

NOTICE AND AGENDA

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Wednesday, May 21, 2008, in the Council Chambers, 45 West 100 South, at 7:00 pm.

AGENDA

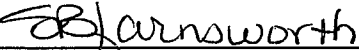
1. ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. INVOCATION/INSPIRATIONAL THOUGHT
4. CONSENT AGENDA
 - a. Minutes
 1. May 7, 2008
 - b. Bills
 1. \$99,514.26
5. FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS
Public Forum is held to a 30-minute maximum with each speaker given no more than 5 minutes each. If more than 6 Speakers, time will be adjusted accordingly to meet the 30 minute requirement
 - a. Strawberry Days Royalty
6. FORMAL PUBLIC HEARINGS
 - a. FY2008-2009 Final Budget
7. UNFINISHED BUSINESS
8. BUSINESS LICENSES
9. REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES
 - a. City Manager
 - b. Planning Commission
10. NEW BUSINESS
 - a. Authorization to purchase "inflatable's"
 - b. Discussion and Possible action regarding The Orchards Plat "F" amendment.
11. INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS (Roll Call Vote)
 - a. Ordinance 05-02-2008 "An Ordinance amending the City's Sign Regulations pertaining to Freestanding Signs"
 - b. Resolution 05-01-2008 "A Resolution adopting the Final FY2008/2009 Budget"
12. PETITIONS AND COMMUNICATIONS
13. REPORTS BY MAYOR AND COUNCIL MEMBERS
 - a. Mayor DeGraffenried
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 @ Amendment to Agenda

**MINUTES OF A CITY COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
MAY 21, 2008**

At 7:04 pm Mayor James E. DeGraffenried called the meeting to order. Council Members attending: Arthur Adcock, Filip Askerlund, Martin Green, James Linford, and Brent Vincent.

Others attending: City Manager Stefan Chatwin, City Planner Dennis Marker, Director of Public Safety Dennis Howard, Legal Counsel Brett Rich, Police Officer Ryan Lind, Donna Doane, Loretta Moshier, Karrie Sprague, Rae L. Elsberry, Lynette Davis, Strawberry Days Royalty Briana McCurdy, Heather Nielsen, Kelly Coombs and Kami Alldredge, Garrett Seely, Greg Saylin, Jeremy Spenst, Dale Saunders, Lynette Davis and other unidentified individuals.

PLEDGE OF ALLEGIANCE

Council Member Vincent led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Mr. Spenst offered a Word of Prayer

CONSENT AGENDA

Minutes

May 7, 2008

Bills

\$99,514.26

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

FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS

Ms. Doane reported the residents of Genola and Santaquin held a yard sale to raise funds to purchase an AED for each Patrol car. Ms. Doane presented Chief Howard with a \$1200.00 check to help offset the cost. Chief Howard thanked those who participated with the fund raising efforts

Strawberry Days Royalty

The Strawberry Days Royalty invited those in attendance to attend the Strawberry Days event from June 16 to the 22nd.

Mr. Spenst thanked the Mayor and Council Members for their support of the Fire Department as well as invited those in attendance to attend the Memorial Day Breakfast at the Public Safety Building from 7 am to 10 am.

Ms. Davis invited the Mayor and Council Members to attend the Miss Santaquin Pageant scheduled for May 31st. The event will be held at the Payson High School Auditorium. Ms. Davis indicated the Pageant Committee would like to honor a "Woman of Achievement" during the pageant.

Ms. Davis reported the College of Beauty located in Payson has donated scholarship incentives as well as donated a full day for each of the participants' to have nails and hair done on the day of the pageant. Dumbbell's has donated time to work with the Queen to help her to tone for the Miss Utah Pageant. In addition to these donations, Steven Hennagars College has committed to donate a \$2000 scholarship for the Queen and \$1000 scholarship for each attendant.

The Mayor and Council Members thanked Ms. Davis for her continual commitment to making the Miss Santaquin Pageant bigger and better each year.

Move to item 10B

Discussion and Possible action regarding The Orchards Plat "F" amendment

City Planner Marker reviewed the proposed amendment to the Orchards Plat "F" map (see attachment "A" for Staff notes). Council Member Green was told the "Church" had requested 2 access points off of 350 West.

Council Member Askerlund moved to approve the Orchards Plat "F" amendment. Council Member Green seconded the motion. Council Members Adcock, Askerlund, Green, Linford and Vincent voted in the affirmative.

FORMAL PUBLIC HEARINGS

FY2008-2009 Final Budget

Council Member Green moved to enter a public hearing with regard to the FY2008-2009 Final Budget. Council Member Linford seconded the motion. Council Members Adcock, Askerlund, Green, Linford and Vincent voted in the affirmative.

There were not Public comments or questions.

Council Member Green moved to close the public hearing. Council Member Vincent seconded the motion. Council Members Adcock, Askerlund, Green, Linford and Vincent voted in the affirmative.

UNFINISHED BUSINESS

Nothing

BUSINESS LICENSES

Council Member Adcock reviewed the following Business Licenses. He reported the applicants have met all City requirements and have received all required inspections.

- Benjamin W. Mitchell D.B.A. Discount Care Packages.com, Corp
- Jordan Sparrow D.B.A. Stylist at Crazy Daisy
- Julie Jones DBA Energy Essentials
- Stephen D. Hibbits DBA S & G Electric

Council Member Adcock moved to approve a business license for Benjamin W. Mitchell, Julie Jones, Stephen D. Hibbits and Jordan Sparrow. Council Member Adcock seconded the motion. Council Members Adcock, Askerlund, Green, Linford and Vincent voted in the affirmative.

REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

City Manager

Diverted to later in the Council Meeting.

Planning Commission

Nothing

NEW BUSINESS

Authorization to purchase "inflatable's"

Council Member Askerlund reported the manufacture of the inflatable's have committed to construct the inflatable so that it may be used as a video screen.

Council Member Askerlund moved to authorized purchase of inflatable bouncers, not to exceed \$7000.00. Council Member Linford seconded the motion. Council Members Adcock, Askerlund, Green, Linford and Vincent voted in the affirmative.

INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS

Ordinance 05-02-2008 "An Ordinance amending the City's Sign Regulations pertaining to Freestanding Signs"

Council Member Linford moved to table Ordinance 05-02-2008, "An Ordinance amending the City's Sign Regulations pertaining to Freestanding Signs". Council Member Vincent seconded the motion. Council Members Adcock, Askerlund, Green, Linford and Vincent voted in the affirmative.

