

## NOTICE AND AGENDA

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Wednesday, ~~08~~<sup>17</sup>, 2011, in the Council Chambers, 45 West 100 South, at 7:00 pm.

### AGENDA

1. ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. INVOCATION/INSPIRATIONAL THOUGHT
4. CONSENT AGENDA
  - a. Minutes
    1. July 27, 2011
    2. August 03, 2011
  - b. Bills
    1. \$886,256.45
5. FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS  
**Public Forum is held to a 30-minute maximum with each speaker given no more than 5 minutes each. If more than 6 Speakers, time will be adjusted accordingly to meet the 30 minute requirement**
6. FORMAL PUBLIC HEARINGS
  - a. Landfill Property
7. UNFINISHED BUSINESS
  - a. Discussion and possible action with regard to the Interlocal Cooperation Agreement Establishing the Payson/Santaquin Annexation Boundary
  - b. Discussion and possible action with regard to the Kester Family Memorial Donation
  - c. Discussion and possible action with regard to the window replacements at the Library
8. BUSINESS LICENSES
9. REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES
10. NEW BUSINESS
11. INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS (Roll Call Vote)
  - a. Resolution 08-02-2011 "A Resolution Declaring Surplus Property of Santaquin City"
  - b. Resolution 08-03-2011 "A Resolution to enter into a lease agreement for .61 acres of real property located at approximately 215 West, Main Street, Santaquin"
12. PETITIONS AND COMMUNICATIONS
13. REPORTS BY MAYOR AND COUNCIL MEMBERS
  - a. Mayor DeGraffenried
  - b. Council Members
14. EXECUTIVE SESSION (May be called to discuss the character, professional competence, or physical or mental health of an individual)
15. EXECUTIVE SESSION (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)
16. ADJOURNMENT

If you are planning to attend this Public Meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City ten or more hours in advance and we will, within reason, provide what assistance may be required.

### CERTIFICATE OF MAILING

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda was e-mailed to the Payson Chronicle, Payson, UT, 84651.

BY: SBFarnsworth

Susan B. Farnsworth, City Recorder

### POSTED:

CITY CENTER  
POST OFFICE  
ZIONS BANK

® Amendment to the agenda

**MINUTES OF A CITY COUNCIL MEETING  
HELD IN THE COUNCIL CHAMBERS  
AUGUST 17, 2011**

The meeting was called to order by Mayor James E. DeGraffenried at 7:00 pm. Council Members attending: Filip Askerlund, Martin Green, Rick Steele and Brent Vincent. James Linford arrived at 7:06 pm.

Others attending: City Manager Ben Reeves, Director of Public Safety Dennis Howard, Marilyn Clayson, Lance Wollebaek, Russell Depew, Janelle Depew Bond, Darryl Depew, Keith Broadhead, and Scott Parkin.

**PLEDGE OF ALLEGIANCE**

Recorder Farnsworth led the Pledge of Allegiance.

**INVOCATION/INSPIRATIONAL THOUGHT**

Mayor DeGraffenried offered an Invocation.

**CONSENT AGENDA**

***Minutes***

July 27, 2011

August 03, 2011

***Bills***

\$886,256.45

Council Member Green moved to approve the Consent Agenda. Council Member Steele seconded the motion. Council Members Askerlund, Green, Linford, Steele and Vincent voted unanimously to approve the consent agenda.

**FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS**

Mr. Russell Depew read a letter submitted by Mr. Monte Depew (see attachment "A"). Mayor DeGraffenried indicated the rezoning issue will be scheduled for a Council Work Session.

**FORMAL PUBLIC HEARINGS**

***Landfill Property***

Council Member Askerlund moved to enter into a Public Hearing with regard to the Landfill Property. Council Member Vincent seconded the motion. Council Members Askerlund, Green, Linford, Steele and Vincent voted unanimously to enter a public hearing.

City Manager Reeves indicated a portion of the current landfill property is included in the City limits and a portion is located in the County. The City had sold a portion of the property therefore it needs to be annexed.

No comments or concerns were received from the public.

Council Member Linford moved to close the Public Hearing. Council Member Vincent seconded the motion. Council Members Askerlund, Green, Linford, Steele and Vincent voted unanimously to close the public hearing.

