

NOTICE AND AGENDA

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Wednesday, September 22, 2010, 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. September 01, 2010
 - b. Bills
 1. 394,686.32
5. **FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS**

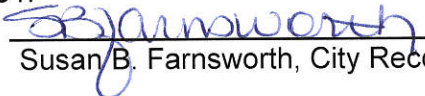
Public Forum is held to a 30-minute maximum with each speaker given no more than 5 minutes each. If more than 6 Speakers, time will be adjusted accordingly to meet the 30 minute requirement
6. **FORMAL PUBLIC HEARINGS**
7. **UNFINISHED BUSINESS**
 - a. Discussion and Possible action regarding a lease agreement between Santaquin City and Janalee Janssen for the use of City property for business parking purposes.
8. **BUSINESS LICENSES**
9. **REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES**
10. **NEW BUSINESS**
 - a. Discussion and possible action with regard to the Rezoning of Approximately 96 acres from Commercial (C-1) to Agriculture (Ag).
 - b. Discussion and possible action with regard to Landlord Licensing requirements. *See Ordinance 09-02-2010*
 - c. Discussion and possible action with regard to the Rezoning of Approximately 1.4 acres from C-1 to Industrial (I-1).
 - d. Discussion and possible action with regard to Final Plat Approval Extension for the Canyon Subdivision located at approximately 1000 South Canyon Road.
 - e. Discussion and possible action with regard to Preliminary Plat Approval Extension for Orchard View Estates Subdivision located at approximately 1000 South 100 West.
 - f. Authorization for Mayor DeGraffenried to sign the Union Pacific Contracts – 7 Wastewater Pipeline Crossings
 - g. Discussion and possible action with regard to the Library Board Bylaws
 - h. Discussion and possible action with regard to a police vehicle
11. **INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS (Roll Call Vote)**
 - a. Ordinance 09-01-2010, Rezoning of Approximately 96 acres from C-1 to Ag.
 - b. Ordinance 09-02-2010, Amendment of the City's Business Licensing Regulations to require Landlord Licensing.
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 faxed 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
SEPTEMBER 22, 2010**

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

Other attending: City Manager Ben Reeves, Community Development Director Dennis Marker, Legal Counsel Brett Rich, Director of Public Safety Dennis Howard, Staff Planner Greg Flint, Scout Troop 100 Members Tanner Killpack, Nathan Heaps, Diego Baron, Jaxon Adams, Tanner Adams, Tanner Lowe, Caleb Peterson, Colton Killpack, Ryan Lindquist and Spencer Argyle, Allen Thompson, Shane Ahlin, Stephen Olson, Jeremy Roos, Janalee Janssen, Mike Janssen, LaDue Scovill, and other unidentified individuals.

PLEDGE OF ALLEGIANCE

Colton Killpack led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Council Member Vincent Offered an Invocation.

CONSENT AGENDA

Minutes

September 01, 2010

Bills

\$394,686.32

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

FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS

Nothing

FORMAL PUBLIC HEARINGS

Nothing

UNFINISHED BUSINESS

Discussion and Possible action regarding a lease agreement between Santaquin City and Janalee Janssen for the use of City property for business parking purposes

Community Development Director Marker reviewed the lease agreement which allows the business to utilize property in front of the business for parking. Mr. Marker indicated he has not recieved the required proof of insurance as mentioned in the agreement. Council Member Askerlund questioned if the parking would be required to be striped. He was told that striping would not be required as the property is not asphalted. Council Member Steele was told the City will work with the Applicant as to the direction of parking. Council Member Linford was told the insurance "is in the works" and they have requested bids before they can supply the proof required. The Janssen's were commended on the work that has been completed so far on the property.

Council Member Askerlund moved to authorize Mayor DeGraffenried to sign the Lease Agreement between Santaquin City and Janalee Janssen for the use of City property for

business parking with the stipulation that Janalee provides a copy of the Insurance coverage required within the agreement. Council Member Green seconded the motion. Council Members Askerlund, Green, Linford, Steele and Vincent voted in the affirmative.

BUSINESS LICENSES

Nothing

REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

Community Development Director Marker reported the Planning Commission has passed the accessory apartment issue on to the City Council for their review. The Commissioners would like to have a joint work session to discuss the accessory apartment issue as well as other items.

Community Development Director Marker indicated he had a meeting with UDOT with regard to the signal on Main Street and the south bound freeway off-ramp. Additional information will be available soon. Council Member Steele asked if the Council Members would have any input into the design of the 400 East Main Street Project. Community Development Director Marker indicated there will be a Public meeting to address the issue.

The Architectural Review Committee was scheduled to meet this evening to discuss the architectural changes to Stringham's Hardware Store. However there was not a quorum so a meeting was not held.

City Manager Reeves reported the UTA Public Hearing will be held tomorrow, Thursday, September 23, beginning at 6 pm. The hearing will be held in the Council Chambers.

City Manager Reeves reported the Website Committee met today. They are now ready to solicit votes from the residents as to which of the 4 designs will be used. Council Member Askerlund reported the photos should be available shortly for the use on the site.

NEW BUSINESS

Discussion and possible action with regard to the Rezoning of Approximately 96 acres from Commercial (C-1) to Agriculture (Ag).

A discussion was held with regard to rezoning approximately 96 acres from commercial (C-1) to Agriculture (Ag). It was reported that the Planning Commission considered this item in February 2010 and during their last regular meeting in September. At the time Kirk Greenhalgh, on behalf of Richard Greenhalgh Properties, had submitted a request to rezone the property located at approximately 1000 S South Ridge Road. See Ordinance 09-01-2010 for the rezoning approval or denial. (See attachment "A" for Staff recommendations)

Council Member Askerlund voiced his concern of increasing of taxes assessed to the properties. Council Member Vincent indicated he thought the Red Barn should remain in a Commercial Zone. Council Member Green was told the Planning Commission had a concern with "spot zoning" of Agriculture and Commercial. Council Member Linford was told discussions have been held as to the use of the property to the South of the Red Barn. It has been discussed that greenhouses may be located there. Council Member Green recommended keeping everything along the East side of the Frontage Road zoned

Commercial. The Council Members were told that greenhouses can not be constructed within a Commercial Zone. Council Member Vincent was in agreement with Council Member Green. Council Member Linford would like to keep the Red Barn zoned as a Commercial Zone and allow the property to the immediate South be zoned Agriculture. Council Member Askerlund reported the property owners could submit an application for a zone change at anytime.

Mayor DeGraffenried reported the General Plan encourages promoting agriculture growth. Council Member Green stated he wanted to be clear that he isn't against the General Plan or promoting agriculture. He rescinded his comment to leaving the Red Barn as a Commercial property due to not being able to assign a dual zone to one property. Additional discussion will be held at the time of the ordinance is presented.

Discussion and possible action with regard to Landlord Licensing requirements.

Community Development Director Marker led the discussion with regard to Landlord Licensing requirements. He reviewed Ordinance 09-02-2010 with those in attendance. Within the proposed ordinance it states that the City's General Plan contains housing goals for the City which includes requiring land owners to keep their property free of weeds, junk, vehicles and equipment, unsightly buildings, trash and other debris. It is the desire of the Mayor and Council Members to promote public health, safety and welfare by requiring rental dwells to be fit for human occupancy. See Ordinance 09-02-2010 for complete wording of the ordinance.