Resolution 05-01-2008 "A Resolution adopting the Final FY2008/2009 Budget"

Council Member Green moved to approve Resolution 05-01-2008, "A Resolution adopting the Final FY2008-2009 Budget". Council Member Askerlund seconded the motion. Council Members Adcock, Askerlund, Green, Linford and Vincent voted in the affirmative.

PETITIONS AND COMMUNICATIONS

Nothing

REPORTS BY MAYOR AND COUNCIL MEMBERS

Council Member Vincent reported the City owned property is lacking in upkeep. He has a concern that the Public Works Department is short handed and may need additional help. The Mayor and Council were told the Public Works Department, each employee, spent a full month installing pressurized irrigation meters. Council Member Vincent has a concern that when the lawn is mowed the clippings are not being removed from the sidewalk therefore they are being tracked back into the buildings causing additional work.

Mayor DeGraffenried reported the Stake President of the North Stake has agreed to adopt, for cleaning, the East entrance of the City. He will speak with the President of the Santaquin Stake and Pastor Gordon to make arrangements for them to adopt roadways throughout the City.

Council Member Green asked the opinion of the Council with regard to implementing a recycling program. City Manager Chatwin indicated there were a number of issues that would require addressing before a program can be implementing. Council Member Vincent recommended placing the bins at the old Public Safety Building. City Manager Chatwin will contact BFI Representative requesting a draft contract.

It was reported there is a steady stream of water coming from the canyon, however at this time there isn't a flood worry. It was reported that the moisture is being absorbed instead of running off.

Council Member Green reported that on last Thursday, there was a scheduling problem for use of the City Center. He indicated there is a need for additional room. He questioned if this issue should be put on the ballot for the Residents to vote on.

Council Member Linford was told City Manager Chatwin would find out when the contracts for the next phase of the Pressurized Irrigation would be ready to sign.

Council Member Linford was told the water rezone project will begin shortly.

Council Member Askerlund requested the per-call report, drafted by Chief Howard, included a per-call comparison for the same time last year.

Council Member Askerlund was told City Manager Chatwin will review the restrictions with regard to the next phase of the Blackhawk subdivision.

Council Member Adcock reminded the Mayor and Council of the work session scheduled for next Wednesday.

Council Member Adcock was told the Mayor would be attending the public sale of property located at approximately 400 North and 100 East. The Council Members requested the bid would not exceed \$500.

Council Member Adcock reported Elkridge was granted permission to buy water shares from SUVWA to purchase water on a need basis. Santaquin's share of the purchase is approximately \$69,000.

Council Member Adcock reported the new contract amount for the Animal shelter would be approximately \$5354.00 which is based on the number of animals taken to the shelter.

Council Member Linford reported he would be attending the Lake Commission Meeting on Thursday. He will inform them, Santaquin will be having a booth at the open house.

Mayor DeGraffenried requested meeting with each Council Member, one on one, on the 3rd Tuesday of each month to keep them informed on issues the Staff is working on.

City Manager Chatwin reported the contract between Boyer Company and Brian Seager was signed last Friday. He was in contact with Brad, a Boyer Representative requesting he "market" Santaquin while attending the ICSC Show.

City Manager Chatwin recommended holding quarterly update meetings with Stuart Reid.

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

Nothing

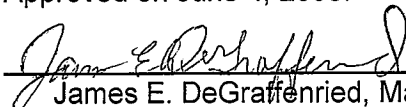
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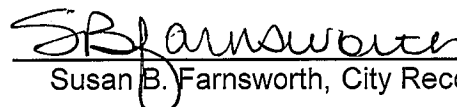
Nothing

ADJOURNMENT

At 8:25 pm Council Member Green moved to adjourn. Council Member Linford seconded the motion. Council Members Adcock, Askerlund, Green, Linford and Vincent voted in the affirmative.

Approved on June 4, 2008.


James E. DeGraffenried, Mayor


Susan B. Farnsworth, City Recorder



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

MEMORANDUM

To: Mayor DeGraffenried and City Council via Planning Commission
From: Dennis Marker, City Planner
RE: The Orchards (Final Plat Modifications for Plat F) Zone: R-10 (PUD)
350 West 800 North

Background:

Mr. Garrett Seely, representing Double G Investments, LLC, is seeking approval of a modification to Plat F of the Orchards Subdivision (**See attached subdivision plans**). The subject development was granted final approvals by the City Council on November 20, 2007. Since that time Mr. Seely has been negotiating with the Church of Jesus Christ of Latter-Day Saints (Church) for the purchase of the church property approved in the plat. Due to site constraints and needs the Church asked Mr. Seely to modify the plat in favor of their anticipated uses on that property. The total number of lots in the plat will increase by two. City Ordinance, Section 11-5-9 requires that major modifications to final plats must be reviewed by the Planning Commission and City Council prior to recordation.

Analysis:

Zoning.

The proposed development follows the established purposes and development standards allowed in accordance with the R-10 Zone and the North Orchards Annexation and Development agreement. That agreement established that this area would be a single family development with trails, open spaces, parks, and Codes Covenants and Restrictions (CC&R's) that apply architectural and landscape controls to the individual lots. The proposed subdivision still follows those criteria.

Lot criteria.

Each lot in this subdivision is part of the PUD 2 classification within the North Orchard Annexation. This class requires each interior lot to have at least 5,000 square feet and 50' feet of frontage. Each corner lot must have at least 6,000 square feet and 65 feet of frontage on each street. The proposed lots meet these standards.

The Church site was increased from 3.16 acres to 3.27 acres and complies with the lot frontage/area requirements.

Block criteria.

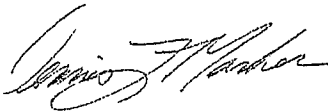
Each block length is not to exceed 1,000 square feet in length. Street 900 South has been eliminated with this proposal by the resulting block still meets the maximum length criteria.

Staff Recommendation:

Staff recommends the Planning Commission forward a positive recommendation to the City Council for the proposed Orchards Plat F amendment, based on the following findings:

Findings

1. The development is located within the R-10 Zone with standards established via the North Orchards Annexation and Development Agreement of which all the proposed lot comply.
2. The plat was previously granted final approval on November 20, 2007 following the Santaquin City DRC recommendation for approval and although the number of units is being increased by two, all lots still comply with the standards for development under the North Orchard Annexation and Development Agreement executed by the City on July 13, 2004.



