

## NOTICE AND AGENDA

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Wednesday, July 05, 2006, in the Council Chambers, 45 West 100 South, at 7:00pm.

## AGENDA

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **INVOCATION/INSPIRATIONAL THOUGHT**
4. **CONSENT AGENDA**
  - a. Minutes
    1. June 21, 2006
    2. June 28, 2006
  - b. Bills
    1. \$ 0
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**
  - a. Discussion and possible action with regard to the 400 E Project
8. **NEW BUSINESS**
  - a. Marie Durney – 15 minute discussion with regard to Celebration issues
  - b. Discussion and possible action with regard to Employment issues (information to be available on Wednesday)
  - c. Authorization for the Mayor to sign the Land and Water Conservation Fund Contract (Meadows Park Project)
  - d. Authorization for the Mayor to sign the J-U-B Engineers, inc Agreement for Professional Services
  - e. Discussion and possible action with regard to proposed plat amendments to the Cedar Point @ Summit Ridge Plat "B", Plat "C", and the Vistas at Summit Ridge Plat "B" and Plat "C"
9. **BUSINESS LICENSES**
10. **INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS**
  - a. Ordinance 07-01-2006 "An Ordinance amending the Santaquin City Zoning Map to reflect the Greenhalgh 2006 Rezoning
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  
Susan B. Farnsworth, City Recorder

## POSTED:

CITY CENTER  
POST OFFICE  
ZIONS BANK

® Amendment to Agenda

**MINUTES OF A COUNCIL MEETING  
HELD IN THE COUNCIL CHAMBERS  
JULY 5, 2006**

At 7:00 p.m. Mayor James E. DeGraffenried called the meeting to order. Council Members attending: Arthur Adcock, Tracey Roberts, Todd Starley, Martin Green, and James Linford.

Others attending: City Manager Stefan Chatwin, Legal Counsel Brett Rich, City Planner Dennis Marker, Marie Durney, Keith Broadhead, Troy Kunz, Filip Askerlund and other unidentified individuals.

**PLEDGE OF ALLEGIANCE**

Council Member Roberts led the Pledge of Allegiance.

**INVOCATION/INSPIRATIONAL THOUGHT**

Council Member Starley offered a Word of Prayer.

**CONSENT AGENDA**

***Minutes***

**June 21, 2006 and June 28, 2006**

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

**WITH THE CONSENT OF THE COUNCIL, THE AGENDA WAS MOVED TO NEW BUSINESS,  
MARIE DURNEY and THE BUSINESS LICENSE ITEMS**

***Marie Durney – 15-minute discussion with regard to Celebration issues***

Mrs. Durney reported the Celebration was kicked off by the City wide clean up and the "Yard of the Month" Award. Following are events associate with the Celebration:

- Rodeo Queen Contest, Chaired by Rick and Karen Wall, was held in May
- Little/Jr Miss, chaired by Janet Lunt, was held on June 10<sup>th</sup>
- The Little Buck-a-roo Rodeo will be held on July 29<sup>th</sup>
- Afternoon in the park and the Children's Parade, chaired by Kat Guernsey, will be held on July 31 with games, free hot dogs and chips also that evening beginning at 7 p.m., a tour of the Orchards Hills Elementary will be offered along with a treasure hunt
- Home Run Derby will be held on August 1<sup>st</sup> beginning at 7 p.m. at the Callaway Field
- Piano Recital will be held on August 3<sup>rd</sup> beginning at 6:00 p.m. at the church on 300 West
- Friday, August 4<sup>th</sup> the Rodeo will begin at 8:00 p.m. and
- On Saturday, August 5<sup>th</sup> the 5-K Run, Flag Raising @ Centennial Park, Rodeo Slack, Parade, tours of the Museum, Car Show, activities in the Park, Rodeo and the fireworks will conclude the Celebration.

Mrs. Durney reported Jody Thomas spent a number of hours designing and drafting the Ad Booklet. Mrs. Durney publicly thanked Ms. Thomas for her hard work and the fantastic job. Indication was made that the Residents should receive the booklet, by mail, sometime next week.