There were a number of questions asked with regard to the fees associated with licensing, as well as inspection requirements. It is anticipated that there would be a base rate and a fee being assessed for each property. If the ordinance is approved a fee schedule would be on the next Council Meeting agenda for approval.

A discussion was held as to the "policing" of the proposed ordinance as well as to family members living in a property and not being charged rent. Mayor DeGraffenried indicated that when he receives a Contractor's License and makes \$1000 he has to pay the same fee as Filip Askerlund who receives the same license and makes \$1,000,000. Council Member Askerlund is in agreement but questioned how the costs of inspections would be paid.

Council Member Vincent indicated the discussion could continue until morning. Therefore he moved to table this discussion. Council Member Askerlund seconded the motion. Council Members Askerlund, Green, Linford, Steele and Vincent voted in the affirmative.

Discussion and possible action with regard to the Rezoning of Approximately 1.4 acres from C-1 to Industrial (I-1).

Council Member Linford moved to remand to the Planning Commission the rezoning of property located at approximately 600 N Highway for an additional public hearing and recommendations. Council Member Green seconded the motion. Council Member Askerlund questioned why this was being remanded back to the Planning Commission. Community Development Director Marker indicated In October of 2008, Taylor Smith submitted a request for rezoning of property located at approximately 600 N Highway 198. After a required public hearing of the Planning Commission, the City Council tabled the item at the request of the Applicant. Due to the length of time which has passed since the application submittal and public hearing, Staff recommends the City Council remand the application to the Planning

Commission for an additional public hearing and recommendations. (See attached "B" for Staff recommendations) After the discussion, Council Members Askerlund, Green, Linford, Steele and Vincent voted in the affirmative.

Discussion and possible action with regard to Final Plat Approval Extension for the Canyon Subdivision located at approximately 1000 South Canyon Road.

Mayor DeGraffenried reported this project belonged to his son. However, Mayor DeGraffenried does not have any ties to or any financial responsibility of the project.

Staff Planner Flint reported the developer of the Canyon Subdivision has requested a Final Plat approval extension. The original approval was granted by the City Council on June 16, 2010 with Ordinance 06-04-2010 allowing for an extension. (See attachment "C" for Staff recommendations)

Council Member Vincent was told the Developer had received a right-of-way allowance from Aaron Jones.

Council Member Linford moved to approve the Final Plat approval extension for the Canyon Subdivision located at approximately 1000 South Canyon Road. Council Member Askerlund seconded the motion. Council Members Askerlund, Green, Linford, and Steele voted in the affirmative. Council Member Vincent voted against the motion.

Discussion and possible action with regard to Preliminary Plat Approval Extension for Orchard View Estates Subdivision located at approximately 1000 South 100 West.

Staff Planner Flint reported the developer of the Orchard View Estates Subdivision located at approximately 1000 S 100 W has submitted an application for extension of the preliminary plat approval. (See attachment "C" for Staff recommendations)

The Mayor and Council Members were told that due to economic times, a portion of the property reverted back to Zions Bank as well as a portion reverting back to the Thompson Family. The question was asked if a blanket approval should be issued or just for the Thompson Family Property. Council Member Linford was told that Zions Bank could be contacted with regard to including them in the extension. Legal Counsel Rich recommended continuing this item of business to the next meeting.

Council Member Linford moved to continue the discussion of the Preliminary Plat approval extension for Orchard View Estates Subdivision located at approximately 1000 S 100 W. until the next Council Meeting. Council Member Green seconded the motion. Council Members Askerlund, Green, Linford, Steele and Vincent voted in the affirmative.

Council Member Vincent moved to take a 5 minute break. Council Member Green seconded the motion. Council Members Askerlund, Green, Linford, Steele and Vincent voted in the affirmative.

The meeting resumed at 8:45 pm.

Authorization for Mayor DeGraffenried to sign the Union Pacific Contracts – 7 Wastewater Pipeline Crossings

Council Member Green moved for a continuance to discuss issues pertaining to the 7 Union Pacific Contracts associated with the Wastewater Pipeline Crossing to the next meeting. Council Member Linford seconded the motion. Council Members Askerlund, Green, Linford, Steele and Vincent voted in the affirmative.

Discussion and possible action with regard to the Library Board Bylaws

City Manager Reeves reported the newly formed Library Board has reviewed the proposed bylaws and passed them to the City Council for approval. Library Chair Scovill reported the bylaws are within accordance of the City Codes and State Law. Council Member Askerlund was told during the meeting Lyn Oryall was reappointed as the City Librarian. There are a number of issues pertaining to the library that will be discussed at future board meetings. Council Member Linford commented that the board meeting went very well. He indicated storage is an issue. He also made comment that the Librarian's are working in the basement of the building sorting books. This causes him some concern. City Manager Reeves reported during Lyn's evaluation it was discussed that all the books in storage would be reviewed and processed by the end of December. At that time a decision will be made as to what to do with the excess books.

Council Member Green moved to approve the Library Board Bylaws. Council Member Linford seconded the motion. Council Members Askerlund, Green, Linford, Steele and Vincent voted in the affirmative.

Discussion and possible action with regard to a police vehicle

Mayor DeGraffenried reported the budget is running tight at this time. City Manager Reeves indicated the vehicle request is included in the budget. He reported the revenue numbers are low anticipating an increase during the months of November, December, and January. Director of Public Safety Director Howard said the reason the Police overtime budget is over percentage is because of the Celebration activities. He indicated they would purchase a truck instead of a car keeping in mind the possibility of rotating the vehicle into the Public Works Department.

Council Member Green moved to proceed with purchasing a new Police vehicle. Council Member Steele seconded the motion. Council Member Green amended the motion to include researching lower interest rates before purchasing. Council Member Steele seconded the amendment. Council Members Askerlund, Green, Linford, Steele and Vincent voted in the affirmative.

INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS

Ordinance 09-01-2010, Rezoning of Approximately 96 acres from C-1 to Ag

Council Member Askerlund reported he would be in favor of changing the zoning of the property belonging to Carol Greenhalgh. Council Member Steele wanted to leave the property as Commercial and not approve the Ordinance. Council Member Linford would like to see more Agriculture Zoning. Council Member Vincent indicated he likes Agriculture but thinks the Commercial operations should be left in a commercial zone. Community Development Director Marker indicated the proposed zone change furthers many goals of the General Plan,

particularly the supporting of agricultural operations around the City. The General Plan does show this area abutting future regionally significant commercial uses.

Council Member Steele moved to deny the application of a zone change until the property owners present a development proposal. Council Member Steele amended this motion to deny the petition for the zone change due to the current property zoning complying with the General Plan. Council Member Vincent seconded the motion. Council Members Green, Steele and Vincent voted in the affirmative through a roll call vote. Council Members Askerlund and Linford voted against the motion.

Ordinance 09-02-2010, Amendment of the City's Business Licensing Regulations to require Landlord Licensing.

This issue was tabled.

PETITIONS AND COMMUNICATIONS

Nothing

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)

At 9:12 pm Council Member Green moved to enter into an Executive Session to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property. Council Member Linford seconded the motion. Council Members Askerlund, Green, Linford, Steele and Vincent voted in the affirmative.

