

NOTICE AND AGENDA

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Wednesday, June 01, 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. May 18, 2011
 - b. Bills
 1. 108,117.83
5. FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS

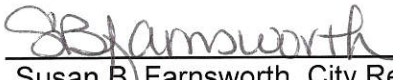
Public Forum is held to a 30-minute maximum with each speaker given no more than 5 minutes each. If more than 6 Speakers, time will be adjusted accordingly to meet the 30 minute requirement

 - a. Saunders De-annexation
7. FORMAL PUBLIC HEARINGS
8. UNFINISHED BUSINESS
9. BUSINESS LICENSES
10. REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES
11. NEW BUSINESS
 - a. Discussion and possible action with regard to the SITLA Land Concept Plan (Elise 801-538-5179)
 - b. Discussion and possible action with regard to the Santaquin Landfill Annexation
 - c. Discussion and possible action with regard to the new logo rollout
 - d. Discussion and possible action with regard to an Interlocal Agreement with Payson City
12. INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS (Roll Call Vote)
 - a. Ordinance 06-01-2011 "Creating A 1-Acre Lot (R-43) Residential Zone"
 - b. Ordinance 06-02-2011 "Modifying Fire Protection Standards in Areas not serviced with City Utilities"
 - c. Resolution 06-01-2011 "Declaration of Surplus Property" (1.17 acres of property located at approximately 1200 West Lark Lane)
 - d. Resolution 06-02-2011 "Adoption of the Final FY2011/2011 Budget"
13. PETITIONS AND COMMUNICATIONS
14. REPORTS BY MAYOR AND COUNCIL MEMBERS
 - a. Mayor DeGraffenried
 - b. Council Members
15. EXECUTIVE SESSION (May be called to discuss the character, professional competence, or physical or mental health of an individual)
16. EXECUTIVE SESSION (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)
17. 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: 
Susan B. Farnsworth, City Recorder

POSTED:
CITY CENTER
POST OFFICE
ZIONS BANK

**MINUTES OF A COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
JUNE 1, 2011**

The meeting was called to order by Mayor James E. DeGraffenried at 7:05 pm. Council Members attending: Filip Askerlund, Martin Green, James Linford, Rick Steele, and Brent Vincent.

Others attending: City Manager Ben Reeves, Community Development Director Dennis Marker, Director of Public Safety Dennis Howard, SITLA Representative Elise L. Erler, Landmark Design Representative Mark Vlastic, Edward Group Representative McKay Edwards, Ted Peacock, Robert Strebel, Kay Beddoes, Greg Saunders, Dale Saunders, Rex Behling, Thora Behling, Shayne Ahlin, and other unidentified individuals.

PLEDGE OF ALLEGIANCE

City Recorder Farnsworth led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Council Member Askerlund offered an Invocation.

CONSENT AGENDA

Minutes

May 18, 2011

Bills

108,117.83

Council Member Vincent moved to approve the Consent Agenda. Council Member seconded the motion. Council Members Askerlund, Green, Steele and Vincent voted in the affirmative. Council Member Linford was out of the room at the time of the vote.

FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS

Nothing

FORMAL PUBLIC HEARINGS

Saunders De-annexation

Council Member Green moved to enter into a Public Hearing with regard to the Saunders De-annexation. Council Member Steele seconded the motion. Council Members Askerlund, Green, Linford, Steele and Vincent voted in the affirmative.

Director Marker projected a map of the area included in the de-annexation petition. He reported there was only one property owner whose property is included in the request that did not sign the de-annexation petition. This parcel is included because of State Code does not allow for an "island".

The next step is to put the issue on the agenda for next Council Meeting for a vote supporting or discouraging the request. This step is necessary so the process may continue. The "disconnection" may be completed within 45 days if the County does not protest.

No comments were received from the public. Council Member Askerlund moved to close the Public Hearing with regard to the Saunders De-annexation. Council Member Green seconded the motion. Council Members Askerlund, Green, Linford, Steele and Vincent voted in the affirmative.

This issue will be put on the next Council Meeting for discussion and possible action.

