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NOTICE

Notice is hereby given that the Mayor and City Council will hold a Work Session on January 26, 2011 in the **Seniors Center**, 45 West 100 South, beginning at 6:00 pm.

DISCUSSION ITEMS

1. Joint meeting with Payson City Mayor and Council Members
 - a. Annexation Boundaries
2. 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.

By: Susan B. Farnsworth, City Recorder

Posted:

City Offices

Post Office

Zions Bank

**MINUTES OF A JOINT WORK SESSION WITH PAYSON MAYOR AND
COUNCIL MEMBERS
HELD IN THE COUNCIL CHAMBERS
JANUARY 26, 2011**

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

Others attending: Payson City's Mayor Rick Moore, Payson City Council Members Scott Phillips, Jolyn Ford, Mike Hardy, Brad Daley, and Kim Hancock, City Engineer Glade Robins, Community Development Director Dennis Marker, Richard Behling, Mike Olson, Terrell Moore, Dale Saunders, Shayne Ahlin, and other unidentified individuals.

DISCUSSION ITEMS

***Joint meeting with Payson City Mayor and Council Members
Annexation Boundaries***

Community Development Director Marker gave a slide show presentation. Information presented included incorporated acres, current populations, average and household size. See attachment "A" for complete slide presentation.

Council Member Linford reminded the annexations that have been completed since he has been on the Council, have been at the request of developers with impacts on other property owners, not at the request of the City.

Council Member Daley indicated Payson had held a number of meetings with property owners to gather information for zoning. He questions what is driving the Northern Boundary change for Santaquin City. He indicated the "line in the sand" was drawn at the canal. Mr. Marker indicated the Payson line was the canal. At the same time Santaquin's Annexation Plan has always included a Northern boundary closer to 12000 South.

Council Hancock indicated during the time he has been on the Council, he has received a number of calls from Springlake Residents wanting to discuss the annexation plans for Payson as well as Santaquin. He indicated Payson started feeling threatened after the Northeast Annexation was completed by Santaquin. He wonders as both City's look at future commercial opportunities and the possibility of an interchange at 12400 South, Santaquin's proposed boundaries would be on three sides of proposed site. If City's are going to be fair there should be a 50/50 split. Mr. Marker reported MAG proposed an additional interchange installed within the current Payson boundaries which give Payson more interchange quadrants than Santaquin has.

Council Member Linford indicated a line in the sand wouldn't mean anything if property is sold and the developer decided they wanted the land in Santaquin instead of Payson or visa versa.

JOINT WORK SESSION WITH PAYSON MAYOR AND COUNCIL MEMBERS
JANUARY 26, 2011
PAGE 2 OF 3

Mayor DeGraffenried suggested backing off annexing the County property and letting the County take care of the roads, utilities and such. He indicated any of the property owners included in the Northeast has an opportunity to de-annex if they so choose and meet the State requirements.

Council Member Ford has concerns that a "line in the sand", in the minds of some, becomes an actual annexation line.

Mayor DeGraffenried indicated the property owners in the County should be able to live their lifestyle as they so choose without fear of the two Cities fighting over annexing their property. He continued by saying that he would like nothing more to leave the County property as is. He along with Mr. Marker met with some property owners to discuss how they would like to see Santaquin draft their General Plan which may benefit them. Mayor DeGraffenried indicted "there is absolutely no reason for the two Cities to be fighting on property". If the two General Plans say the same thing then both Cities benefit.

Council Member Askerlund said "shame on those in attendance for not meeting earlier to hold this discussion". He indicted he isn't opposed to an agreement between the two Council's as long as both Council's continue to be up front and hold discussions.

Council Member Ford suggested having the City Planners meet at least once a month as well as scheduling the Mayors and Council to meet a couple times a year to discuss issues that may arise.

Mayor Moore indicated there is a need to continue with the discussions. It not only benefits the two Cities but benefits the County property owners.

Council Member Daley commented the annexations in the process are not development driven and Payson should back off of them. He requested meeting sooner than later to further the discussions.

Mayor Moore suggested letting the property owners in the County area know the two Cities are continuing to hold discussion with regard to County property. It was suggested inviting the property owners to the next discussion which will be held in Payson on March 30th. The meeting will begin at 6:00 pm with the public comment beginning at 6:30 pm.

Council Member Daley indicated he was in agreement that the Planners should be meeting on a more regular basis as well as meeting with the County Residents.

JOINT WORK SESSION WITH PAYSON MAYOR AND COUNCIL MEMBERS
JANUARY 26, 2011
PAGE 3 OF 3

Councilmember Steele commented that citizens in both communities would prefer the overlap area not get more roof tops.