Those attending the Executive Session: Mayor DeGraffenried, Council Members Askerlund, Green, Linford, Steele, and Vincent, City Manager Reeves, Community Development Director Marker, Legal Counsel Rich and City Recorder Farnsworth.

At 10:05 pm the regular meeting resumed.

REPORTS BY MAYOR AND COUNCIL MEMBERS

Mayor DeGraffenried

Mayor DeGraffenried and Council Members would like to meet with the Main Street property owners on October 13th beginning at 6 pm. An invitation to attend will be mailed on Thursday or Friday to each property owner.

Council Members

Council Member Linford reported he would be attending a Utah Lake Commission Meeting in the morning. The discussion topic will be the proposed bridge across the lake. The Mayor and Council Members indicated they were in favor of the project and approved Council Member Linford to communicate such to the Board.

ADJOURNMENT

At 10:30 pm Council Member Vincent moved to adjourn. Council Member Linford seconded the motion. Council Members Askerlund, Green, Linford, Steele and Vincent voted in the affirmative.

Approve on October 6, 2010.


James E. DeGraffenried, Mayor


Susan B. Farnsworth, City Recorder



CLOSED EXECUTIVE SESSION AFFIDAVIT

I, James E. DeGraffenried, Mayor of Santaquin City, do hereby certify that the Executive Session held on September 22, 2010 was called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property.


James DeGraffenried, Mayor

9/22/10
Date



**A Community Prospering
in Country Living**
(Agriculture, Equestrian, Recreation)

MEMORANDUM

February 08, 2010

To: Mayor DeGraffenried and City Council via Planning Commission
From: Community Development Department
RE: Greenhalgh Rezoning (C-1 to Ag) R#10-03
Approximately 1000 S. South Ridge Farms Road Approx. 96 Acres

Background

The Planning Commission considered this item in February of this year. At that time Mr. Kirk Greenhalgh, on behalf of Richard Greenhalgh Properties, had submitted a request to have a property located at approximately 1000 S. South Ridge Farms Road rezoned from C-1 to Ag. The Planning Commission tabled the item until other property owners around the area could be brought on board, thus creating a nexus between current agricultural operations and the Greenhalgh property.

Adjacent zoning to the subject properties is mixed. The C-1 zone surrounds the subject parcels along with those properties owned by Summit Ridge Communities to the south, which are zoned PC (Planned Community). Lands to the south of the subject parcels are anticipated in the future to have regionally significant retail, cultural, civic and housing uses. Lands to the north and west of the parcels are in County jurisdiction and zoned for large acreage residential purposes. The same county parcels have been designated as Agriculture Protection Areas.

Analysis

Santaquin City Code (S.C.C.), §10-7-6, lists the following criteria for approval of a rezoning.

1. The rezoning conforms to the intent of the Santaquin City general plan and annexation policy plan;
2. The rezoning does not create an unnecessary island or spot zoning;
3. The rezoning will not adversely affect surrounding properties; and
4. The rezoning will not cause property, structures, or uses of the property to unnecessarily become nonconforming according to this title.

Criteria 1: Conformance with the Intent of the General Plan and Annexation Plan

The properties are already annexed into the City in accordance with the adopted annexation policy plan.

The Future Land Use map in the City's General Plan, adopted May 5, 2007, shows the subject properties being near a large commercial area. The text of the economic element of the plan describes this area as a regionally significant commercial area. It states, "This area is literally the first stop in Utah County for travelers coming up to the Wasatch Front. The ability of Santaquin to attract the nearly 30,000 vehicles per day¹ off of the freeway and capture the revenue from their spending will allow the City to maintain high levels of service for its citizens while keeping taxes low."

The land use map also shows an area of agriculture preservation encompassing parts of the subject properties. The plan states that, "Agricultural pursuits have been and should be encouraged to remain part of the Santaquin community identity. Designation of these uses as viable and of paramount importance is critical in maintaining the culture and identity of Santaquin. Only by maintaining these agricultural uses around the City can Santaquin establish itself as unique along the Wasatch Front and a place to experience, not just drive through."

Where these two greatly varying uses abut on the land use map, the City needs to be sensitive to the conflicts between them. Operational standards, development and circulation needs as well as compatibility need to be considered. The following are some of the many goals and policies of the City's plan addressing these issues.

Community Vision

Vision Statement

To provide a small-town atmosphere with well-planned and organized growth, a family oriented, clean, fun and friendly community that is a great place to live, a crossroads for southern Utah County characterized by its agricultural heritage, good parks and recreation facilities and a strong business tax base.

Goal 1: To provide a small-town atmosphere with well-planned and organized growth

Policy 3: - Encourage new commercial land uses to locate in existing commercial areas.

Goal 3: To be a cross roads for southern Utah County characterized by its agricultural heritage, good parks and recreation facilities and a strong business tax base

Objective 2 - To encourage the preservation of prime agricultural heritage within and around Santaquin.

Policy 1: Work with existing agricultural operations to assure continued opportunities for agribusiness and farming.

Policy 2: Establish development criteria and regulations which will limit impacts on agricultural operations in and around Santaquin.

Objective 4 - To provide a strong business tax base.

¹ UDOT 2005 Annual Average Daily Traffic book

- Policy 6: Assure that proper zoning is currently in place to encourage appropriate businesses and discourage inappropriate businesses.
- Policy 7: Require buffering, transitioning or urban design to mitigate incompatible land uses.
- Policy 8: Allow for easy access to major transportation routes.

Land Use Guidelines

- Guideline 6 Transitions between different land uses and intensities should be made gradually with compatible uses, particularly where natural or man-made buffers are not available.
- Guideline 7 Growth should be directed to locations contiguous to existing development or on "in-fill" properties to provide city services and transportation in a cost-effective and efficient manner.
- Guideline 11 Commercial and business park uses should be widely accessible, clustered near the center of their service areas and developed compatibly with the uses and character of surrounding districts.
- Guideline 14 Agricultural preservation is a significant land use which will preserve the character of Santaquin. Agricultural uses must be protected from encroachment from new development and recognized as the preferred land use. Mitigation of noise, dust or other annoyances to developed area by the operation of agribusiness will not result in a forced reduction of agribusiness. New adjacent development must recognize that agribusiness will continue to operate in Santaquin.

Generally speaking it is the intent of the General plan that near the subject properties there will be a collision or transition between commercial and functioning agriculture lands. The City desires to maintain an opportunity for a regionally significant commercial area and assure agricultural functions and agribusiness will still be able to prosper. The proposal would serve to designate those agricultural uses which are intended to be preserved and supported near the commercial lands. It would enable short-term commercial development to be directed to where infrastructure is readily available.

Criteria 2: Spot Zoning

State law used to require a minimum 1 acre per zone, but with recent changes in the Land Use and Development Management Act (LUDMA), cities are able to determine "the number, shape, boundaries, or area of any zoning district"(Utah Code, §10-9a-503). City regulations do not define what a "spot zone" is. Since the area is over 90 acres in size and the uses within the zone are compatible with the intent of the regulations, staff does not feel a spot zone will be occurring with this proposal.

Criteria 3: Adverse Affect on Surrounding Properties

Staff anticipates no immediate affect on surrounding properties. The properties abut current agricultural operations and agri-businesses.