Mr. Peacock indicated he attended the last joint meeting between Payson and Santaquin. During that meeting the residents in the County area provided their e-mail addresses to a Representative of Payson City who said the County Residents would be notified of any meetings held which

addressed annexation issues. He indicated they were not notified of the meetings Payson or Santaquin Cities were holding this evening. Those in attendance were told that Santaquin City has not been provided an e-mail list but the list will be requested of Payson Representatives.

Mr. Peacock requested a notification of any annexation meetings held since they involve the property owners in the County area. He requested that, before annexation decisions were made, the Council Members review the growth instead of thinking that a new interchange will be installed at approximately 12400 South.

ITEM 11D

Discussion and possible action with regard to an Interlocal Agreement with Payson City

Council Member Linford moved to table the discussion and possible action with regard to an Interlocal agreement with Payson City. Council Member Green seconded the motion. Council Members Askerlund, Green, Linford, Steele and Vincent voted in the affirmative.

ITEM 11A

Discussion and possible action with regard to the SITLA Land Concept Plan

Council Member Askerlund moved to approve the proposed SITLA Land Concept Plan contingent on the review of the Summit Ridge agreements, water agreements and any other agreements on the property; and that the Council is informed as to the decisions that are made with regard to the property. Council Member Steele seconded the motion. Council Members Askerlund, Green, Linford, Steele and Vincent voted in the affirmative. (See attachment "A" for a copy of the Concept Plan)

UNFINISHED BUSINESS

Nothing

NEW BUSINESS

Discussion and possible action with regard to the Santaquin Landfill Annexation

Council Member Askerlund moved to accept the Santaquin Landfill Annexation petition. Council Member Green seconded the motion. Council Members Askerlund, Green, Linford, Steele and Vincent voted in the affirmative.

A copy of the Certification Letter will be placed in the Mayor and Council Members boxes.

Discussion and possible action with regard to the new logo rollout

City Manager Reeves reviewed the cost included in the new logo rollout (see attachment "B" for a copy of the estimation of cost). Council Member Linford recommended removing the cost associated with Mayor and Council shirts.

Council Member Steele moved to authorize the expenditure for the new logo rollout not to exceed \$7,500, but remove the purchase of some business cards and shirts for the Mayor and Council. Council Member Askerlund seconded the motion. Council Members Askerlund, Green, Linford, Steele and Vincent voted in the affirmative.

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

Ordinance 06-01-2011 "Creating a 1-Acre Lot (R-43) Residential Zone"

Council Member Steele was told the 1-Acre Lot Zone is a minimum not a maximum.

Council Member Vincent indicated he had concerns that the zone is included in an Ag Zone. He was told that agricultural uses are permitted in this zone. He believes any use within the proposed zone should be required to use the City's utilities and be required to install infrastructure. He requested striking bed and breakfast dwellings as a permitted use as well as any agricultural business.

Council Member Askerlund stated he has an issue with "taking something that we originally had and deleted the use and now we are bringing it back". He also has concerns with the required frontage and referring to City Ordinances but not spelling out the ordinance references.

The Mayor and Council Members were told the proposed zone will not be added to the official Zoning Map until someone has requested the zoning and it has been approved by the Planning Commission and Council Members.

Council Member Askerlund indicated he doesn't see a need for such a zone until someone requests this kind of zoning. He wants everyone to be required to connect to the City utilities and install all improvements to City standards.

Council Member Green stated he would rather adopt the proposed Ordinance but feels they should be required to utilize all of the City's utilities. He has a concern the impact will have on the City when there aren't any fees paid to the City.

Council Member Linford would like to adopt the Ordinance and use it along the Agriculture Zone as a transitional area.

Mayor DeGraffenried agreed that if there is more than one home on the property, subdivision regulations should apply.

Council Member Green requested tabling the Ordinance and putting it on a work session for additional discussion.

Council Member Linford moved to table Ordinance 06-01-2011 "Creating a 1-Acre Lot (R-43) Residential Zone". Council Member Green seconded the motion. Council Members Askerlund, Green, Linford, Steele and Vincent voted in the affirmative.