Mr. Marker reported he has met with Payson's Planner a number of times to discuss the amendments to each Cities General Plan.

Mayor Moore and the Payson City Council Members thanked Mayor DeGraffenried and the Santaquin City Council Members for hosting the meeting this evening.

At 7:37 pm the meeting adjourned.

January 26, 2011 Joint City Council Work Session



Annexation Policies

Prepared By:
Dennis L. Marker
Santaquin Community Development Director

Getting to Know You

Area and Demographic Statistics

	Payson	Santaquin
Incorporated Acres	5,699	6,699
Current Population*	18,150	8,566
Avg. Household Size*	3.81	4.14
Population per Acre	3.18	1.28
Avg. Growth Since 2000	4.03%	6.56%
Projected Pop. 2030**	43,790	29,113
Median. Household Income*	\$54,397	\$61,395

* Census Bureau

** Mountainland AOG



Getting to Know You Sales and Use Taxes

Location	County/ City Code	Combined Sales and Use	Grocery Food	Transient Room	Prepared Food (Restaurant)	Short Term Leasing
Payson	25-085	6.75%	3.00%	11.00%	7.75%	16.25%
Santaquin	25-097	6.50%	3.00%	10.75%	7.50%	16.00%



2010 Local Option Sales and Use Tax Disbursements

Payson	\$2,203,985.74
Santaquin	\$736,334.93

Sales and Use Tax Revenue per Person

Payson	\$121.43
Santaquin	\$89.11

**Payson Receives Nearly 3 times more
Sales and Use Tax than Santaquin.**

**Majority of Santaquin resident shopping done
in other communities.**

Getting to Know You Property Taxes

	Total City Tax Rate/ Local Portion	Taxable Parcels*	Taxable Acres	% of City Acres	Taxable Value** within jurisdiction
Payson	0.012160 / 10.46%	6,005	3,718.59	65.25%	\$ 698,665,361
Santaquin	0.012565 / 13.35%	3,440	5,844.85	87.25%	\$ 307,585,098

Anticipated Revenue from Real Property Taxes

Payson = \$888,657.62
Santaquin = \$515,951.70

Property Tax Revenue per Person

Payson = \$48.96
Santaquin = \$60.23

**Payson Receives Over 1.5 times more
Property Tax than Santaquin. Likely
due to commercial and industrial uses.**



* Based on County Provided Parcel Data November 2010.

** Based on Total Taxable Values as of October 2010 provided by County Auditor's office.

Getting to Know Your Road Systems

City	Paved	Gravel	Dirt	Total Actual Miles
Payson*	83.62	0.51	0.00	84.13
Santaquin**	57.09	0.37	0.45	57.91

Road Miles per City Acre

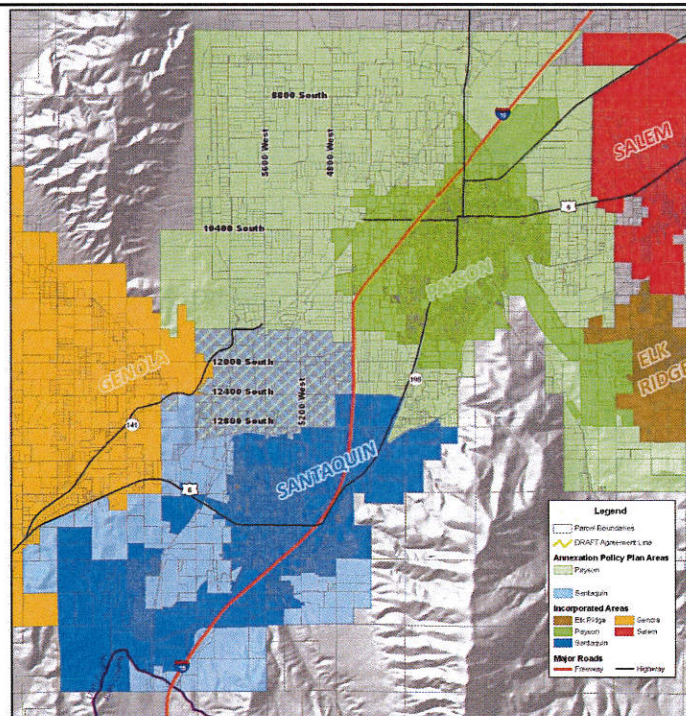
Payson = 0.0148 miles (77.9 feet)

Santaquin = 0.0086 miles (45.6 feet)