Dennis L. Marker
City Planner

Block criteria.

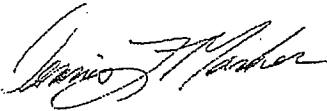
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Staff Recommendation:

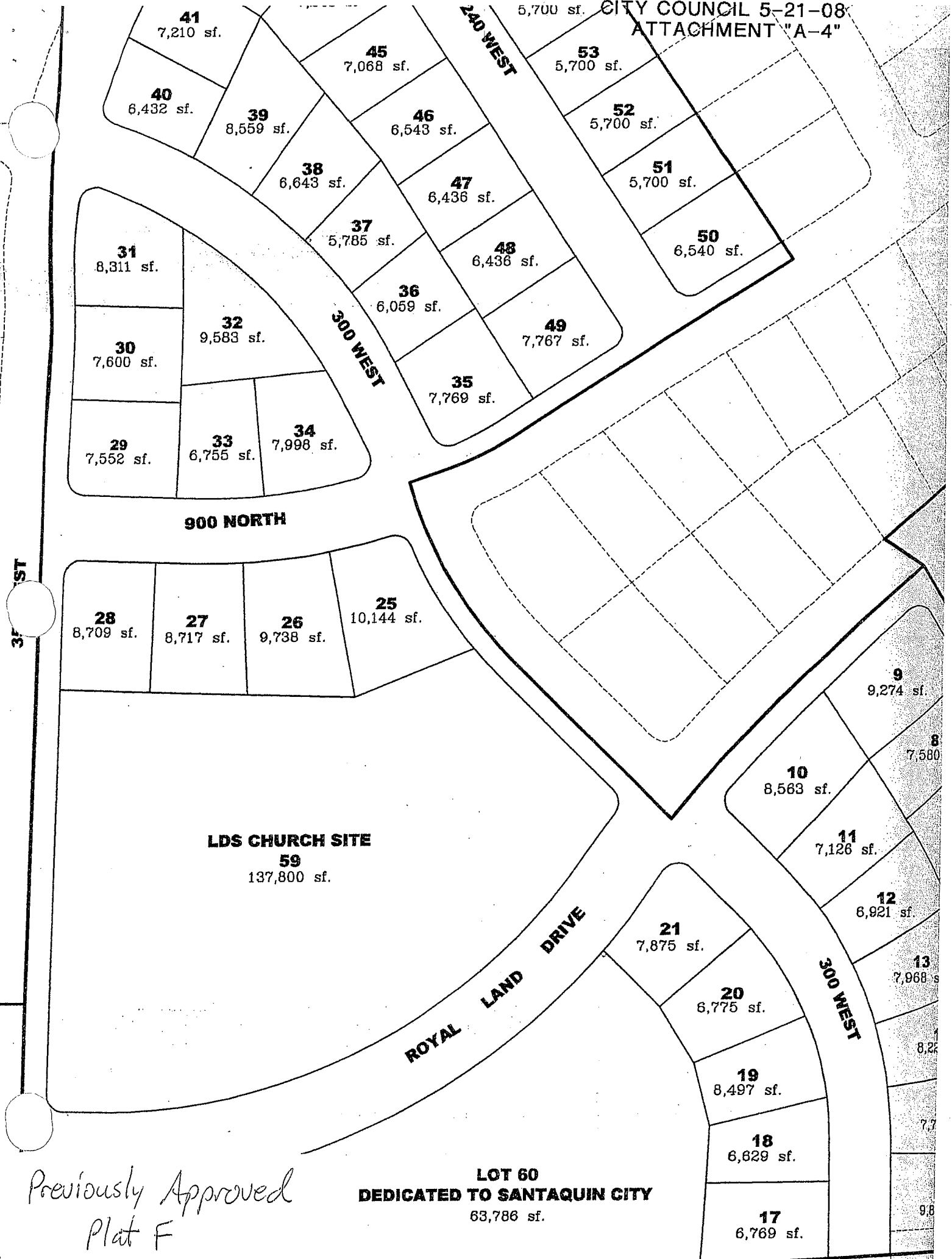
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Dennis L. Marker
City Planner



Previously Approved
Plat F

BRAEBURN LANE

350 WEST

300 WEST

ROYAL LAND DRIVE

300 WEST

LDS CHURCH SITE
59
3.27 AC.

LOT 62
DEDICATED TO SANTAQUIN CITY
1.48 AC.

CITY PARK

56
8,654 sf.

57
7,599 sf.

58
9,219 sf.

61
7,692 sf.

60
7,528 sf.

51
6,643 sf.

50
5,785 sf.

49
6,059 sf.

45
6,436 sf.

46
6,436 sf.

47
7,767 sf.

48
7,774 sf.

32
6,540 sf.

9
9,274 sf.

10
8,563 sf.

11
7,126 sf.

12
6,921 sf.

21
7,710 sf.

20
7,318 sf.

19
6,419 sf.

18
5,978 sf.

17
7,052 sf.

29
7,991 S.F.

28
7,991 S.F.

27
7,991 S.F.

26
7,955 S.F.

25
8,248 S.F.

31
8,691 S.F.

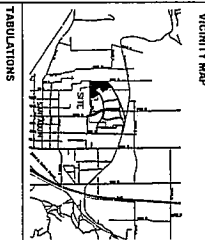
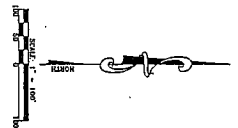
30
6,356 S.F.