Ordinance 06-02-2011 "Modifying Fire Protection Standards in Areas not serviced with City Utilities"

Council Member Vincent voiced his concerns with the "private water system" addressed in the proposed ordinance. Director Marker indicated the builder would be required to install line sizes that are compatible with current City standards.

Council Member Green indicated he didn't want to "pass something because it is on the agenda just to get it passed". He would like to have Fire Chief Shayne Bott come to a work session and answer questions.

Council Member Askerlund moved to table Ordinance 06-02-2011, Modifying Fire Protection Standards in Areas not serviced with City Utilities". Council Member Steele seconded the motion. Council Members Askerlund, Green, Linford, Steele and Vincent voted in the affirmative through a roll call vote.

Resolution 06-01-2011 "Declaration of Surplus Property" (1.17 acres of property located at approximately 1200 West Lark Lane)

Council Member Askerlund moved to approve Resolution 06-01-2011 "Declaration of Surplus Property of 1.17 acres, and establish a minimum bid of \$51,000. Council Member Green seconded the motion. Council Members Askerlund, Green, Linford, Steele and Vincent voted in the affirmative.

Resolution 06-02-2011 "Adoption of the Final FY2011/2012 Budget"

Council Member Askerlund moved to approve Resolution 06-02-2011, "Adoption of the Final FY2011/2012 Budget" with an allocation of up to \$7,500 for the logo conversion. Council Member Green seconded the motion. Council Members Askerlund, Green, Linford, Steele and Vincent voted in the affirmative through a roll call vote.

BUSINESS LICENSES

It was reported there were 5 new Business Licenses issued.

REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

Director Marker reported the Planning Commission is currently working on a code amendment addressing treatment facilities which will be ready for Council review before long.

He reported that the Planning Commission will be holding a Public Hearing with regard to the proposed Hillside Ordinance.

The Planning Commission will be using the next meeting to tour the City before they move on to addressing other issues.

Director Marker reported a UDOT Representative has discouraged using Business Access Signs with individual business names included.

He said a developer has requested installing subdivision improvements "at risk". The current ordinance does not allow for this but can be amended to allow it. The developer would be billed for all inspection fees and require payment in full before the subdivision is platted and recorded. The developer doesn't have the finances to bond and continue construction; therefore the request has been made. An "up front" determination would be made as to what bond amount would be required to be posted before recording of the plats.

It was discussed that the developer would be responsible for repairs to the roadway affected by sinking within the development. Council Members Linford, Askerlund, Vincent, Steele and Green were in agreement. Council Member Green said he would not like to make a habit of this practice. Council Member Askerlund indicated he is gun shy and worries about the project as a whole if money is really that tight.

PETITIONS AND COMMUNICATIONS

Nothing

REPORTS BY MAYOR AND COUNCIL MEMBERS

Mayor DeGraffenried

City Manager Reeves reported Legal Counsel is reviewing the Genola Police Contract. He will follow up on the review and report to the Mayor and Council Members.

He reported in order for the purchaser of the landfill property to have water, they would be required to connect to Genola's water system. He will be attending their Council Meeting next week.

The Utility Ordinance will be coming before the Council on the next Council Meeting as well as a fee schedule.

Council Members

Council Member Askerlund asked about Eureka's request for assistance with their annual celebration (projector and inflatables). City Manager Reeves said he would follow up with that.

Council Member Linford reported the Utah Lake Festival is canceled due to high water. He also reported SUVMWA will have a public hearing on a non-point source pollution into Utah Lake.

Mayor DeGraffenried reported that the amount of run-off water had not changed for the past week. Currently, there is no snow at the Payson Canyon Ranger Station. It is the opinion of the Summit Creek Water Board that there should not be any significant run-off.

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

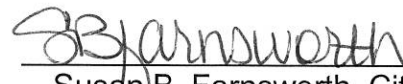
EXECUTIVE SESSION (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)

ADJOURNMENT

At 8:55 pm Council Member Linford moved to adjourn. Council Member Vincent seconded the motion. Council Members Askerlund, Green, Linford, Steele and Vincent voted in the affirmative.

