inclusion on the initial public sewer offering and

Whereas the public sewer system to the Pole Canyon area is in the process of being designed and

Whereas it is the intent of Santaquin City to extend this public sewer system to the Pole Canyon area in the near future and

Whereas assessing a fee higher than the initial offering would be viewed as unfair, biased and prejudiced against the residents of Pole Canyon Road, we hereby petition the mayor and city council to either abandon their plans to extend the public sewer to the Pole Canyon area or assess fees of no more than \$375 per home for all existing homes along Pole Canyon Road for connection and access to the public sewer system.

We further petition the mayor and city council to use prudence and wise judgment with respect to the commencement of the proposed extension to minimize inconveniences, hardships and denied or strenuous access to the homes along Pole Canyon Road, including, but not limited to prolonged contract times from weather delays, extended disruption of paved or sealed surfaces, inadequate clean up of the job site and so forth.

Name (Print)	Address	Signature
CHARLES HEDELIUS	1075 S. 100W	Charles W. Hedelius
Tom Manzanarez	1125 S. 100 W	Tom Manzanarez
Bob Westover	39 West 900 South	Robert Westover
<del>Brendan Bower</del> BRENDAN BOWER	31 W. 900 S.	Brendan Bower
DARI PROUSTGAARD	39 E 900 South	Dari Proustgaard
Brent Swenson	43 E 900 South	Brent Swenson
Lynn Thomas	40 E 900 South	Lynn Thomas
LATTON SIMONS	12 W 900 South	Latton Simons
Kim Barlow	90 W. 900 S.	Kim Barlow
Mike Sorensen	995 So. 100W.	Mike Sorensen
Paul Terry	24 E 900 S.	Paul Terry

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Name (Print)	Address	Signature
Rex Beav	600 W 900 S	R Beav
977 W 860 S	820 W 200 S	
Shawn Taylor	1025 S 100 W.	Shawn Taylor
1 Mark Westover	975 S 100 W.	1 MARK WESTOVER

## NOTICE AND AGENDA

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on April 7, 2004 in the Council Chambers, 45 West 100 South, at 7:00 P.M.

### AGENDA

#### ROLL CALL

#### PLEDGE OF ALLEGIANCE

#### 3) CONSENT AGENDA

- a) Approval of the minutes
  - 1. Approval of the minutes of a Regular Meeting held on March 17, 2004
  - 2. Approval of the minutes of a Special Meeting held on March 23, 2004
- b) Bills - \$340,112.44

#### 4) 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

#### 5) FORMAL PUBLIC HEARINGS

- a) Public Hearing with regard to a proposed Ordinance providing for an amendment to the processes by which various types of Development Projects are approved (information in Work Session Packet)

#### 6) UNFINISHED BUSINESS

- a) Authorization for Mayor to sign the Swimming Pool Money Contract

#### 7) NEW BUSINESS

- a) Discussion and possible Final approval of the Oak Summit Subdivision, Plat "A"
- b) Discussion and possible Preliminary approval of the Black Hawk Ridge Subdivision, Plats "A", "B", and "C"

#### 8) INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS

- a) Ordinance 04-01-2004 "An Ordinance Providing For An Amendment To The Processes By Which Various Types Of Development Projects Are Approved" (information in Work Session packet)
- b) Ordinance 04-02-2004 "An Ordinance Approving The Stratton/Santaquin Annexation" (information in Work Session packet)
- c) Resolution 04-01-2004 "A Resolution Establishing The Fee Schedule For Santaquin City"
- d) Resolution 04-03-2004 "An Interlocal Cooperation Agreement Between Santaquin City And The Town Of Genola For Justice Court Services"
- e) Resolution 04-04-2004 "An Interlocal Cooperation Agreement Between Santaquin City And The Town Of Genola For Judicial Administration"
- f) Resolution 04-05-2004 "An Interlocal Cooperation Agreement Between Santaquin City And The Town Of Goshen For Justice Court Services"
- g) Resolution 04-06-2004 "An Interlocal Cooperation Agreement Between Santaquin City And The Town Of Goshen For Judicial Administration"

#### 9) PETITIONS AND COMMUNICATIONS

- a) Acceptance or denial of the Howlett Annexation Petition

#### 10) REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

- a) Police Chief Howard
  - 1. Discussion and possible action with regard to the Project Child Safety
- b) Planning Commission
- c) City Engineer
  - 1. Discussion and possible action with regard to the 900 South 100 West Sewer Expansion Project
  - 2. Discussion and possible action with regard to the 100 West and 400 to 600 South Water Pressure Zone Re-Alignment Project