Proposed Plat F
as Amended

THE ORCHARDS

FINAL PLAT "F"

SANTAQUIN, UTAH COUNTY, UTAH



TABULATIONS

STATE "F" AREA	100 ACRES
LOT AREA	100 ACRES
UNIMPAVED LOT AREA	100 ACRES
IMPAVED LOT AREA	100 ACRES

NOTES

1. THIS PLAT IS SUBMITTED TO THE CITY OF SANTAQUIN, UTAH COUNTY, UTAH, FOR RECORDATION AND APPROVAL.
2. THE PLAT IS SUBJECT TO THE CITY OF SANTAQUIN, UTAH COUNTY, UTAH, AND THE UTAH COUNTY ENGINEER'S REVIEW AND APPROVAL.
3. THE PLAT IS SUBJECT TO THE UTAH COUNTY ENGINEER'S REVIEW AND APPROVAL.
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SECTION 100	DEVELOPMENT

LEGEND

SEWER LINES
SEWER MANHOLE
SEWER VALVE
SEWER PUMP
SEWER TANK
SEWER TREATMENT PLANT
SEWER DISCHARGE
SEWER INLET
SEWER OUTLET
SEWER CONNECTION
SEWER REPAIR
SEWER REPLACEMENT
SEWER REMOVAL
SEWER INSTALLATION
SEWER MAINTENANCE
SEWER INSPECTION
SEWER CLEANING
SEWER DRAINAGE
SEWER FLOW
SEWER PRESSURE
SEWER TEMPERATURE
SEWER HUMIDITY
SEWER VIBRATION
SEWER NOISE
SEWER ODOUR
SEWER TASTE
SEWER TOUCH
SEWER FEEL
SEWER SIGHT
SEWER HEAR
SEWER TASTE
SEWER TOUCH
SEWER FEEL
SEWER SIGHT
SEWER HEAR

DEVELOPMENT

THE ORCHARDS
SANTAQUIN, UTAH COUNTY, UTAH

COVER

3302 No. Main St.
Spanish Fork, UT 84660
801-798-0555
Fax 801-798-9393

THE ORCHARDS PLAT "F"
SANTAQUIN, UTAH COUNTY, UTAH
COVER

DESIGNER: CIP
DATE: 4/08/2008
DRAWN BY: JLR
PROJECT: 07-0016
SCALE: 1" = 100'



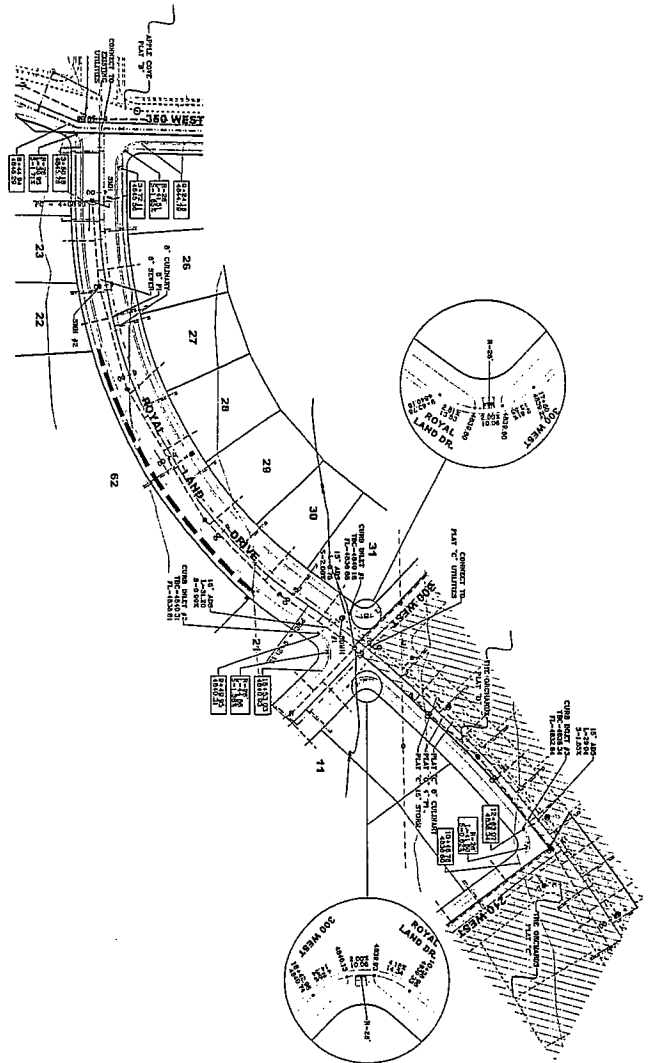
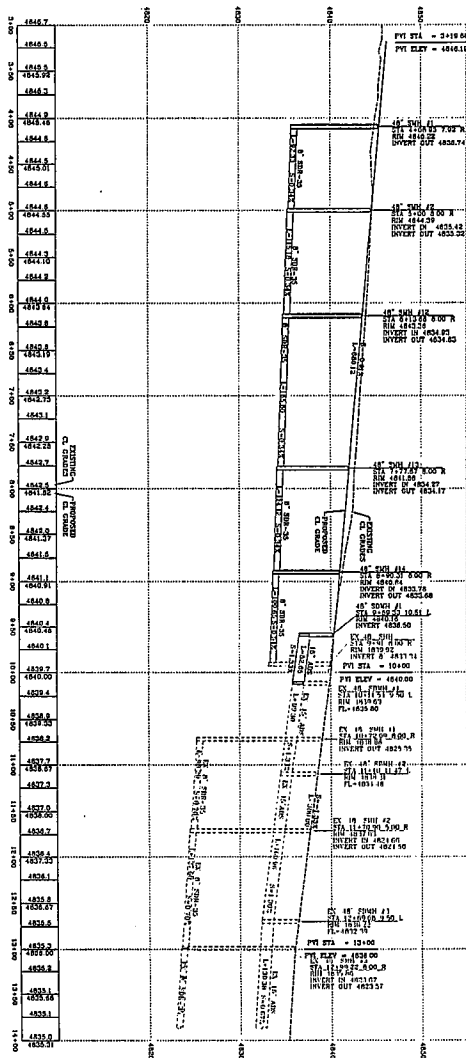
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THE ORCHARDS
SANTAQUIN, UTAH COUNTY, UTAH
OVERALL UTILITY LAYOUT