Assuming average paved width is 36 feet
Payson maintains 364 acres of asphalt
Santaquin maintains 250 acres of asphalt

*Based on UDOT B&C Report, City and County Mileage Detail ** Based on Pending Santaquin B&C Roads Application
*** UDOT Reported B&C Disbursement for FY2010-2011

Current APP Plans



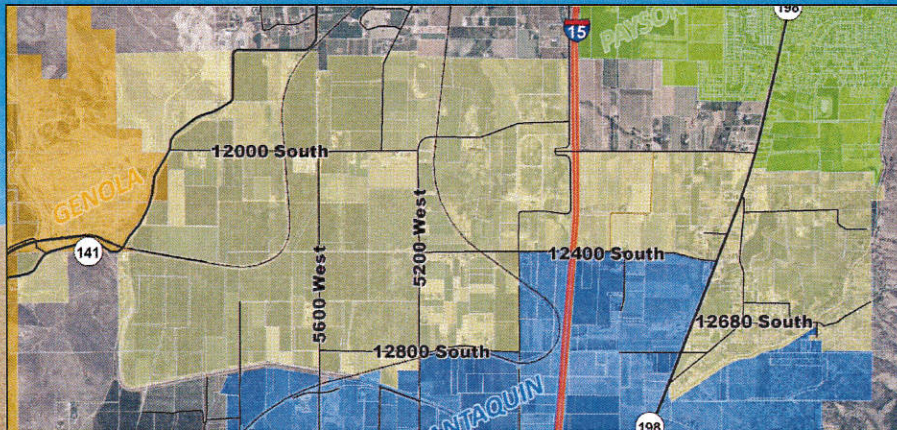
Current APP Boundaries

Current Annexation Policy Plan (APP) Area Status without Agreement Line

	APP (acres)	% of Overlap to APP areas	Incorporated (acres)	Remaining to be Annexed (acres)
Payson APP Area (excludes areas incorporated by other jurisdictions, includes overlap with Santaquin APP)	23096.58	9.33%	5699.20	17397.38
Santaquin APP Area (includes Overlap with Payson APP)	12815.85	16.81%	6699.82	6116.03
Unincorporated Areas Overlapped by Payson and Santaquin APPs			2154.51	
Total Subject Area (APPs - overlap area)	33767.93	6.38%	12399.02	19257.61

Note: Payson's APP size is 1.8 times larger than Santaquin's
Even without the current overlap area, Payson's APP provides 2.5 times more land yet to be annexed than Santaquin's APP.

Planned Overlap Area



Santaquin initiated a General Plan amendment in 2010 to address development concerns east of I-15 and around the Spring Lake Community. The completion of this process would result in additional policy overlap between Payson and Santaquin.

Planned Overlap Area Stats

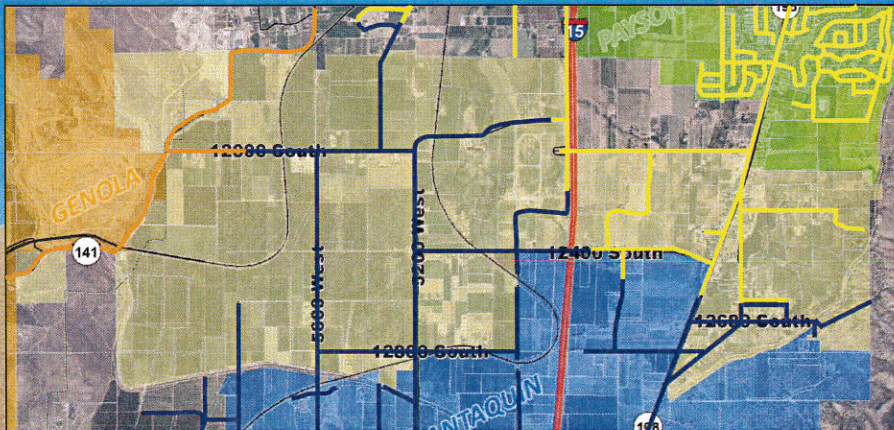
Total Planned Overlap Acres	2,922	100%
Amount of Planned Overlap that is Taxed	2,550	87%
Amount of Planned Overlap under Greenbelt Status	2,313	79%
Amount of Planned Overlap in Agriculture Protection	1,258	43%

