

**MINUTES OF A JOINT WORK SESSION
CITY COUNCIL MEMBERS AND PLANNING COMMISSION MEMBERS
FEBRUARY 26, 2009
BEGINNING AT 6:00 PM**

Mayor DeGraffenried called the meeting to order at began at 6:10 pm. Those attending: Mayor DeGraffenried, Council Members Filip Askerlund, Martin Green, Connie Hansen, James Linford, and Brent Vincent, City Planner Dennis Marker, Planning Commission Members Kurt Stringham, Fred Openshaw, John Chatterley, Pamela Colson, George Mecham, Richard Payne and Lance Wollebaek. Others attending: Terry Kester, Brent Garner, Ed and Carla Seagar, Brad Galvez, Nate Swain, Dennis Brandon, and Kirk Greenhalgh.

Commission Member Stringham read a letter with regard to the scheduled discussion, to those in attendance (see attached).

City Planner Marker presented a slide presentation showing pictures of Santaquin both past and present. He indicated there are a number of styles and elements of buildings within the City.

Mr. Galvez and Mr. Swain Representatives of the Boyer Company addressed those in attendance. Mr. Galvez indicated it appeared the City was trying to meet a construction balance between the standards and developers'. They indicated they had their construction standards committee reviewed the original document. The comments of the "committee" have been incorporated in to the present draft.

Mr. Swain indicated most retailer has a business formula. Within this formula the following is reviewed:

- Population with in a 5 mile radius
- Within that population, what percentage would visit the store
- What amount of money would that percentage spent
- What the cost to do business is

He indicated that as he reads the proposed document, he would not build within the City.

Mr. Galvez indicated if there was a retailer who would like to build in a particular location they will alter their "building" look to meet the standards of the City. Council Member Vincent was told the key to allowing all tenants to build in the City is to have flexibility.

Council Member Askerlund indicated there isn't a person in the room who does not want to "grow" the tax base. He asked if the proposed requirements make Santaquin "less competitive", what should the City do is this does make the City less competitive and if so what can the City do about it?

Mr. Galvez indicated all competition should be reviewed and at this point, he believes Payson is very competitive. He believes there does need to be an architectural theme but we also need to be flexible.

Mr. Swain indicated not to give up values but prioritize your needs.

Council Member Green was told a “theme” of the City could be maintained while keeping building affordable. Mr. Swain indicated flexibility is the answer.

Council Member Hansen reported the proposed document is making it too tuff for new business to come to town.

Commission Member Colson asked for a comparison of “apples to apples” and asked what community could be compared to Santaquin. No one had an example to give.

Council Member Askerlund reported he has a hard time envisioning Santaquin Main Street as a walk able Main Street. He has a concern that the City is making it impossible for businesses to build in town.

Commission Member Chatterley questioned what kind of a look would entice businesses to build here. Mr. Galvez indicated construction standards will not solely drive the market. Demographics have a lot to do with it.

Mr. Galvez and Mr. Swain reviewed their recommendations for modification to the document. Some of the recommendations were fencing requirements, outside storage and display areas, screen of technical equipment, vehicular/pedestrian circulation, crosswalks, height of buildings, percentage required of primary materials, building entrances, facades’, use of canopies as a signage media, landscaping, and light requirements.

Mayor DeGraffenried thanked Mr. Galvez and Mr. Swain for attending and for their comments.

At 8:15 pm those in attendance took a 5 minute break.

At 8:25 pm Mayor DeGraffenried called the work session to order.

Mayor DeGraffenried expressed his thanks to Mr. Galvez and Mr. Swain for their comments. He recommended forming a “Review Committee”. Commission Member Openshaw thinks the proposed document is to restrictive. Council Member Hansen thinks “we are riding this horse to hard”. Mayor DeGraffenried recommended creating a feel of the City to magnify the adopted General Plan.

Council Members Askerlund and Hansen requested a member of the Planning Commission to join the “Branding” committee which will help expose Santaquin.

Mayor DeGraffenried reported representatives of a grocery store are in the process of reviewing the possibility of building a grocery store within the City limits.

Commission Member Stringham indicated everyone wants a nice product but we need to make construction affordable.

Council Member Askerlund reported he had visited the Ahlin Pond site. He indicated there is about 6 feet of water in the pond that needs to be pumped. Mayor DeGraffenried indicated he is meeting with the Representatives of J-U-B Engineer in the morning.

At 8:40 Mayor DeGraffenried excused the Planning Commission Members if they so chose to leave.

Council Member Green reported President Olson had indicated his Stake Members would be willing to help the City in maintaining City property.

The proposed increase of the utility billing was discussed. The increases will be voted on at the next Council Meeting.

Also discussed were the Hansen Annexation and the possibility of a property purchase as well as the possibility of a submission for a mobile home park.

At 9:40 pm the meeting came to a close.