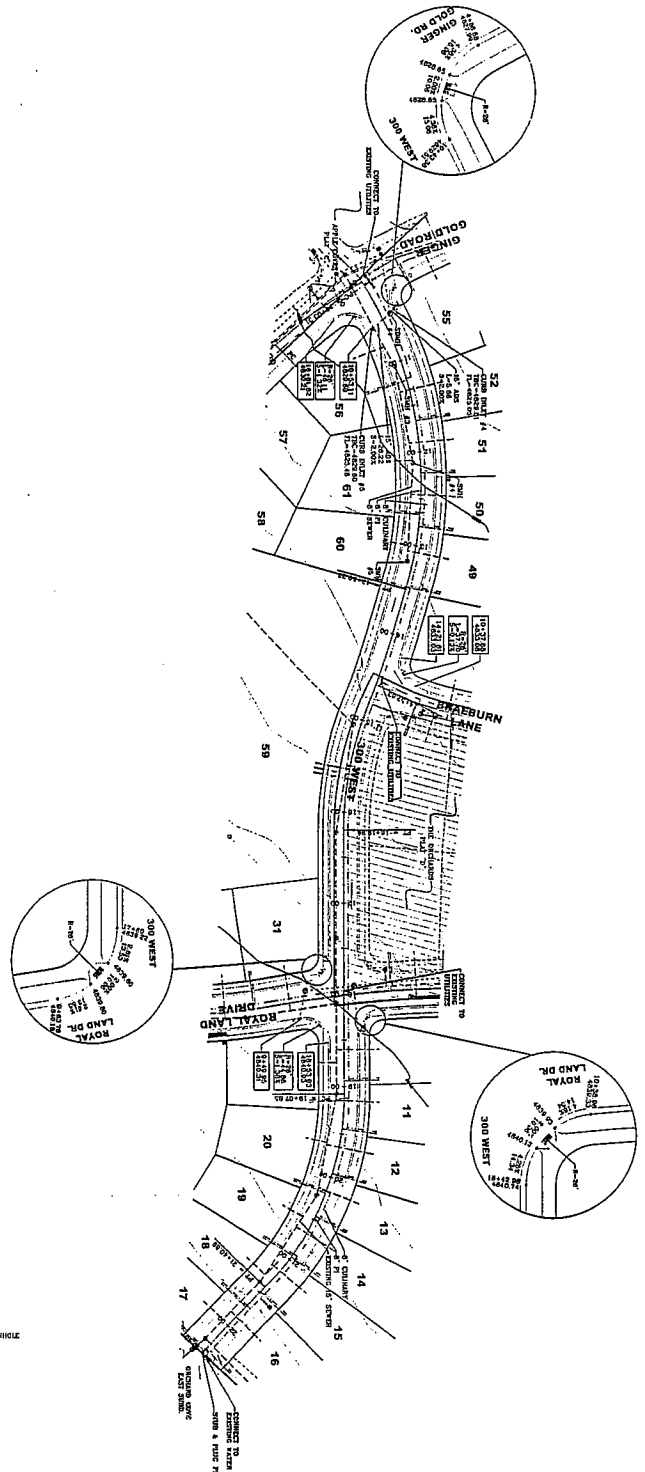
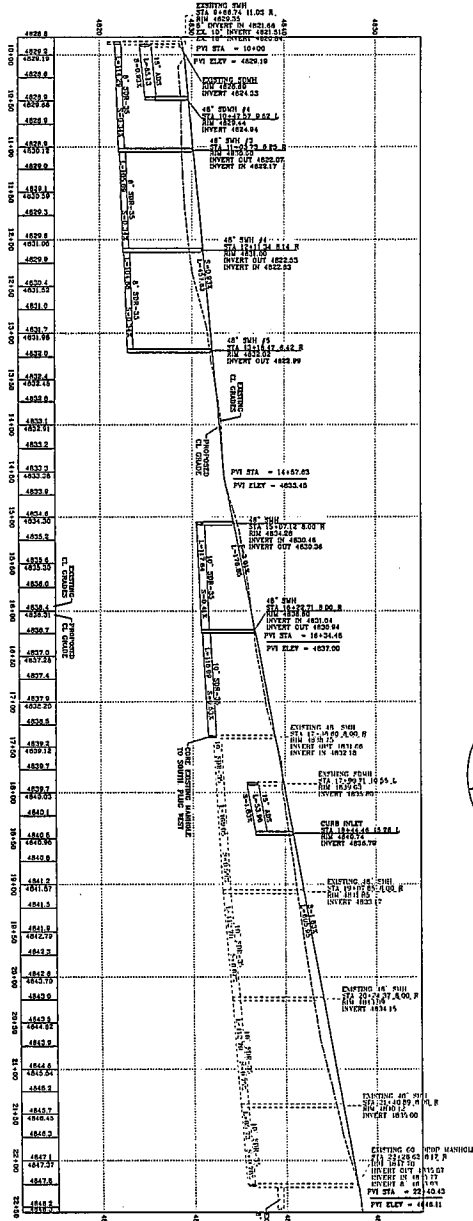
LEI
Consulting Engineers
and Surveyors, Inc.

