

NOTICE AND AGENDA

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Wednesday, October 18, 2006, in the Council Chambers, 45 West 100 South, at 7:00 pm.

AGENDA

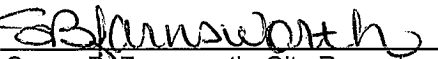
1. **ROLL CALL**
 2. **PLEDGE OF ALLEGIANCE**
 3. **INVOCATION/INSPIRATIONAL THOUGHT**
 4. **CONSENT AGENDA**
 - a. Minutes
 1. October 4, 2006
 - b. Bills
 1. \$151,601.41
 5. **PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS**

Public Forum will be 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**
 8. **NEW BUSINESS**
 - a. Certification of the Ekins Annexation
 - b. Review of "The Orchard" Conceptual Plan and Amenity Package
 9. **BUSINESS LICENSES**
 10. **INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS**
 11. **PETITIONS AND COMMUNICATIONS**
 12. **REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES**
 - a. City Manager
 1. General update
 - b. Planning Commission
 1. General update
 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

SANTAQUIN CITY COUNCIL MEETING MINUTES
Wednesday, October 18, 2006

The Santaquin City Council held a regular meeting on October 18, 2006, in the City Council Chambers, 45 West 100 South, Santaquin, Utah.

Present: Mayor James E. DeGraffenried, City Council members Arthur Adcock, Martin Green, James Linford, Tracy Roberts, City Manager Stefan Chatwin, Secretary Linda Midgley.

Excused: Council Member Filip Askerlund

Visitors: Garrett Seeley, Greg Saylin, Jessica Denney, Planning Commission representative Rex Bean, Kolby Burnett, Scout troop #100 members Chad Argyle, Cade Robertson, Jamon Lunt, Jordan Wood, Brandon Springer and Doug Olsen.

Mayor DeGraffenried called the meeting to order at 7:09 p.m. He welcomed Scout troop 100 of the Santaquin 2nd ward, who were attending the meeting as part of their citizenship in the community badge requirements.

PLEDGE OF ALLEGIANCE

Brandon Springer led those present in the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Arthur Adcock offered an invocation.

CONSENT AGENDA

Minutes - October 4, 2006

Accounts Payable - \$151,601.41

Council Member Martin Green moved to approve the Consent Agenda. Council Member Arthur Adcock seconded the motion. The vote to approve the Consent Agenda was unanimous.

PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS

No new business was brought to the public forum.

FORMAL PUBLIC HEARINGS

No formal public hearings were held.

UNFINISHED BUSINESS

No unfinished business was brought to the attention of the City Council.

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NEW BUSINESS

Certification of the Ekins Annexation

Stefan Chatwin said Ekins had petitioned for annexation two weeks ago. The City accepted the petition, and Susan Farnsworth has done the necessary research and certified the annexation as required by state law. Although not required by law, in the past the City has sought City Council acceptance of the certification. Arthur Adcock asked what the merits of Council acceptance were. Mr. Chatwin said it goes on record that the Council acknowledges the City Recorder has accepted the petition and is compliant with state law.

Council Member James Linford moved to accept the Ekins Annexation Certification of October 13, 2006, as certified by the City Recorder. Council Member Tracy Roberts seconded the motion. The vote to accept the Ekins annexation was unanimous.

Review of "The Orchard" Conceptual Plan and Amenity Package

Stefan Chatwin said the North Santaquin Orchards concept complies with the requirements of the annexation agreement, and asked the City Council to turn the time over to Garrett Seely of Double G Investments, the presenter of the conceptual plan.

Mr. Seely addressed the Mayor and Council Members. Approximately 195 acres of the 450 acres annexed are included in the development concept. The concept plan includes 3 Planned Unit Developments. The original agreement called for 1900 units. 1000 units are planned for the area that is now available. The PUD sizes range from 2 units per acre to 6 units per acre, and include 19.74 acres of park area, pedestrian trails and accesses, 2 proposed sewer lift stations, a regional detention basin, school site, and light rail corridor. Construction will begin on the school when the rooftops of the PUD are started.

Tab two of the presentation included a map of the proposed development, with the darker colors on the map representing the areas, which the developer has under contract. The lighter areas are owned by the Stratton family, who want to continue to farm their acreage at this time. These areas have been labeled future PUD. Double G Development is negotiating with the Taylor family on other land.

Drawings of the overall conceptual plan and layout were reviewed with the Council in tab three of the presentation. Layout and overall density are considerably less than allowed for by the annexation agreement. The concept allows for several diverse groups of people.