Number of Homes (does not include farm worker housing on agriculture lands)	189
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Number of Private Property Owners (excludes private institutions)	224
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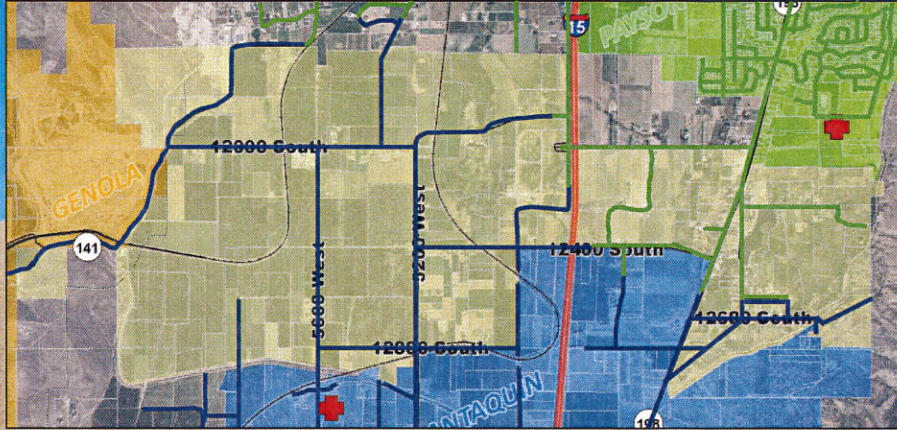
Public Road Miles (excludes state and federal roads)	12.8	100%
Paved	12.1	75%
Gravel	0.7	4%

Response Distances – Fire Stations



Distances are measured by shortest route
from existing stations.

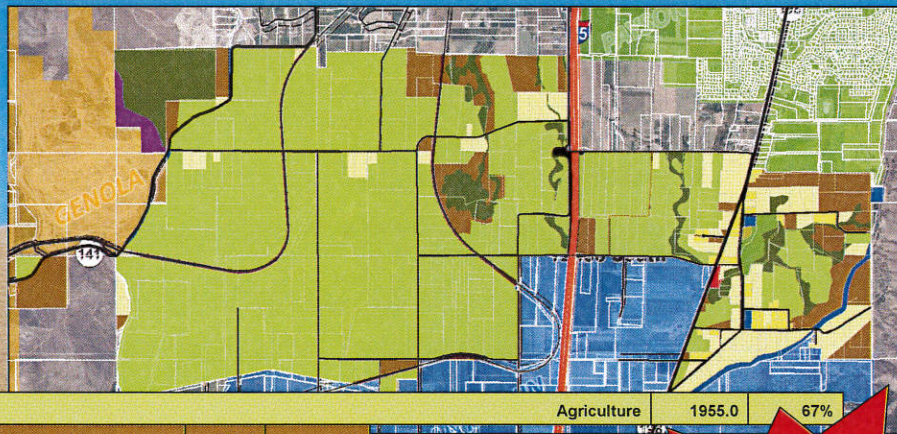
Response Distances – EMS



Distances are measured by shortest route from existing stations.

Both Cities have future public safety/fire facilities indicated near the area.

Planned Overlap Uses



Agriculture	1955.0	67%
Vacant Lands	280.5	10%
Low Density Single Family (1-5 ac)	220.7	8%
Natural Open Space	210.6	7%
Other (< 1 acre lots, Railroad, Recreation Lands, Industrial)	146.2	5%
ROW	104.6	4%

Commercial (2.6 acres),
Multi-Family (1.6 acres)
occupy less than
0.2% of the area.

Meeting of the Minds

On December 16, 2010 Mayor Moore and Mayor DeGraffenried met in the Payson Community Development conference room with their staff members.

Discussion points included

Annexation policies and practices of the two Cities (i.e. "land grabbing" instead of facilitating development).

Effect of past and current annexations on City budgets, County Residents, Planning practices.

How to create a "line in the sand" which is mutually beneficial



Purposes for a Line in the Sand

Better relations between Cities.

Less entanglements with property owners.

Ability to stay annexations which may not be fiscally responsible.

Better ability to direct growth through planned expansion.



Line in the Sand Suggestions

Hold a "jousting" match as the media has portrayed.