#### 11) REPORTS BY MAYOR AND COUNCIL MEMBERS

- a) Council Member Morgan
  - 1. Discussion and possible action with regard to the relationship between the City Council and Planning Commission

#### 12) BUSINESS LICENSES

- a) Council Member Green- Report of issued Business Licenses

#### 13) EXECUTIVE SESSION (May be called to discuss the character, professional competence, or physical or mental health of an individual)

#### 14) EXECUTIVE SESSION (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)

#### 15) 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 Susan B. Farnsworth, City Recorder POSTED: CITY CENTER, POST OFFICE, ZIONS BANK



st, to any interested Santaquin/Genola Resident. Mayor Scovill along with Council Members Brandon, Green, Morgan, and Starley voiced their support of the Project Child Safety.

Chief Howard also reported that he had met with the Residents of Peach Street to discuss establishing a Neighborhood Watch Committee. The Residents voiced an interest in establishing this Committee and will continue meeting as a group.

### *Planning Commission*

Planning Commissioner Rohbock reported that Planning Commissioner Zaloma Goodall has resigned her position on the Commission. In a previous meeting, Brent Vincent was recommended and approved to complete her term.

Also reported was that the Planning Commission is currently working on a revision to the proposed Ordinance pertaining to Billboard issues. Mayor Scovill reported that the height of the newly erected billboard signs along the I-15 corridor is out of Code compliance. The City Building Inspector has already "Red Tagged" the projects.

Council Member Starley indicated he would like to reopen the application process for the appointment of a Planning Commissioner. The minutes of December 17, 2003 addressing this issue were read to those in attendance. Mayor Scovill recommended Council Member Brandon meet with Brent Vincent to see if he is still interested in serving on the Commission. This appointment will be on the next Council Agenda. Council Member Starley indicated he isn't opposed to Mr. Vincent serving on the Commission but would like to give all other Residents the opportunity to serve.

Council Member Brandon moved to extend the City Council Meeting to complete the items of business on the Agenda. Council Member Starley seconded the motion. Council Members Brandon, Green, Morgan, and Starley voted in favor of the motion.

## **ITEM 12A**

### **BUSINESS LICENSES**

#### *Council Member Green- Report of issued Business Licenses*

Council Member Brandon moved to approve the beer license for Narco West. Council Member Green seconded the motion. The vote was unanimous.

Council Member Green moved to approve a new Business License for Daniel D. Diaz, DBA as JMD Cleaning and Services. Council Member Starley seconded the motion. The vote was unanimous.

### *City Engineer*

#### *Discussion and possible action with regard to the 900 South 100 West Sewer Expansion Project*

City Engineer Fullmer reported that the previous Council approved the construction of this project. Due to the lateness of the season and funding issues, the project was put on hold. Mayor Scovill made the recommendation to install the sewer lines from Center Street to 100 West and rebuild the road. He also recommended that those affected by given the opportunity to connect to the new sewer by paying rates that be in effect when the City sewer was originally installed. This offer would be available for a limited time. Additional recommendation was a connection to the preinstalled sewer line into Pine View Subdivision along with offering the 1994 connection rates, without an impact fee, to the Residents who would like to take advantage of the offer. The same offer could be extended to the Residents along 100 West when the development on the West side of the road is started.



Council Member Brandon moved to accept the Mayor's suggestion to finish the road and the sewer system along 900 South, approach the Residents along 100 West as to their desire of connecting to the system and schedule an information meeting for the residents of that area. Information of the scheduled meeting will be sent to the Residents via mail. Council Member Green seconded the motion. The vote was unanimous.

*Discussion and possible action with regard to the 100 West and 400 to 600 South Water Pressure Zone Re-Alignment Project*

Council Member Green moved to approve the proposed project. Council Member Starley seconded the motion. City Engineer Fullmer reviewed the proposed project with the Mayor and Council Members. After the review the vote was unanimous.

**REPORTS BY MAYOR AND COUNCIL MEMBERS**

*Council Member Morgan*

*Discussion and possible action with regard to the relationship between the City Council and Planning Commission*

Council Member Morgan recommended working through Council Member Brandon when the Council Members had issues pertaining to the Planning Commission. Council Member Morgan indicated that when a Council Member attends a meeting, they are perceived as a Council Member not as City Residents. Council Member Starley indicated he at times will attend the Planning Commission meetings for informational purposes as a Resident not as a Council Member (see attachment "A" for Council Member Morgan's comments).