Amenities and neighborhood criteria were addressed in tab 4 of the presentation. Required lot sizes in PUD 1 are 7,000 sq. ft., and proposed lot size for The Orchards is an average of 13,500 sq. ft. Lot size requirements in PUD 2 are 5,000 sq. ft., and proposed lot size is an average of 8,400 sq. ft. Frontages will have a 75 foot minimum. Minimum home size required is 1,000 sq. ft.; the proposed minimum for The Orchards is 1,400 sq. ft. A two-car garage will be attached to each dwelling.

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Review of "The Orchard" Conceptual Plan and Amenity Package – continued:

Upgraded materials, architectural grade shingles (30 Year), and a roof pitch of 6:12 for single story and 5:12 for two story homes will be used. No aluminum or vinyl siding will be allowed. Brick will be used for 30% of the front at a minimum for all homes, and 20% of the sides.

Minimum landscaping, which will be done by the builder, will include two 1½ inch caliber trees, or two 4' tall deciduous or evergreen trees, as well as four 1 gallon shrubs per dwelling. A list of five permissible trees will be provided to homebuyers. Most trees will be in the park strip. Landscaping must be completed before a Certificate of Occupancy is issued, or a cash bond will be posted if weather will not permit landscaping at the time of occupancy. Mayor DeGraffenried said landscaping on every house settled unless the ground was compacted. He suggested bringing the compaction to 80-85 percent as part of the construction requirements.

Each home will look slightly different, with varied architectural details and setbacks. Prices will range from \$175,000 to \$250,000. Meandering sidewalks, themed lighting, signage and perimeter fencing are included. Fencing will continue around the school and the Ferguson property. Four entry monuments, a three rail split fence, and a trail system that connects to the canyon are planned.

Required lot sizes in PUD 3 are 5,000 sq. ft., and proposed lot size for The Orchards is an average of 7,750 sq. ft. Minimum home size required is 900 sq. ft., the proposed minimum for The Orchards is 1,260 sq. ft. Amenities are similar to PUD 1 and 2, with the exception of auto sprinkling systems and grass sod rather than grass seed required for landscaping.

A multi-family area is planned along Center Street, consisting of town homes and auto court houses, which are groups of four homes connected by one driveway. Shared amenities include 10% open space and a sport court, two playgrounds, and picnic areas with tables and barbeque areas within walking distance, to help unify the neighborhood. A Homeowners Association (HOA) would provide maintenance of the amenities.

The town homes will face in, not to the street. Town homes will have a split rail fence in the backyard. Owners will not be permitted to place additional fencing along the split rail fence. A short fence will be permitted in the front yard. There is no area for individual gardens in the town home area, but green space may be donated for a community garden.

The trail system runs along Center Street, where traffic access will be limited. Homes will be 25 feet from the city trail.

A graveled area for recreation vehicle parking is provided, with vinyl fencing and keys issued by the HOA. A triangle area will be donated to the city to use for storage of lawnmowers, sports equipment, etc.

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Review of "The Orchard" Conceptual Plan and Amenity Package – continued:

Double G Investments is deeding the green space for the entire development, and not maxing out the densities they could under the annexation agreement.

Mr. Seely said Alpine, Trophy, and Highland homes have shown an interest in building the homes. The CC & R's state a builder cannot have identical house fronts adjacent, across or kitty corner from each other, so at least six different plans per builder will be used.

Park strip maintenance was discussed. Stefan Chatwin said the strips would need to be xeriscaped for maintenance purposes if they are deeded to the City.

The signs at Summit Ridge are now standard for the City. Subdivision developers are encouraged to use these signs, as it is difficult for the City to obtain different ones if replacements are needed.

Distances between homes are smaller than the twenty feet required in the general code because the PUD overlay is more flexible.

A clubhouse and 20 x 30 outdoor pool will be built in multi-unit area. Only those in the HOA will have access to these amenities.

Mr. Seely said the project was scheduled to have the final plat core area done by January 15, 2007, begin construction in the spring of 2007, and close on the first homes about October. Build out is scheduled for about five years, but may be done in three.

Stefan Chatwin said no City Council action needed to be taken on the concept plan, but the developer wanted to present the plan in order to solicit information from the Council and the Planning Commission before building.

INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS

No new ordinances and/or resolutions were brought before the City Council.

PETITIONS AND COMMUNICATIONS

No new petitions and/or communications were brought before the City Council.

REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

City Manager

Stefan Chatwin said a special work session would be held November 8 at 6 p.m. to review the state of Santaquin City Engineering. Dave Thurgood will be giving a presentation on what needs to be done to prepare for the coming growth, including possible fixes and probable costs.

Infrastructure issues and waste water will also be addressed.

A transportation conference will be held shortly, which City Planner Dennis Marker will attend. Mr. Chatwin asked any Council members who also wished to attend to let him know.

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COMMITTEE REPORTS – continued:

Planning Commission

Planning Commission chairman Rex Bean said Garrett Seely had presented the North Orchard Concept to the Planning Commission. Mr. Bean said he was concerned about the potential for contamination with the lift station located within 500 feet of the well.