Although not an adverse affect, the rezoning does reduce the amount of commercially available land near the south interchange. This potentially increases the value of commercial lands in the area and does help to direct growth, which is consistent with Land Use Guideline 7 noted above, in to the areas most desired for new commercial development

Criteria 4: Nonconforming Uses

No nonconforming uses will occur with this rezoning. The subject properties include the uses shown in the following table:

Use	Use By Definition	Permitted Status
South Ridge Farms Red Barn	Ancillary Commercial	Permitted
Mountainland Apples	Agri-business	Permitted
Greenhalgh Gravel Pit	Gravel and Earth Extraction	Conditional Use
City Gravel Pit	Gravel and Earth Extraction	Conditional Use
Pasture Lands	Agriculture	Permitted
Orchards	Agriculture	Permitted

Staff Recommendation

Staff recommends the Planning Commission **forward a positive recommendation** to the City Council for the rezoning of approximately 96 acres near 1000 S. South Ridge Farms Road, as shown on the attached map, from the C-1 zone to the Ag, based on the following findings.

Findings

1. The rezoning conforms to the intent of the Santaquin City general plan.
2. The rezoning does not create a spot zoning
3. The rezoning is not anticipated to have an adverse effect on surrounding properties
4. No nonconforming uses will be created with this rezone.

Dennis L. Marker
City Planner

PLANNING COMMISSION MINUTES

September 9, 2010 – Page 3

Code Amendment regarding Temporary Uses

Commissioner Payne made a motion to forward the code amendment regarding Temporary Uses to the City Council with a positive recommendation. Commissioner Stringham seconded the motion. The vote to forward the code amendment regarding Temporary Uses to the City Council with a positive recommendation was unanimous.

★Rezoning of approximately 96 acres from C-1 to Ag, at approximately 1000 S South Ridge Farms Road

Dennis said that earlier this year an application was submitted to rezone one of the parcels in this acreage. The Planning Commission tabled the request at that time because of concerns with spot zoning and proximity to agricultural areas. The applicant was asked to determine if other property owners in area also wanted the property rezoned. The property owners to the north of the original parcel sent a letter to the City expressing their willingness to have their property rezoned. Mr. Marker said he had spoken to Phillip Rowley and Todd Rowley, representing South Ridge Farms and Mountainland Apples, and they indicated they were in favor of rezoning. The Ag zone will give them more flexibility for greenhouse expansion and other agricultural pursuits. The City owns the remaining section, which is used for a barrow pit and storm drain runoff. The General Plan shows a goal of supporting agriculture, but also shows building up a regional commercial area and future rail station around the second exit. By extending the agricultural zone, it helps to create more of a buffer from active operations. Commercial uses will be steered more to the heart of the desired area, which could benefit the commercial properties.

Commissioner Payne opened the public hearing regarding the rezoning of approximately 96 acres from C-1 to Ag at approximately 1000 S South Ridge Farms Road. No comments were received by the Commission. Commissioner Payne closed the public hearing.

Commissioner Westwood made a motion to forward the rezoning of approximately 96 acres from C-1 to Ag at approximately 1000 S South Ridge Farms Road to the City Council with a positive recommendation. Commissioner Stringham seconded the motion. The vote to forward the rezoning of approximately 96 acres from C-1 to Ag at approximately 1000 S South Ridge Farms Road to the City Council with a positive recommendation was unanimous.

DISCUSSION AND POSSIBLE ACTION ITEMS

Parking Requirements for Public Facilities

Mr. Marker said Santaquin's parking requirements were based on uses. Determination of required parking for those uses which are not on the current use list is made by the Planning Commission. As the new Waste Water Treatment Facility is not on the list, a determination needs to be made for parking requirements. It is anticipated the facility will have the equivalent of one full time employee. Demonstration gardens on the site will be open to the public, and public tours are also anticipated. Staff recommends six regular stalls, ADA stalls, and a bus pull-out area for tours. The building is designed so maintenance vehicles can be pulled directly into the facility. The Public Works department will maintain the demo gardens.

Commissioner Shaffer asked about an expansion plan for parking. Mr. Marker said any expansion of the facility would require more parking, which would be addressed at the time of the expansion.

PLANNING COMMISSION MINUTES

February 11, 2010 – Page 2

TBS Subdivision, continued:

Commissioner Westwood asked if the paved area was the access road to the 8-plex. Mr. Safford said he did not know what the paved area actually was, but he planned to eliminate it. He said he believed the legal egress for the 8-plex was on 100 East.

Mr. Marker said he had received a phone call from Michael Hendricks on February 9, 2010, at 1:14 p.m. Mr. Hendricks owns the 8-plex. Mr. Hendricks asked what Mr. Safford's intent was for the subdivision. He was informed that the applicant's indication was to build a new single family home with an accessory apartment in it. Mr. Hendricks related that when Larry Davis sold the 8-plex to the Hendricks', he had indicated the access across Mr. Safford's property was an easement or had been granted to the 8-plex through some conveyance. Mr. Hendricks is concerned about access to 8-plex through subject property. The retaining wall along the south property line of the 8-plex was constructed to permit the access. Mr. Hendricks stated that he was willing to pay fair market value for the Safford property. He said wouldn't mind tearing down the existing home and building some units with combined parking and access control for the property. He said the City is heading down the wrong path if it was trying to build up housing around Main Street, and single family homes would not help generate the intended density for the area. He added that the existing home has been a nuisance and building another home on a small lot next to it might not be any better. He asked the city to give the two of them time to try and work out a deal.

Mr. Safford said he had purchased the property in 1994, and Hendricks did not purchase his until 1996. He said a prescriptive easement needed to be in place for 20 years to be considered legal, and he would put up barricades once a year if necessary to prevent a permanent easement.

Commissioner Payne closed the public hearing.

Commissioner Openshaw made a motion to forward the TBS two lot subdivision, located at 87 East 100 South, to the City Council with a positive recommendation. Commissioner Shaffer seconded the motion. The vote to forward the TBS subdivision to the City Council with a positive recommendation was unanimous.

Rezone 31 acres from C-1 to Ag, located at approximately 1000 S. South Ridge Farms Road

Dennis Marker said the City had received a request from Kirk Greenhalgh, on behalf of Richard Greenhalgh Properties, to rezone almost 32 acres from C-1 to Ag. There are four criteria reviewed for a rezone; conformance with the intent of the General Plan and Annexation Plan, the creation of spot zoning, any adverse affect on surrounding properties, and the creation of any non conforming uses.

The subject property is surrounded by vacant grounds, and no adverse affect is anticipated on surrounding properties. No non-conforming uses will be created. The General Plan includes commercial areas, but also includes protection of agricultural areas. It is the intent of the General Plan that near the subject property there will be a transition between commercial and agricultural lands. There are some concerns regarding possible conflicts with spot zoning, if the areas around the subject property are left as commercial.

Mr. Marker said an additional item of concern is the State Land and Development Management Code. In Utah Code 10-9a-102(1), the Code outlines the purpose for which the State has enabled municipalities to pass land use laws.

PLANNING COMMISSION MINUTES

February 11, 2010 – Page 3

1B Rezone 31 acres from C-1 to Ag, 1000 S. South Ridge Farms Road, continued:

This purpose is stated as based on the need “to provide for the health, safety and welfare, and promote the prosperity, improve the morals, peace and good order, comfort, convenience, and aesthetics of each municipality and its governmental expenditures, to foster the state’s agricultural and other industries, to protect both urban and non-urban development, to protect and ensure access to sunlight for solar energy devices, to provide fundamental fairness in land use regulation and to protect property values”.