Mrs. Durney indicated she would also be contacting the radio stations to arrange advertising.

The Mayor and Council Members expressed their appreciation to Mrs. Durney for the work she has put into the Celebration.

## **BUSINESS LICENSES**

Council Member Green declared a conflict of interest as he has a submitted Business License.

Council Member Starley reviewed the following submitted Business Licenses: Bradley Dean Jones D.B.A. Cool Creek Construction, Brad Van Tassell D.B.A. Stone Ridge Roofing, Antonio Guerra D.B.A. Fresh Corn and Tomatoes, and Martin and Stephanie Green D.B.A. Green Gator Construction.

Council Member Starley moved to approve the above-mentioned Business Licenses contingent on the Operator of the Produce Stand being notified there will be no parking on Main Street. Council Member Roberts seconded the motion. The vote was unanimous.

Mr. Vinanti addressed the Mayor with regard to his submittal of a Business License, which was not heard this evening. City Planner Marker indicated the building in which the business will be located has not received a Certificate of Occupancy. Until the Certificate is issued, the Business License cannot be issued.

## **MAYOR DEGRAFFENRIED INDICATED HE WOULD LIKE TO MOVE TO ITEM 8 "E"**

### ***Discussion and possible action with regard to proposed plat amendments to the Cedar Point @ Summit Ridge Plat "B", Plat "C", and the Vistas at Summit Ridge Plat "B" and Plat "C"***

Council Member Green moved to approve the amendments to Cedar Point @ Summit Ridge Plats "B" and "C" as well as Plats "B" and "C" of the Vistas at Summit Ridge. Council Member Starley seconded the motion. Discussion was held as to installation of an additional park access on the West of lot #131. Council Member Linford indicated the City has allowed the development an extra lot therefore they should install the additional access. Mayor DeGraffenried indicated to Mr. Kunz the City Council would like to see the access (which is a part of Plat "A"). Council Member Roberts reported he perceived the changes being good for the development as well as the City. Council Member Starley agreed with the installation of the walkway but would not like the walkway apart of this motion. After the discussion, the vote was unanimous.

## **PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS**

Nothing

## **FORMAL PUBLIC HEARINGS**

Nothing

## **UNFINISHED BUSINESS**

### ***Discussion and possible action with regard to the 400 E Project***

It was reported that the revised estimate associated with the 400 East Project is approximately \$150,000 with the sidewalk design as previously approved and the road being redesigned eliminating the high spot. There would be an additional \$12,000-\$13,000 to remove the irrigation water line and put it underground. Additional options with regard to the line are currently being explored. Additional information will be presented when available.

Council Member Green moved to authorize J-U-B to advertise for bids on the 400 East Project. Council Member Starley seconded the motion. Council Member Starley questioned why the

difference in the 1<sup>st</sup> Engineering Estimate and the J-U-B estimate. City Manager Chatwin indicated the engineering of the project is now more complete. After the discussion, the vote was unanimous.

## **NEW BUSINESS**

### ***Discussion and possible action with regard to Employment issues***

Council Member Adcock moved to accept the Staff recommendations pertaining to personnel and position changes. Council Member Roberts seconded the motion. Council Member Adcock indicated the City has a good Employee with a long tenure and is pleased the City is in a position to offer this employment change (see attachment "A").

### ***Authorization for the Mayor to sign the Land and Water Conservation Fund Contract (Meadows Park Project)***

Council Member Green moved to authorize Mayor DeGraffenried to sign the Land and Water Conservation Fund Contract. Council Member Roberts seconded the motion. The vote was unanimous.