Council Member Starley invited the Mayor, Council Members and Spouses to a potluck dinner with the Miss Antaquin Contestants. The dinner will be held on Friday in the Seniors Center.

Council Member Starley also reported that the Junior Kester Family has contacted him with regard to construction of a pond on the property known as Kester's Grove. Additional information will be shared as it is available.

**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 11:50 P.M. Council Member Brandon moved to adjourn. Council Member Starley seconded the motion. The vote was unanimous.

Approved on April 21, 2004.



A. LaDue Scovill, Mayor



Susan B. Farnsworth, City Recorder

**MINUTES OF A REGULAR WORK SESSION  
HELD IN THE COUNCIL CHAMBERS  
APRIL 28, 2010**

Mayor James E. DeGraffenried called the meeting to order at 6:00 pm. Council Members attending: Filip Askerlund, Martin Green, James Linford, Rick Steele, and Brent Vincent.

Others attending: City Manager Ben Reeves and City Planner Dennis Marker,

***Budget review***

City Manager Reeves reviewed the proposed 2010-2011 budget. At this point the budget is out of balance by about 162 thousand. City Manager Reeves requested help from the Mayor and Council Members for help in balancing.

***900 South Sewer Connections***

It was reported that at the time the original sewer system was installed, the sewer lines were not installed all the way up Canyon Road and long 900 South. In 1996-1997 the Pine View Subdivision was approved and built, dry sewer lines were installed. At the time building permits were issued, there were 3 residents who paid the \$1750 sewer impact fee and 3 who paid the connection fee of \$250.

During the September 17, 2003 City Council Meeting, a resident of the unserved area questioned what the connection fee would be when the sewer is available in his area. The approved minutes of that meeting indicate that the original amount of \$375 would be assessed to sewer hookups within that area as well as not requiring the residents to pay any impact fees.

The Mayor and Council Members were in agreement that the \$375 fee would be charged if the connection is made within 90 days from the date of the letter which will be sent informing them of the requirements. This discussion item will be on the May 5, 2010 City Council Meeting agenda. (See attachment "A" for the minutes of September 17<sup>th</sup>, 2003 Council Meeting minutes)

***Main Street Cooperative Agreement with UDOT***

City Planner Marker reviewed the proposed agreement. The agreement included stoplight designation along Main Street, proposed cross-sections, as well as "bulb-outs" along Main Street. The agreement will be on a future Council Meeting agenda for adoption.

***Hillside Ordinance***

City Planner Marker reviewed the proposed Hillside Ordinance. Included in the proposed ordinance is development within the zone, permitted uses, open space and landscaping requirements, lot standards, cuts and fills, and streets, roadways and private accesses.

The proposed ordinance will be on a future City Council Agenda for adoption.

The work session adjourned at 8:14 pm.

Askerlund asked what things were out of their control. Mr. Johnson said the weather was one, they had run into a leak that they thought had been a bad thrust block that took a week and a half to identify, a key pad component had not been right and it took 14 days to get the new one.

Council Member Vincent asked if they had been working on other projects at the same time. Mr. Johnson said they were, they generally do three or four at the same time. He said he had never been assessed liquidated damages; the owners had always been content with a good faith effort. Council Member Askerlund asked if he was saying he didn't know about the liquidated damage charges. Mr. Johnson said he did, but didn't think they applied. They understood the contract was open ended and could be extended if needed.

Norman Beagley of JUB Engineering distributed time charts for the project. A 30 day extension was granted for Change Order 1, 30 days for Change Order 4, a 21 day extension for Change Order 6, and a 5 day extension for weather. Mr. Johnson said they needed the extensions after the motor was brought to the site, not before. He said the company had done several things to save the City money, including using native fill and putting pipe under the fence instead of taking the fence down.

Burke Hills addressed the Council. Mr. Hills apologized for the late completion of the project. He said their part of the project had been completed by January 6, and the delay was due to the electrical contractor, who had needed a part and been held up for 20 days. Council Member Steele indicated he can get parts from another country in about 24 hours, and 20 days seemed difficult to believe. After further explanation of construction difficulties, Mr. Hill said he had been under the impression the key thing for the City was access to water for the residents, and they had worked to ensure water was always available. He said liquidation damages presupposed some damage had been done.