3302 No. Main St.
Spanish Fork, UT 8466
801-798-0555
Fax 801-798-9393

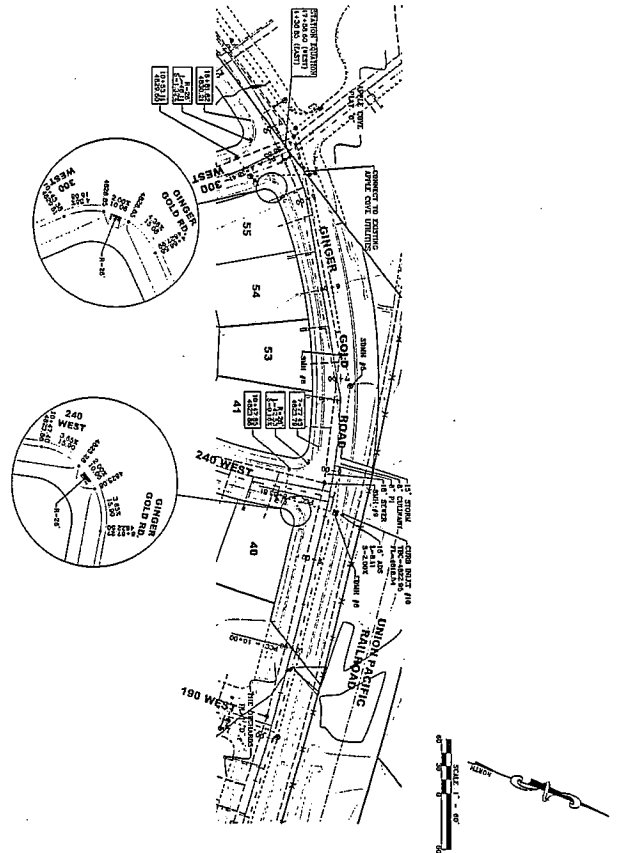
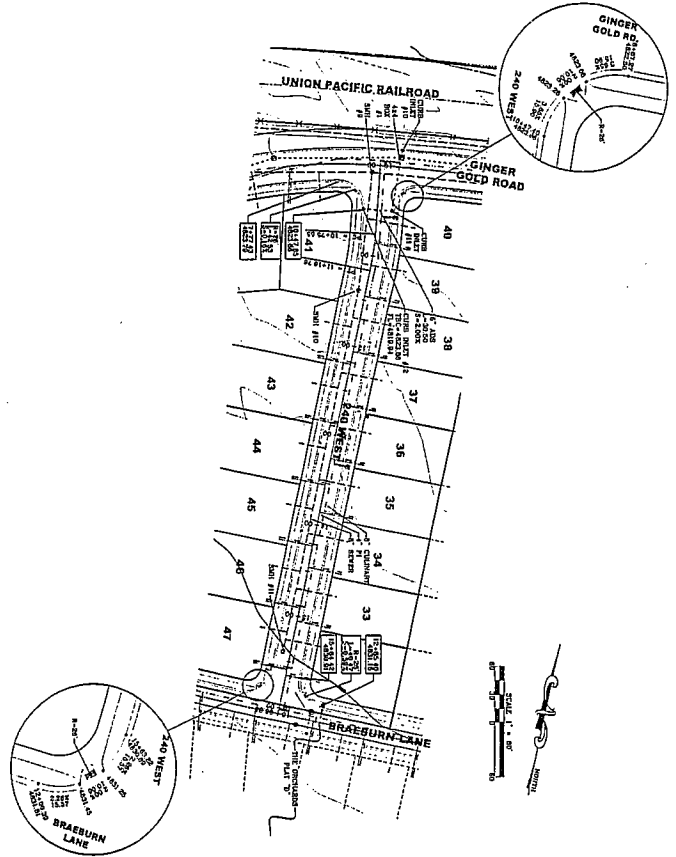
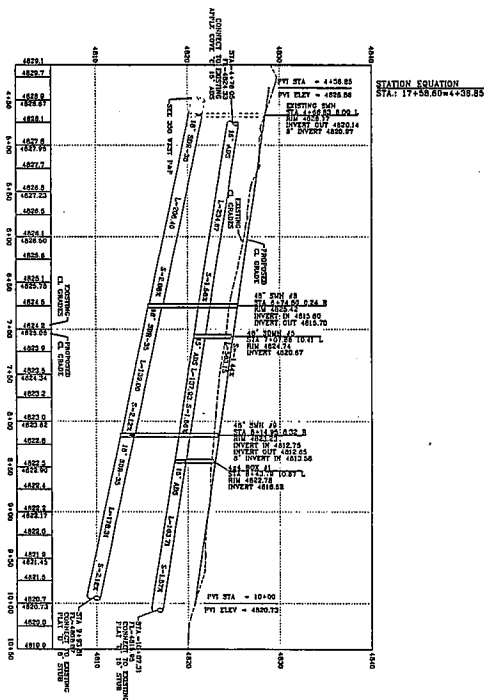
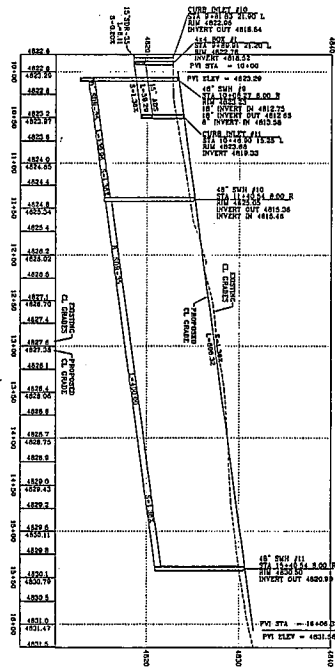
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SHEET 2	DESIGNER: CJP	PROJECT: 07-CB16	THE ORCHARDS SANTAQUIN, UTAH COUNTY, UTAH ROYAL LAND DR. P&P	3302 No. Main St. Spanish Fork, UT 84660 801-798-0555 Fax 801-798-9393	REVISION	DATE	BY
	DATE: 4/08/2008	SCALE: 1" = 60'					
	DRAWN BY: JLR	SHEET NO: 2 OF 7					



CITY COUNCIL 5-21-08 ATTACHMENT "A-11"



4
SHEET

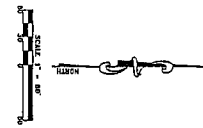
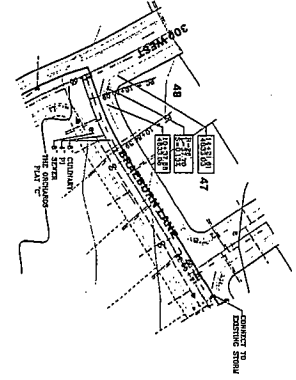
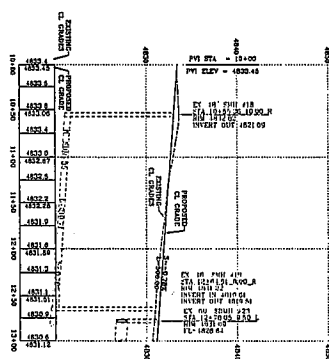
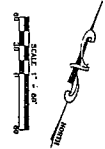
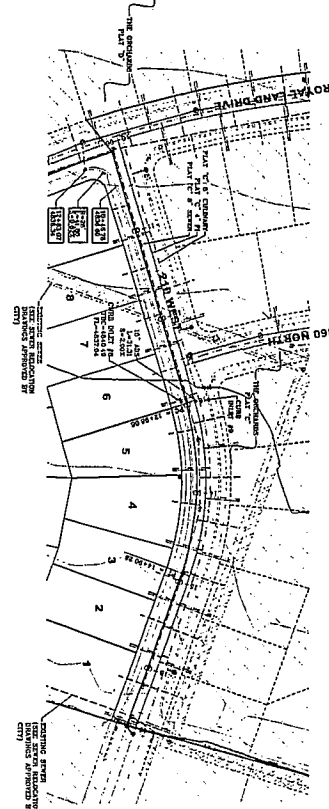
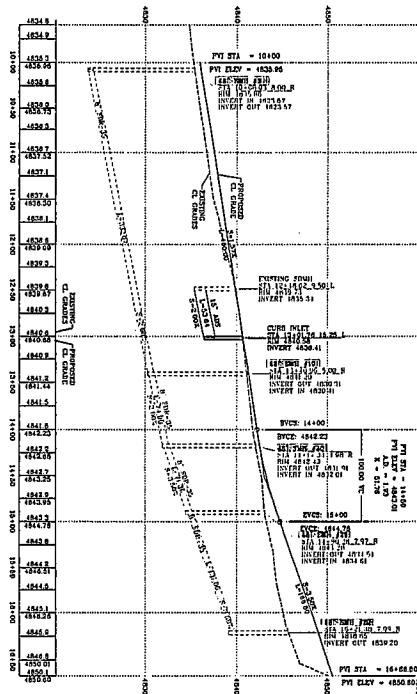
DESIGNER: CJP
DATE: 4/09/2008
DRAWN BY: JLR

