

NOTICE AND AGENDA

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Wednesday, January 2, 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. December 19, 2007
 - b. Bills
 1. \$111,641.16
5. **FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS**

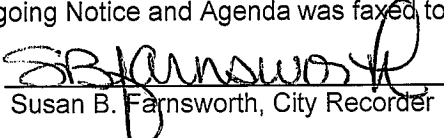
Public Forum is held to a 30-minute maximum with each speaker given no more than 5 minutes each. If more than 6 Speakers, time will be adjusted accordingly to meet the 30 minute requirement
6. **FORMAL PUBLIC HEARINGS**
 - a. Santaquin 66 Annexation
7. **UNFINISHED BUSINESS**
8. **NEW BUSINESS**
 - a. Discussion and possible action with regard to Council Protocols
 - b. Discussion and possible action regarding the Hickman lot consolidation at 435 North 450 West.
9. **BUSINESS LICENSES**
10. **INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS (Roll Call Vote)**
11. **PETITIONS AND COMMUNICATIONS**
12. **REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES**
13. **REPORTS BY MAYOR AND COUNCIL MEMBERS**
 - a. Mayor DeGraffenried
 - c. City Manager Chatwin
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

**CITY COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
JANUARY 2, 2008**

At 7:05 pm Mayor James E. DeGraffenried called the meeting to order. Council Members attending: Arthur Adcock, Filip Askerlund, Martin Green, James Linford, and Tracy Roberts.

Others attending: City Manager Stefan Chatwin, City Planner Dennis Marker, Legal Counsel Brett Rich, Police Chief Dennis Howard, Brent Vincent, Diane Hinton, Erika Hinton, Juvenal Martinez, and other unidentified individuals.

PLEDGE OF ALLEGIANCE

Legal Counsel Rich led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Council Member Roberts offered a Word of Prayer.

CONSENT AGENDA

Minutes

December 19, 2007

Bills

\$111,641.16

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

FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS

Nothing

FORMAL PUBLIC HEARINGS

Santaquin 66 Annexation

Council Member Roberts moved to enter into a Public Hearing with regard to the Santaquin 66 Annexation. Council member Linford seconded the motion. Council Members Adcock, Askerlund, Green, Linford and Roberts voted in the affirmative.

City Planner Marker reviewed the area proposed for annexation. He indicated that parcel would be an extension of the Country Side Estates Development. The parcel would be developed by approximately three-10 thousand square foot lots. The proposed annexation has received the County review with no mention of a possible peninsula.

Council Member Askerlund was told the property owned by Aaron and Julie Jones was included in the Jones Annexation.

There was no Public comment.

Council Member Linford moved to close the Public Hearing. Council Member Askerlund seconded the motion. Council Members Adcock, Askerlund, Green, Linford and Roberts voted in the affirmative.

UNFINISHED BUSINESS

Nothing

NEW BUSINESS

Discussion and possible action with regard to Council Protocols

Council Member Askerlund moved to change the Council Protocols to the following:

- The same up to #7, add Business Licenses, then Reports of Officers, Staff, Boards and Committees with the rest staying the same.

Council Member Linford seconded the motion. Council Members Adcock, Askerlund, Green, Linford and Roberts voted in the affirmative.

Discussion and possible action regarding the Hickman lot consolidation at 435 North 450 West

Council Member Linford moved to approve the Hickman lot consolidation at 435 North 450 West. Council Member Askerlund seconded the motion. Council Members Adcock, Askerlund, Green, Linford and Roberts voted in the affirmative.

BUSINESS LICENSES

Council Member Adcock reviewed the following Business License. He reported the applicant had received all the required inspections and met all the City guidelines:

- Bart Smith applicant for Timpanogas Pizza, Inc., D.B.A. Dominos Pizza

Council Member Adcock moved to approve a new Business License for Dominos Pizza. Council Member Askerlund seconded the motion. Council Members Adcock, Askerlund, Green, Linford and Roberts voted in the affirmative.

INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS

Nothing

PETITIONS AND COMMUNICATIONS

Nothing

REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

Nothing

REPORTS BY MAYOR AND COUNCIL MEMBERS

Council Member Adcock reported the draft of the Sanitation Facility contained things that the final draft didn't contain. City Planner Marker will talk to J-U-B about the omission.

City Manager Chatwin

City Manager Chatwin indicated he with Mayor DeGraffenried met with Mayor Burtis Bills and Payson Planner, with regard to annexation plans. They were told the City was entertaining an annexation petition which included land up to 12400 South in Springlake. The Payson City Representatives were told Santaquin Representatives are working in a positive manner as far as development was concerned.

Council Member Adcock thanked Council Member Roberts for his years of service.

Council Member Adcock was told the Sewer Lagoon home is sitting empty at this time. The house requires a number of costly repairs. It may be used in the future as a storage area.

Council Member Adcock voiced his concerns with the amount of money being spent on engineering for the City. He was told that J-U-B Engineering is performing a number of services that could not be completed in house. A large majority of the fees pertain to special projects that J-U-B has a contract to complete. Council Member Adcock requested, during the next budget session, analyzing the fees associated with a full time Engineer. Council Member Adcock indicated he was not unhappy with their services but was looking at the economics of the issue.

Council Member Askerlund was told that the Librarian is drafting the 3-year Library plan required for State funding. She takes care of drafting of the plan without the help of additional Staff Members.

Council Member Askerlund was told the uneven sidewalk will be "fixed" when the weather warms up.

Council Member Askerlund was told the work session next week will be an open public meeting with a discussion item being billboard issues.

Council Member Linford was told the Sanitary Facility Public Open House would be held on January 15, 2007 without a formal presentation. The Council Members are encouraged to be in attendance.

Council Member Green was told it was unclear as to who owned the cross section of Highland Drive and Main Street. City Manager Chatwin was told to have the Public Works Department fill in the holes.

Council Member Green was told the date of the proposed Council retreat has not been set. As soon as the Council suggests a date, City Manager Chatwin will contact various places for costs. City Manager Chatwin was given some dates to use in scheduling.

Council Member Green thanked Council Member Roberts for his 4 years of service.

Council Member Roberts thanked the Mayor and Council for scheduling the retreat. He felt that a retreat is needed.

He indicated he has written legislation with regard to voter districts. He would be "happy" to introduce the legislation if so requested.

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 8:00 pm Council Member Linford moved to enter into an Executive Session with regard to pending or reasonably imminent litigation, and/or purchase, exchange or lease of real property.

Council Member Askerlund seconded the motion. Council Members Adcock, Askerlund, Linford, Green and Roberts voted in favor of the motion.

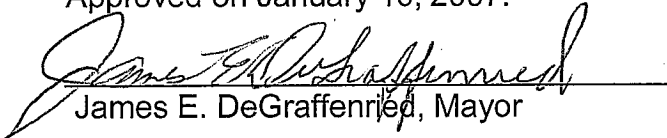
Those attending the Meeting: Mayor DeGraffenried, Council Members Adcock Askerlund, Linford, Green, and Roberts, City Manager Stefan Chatwin, Legal Counsel Brett Rich, Council Member elect Brent Vincent and City Recorder Susan Farnsworth.

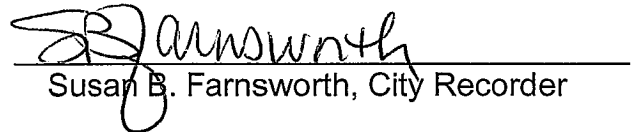
At 9:11 pm the Mayor and Council Members returned to the regular Council meeting.

ADJOURNMENT

At 9:12 pm Council Member Green moved to adjourn. Council Member Linford seconded the motion. Council Members Adcock, Askerlund, Green, Linford and Roberts voted in the affirmative.

Approved on January 16, 2007.