Mayor DeGraffenried said the liquidation damages were spelled out in the contract, and a contractor who did not want to pay liquidation damages made sure the job was done on time. Caleb Johnson asked if there were any actual damages for the 15 days. Mr. Reeves said the City had opted not to put a list of damages together because the liquidated damages had been agreed to in the contract. (see attachment "A")

Council Member Askerlund moved to approve payment to Hills Construction per staff recommendation, which would include a penalty for liquidated damages in amount of \$6900. Council Member Green seconded the motion. Council Members Askerlund, Green, Linford, Steele and Vincent voted in the affirmative.

***Discussion and possible action with regard to assessment of fees pertaining to sewer connections in areas where sewer service is now available***

Ben Reeves said when the sewer lines had been placed on 900 South, 200 North and 200 East, a previous City Council had decided that a \$375 connection fee, but no impact fees, would be charged to residents to connect to the new lines, provided the residents connected within 90 days. The impact fee at that time was \$1700. Any home built prior to the sewer line being laid would be eligible for this saving. Council Member Linford said this would entail giving a refund to some who had paid to hook up to the sewer.

The issue of those who have connected to the sewer line but have not been paying for sewer was discussed. Mr. Reeves said the City staff will investigate the correct billing for each home, and refunds will not be issued until the correct billing has been verified.

Council Member Askerlund said he wanted to ensure everyone was treated the same. The sewer line will be laid in Pole Canyon when the Ahlin property is developed, and other areas have similar

issues. City Council consensus held that the 90 day notices be sent at different times, according to when the residents can reasonably tie on to a City line. (see attachment "B")

Council Member Linford moved to approve the assessment fees pertaining to sewer connections where available as discussed and proposed by staff. Council Member Steele seconded the motion. Council Members Askerlund, Green, Linford, Steele and Vincent voted in the affirmative.

***Discussion and possible action with regard to the Gurr Plat "B" single-lot split***

Dennis Marker said this subdivision came to the city a couple of years ago. The developer purchased 16 additional feet of property to make a second lot compliant with city code. The second lot meets the requirements and standards for twin homes in the R-8 zone. The developer would like to subdivide the property for individual ownership. He can legally build a duplex if the subdivision is not approved. Several neighbors are opposed to the twin home idea because of the fear of riff raff in the neighborhood. Staff and the Planning Commission recommend approval of the subdivision. Curb and gutter are installed on the west side, but not on 400 North. Improvements were required in the Butler subdivision because the large numbers of school children using the street made it a prevailing safety issue. These issues are not applicable here. City ordinance exempts the core area from improvements. Ben Reeves recommended the City Council revisit the ordinance.

Council Member Green made a motion to approve the Gurr Plat "B" single-lot split. Council Member Linford seconded the motion. Council Members Askerlund, Green, Linford, Steele and Vincent voted in the affirmative. Council Member Green asked if the core area infrastructure installations issue could be fast-tracked and put on the agenda for the next joint meeting with the Planning Commission. Mayor De Graffenried said the original plan was to meet quarterly with the Planning Commission. (see attachment "C")

**INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS (Roll Call Vote)**

***Ordinance 05-01-2010, An Ordinance of the City Council of Santaquin City, Utah County, Utah, Adding a Water Conservation Plan Ordinance by Adopting Chapter 6, "Water Conservation Plan" into the Santaquin City Code; and Providing an Effective Date***

Ben Reeves said every municipality needs a water conservation plan in order to move forward with grant funding. The plan basically explains the goals the city has and the different efforts the city is making to reduce shrinkage, such as leak detection equipment. This plan is recommended by staff. Dave Thurgood of JUB Engineering said an annual report of water used is currently sent to the State. A Water Conservation Plan is also required by State law. A similar plan has been submitted to the State but has not yet been adopted by the City Council. Mr. Thurgood clarified some wording on flood irrigation. The language of the plan does not preclude money in lieu of water for development purposes.

Council Member Vincent asked what the purpose would be to spend \$42,000 to put in meters for parks, as no revenue would be received by the City. Mr. Thurgood said different uses of the ground are paid for out of different funds. If metered, the parks fund would pay the water department for use of the water. The meters help to account for the water, and also help determine if there are any substantial leaks. Mr. Thurgood said a healthy system has about 10 percent water slippage, and Santaquin's is substantially higher.