The request for rezoning has been made as a means to reduce an individual property owner’s tax burden. An approval by the City would show a bias toward a single property owner, which would be fundamentally unfair. It would also not protect the tax base of the City, County or any other taxing entities with jurisdiction in Santaquin, a conflict with the State Land and Development Management Code. If the surrounding properties were also rezoned and connected to existing agricultural areas, it would be more fair and also easier to show the rezoning as a buffering measure. Staff recommends the Planning Commission forward a negative recommendation on the zoning.

Commissioner Payne opened the public hearing. No comments were addressed to the Commission. Commissioner Payne closed the public hearing.

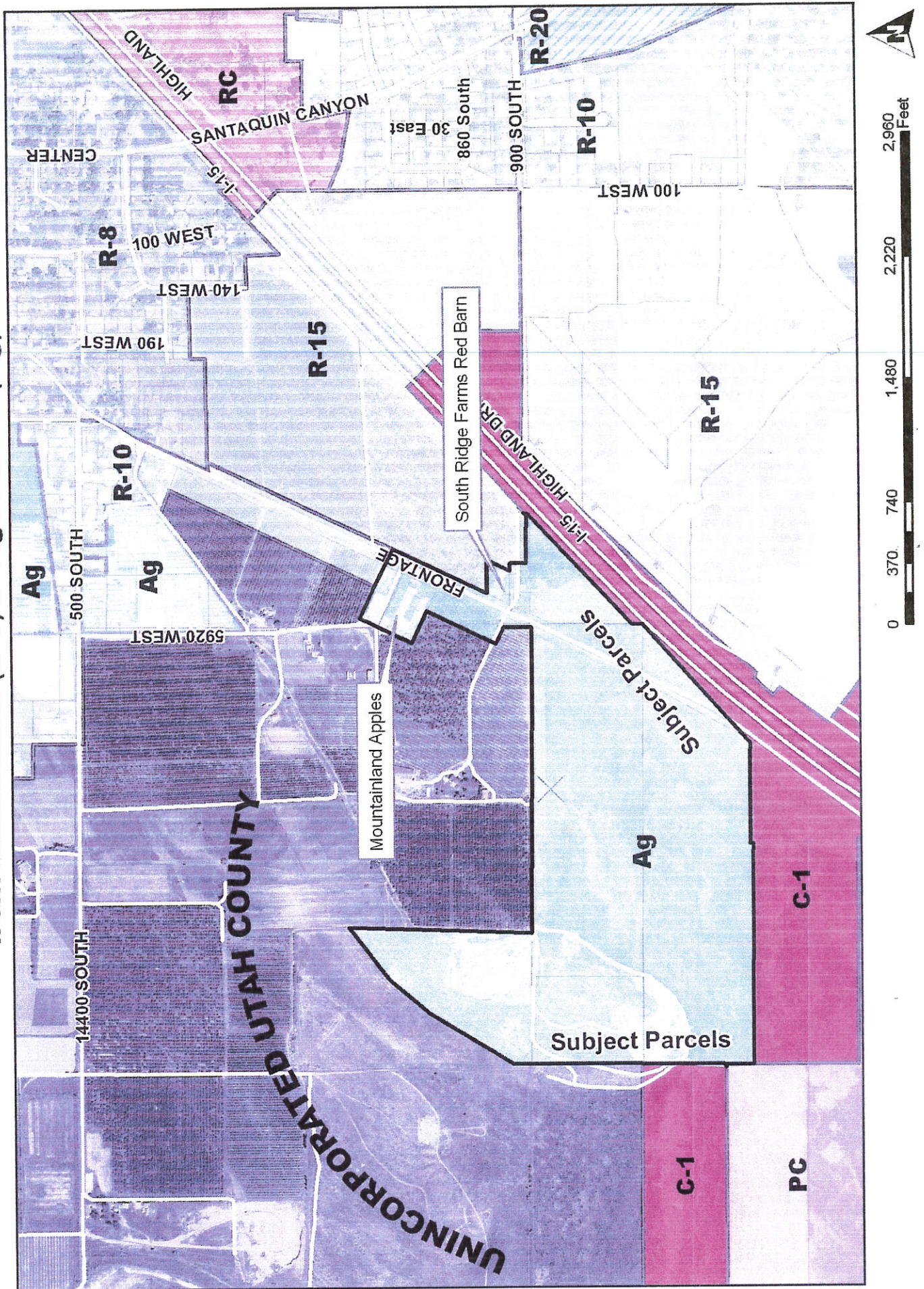
Commissioner Shaffer made a motion to forward the rezone of 31 acres at approximately 1000 S. South Ridge Farms Road to the City Council with a recommendation to leave the zoning C-1. Commissioner Vollebaek seconded the motion. Commissioner Openshaw said he did not feel zoning this piece was a spot zoning, as both the properties beside it were in greenbelt, and the Red Barn agricultural area ties in. He said he felt it was fair to ask for the rezoning.

Commissioner Stringham said he would prefer to bring in the three parcels north of this piece at the same time. Commissioner Payne said the Land Use Guidelines indicated commercial and business park uses should be widely accessible, clustered near the center of their service areas and developed compatibly with the uses and character of surrounding districts. He said business areas will be more likely in the summit ridge area and near the middle of town. Commissioner Payne said the Rowley operations were now a non-conforming use, and if the entire area was rezoned Ag, their operations would become a conforming use.

Commissioner Westwood said she would recommend Mr. Greenhalgh work with his neighbors and come back with another petition. Commissioner Payne said he would like to table the rezone at this point, considering Mr. Greenhalgh is not present to discuss the issues involved in the rezone. After further discussion, Commissioner Shaffer withdrew his motion. Commissioner Wollebaek withdrew his second of the motion.

Commissioner Stringham made a motion to table the rezone for further discussion, recommending the petitioner invite his neighbors to agree to the rezoning of their properties, which would alter the boundaries of the petition property in such a way as to make the zone contiguous with other Ag properties. Commissioner Westwood seconded the motion. The motion to table the rezone of 31 acres at approximately 1000 S. South Ridge Farms Road was unanimous.

Proposed Re-zoning of 96 acres from Commercial (C-1) to Agriculture (Ag)





A Community Prospering in Country Living

(Agriculture, Equestrian, Recreation)

MEMORANDUM

November 7, 2008

To: Mayor DeGraffenried and City Council via Planning Commission
From: Community Development Department
RE: Proposed Rezoning of approximately 1.4 acres from C-1 to I-1 R#08-01
Approximately 600 North Highway 198

Background

Mr. Taylor Smith submitted a rezoning request for property located at approximately 600 North Highway 198 in October 2008. The Planning Commission conducted a public hearing on the request and forwarded it to the City Council with a positive recommendation. The City Council tabled the item during their December 3, 2008 meeting at the request of the applicant. Mr. Smith is now requesting the City address his application so that he can expand his storage unit facility (The portion of his property proposed for the new expansion is currently zoned C-1, which does not allow storage units).

Due to the length of time which has passed, since the application was submitted and the public hearing held, staff recommends the City Council remand the application to the Planning Commission for an additional public hearing and recommendation.