Mr. Bean said the Planning Commission is currently looking at the development review process, and will spend a lot of time going over the details of the proposed ordinance changes to ensure they are correct. The new landscaping ordinance will be on the Commission meeting agenda for October 26, 2006. Mr. Bean said the landscaping ordinance will be put on the fast track, as he felt it might be holding up business development.

The Planning Commission vacancy was filled by Glenl Wear.

REPORTS BY MAYOR AND COUNCIL MEMBERS

Mayor DeGraffenried said he had approved replacing Mike, who has now assumed custodial duties, with another person in the public works department. The department thinks they can get by with a part time helper until spring. The community development department is understaffed at this time. The City is currently advertising for a person to do blue staking, global positioning and some inspections. In the spring two additional staff will be needed for roads and water utilities. Shannon Hoffman and Stefan Chatwin are working on budgeting for the additional staff. James Linford asked about hiring four part time people instead of two full time. Mr. Chatwin said it is difficult to keep good part timers.

Another police car is also needed. The vehicle that was totaled was ready to be rotated out and was insured. The police equipment has been removed from the totaled vehicle and will be installed in the new car.

Tracy Roberts said it seemed that every year the budget was cut back on books for the library, and the City should look at increasing the book budget. James Linford said the budget may have been cut back because the money was not being used. This year's budget for book subscriptions and memberships is \$4000, and only \$1600 has been spent.

The Council discussed the possibility of book donations from individuals, corporations and book sellers. There may be some resistance from the library staff on accepting donations. The library board will be approached about accepting book donations. If the Board feels the library staff is not responding to the idea of donations, they would be encouraged to talk to the mayor or city manager.

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REPORTS BY MAYOR AND COUNCIL MEMBERS – continued:

Martin Green asked about the planned October 26 meeting concerning the RFP for the reservoir. Stefan Chatwin said Dan Olsen and Dave Thurgood will give an introductory talk that will take about an hour, and then interested contractors will go out on the site. At that point, bids will be put together. JUB is not bidding on the RFP because of conflict of interest. Mr. Chatwin said he has spoken to four firms that have expressed interest in the bid. He asked any council members who wish to attend the meeting to let him know.

Arthur Adcock said he had attended a recent SUVMWA conference. Of the 10 cities in the organization, representatives from only 3 cities showed up. Five are needed for any official actions. A resolution for a mutually funded regional waste water treatment facility was discussed, and Mr. Adcock was asked to submit the idea to the Mayor and City Manager. Mayor DeGraffenried said it would cost about \$22 million to connect to a regional facility, and he would prefer to use the funds to build a Santaquin facility.

Mr. Adcock said he had some budget concerns, as funds spent on technical services, fuel, EMT wages, the new fire building, inspection and part time cemetery wages were over. Stefan Chatwin said a lot of seasonal funds were used at the beginning of the fiscal year. There are budget openings that allow for some shifting of funds between items. James Linford said the revenue versus expenses ratio looks good.

James Linford asked about getting a new pumper water truck. Stefan Chatwin said he is looking into obtaining some grant money to help with the cost. It may be a good use of CDBG funds. Mr. Linford asked when the work on 400 East would be finished. Mr. Chatwin said the work was moving forward, but there were some issue. Rocky Mountain Power is now saying they need six months lead time in order to move a power pole. The City is looking at alternatives. Many cities have gone to their own power systems because of issues like these, and Santaquin may do the same in the future.

BUSINESS LICENSES

Council Member Adcock reviewed the following presented Business License Applications:

- Ruben Cortez D.B.A. Amigo Landscaping
- Stephanie Stewart D.B.A. Top Knotch Cleaning
- Keven Kester D.B.A. Santaquin Calcite Company
- Brandi Scott D.B.A Hair by Brandi
- William Graham D.B.A Chevron

Council Member Adcock moved to approve the above mentioned Business Licenses. Council Member Tracy Roberts seconded the motion. The vote was unanimous.

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EXECUTIVE SESSION (May be called to discuss the character, professional competence, or physical or mental health of an individual)
No executive session was called.

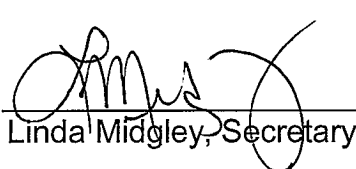
EXECUTIVE SESSION (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)
No executive session was called.

ADJOURNMENT

Council Member Martin Green moved to adjourn. Council Member James Linford seconded the motion. The vote to adjourn the meeting was unanimous. The meeting adjourned at 9:06 p.m.

Approved on November 1, 2006.


James E. DeGraffenried, Mayor


Linda Midgley, Secretary