James E. DeGraffenried, Mayor


Susan B. Farnsworth, City Recorder



*freedom * family * friendship*

Memorandum

To: Santaquin City Mayor and Council
45 West 100 South
Santaquin, UT 84655

CC: Dennis Marker, City Planner

From: David C Thurgood, P.E.
J-U-B Engineers, Inc.
City Engineers

Date: December 27, 2007

Re: Rodda/Hickman Lot Combination

We have reviewed the descriptions for combining the flag lot, which is part of Lot 12 in Plat D, Carriage Towne Orchards and Lot 1 in Cherry View Plat A (Amended). The closure of the two descriptions is within surveying standards of accuracy. In checking the records of the Utah County Recorder on Utah County Online, we found that there were documents recorded on December 18, 2007 that created a new serial number 36:787:0020 which is not yet accessible in the Records Data Base. The new serial number was created from 36:787:0001 (Lot 1) and 36:777:0018 (part of Lot 12)

Please let us know if you have any questions.



A Community Prospering in Country Living

(Agriculture, Equestrian, Recreation)

MEMORANDUM

December 21, 2007

To: Mayor DeGraffenried and City Council
From: Dennis Marker, City Planner
RE: Hickman Lot Consolidation S#07-22, Zone: R-10
435 North 450 West

Notice: This item was noticed to property owners adjacent to the lot combination.

Background:

Mrs. Barbara Hickman is seeking approval from the City's Land Use Authority for the consolidation of two adjoining properties which she and Thomas Hickman own. The properties include Lot 1 of Plat A, Cherry View amended Subdivision and a portion of Lot 12, Plat D, Carriagetowne Orchards Subdivision (See attached map). The Santaquin City Code (S.C.C.) requires that the designated land use authority must hold a public meeting to consider a lot consolidation before it can be approved (S.C.C. 11-5-11.D) Since no Land Use Authority has been designated by the City Council for this type of application, it is being brought to the Council for review and approval.

Analysis:

Ordinance Review.

S.C.C. 11-5-11.D gives the following standards of review for a lot consolidation.

D. *Petitions for Lot Combinations. No public hearing is required and a Land Use Authority may consider at a public meeting an owner's petition to alter a subdivision plat to combine lots if:*

1. *The petition seeks to join two or more of the owner's contiguous, residential lots;*

The applicant owns both parcels being consolidated. The two parcels are contiguous to each other. The combined parcels will have approximately 22,260 square feet. The R-10 Zone in which these are located only requires 10,000 square feet. The use of the properties for residential purposes remains the same.

2. *Notice has been sent to the adjacent property owners,*

Notice of this public meeting was sent to the adjacent property owners.

3. *Petitioners have provided a legal description of the proposed new lot; and*

The applicant has submitted a Warranty Deed, which does establish single ownership of both lots (See Exhibit A). At the time this staff report was written, Utah County officials had not been able to determine if it was sufficient to "consolidate" the lots. City Engineering staff has also reviewed the submitted documents for completeness (See attached Engineering Memo).

4. *Petitioners have provided documented determination and/or agreement regarding the vacation or realignment of any public utility easements through the lots to be combined.*

The applicant does not plan to have the existing easements vacated or realigned through this process. Staff has informed the applicant about the limitations of utilizing those areas where easements have been recorded. She has commented that she understands those limitations and that she will still be able to utilize the property for desired purposes.

Recommendation:

Staff recommends the City Council approve the proposed lot consolidation at approximately 435 North 450 West, based on the following findings and subject to the following condition:

Findings

1. The parcels being consolidated are owned by the same person(s).
2. The parcels being consolidated are adjacent to each other.
3. Adjacent property owners were notified of the public meeting when this proposal was reviewed.
4. All existing easements will remain as recorded.
5. The applicant has submitted documents for the consolidation of the lots.

Condition

1. That if the submitted Warranty Deed is not sufficient to consolidate the properties, legal descriptions or other documents necessary to complete the consolidation be reviewed by City Engineering staff before recordation.