The property is adjacent to the existing Willies Landing Storage Unit site. The request is being made in an effort to expand the storage unit facility to the I-15 corridor (See attached maps). Storage Units are not an allowed use within the C-1 zone but they are in the I-1 zone. Any request to change the zoning on a piece of property must first obtain a recommendation from the Planning Commission before the City Council can take action on the proposal.

The subject area contains one billboard, a legal non-conforming structure. It is accessed through the unfinished storage unit property to the west. The property is bounded on the west by the I-15 corridor, to the north by agriculture and vacant lands; to the south are properties zoned C-1. Properties to the east and up to Hwy 198, which include the Apex storage units, are zoned I-1.

Analysis

Santaquin City Code (S.C.C.), §10-7-6, lists the following criteria approval of a rezoning request.

1. The rezoning conforms to the intent of the Santaquin City general plan and annexation policy plan;

2. The rezoning does not create an unnecessary island or spot zoning;
3. The rezoning will not adversely affect surrounding properties; and
4. The rezoning will not cause property, structures, or uses of the property to unnecessarily become nonconforming according to this title.

Criteria 1: General Plan and Annexation Plan

The Future Land Use map in the Santaquin City General Plan, adopted May 2, 2007, shows this area appropriate for "Commercial" land uses. The description of commercial land uses includes "providing a variety of goods and services to the people who visit, live, and work in Santaquin City. This category includes areas in which general shopping center facilities can be established to satisfy the specialty shopping needs of the community and surrounding areas.

Storage unit facilities are not permitted in the City's (C-1) commercial zone. According to S.C.C. 10-1-8, CERTAIN USES PROSCRIBED IN CERTAIN ZONES, "Uses of land which are specifically identified as permitted or conditional uses in any zone that is included within this title are specifically proscribed in any other zone within this title in which said use is not included as either a permitted or a conditional use." Storage unit facilities are listed as permitted in the I-1 zone and not listed as either a permitted or conditional use in the C-1 zone.

The existing storage unit improvements on the property are legal in the I-1 zone although not consistent with the planned uses for the area. Any expansion of the improvements would require complete conformity with the City's commercial and industrial development standards. This includes parking and landscaping standards which have been developed to enhance the City's commercial and industrial areas.

The General Plan also states that "emphasis in the approval of plans in commercial areas shall be to protect the appearance of the entrances to the City and integrity of abutting neighborhoods." The subject area and potential storage unit facility are located in a gateway commercial area to the City. Some landscaping has been installed along the property frontage which has helped dress up the corridor. Future construction on the site should also be conducive to an attractive gateway and commercial area.

The properties in this area were initially planned as a small business park. Parcels were subdivided to attract individual tenants or businesses into the area. The storage unit improvements, including grading, have greatly limited the desirability of the adjacent parcels as well as the developability and accessibility of the lands around them. Existing homes occupy potentially valuable ground for commercial development. The billboards which have been placed along the freeway further encumber the grounds, blocking visibility and drawing attention away from the area, including the picturesque views of surrounding properties. Accumulation of debris, the storing of heavy trucks and aged vehicles have also deteriorated the properties attractiveness in recent months. "Protecting the appearance" of this area must be a major emphasis with any future development of the subject area.

Without starting anew with the property or expansion of existing uses with strict adherence to City landscaping, screening and architectural requirements, it is doubtful this area will become a desirable gateway into the City. The proposal to expand the storage unit facility in compliance with the City's development standards would enable cleaning up of the property and better use of

underutilized ground. Rezoning of the property to enable the storage unit expansion, while not necessarily being a commercial use, does further many goals of the general plan, namely,

Community Vision Goal 2.

To be a family oriented, clean, fun and friendly community that is a great place to live.

Objective 2: Create a clean community.

Policy 4: Beautify and enhance City gateways and major roads

Policy 3: Establish landscaping standards for new development

Objective 4: To provide a strong business tax base.

Policy 6: Assure that proper zoning is currently in place to encourage appropriate businesses and discourage inappropriate businesses.

Policy 7: Require buffering, transitioning or urban design to mitigate incompatible land uses.

Land use Guideline 1

The identity of Santaquin should be strengthened by land uses which contribute to the unique character of the community.

Commercial Land use Goal 1

To establish quality commercial areas which will provide desirable goods and services for local residents and enhance the City's sales and property tax revenues.

Policy 3 Improve the image and appearance of commercial corridors, especially along Main Street.

Policy 4 Carefully limit any negative impacts of commercial facilities on neighboring land-use areas, particularly residential development.

Policy 5 Formulate thoughtful commercial site design and development standards to express the desired overall image and identity as outlined in the Community Vision Statement.

Industrial Land use Goal

To promote quality businesses and environmentally clean industrial development which will provide a diversified economic base and will complement local retail, commercial, and industrial establishments in harmony with the community's overall rural and modern image and identity as reflected in the Community Vision Statement.

Policy 2 Encourage high quality, aesthetically pleasing development of the industrial areas which should include incorporating major landscape features.

Criteria 2: Spot Zoning

The rezoning will expand the existing I-1 zone. The rezoning does not create an unnecessary island or spot zoning.

Criteria 3: Adverse Affect on Surrounding Properties

As was mentioned above, rezoning of the subject property would facilitate expansion of the existing storage unit improvements. Expansion of this facility with careful consideration to landscaping, screening, and architecture will enhance the area and could increase the value of properties around it.

A less tangible affect is the perception that residents and visitors would have of Santaquin City from the resulting development. The subject property is highly visible from the freeway and passed daily by an average of 31,675 vehicles (UDOT 2009 AADT Calculations). Storage unit facilities having over 300 units are not generally considered indicative of a rural, agrarian community unless special architectural considerations are given to the unit designs.

Visibility of the proposed development from Highway 198 is proposed to be screened by a dense vegetative cover within a 30' landscape strip. The perimeter wall of the site must comply with the City's wall standards, which include some architectural features. These treatments should provide an attractive element along Highway 198.

Criteria 4: Nonconforming Uses

No nonconforming uses will occur with this rezoning. The ground is currently vacant except for one billboard, which is already a legal non-conforming use.

Public Notice

No public notice has been sent out since the 2008 meetings. Staff feels that a second public hearing on the application should be conducted, even though no public comments were received when the issues was last heard (See attached PC Minutes).