Approved on June 15, 2011.


James E. DeGraffenried, Mayor


Susan B. Farnsworth, City Recorder

REVISED MASTER PLAN

SITLA'S SANTAQUIN PROJECT

May 24, 2011

The State of Utah through the School and Institutional Trust Lands Administration ("SITLA") owns 560 acres in the southwest corner of Santaquin City, between the Summit Ridge development and the town of Rocky Ridge.

Project History

The SITLA property was part of the original Summit Ridge development, which was master planned in 2000 with a golf course. The parcel was entitled for 424 dwelling units with a number of golf fairways. Subsequently, the Summit Ridge ownership changed and the non-SITLA portion of the master plan was revised to reflect the development market and eliminate the golf course. In 2010, Santaquin City changed its General Plan to show a proposed east-west freeway, across the SITLA parcel, connecting I-15 and the Goshen Valley.

Revised Master Plan

The Summit Ridge Master Plan and Santaquin City General Plan changes caused SITLA to rethink its master plan for the property. SITLA undertook a lengthy land planning exercise to identify suitable land uses that would be compatible with the City's General Plan while allowing the property to achieve the highest and best use.

The revised master plan for the SITLA property works around the freeway and identifies the need for an interchange to provide access to the property (see Figure 1). The land around the interchange is suitable for mixed use commercial development such as office parks, general commercial and light industrial uses. Two residential areas are located on the property, one adjacent to Summit Ridge's high-density residential area, and the other in an isolated pocket suitable for low-density rural development. Finally, the proposed plan takes advantage of the property's location and setting by including significant park sites and natural open space areas with trails.