PROJECT: 07-0010
SCALE: 1" = 60'
SHEET NO: 4 OF 7

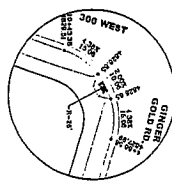
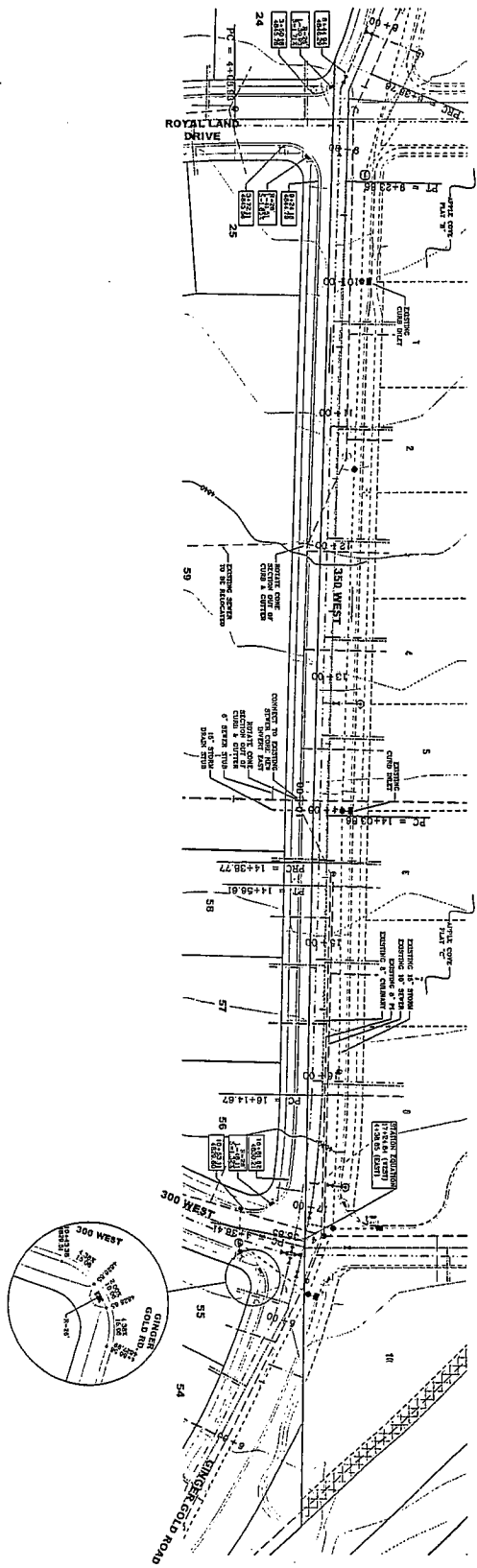
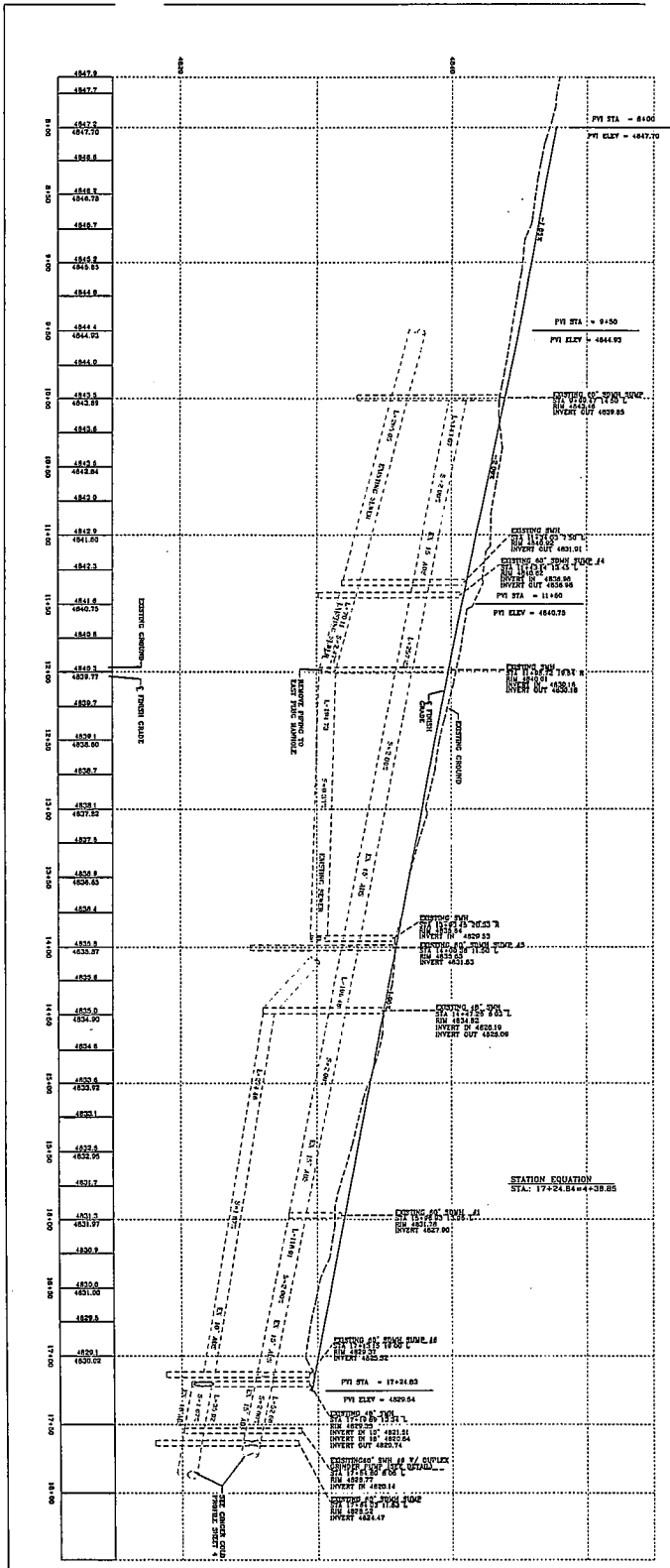
THE ORCHARDS
SANTAQUIN, UTAH COUNTY, UTAH
GINGER GOLD & 240 WEST P&P