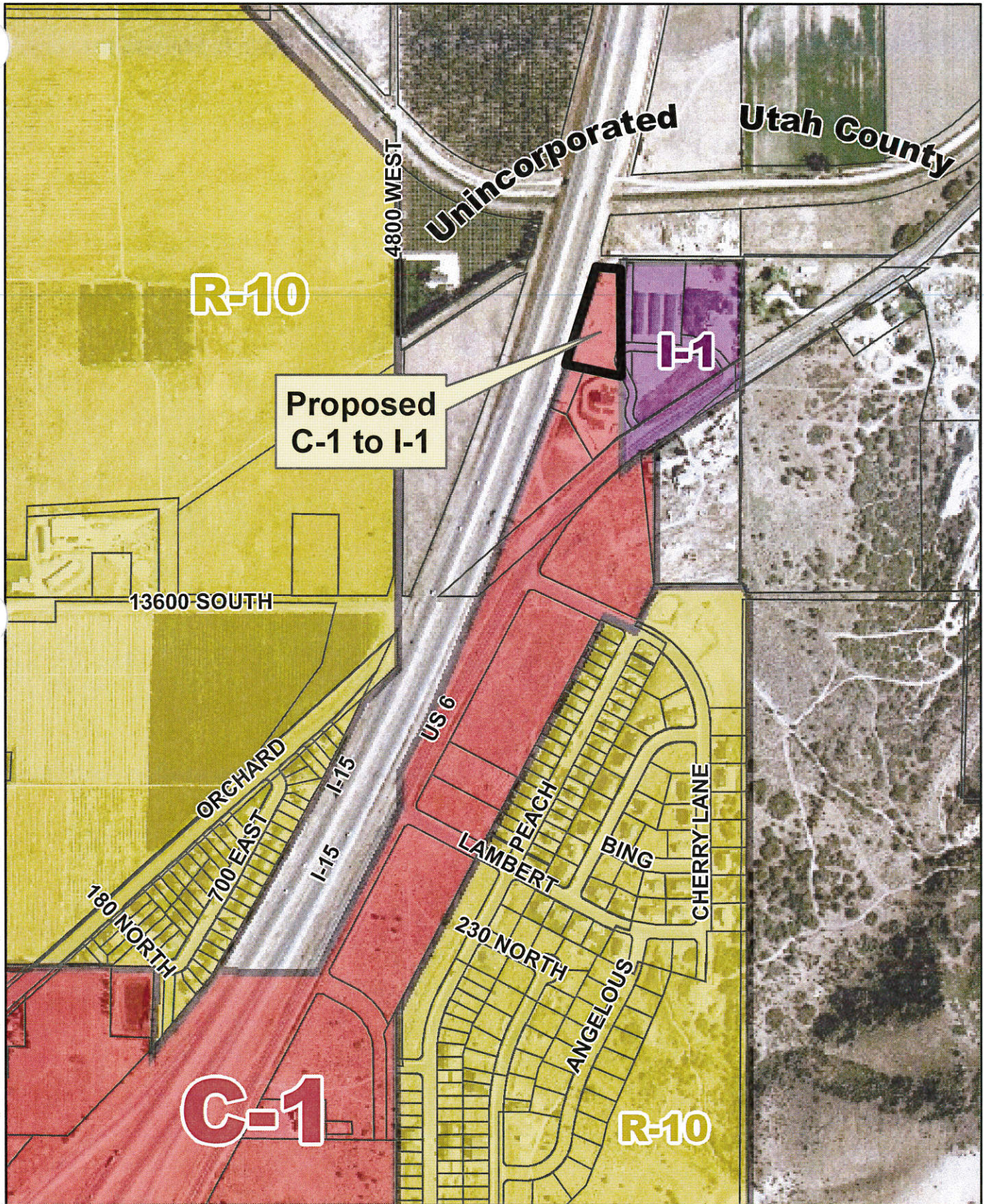
Recommendation

Staff recommends the City Council **remand the rezoning application to the Planning Commission so that an additional public hearing can be conducted and recommendation from the Commission received.**



Dennis L. Marker
City Planner

Proposed Rezoning from C-1 to I-1
Approximately 600 North and Hwy 198



0 220 440 880 1,320 1,760 Feet

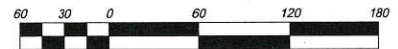


ZONING BOUNDARY LEGAL DESCRIPTION

Beginning at a point that is North 89°11'31" East 853.77 feet running perpendicular to the West line of the Northwest 1/4 of Section 6, Township 10 South, Range 2 East, Salt Lake Base and Meridian; North 846.01 feet from the Southwest corner of Section 31, Township 9 South, Range 2 East, Salt Lake Base and Meridian;

thence North 78°37'36" West, a distance of 214.35 feet; thence along the right-of-way of Interstate 15 the following two courses, (course 1) North 2°15'12" East a distance of 15.74 feet; (course 2) along the arc of a 11,589.16 feet radius to the left through a central angle of 01°50'52" for 373.74 feet (chord bears North 16°46'12" East 373.72 feet); thence North 89°59'45" East, a distance of 96.00 feet; thence South 00°00'15" East, a distance of 414.88 feet to the point of beginning.

Area=61,088 square feet more or less



Scale 1" = 60'

SOUTHWEST SECTION CORNER
SECTION 31, TOWNSHIP 9
SOUTH, RANGE 2 EAST, SALT
LAKE BASE AND MERIDIAN



SANTAQUIN STORAGE

SANTAQUIN

UTAH

Drawn by:
D.W.P.

Designed by:
D.W.P.

Checked by:
D.W.P.

Scale:
1"=60'

Date:
10/07/08

1 OF 1

REZONE MAP



A Community Prospering in Country Living

(Agriculture, Equestrian, Recreation)

MEMORANDUM

September 20, 2010

To: Mayor DeGraffenried and City Council via Planning Commission
From: Greg Flint, Staff Planner
RE: Plat Approval Extensions for the Canyon Subdivision and Orchard View Estates (Foothill Village)

Background

The following preliminary and final plats have been submitted for approval extensions according to Ordinance No. 06-04-2010 approved by City Council June 16, 2010. The ordinance was adopted and effective at 5:00 p.m. June 17, 2010 with the three month deadline being September 17, 2010 at 5:00 p.m. to submit petitions for extension. The following table indicates the subdivisions submitted:

Subdivision	Extension Request	Lots	Acres	Open Space
Orchard View Estates (Foothill Village)	Preliminary Plat	236 single-family lots 228 multi-family units	170.58 Acres	34.52 Acres
The Canyons Subdivision	Final Plat	18 single-family lots	12.32 Acres	N/A

Orchard View Estates (Foothill Village) Preliminary Plat

Orchard View Estates Subdivision (Foothill Village) is seeking a preliminary plat approval extension for the property located at approximately 1000 South 100 West. Orchard View Estates (Foothill Village) received preliminary plat approval at the Development Review Committee on June 12, 2007. The preliminary plat approval for Orchard View Estates (Foothill Village) expired on June 12, 2009. A request to extend the preliminary plat approval to January 1, 2011 has been submitted.

Section 11-5-7 of the aforementioned ordinance states that, "Due to the severe economic depression being experienced in the local housing market at this time, any **valid preliminary plats** on January 1, 2009 **may have approval extended for two years from that date based on petition to City Council for such extension**. Any petition for extension under this paragraph must have been submitted within 3 months of the adoption of this ordinance."

The Canyon Subdivision Final Plat

The Canyon Subdivision at approximately 1000 South Canyon Road received final approval by City Council on May 6, 2009. The final plat approval expired on May 6, 2010. A request to extend the final plat approval to January 1, 2011 has been submitted.

Section 11-5-8 of the aforementioned ordinance states that, "Due to the severe economic depression being experienced in the local housing market at this time, any **valid final plat** as of January 1, 2009 **shall have approvals extended for 2 years from that date based on petition to the City Council for such extension.** Any petition for extension under this paragraph must have been submitted within 3 months of the adoption of this ordinance.

Staff Recommendations

Staff recommends that the final plat for the Canyon Subdivision be given an extension until January 1, 2011. Staff further recommends that that Orchard View Estates (Foothill Village) also be given a preliminary plat extension until January 1, 2011.