**UNFINISHED BUSINESS**

***Discussion and possible action with regard to the Interlocal Cooperation Agreement Establishing the Payson/Santaquin Annexation Boundary***

City Manager Reeves reviewed the need for the proposed agreement. He indicated Payson City is reviewing the agreement in their Council Meeting this evening also.

Council Member Green moved to continue the discussion of the Interlocal Cooperation Agreement Establishing the Payson/ Santaquin Annexation Boundary to the next Council Meeting. Council Member Vincent seconded the motion. Council Members Askerlund, Green, Linford, Steele and Vincent voted unanimously to continue the discussion to the next meeting.

***Discussion and possible action with regard to the Kester Family Memorial Donation***

City Manager Reeves reported a member of the Public has indicated they would like to make a donation, at least \$10,000, to the City. The Council would like to use the donation towards construction of an Amphitheater or a new "Welcome to Santaquin Sign" and relocating the Welcome to Santaquin Sign to the West.

Council Member moved to direct City Manager Reeves to speak with the Kester Family with regard to the two proposals.

Council Member Steele seconded the motion. Council Members Askerlund, Green, Linford, Steele and Vincent voted unanimously in favor of the motion.

***Discussion and possible action with regard to the window replacements at the Library***

Council Member Steele moved to accept the bid submitted by Jones Paint and Glass for the replacement of 3 Library windows in the amount of \$1638.00 each. Council Member Askerlund seconded the motion. Council Members Askerlund, Green, Linford, Steele and Vincent voted unanimously to accept the bid.

**BUSINESS LICENSES**

It was reported there were four new Business Licenses obtained between July 20<sup>th</sup> and August 4<sup>th</sup>, 2011. Those obtaining the licenses are:

- Nascend, LLC, Samuel Anderson, Computer Programming
- Strong Plumbing, Stephen Strong, Plumbing
- Victory Acupuncture, Amy Lee, Acupuncture
- A Good Plumber, Jay Shupe, Plumbing

**REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES**

Nothing

**NEW BUSINESS**

Nothing

**INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS**

***Resolution 08-02-2011 "A Resolution Declaring Surplus Property of Santaquin City"***

Council Member Green moved to approve Resolution 08-02-2011 "A Resolution Declaring Surplus Property of Santaquin City". Council Member Linford seconded the motion.

Council Member Askerlund was told the funds acquired from the sale of the surplus items will be added to the General Fund. The Council Members will be updated on the amount generated.

Through a roll call vote, Council Members Askerlund, Green, Linford, Steele and Vincent voted unanimously to approve the resolution.

***Resolution 08-03-2011 "A Resolution to enter into a lease agreement for .61 acres of real property located at approximately 215 West, Main Street, Santaquin"***

City Manager Reeves indicated there is a need for additional parking at the Public Safety Building since the moving of the majority of the City Offices to that building. He indicated there would be a certain area designated to the Fire, EMS and Employee parking. The Property owner to the East of the Public Safety Building has agreed to lease the property for additional parking. The proposed lease would be a year to year lease with a 90 day release for either party. Because of the current City Ordinance the property to be used for parking would need to have curb, gutter and asphalt installed. City Manager Reeves indicated the Council Members could propose an Ordinance change, due to the nature of need for parking. The most cost effective plan would be amend the current Ordinance to allow graveling of the leased property.

Council Member Vincent questioned if the City alters the Ordinance, would he, as a business owner be allowed to utilize the Ordinance change also.

Council Member Green said he has a concern with snow plowing a gravel base, which can create a huge muddy mess. Until the time the property is actually needed, he indicated he was not sure at this time a lease is the best option.

Council Member Linford said he was in agreement with Council Member Green.

Council Member Green requested City Manager Reeves contact the owners of the asphalted parking lot to the North to see if the City could use that parking lot.

Council Member Linford moved to table Resolution 08-03-2011 "A Resolution to enter into a lease agreement for .61 acres of real property located at approximately 215 West, Main Street, Santaquin" to a future date until there is a parking need. Council Member Green seconded the motion. Through a roll call vote, Council Members Askerlund, Green, Linford, Steele and Vincent voted unanimously to table Resolution 08-03-2011.