Dennis L. Marker
City Planner

PAC #39285

WARRANTY DEED

THOMAS W. HICKMAN and BARBARA J. HICKMAN, as Trustees of THE HICKMAN FAMILY TRUST dated October 19, 2004, as to Parcel #1 and THOMAS W. HICKMAN and BARBARA J. HICKMAN, husband and wife as joint tenants, as to Parcel #2, grantor,

of Santaquin, County of Utah, State of Utah, hereby CONVEY and WARRANT to

THOMAS W. HICKMAN and BARBARA J. HICKMAN, as Trustees of THE HICKMAN FAMILY TRUST dated October 19, 2004, grantee,

of 435 North 450 West, Santaquin, Utah 84655,
County of Utah, State of Utah,

for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in Utah County, State of Utah:

See Attached Exhibit "A"

Subject to easements and restrictions of record.

****THE PURPOSE OF THIS DEED IS TO COMBINE PARCELS INTO ONE
UTAH COUNTY TAX SERIAL NUMBER****

WITNESS, the hand(s) of said grantor(s), this 14th day of November, A.D. 2007.

Thomas W. Hickman Trustee
THOMAS W. HICKMAN, Trustee

Barbara J. Hickman Trustee
BARBARA J. HICKMAN, Trustee

Thomas W. Hickman
THOMAS W. HICKMAN

Barbara J. Hickman
BARBARA J. HICKMAN

State of UTAH)
) ss.
County of UTAH)

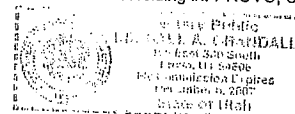
On the 14th day of November, A.D. 2007, personally appeared before me THOMAS W. HICKMAN and BARBARA J. HICKMAN, Trustee(s) under the HICKMAN FAMILY TRUST dated the 19th day of October, 2004, signer(s) of the within instrument, who duly acknowledged to me that they executed the same pursuant to and in accordance with the powers vested in them by the terms of said Trust Agreement.

Notary Public

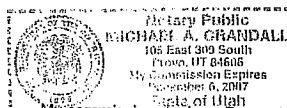
My commission expires: December 6, 2007

Residing in: PROVO, UTAH

State of UTAH)
) ss.
County of UTAH)



On the 14th day of November, A.D. 2007, personally appeared before me THOMAS W. HICKMAN and BARBARA J. HICKMAN, signers of the within instrument, who duly acknowledged to me that they executed the same.



Notary Public

My commission expires: December 6, 2007

Residing in: PROVO, UTAH



Exhibit "A"

Parcel #1: All of Lot 1, Plat "A", CHERRY VIEW AMENDED SUBDIVISION, Santaquin, Utah, according to the official plat thereof on file in the office of the Recorder, Utah County, Utah.

Parcel #2: All of Lot 12, Plat "D", CARRIAGETOWNE ORCHARDS SUBDIVISION, Santaquin, Utah, according to the official plat thereof on file in the office of the Recorder, Utah County, Utah.

LESS AND EXCEPTING THEREFROM: Beginning at the Northwest corner of Lot 12, Plat "D", CARRIAGETOWNE ORCHARDS SUBDIVISION, Santaquin, Utah, which point lies North 149.81 feet and West 26.812 feet from the South Quarter corner of Section 35, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence South 16 Deg. 04' 24" East, along the Westerly lot line, 2.00 feet; thence North 79 Deg. 19' 43" East, parallel with the Northerly Lot line, 112.417 feet; thence North 04 Deg. 14' 19" West 2.004 feet to the Northerly lot line; thence South 79 Deg. 19' 43" West, along the Northerly lot line, 112.83 feet of the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM: Beginning at a point on the West line of Lot 12, CARRIAGETOWNE ORCHARDS SUBDIVISION, Plat "D", which point lies North 89 Deg. 46' 02" East 8.55 feet along the Section line and North 27.06 feet from the South Quarter corner of Section 35, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence North 88 Deg. 48' 59" East 86.04 feet along the extension of a fence and a fence; thence North 04 Deg. 14' 10" West 140.22 feet along a fence and its extension; thence South 79 Deg. 19' 43" West 112.42 feet; thence South 16 Deg. 04' 24" East 125.71 feet along the West line of said Lot 12 to the point of beginning.