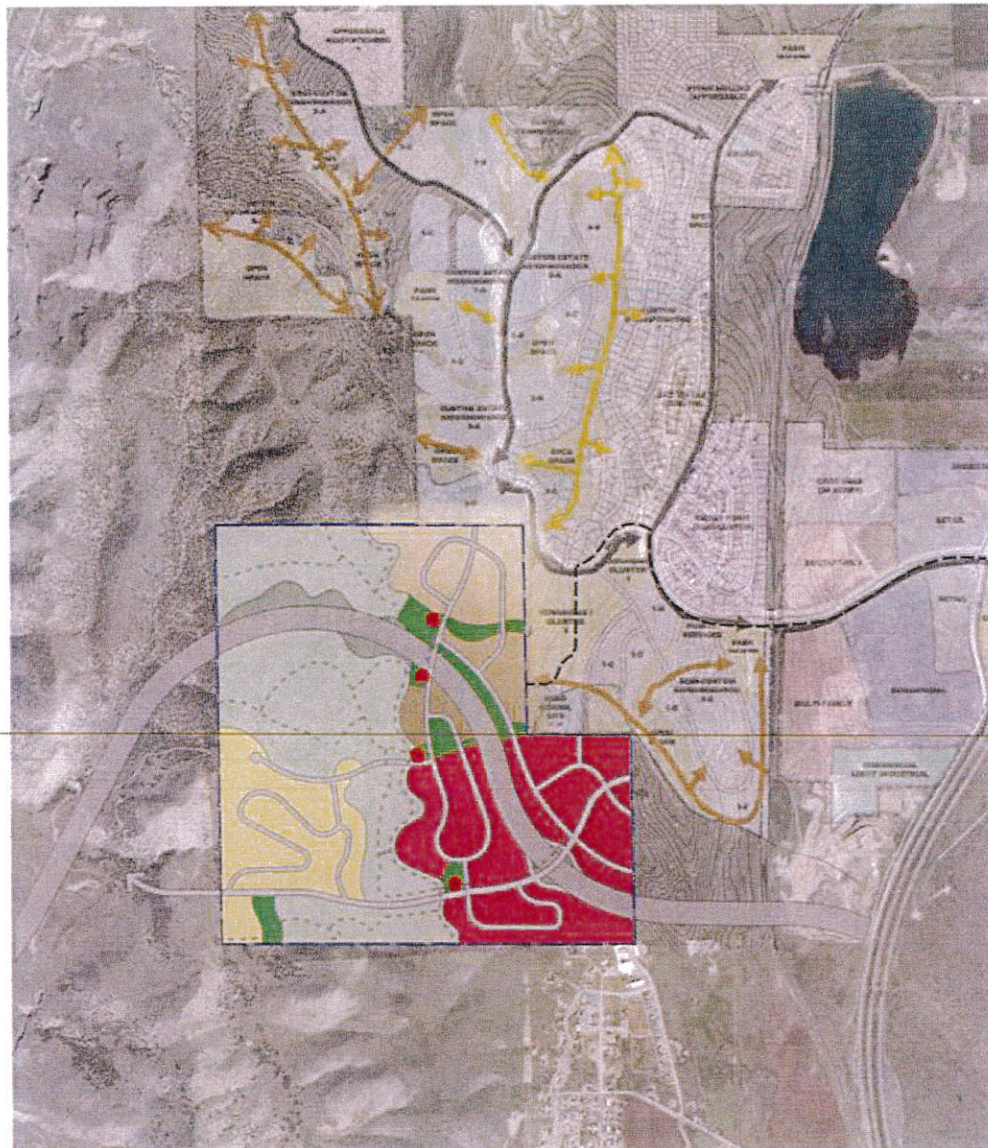
Mass Grading

SITLA anticipates the need to mass grade a portion of its property to improve the land's utility for subsequent development. The mass grading would occur over a period of about 10 years, and would begin within the next few years. The mass grading would not result in a sunken pit feature, but instead would smooth the slopes in the eastern half of the property to help facilitate later development of the site.

Request

At the City Council meeting on June 1, 2011, SITLA will request that the Council approve the revised master plan. Once approved, SITLA will work with the City to modify the approved Master Development Agreement to reflect the revised plan.

Figure 1 – Revised Master Plan of SITLA's Santaquin Project



LEGEND

- Mixed Use Residential
- Rural Residential
- Mixed Use Commercial
- Parks and Trails

- Natural Open Space
- Freeway Impacted Land
- Trail Head
- Trails
- Legal Access

Mixed Use Residential:	60 acres
Rural Residential	65 acres
Mixed Use Commercial	100 acres
Parks	25 acres
Natural Open Space	198 acres
Freeway	50 acres
Freeway Impacted Land	12 acres
Roads	50 acres
TOTAL	560 acres

SITLA Land Development Plan:
Cooperative Planning Vision



COUNCIL MEETING 6-1-11
ATTACHMENT "B-1"

New Logo Conversion

	Graphic Set-up Fee		Each	Misc.	Quantity Ordered	
	One-Time					
Short Sleeved Reflective T-Shirts	\$0	\$6.00			5 each PW FT 3 each PW PT (40)	\$240.00
Long Sleeved Reflective T-Shirts	\$0	\$8.00			5 each PW FT 3 each PW PT (40)	\$320.00
Long/Short Sleeved Button Dress Shirts or Polos	\$50.00	\$35.00	\$8.00	embroidery only (we purchase shirts somewhere else)	2 Each Mayor, City Council, Directors, Manager (25)	\$875.00
Jackets (optional)	\$0 (if go through same place at dress shirts)	\$70.00	\$8.00	embroidery only (we purchase shirts somewhere else)	1 each PW FT (6)	\$420.00
Police Shirt Patches	\$100.00	\$1.83			300	\$649.00
Business Cards	\$25.00	\$0.13			500 + (20 different sets Mayor, Council, Manager, Directors, etc.)	\$1,300.00
Letterhead	\$0 (if go through same place at Business Cards)	\$0.29			500	\$145.00
Vehicle Decals	\$0	\$20.00	Removal of Old Decal \$25.00		20 sets	\$900.00
Police Vehicle Decals	\$0	\$100.00	Removal of Old Decal \$75.00		11 Sets	\$1,925.00

Estimated Total

\$6,774.00