**PETITIONS AND COMMUNICATIONS**

Nothing

**REPORTS BY MAYOR AND COUNCIL MEMBERS**

***Mayor DeGraffenried***

Nothing

***Council Members***

Council Member Askerlund reported he has spent time the last month researching bio-domes. A University of Utah Representative has visited the current lagoon sites and Council Member Askerlund would like them to make a presentation at the next work session. The Representative will be asked to attend the work session of August 24<sup>th</sup>.



Council Member Askerlund reported the celebration was a success and he has had a number of positive comments on the celebration as a whole.

**EXECUTIVE SESSION** (May be called to discuss the character, professional competence, or physical or mental health of an individual)  
Nothing

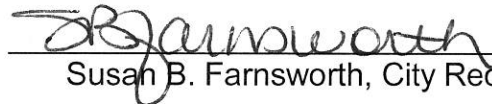
**EXECUTIVE SESSION** (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)  
Nothing

**ADJOURNMENT**

At 8:00 pm Council Member Linford moved to adjourn. Council Member Askerlund seconded the motion. Council Members Askerlund, Green, Linford, Steele and Vincent voted unanimously to adjourn.

Approved on September 7, 2011.

  
James E. DeGraffenried, Mayor

  
Susan B. Farnsworth, City Recorder

City Council Member:

My name is Monte Depew with property located at 13196 S Highline Canal Rd. My children and I have worked closely with Director Dennis Marker to facilitate a few residential lots on the Depew property.

Through his conversations with us and other land owners in comparable situations, he drafted and proposed the R-43 zone now adopted as Ordinance No. 06-01-2011. ~~I~~ APPRECIATE THE CITY'S EFFORTS IN THIS REGARD

HOWEVER,

I'm ~~extremely~~ disappointed in the recent decision to modify the R-43 zone ordinance from its original form proposed by the planning commission. The decision of the council to modify the zone was due, in large part, to your recommendations.

The modification to the requirement of water systems stating: "Private water systems are not allowed." does not help the City achieve its general plan goals:

- o A variety of quality housing types should be provided to accommodate a growing population. Innovative planning, development patterns and building methods that define the unique living opportunities in Santaquin are encouraged.
- o Transitions between different land uses and intensities should be made gradually with compatible uses, particularly where natural or man-made buffers are not available.
- o To provide for residential areas in Santaquin that support and complement the unique rural quality and characteristics of the city.
- o Provide a mix of lot sizes and housing types in new residential developments so that a variety of household and demographic types can be integrated with a neighborhood and not isolated in one development area.
- o Regulate development densities in areas that are determined to have geologic hazards or constraints.

This does not foster a variety of housing types.

This does not create a buffer between different land uses.

This ~~absolutely~~ **does not** support the unique rural quality of Santaquin.

This zone is not attractive to anybody outside the immediate proximity of existing city water. (i.e. - The quote we have from Geneva Rock to connect our property to the city water system is \$240k). Since few land owners to none would apply for this zone as currently written, it does not provide a mix of lot sizes. In addition, it is inconsistent that the City require public water connection but allow private septic systems.

It appears as the City Council overlooked the City's General Plan goals to achieve one objective: Increase Revenue through Utility Connection Fees.

Such an objective was not well calculated as very few re-zone applications will be submitted, and therefore very little revenue will be generated through this zone's utility connection fees.

This decision suggests that there is little support from some city council members to the rural property owners. (Many of which were annexed into Santaquin City.) Please note that we have no intention of creating a "development" as we intend to keep 50 acres in Agriculture protection, place 2 homes within 1 year, and 1-2 additional in 5-10 years on the 11 acres not currently in Ag-protection.

I request that you reconsider the modifications made the R-43 zone, Ordinance No.06-01-2011 and propose that private water systems be allowed in the R-43 zone. All re-zone applications must first be

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Attachment "A"

approved by the Planning Commission and then the City Council. Therefore, if the council is concerned with the location of a proposed private water system on a property applying for R-43 zoning, those concerns can be addressed on a case-by-case basis. However, to create a blanket restriction over the entire zone ultimately negates the need for such a zone.

~~Although not my preferred result, I would be agreeable to a modification to allow private water systems except for those new homes within 300 feet of the public water system.~~

I would appreciate your response to this request and propose it be added to the agenda in the upcoming City Council meeting.

Thank you.

Monte Depew