3302 No. Main St.
Spanish Fork, UT 84660
801-798-0555
Fax 801-798-9393

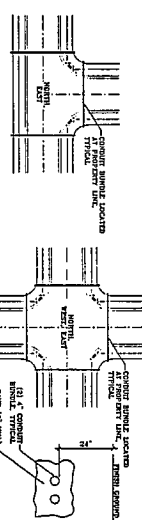
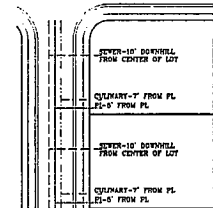
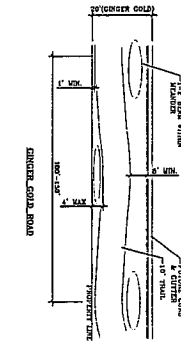
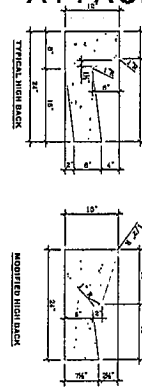
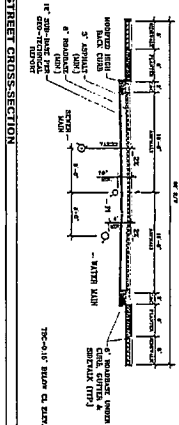
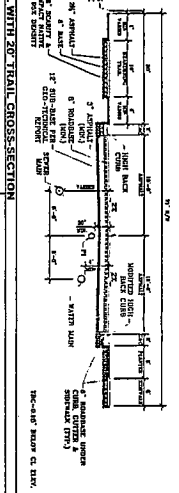
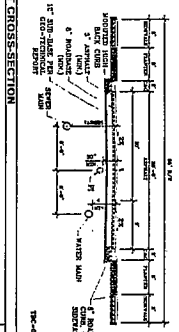
REVISION	DATE	BY



<div> <div>5</div> <div>SHEET</div> </div>	DESIGNER: CIP	PROJECT: 07-0616	<div> <div>THE ORCHARDS</div> <div>SANTAQUIN, UTAH COUNTY, UTAH</div> <div>210 WEST & BRAEBURN LANE P&P</div> </div>	<div> <div>3302 No. Main St.</div> <div>Spanish Fork, UT 84660</div> <div>801-798-0555</div> <div>Fax 801-798-9393</div> </div>	<div> <div>REVISION</div> <div>DATE</div> <div>BY</div> </div>
	DATE: 4/08/2008	SCALE: 1" = 80'			
	DRAWN BY: JLR	SHEET NO: 3 OF 7			



SEE SANTAQUIN CONSTRUCTION SPECIFICATION AND STANDARDS FOR FURTHER UTILITY DETAILS

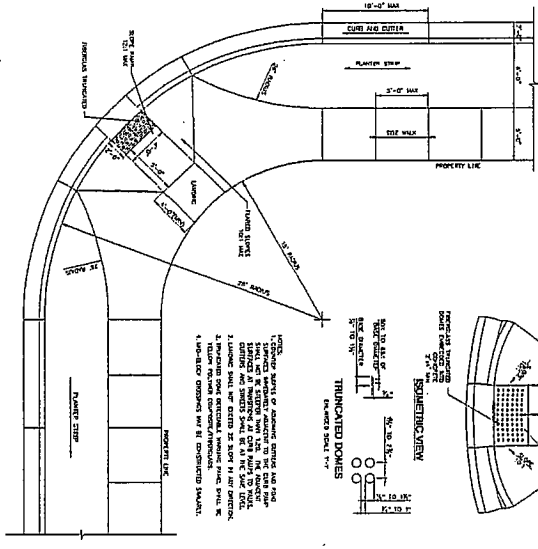


CURB & GUTTER DETAILS

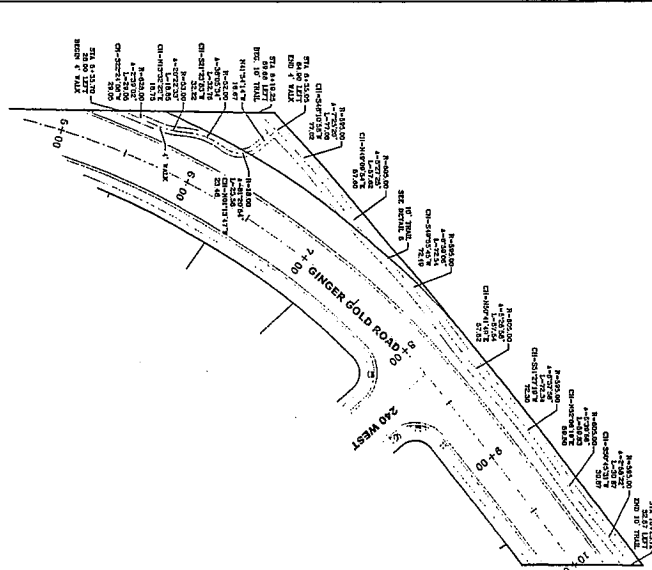
MEANDERING TRAIL DETAIL

LATERAL DETAIL

CONDUIT DETAILS



ELEVATION VIEW



LANDSCAPE RAMP DETAIL

MEANDERING WALK LAYOUT

SHEET 7

DESIGNER: CJP
DATE: 4/06/2008
DRAWN BY: JLR

PROJECT: 07-0816
SCALE: N.T.S.
SHEET NO: 7 OF 7

THE ORCHARDS
SANTAQUIN, UTAH COUNTY, UTAH
DETAILS

Consulting Engineers
and Surveyors, Inc.

3302 No. Main St.
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Fax 801-798-9393

REVISION
DATE
BY