Greg Flint
Staff Planner



DEVELOPMENT REVIEW COMMITTEE MINUTES

June 12, 2007

The Development Review Committee held a regular meeting on Tuesday, June 12, 2007 in the City Council Chambers, 45 West 100 South, Santaquin, Utah. Committee Member Dennis Marker called the meeting to order at 3:05 p.m.

Committee Members Present: City Planner Dennis Marker, Public Works Superintendent Dennis Barnes, City Engineer Dave Thurgood, Chief Building Inspector Randy Spadafora, Infrastructure Inspector Ray Ross, Police Chief Dennis Howard, Fire Chief Shayne Bott.

Others Present: Rick Butterfield, Steve Young, Carol Daley, representing the Santaquin City Post Office.

Foothill Village

Second preliminary review of a proposed subdivision located at approximately 900 South 100 West. Rick Butterfield and Steve Young were present to discuss issues involved with the subdivision.

Fire: Fire Chief Shayne Bott asked that the fire hydrants be located at the entrances to cul-de-sacs, on street corners as often as possible, and spaced a maximum of 500 feet apart.

Public Safety: Police Chief Dennis Howard asked that several traffic control signs be placed in the subdivision (see attached memorandum). The frontage road will have a speed limit of 35 mph.

Public Works: Committee Member Dennis Barnes said he had a few issues on street lights, which can be corrected for the final review. Pressurized Irrigation and culinary valves need to be shown on the plat map, four PI and culinary valves on the cross and three on the T.

Building Official: Committee Member Randy Spadafora said lot addressing will be dealt with at the final review. Street numbers will be required on streets as well as names. Mr. Spadafora said a Valley View Drive already exists in Summit Ridge, so that street will need to be renamed. Carol Daley asked that numbers be different on nearby streets to help with mail delivery.

Zoning Administrator: Committee Member Dennis Marker distributed a list of required details. (See attached memorandum). Concerns addressed included development agreement criteria, trails and open spaces, billboards and further process.

A scenic easement on the open space property south of the flood channel is to be granted to the City in perpetuity, precluding any further development. If the area is to be dedicated to the City, the plats needs to be labeled as such. If it is to remain common area, a restriction needs to be recorded assuring the land will not be developed in the future.

DEVELOPMENT REVIEW COMMITTEE MINUTES

June 12, 2007 – Page 2

Foothill Village, Zoning Administrator, continued:

The developer is required to contact Clyde Naylor and the Utah County Engineering office regarding the flood control basin and channel, and to provide Santaquin City with a letter documenting this contact and any comments from the Engineering office.

Design and location of trails and walking paths will be addressed with each final phase.

Corrections on billboard locations are needed, as utility plans presently show two billboards at each location where only one exists.

A phasing plan and proposed time table will need to be reviewed by the Planning Commission. Steve Young said the bottom half will be done as the first phase. Mr. Marker said he will send Mr. Young the application for a Planning Commission review.

Engineer: Committee Member Dave Thurgood distributed a list of required details. (See attached memorandum). Concerns addressed included Plat and Improvement Plan issues.

Some labeling corrections are needed on the Plat. Buildings on the Improvement Plans should be labeled either as remaining or to be removed. Mr. Thurgood asked that pressure irrigation valves be shown on each branch of a cross or tee, and the appropriate depths for curb, gutter and sidewalk and corresponding roadbase, etc. be included in the roadway cross sections.

A roadbase of 6" is being shown. 8" is required under all streets, and 6" under curb, gutter and sidewalk.

Infrastructure: Committee Member Ray Ross said his concerns had been addressed by Dave Thurgood.

Carol Daley asked that the developer decide where the mail boxes would be placed and note the locations on the final plat. Ms. Daley said she recommended either two or three 16 unit boxes be placed in each location chosen or, alternately, one central location with a cover be used. Steve Young suggested placing the postal boxes by the pocket parks.

Dave Thurgood made a motion to approve the preliminary plat for Foothill Village. Dennis Howard seconded the motion. **The vote to approve the preliminary plat for Foothill Village was unanimous.**

Dennis Marker said he will have a letter of approval written and emailed to Todd Young.

Minutes

Shayne Bott made a motion to approve the minutes of April 24, 2007. Dennis Howard seconded the motion. The vote to approve the minutes of May 22, 2007 was unanimous.

DEVELOPMENT REVIEW COMMITTEE MINUTES

June 12, 2007 – Page 3

Adjournment

Dennis Howard made a motion to adjourn the meeting. The meeting adjourned at 3:27 p.m.

Dennis Marker, Committee Member

Linda Midgley, DRC Clerk



Show for CC
May 6, 2009

0' 50' 100'
SCALE 1" = 100'
(24"x36")
SCALE 1" = 50'
(11"x17")

NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

THE CANYON SUBDIVISION
ATLAS ENGINEERING
L.L.C.

PHONE: 801-655-0566
FAX: 801-655-0109
507 NORTH 1500 WEST
OREM, UT 84057

CONCEPT PLAN
SANTAQUIN, UTAH

SHEET NO.
1

written notice to come into compliance with the City Code. Council Members Askerlund, Green, Hansen, and Linford, voted in the affirmative. Council Member Vincent voted against the motion.

REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

Nothing

NEW BUSINESS

Possible action with regard to the Openshaw Single Lot Split

City Planner Marker reviewed the Openshaw Single Lot Split (see attachment "D" for Staff recommendation).

Council Member Vincent moved to approve the Openshaw Single Lot Split. Council Member Askerlund seconded the motion. Council Members Askerlund, Green, Hansen, Linford, and Vincent voted in the affirmative.

Possible action with regard to the Canyon Subdivision Final Plat Amendment Request

City Planner reported the Canyon Subdivision Amendment decreases the proposed lots from 24 to 17. Mayor DeGraffenried stated the owner of the property was his son Jimmy. Mayor DeGraffenried also indicated he didn't have any interest of financial obligation in the property. Council Member Green stated his concern with the creation of the flag lot. He was told the City Code allows the creation. It was also reported that all lots require a minimum of 24' frontage. Mr. DeGraffenried reported Aaron Jones has agreed to allow access lot 18 through his property. The City would not record the subdivision plat until the permanent access is recorded. Council Member Askerlund was told the costs of the infrastructure contributed to the decrease of the number of lots as well as his wife preferred the larger lots and "she is the boss". Council Member Vincent indicated he felt the "Flag Lot allowance" was stretched in this instance (see attachment "E" for Staff recommendation).

Council Member Askerlund moved to approve the Canyon Subdivision Final Plat Amendment. Council Member Green seconded the motion. Council Members Askerlund, Green, Hansen, and Linford voted in the affirmative. Council Member Vincent voted against the motion.

Establish the time, place and order posting of a Public Hearing for the Tentative FY2009/2010 Budget

Council Member Askerlund moved to authorize City Recorder Farnsworth to post the Public Hearing for the Tentative FY2009/2010 Budget which will be held on May 20, 2009 at approximately 7:00 pm, post the notice in the 3 official posting sites, for at least 7 days prior to the meeting and publish the notice in the Payson Chronicle the week of May 11, 2009. Council Member Linford seconded the motion. Council Members Askerlund, Green, Hansen, Linford, and Vincent voted in the affirmative.

Moved item 10d to after the Executive Session

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

Resolution 05-01-2009 "Adoption of the Tentative FY2009/2010 Budget"