Council Member Linford made a motion to approve Ordinance 05-01-2010, An Ordinance of the City Council of Santaquin City, Utah County, Utah, Adding a Water Conservation Plan Ordinance by Adopting Chapter 6, "Water Conservation Plan" into the Santaquin City Code; and Providing an

# **Background and Overview**

## **Background**

Scott Peterson submitted an application to amend the multiple-unit standards on May 20<sup>th</sup>, 2013. He has proposed a concept plan for a 4 plex that would not meet current city code and applied to have the code amended. The multiple-unit dwelling standards were discussed in Planning Commission on May 23<sup>rd</sup>, June 13<sup>th</sup>, and June 27<sup>th</sup>. A public hearing was held and no comments were received. The Planning Commission forwarded the proposed amendment to the City Council with a positive recommendation.

## **Standards Evaluated**

- Spacing (Location) Standards
- Open Space Standards
- Parking Standards
- Architectural Standards
- Landscaping Standards



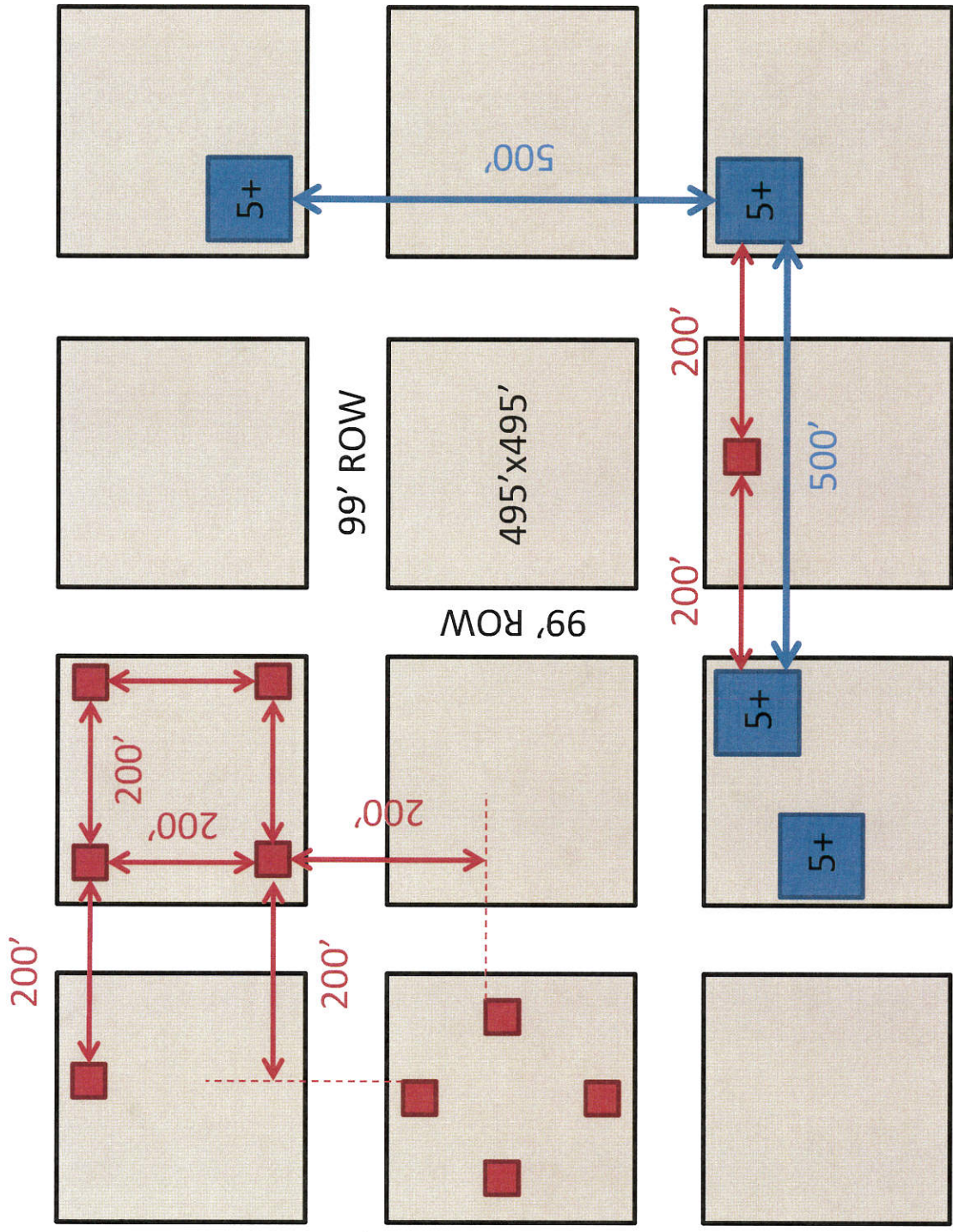
# Map of Existing Multiple-Unit Dwellings