Mayors hold a Mixed Martial Arts Match for Profit

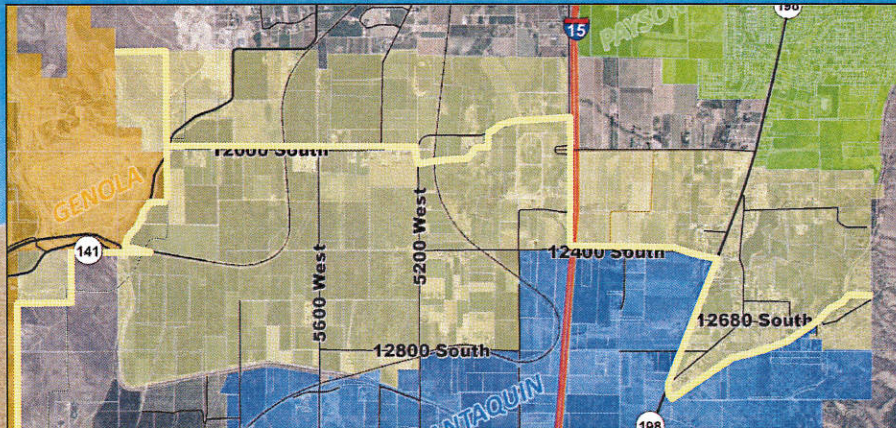


Mayors Leg wrestle

Get the two City Councils together to discuss the matter and take the issue to affected County residents.

Possible Line

Line preliminarily discussed during December 16 meeting with Mayors and City staff.



Concerns from both mayors about county resident input, flexibility of line depending upon property owner's desires, facilitating development rather than dragging properties into a City, provision of public safety services.

Genola has concerns about quarry expansion and logic of 40 acres west of west mountain in any other City.

Possible Allocations

Excludes Properties of Genola Interest

	%	Payson	% of	Santaquin	% of	Difference	
Planned Overlap Acres excluding Genola line	2810 100%	1314.79	47%	1495.65	53%	180 ac	6.4%
Taxable	2510 89%	1241.00	49%	1269.10	51%	28 ac	1.1%
With Greenbelt Status	2273 81%	1032.17	45%	1240.10	55%	208	9.1%
In Agriculture Protection	1258 43%	242.00	19%	1016.00	81%	774	61.5%
Number of Homes	189 100%	137	72%	52	28%	85	45.0%
Public Road Miles (excludes state/federal)	12.8 100%	6.38	50%	6.395	50%	80 ft	0.1%
Paved	12.1 75%	5.68	47%	6.395	53%	0.7 miles	5.9%
Gravel	0.7 4%	0.7	100%	0	0%	0.7 miles	100%

Note: Paved road miles have been built to County standards which may include only repeated chip seals over graded surfaces.

Possible Use Allocations

Excludes Properties of Genola Interest

	Acres	%	Payson	%	Santaquin	%	Difference (% of Use Total)	
Land Use Breakdown	Acres							
Agriculture	1947.4	69%	663.7	34%	1291.3	66%	627.6	57%
Vacant Lands	248.1	9%	197.7	70%	82.8	30%	114.9	40%
Residential	254.4	9%	206.6	81%	47.8	19%	125.1	56%
Natural Open Space (includes wetlands, hillsides, protected areas)	159.5	6%	118.6	74%	40.90	26%	77.7	49%
Transportation Right-of-Way	104.6	4%	61.6	59%	43.0	41%	18.6	12%
Railroad Corridor	33.7	1%	9.2	27%	24.6	73%	15.4	46%
Public/Quasi Public Properties	33.2	1%	30.3	91%	2.9	9%	27.4	82%
Public Recreation Space	16.9	1%	16.9	100%	0.00	0%	16.9	100%
Industrial	8.1	0%	0	72%	8.1	100%	8.1	100%
Commercial	2.6	0%	2.56	100%	0.00	0%	2.56	100%
Multi-family Residential	1.6	0%	1.6	100%	0.00	0%	1.6	100%
Total Land Use Acres	2810	100%	1314.8	47%	1495.7	53%	180.9	6%

Where from Here?

Engaging the public:

- Public Surveys (web, mailings, door to door)
- Who will consolidate the information? (3rd party, cost)
- Public Hearings (where, joint vs separate, how many)
- Requires "choose now" when property owners don't really want to choose. "Stay the same."



Take a step back

- Give everyone time to evaluate
- Reduces pressure on property owners to "choose now"
- Gives time for the economy to turn around to know where development pressures will occur.
- Length of Time?



Where from Here?

An Interlocal Agreement needs to be approved by both Legislative Bodies. (i.e. no more "what-a-bouts")

Agreement could include

- Amending of annexation policy plans (Utah Code Ann. 10-2-401).
- Amending of General Plans.
- Future Road Maintenance Cooperation along future shared roads.
- How pending annexations are handled.
- Annexation moratorium for XX months/years unless:
 - Proposed for development purposes
 - Having a higher percentage of land and owners signatures.
- Property owners within XX feet of line could petition either City for their holdings to be annexed.

Additional Discussion?