## Current Spacing Standards



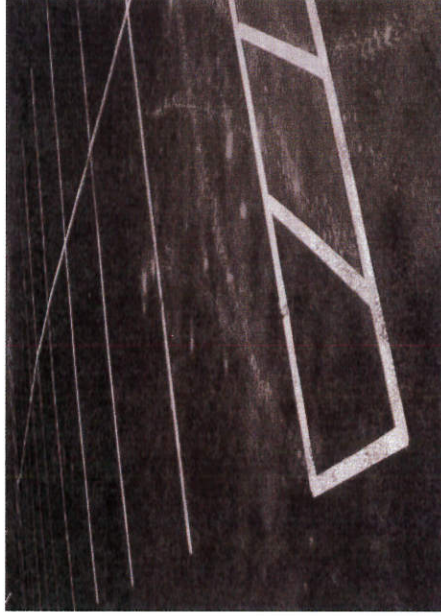


# Spacing Requirements





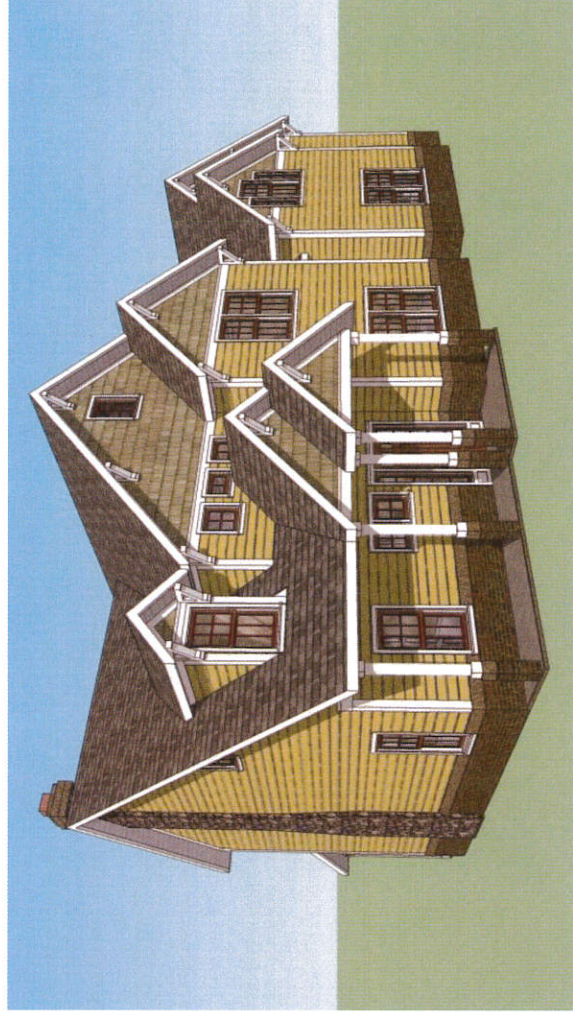
# Parking Requirements



	2 Units	3-4 Units	4+ Units
Current	Each unit shall have a minimum one car garage and at least two (2) additional parking spaces. Carports or awnings are not allowed.	<p>a. Off street parking: There shall be provided two (2) spaces for every unit plus one additional visitor parking space for every two (2) units on the property.</p> <p>b. No parking shall be designated on the site plan within the required front or side yards.</p>	<p>a. Off street parking: There shall be provided two (2) spaces for every unit plus one additional visitor parking space for every two (2) units on the property.</p> <p>b. No parking shall be designated on the site plan within the required front or side yards.</p>
Proposed	Two (2) unit structures shall have a minimum one car garage and at least two (2) additional parking spaces of on-site parking. Carports or awnings are not allowed.	<p>3-4 unit structures shall have 2.5 parking spaces per unit of on-site parking. (e.g.3 units x 2.5 spaces = 8 spaces (7.5), 4 units x 2.5 spaces = 10 spaces)</p> <p><a href="#">Commercial Design Standards</a></p>	



# Architectural Requirements





# Landscaping Requirements

- Landscape Plan required
- Reviewed by Architectural Review Committee