### ***Authorization for the Mayor to sign the J-U-B Engineers, Inc Agreement for Professional Services***

Mayor DeGraffenried reviewed Legal Counsel Riches recommend changes to the Agreement. Those changes are as follows:

- Page 2, Section 3.01 "A" – the fee schedule will be added when completed by J-U-B
- Page 2, Section 3.01 "B" – verification as to the rates mentioned
- Page 3, Section 6.01 "B" – add the need for the consent of the City
- Page 3, Section 6.01 "F" – removal of the word "the" in line 2 and line 3
- Page 4, Section 6.04 "A" – replace J-U-B in line 1 with Santaquin City
- Page 5, Section 6.05 "A" – determine what "demobilization costs" actually are
- Page 5, Section 6.08 "A" – delete the wording and/or other "Parties of Real Interest" on line 2
- Page 5, Section 6.09 "B" – define "the site" on line 2 is defined
- Page 6, Section 6.10 "B" – remove complete section

Council Member Adcock moved to authorize the Mayor to sign the J-U-B Engineering, Inc Agreement contingent on the proposed changes being made. Council Member Roberts seconded the motion. Council Members Adcock, Roberts, Starley and Linford voted in favor of the motion. Council Member Green voted against the motion.

## **INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS**

### ***Ordinance 07-01-2006 "An Ordinance amending the Santaquin City Zoning Map to reflect the Greenhalgh 2006 Rezoning"***

City Planner Marker reviewed with the Mayor and Council the issues pertaining to the proposed rezoning to the Greenhalgh property (see attachment "B" for Staff recommendations).

Council Member Roberts moved to approve Ordinance 07-01-2006 "An Ordinance amending the Santaquin City Zoning Map to reflect the Greenhalgh 2006 Rezoning". Council Member Linford seconded the motion. The comment was made that with the proposed Zone change, an Industrial Zone will be added to the Master Plan, which will be adhered to when annexations are approved.

Mayor DeGraffenried recommended authorizing the change, which will make the zoning of Commercial in one area. Mr. Askerlund questioned if the City has any plans to purchase any of the Commercial Property so it can in turn be offered to a potential business as an incentive to relocate to the City. Mayor DeGraffenried indicated that may be an option at a future date. After the discussion, Council Members Adcock, Roberts, Starley, Green and Linford voted in favor of the motion.

#### **PETITIONS AND COMMUNICATIONS**

Nothing

#### **REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES**

##### ***City Manager***

##### **General update**

City Manager Chatwin reported a pre-bid tour for the Pressurized Irrigation Project was held last week. The bid opening will be held on Monday, July 10<sup>th</sup>.

It was reported a Work Session for next week would be the Economic Development Tour, which will begin at 6:00 p.m. Council Members need to meet at the City Office at 6 sharp.

##### ***Planning Commission***

##### **General update**

There wasn't a Planning Commission Member present.

#### **REPORTS BY MAYOR AND COUNCIL MEMBERS**

##### ***Mayor DeGraffenried***

Mayor DeGraffenried indicated he would be visiting with Mr. Oberg tomorrow. The Items that need to be completed are the fire hydrant and fence installed as well as the area is required to be paved. Mayor DeGraffenried will contact Legal Counsel with regard to issues pertaining to potential sale of the project.

Mayor DeGraffenried asked the status of the Eastside well. City Manager Chatwin will contact Dennis Barnes for an update and report back to the Mayor.

Mayor DeGraffenried reported the Engineer is reviewing the water problem at 100 North and 400 East. As additional information is available, it will be shared with the Council Members.

Mayor DeGraffenried indicated he would like the Council to meet each Wednesday either for a Council Meeting or a Work Session. The Council Members were in agreement.

Council Member Adcock was told the float has been repaired and is currently being used.

Council Member Adcock indicated he would be calling an Executive Session later in the meeting.

Council Member Roberts stated he was happy that the City is spending \$150,000 to make the roadway to the new school safe for the students but 300 West still has a safety issue that needs to be addressed.

Council Member Green questioned why the reservoir issue wasn't on the agenda. It was reported that the Reservoir Committee in conjunction with Norman Jones offered to prepare the Request for Proposal, at no cost to the City. Mayor DeGraffenried indicated he gave them permission to do so. As additional information is available, it will be presented to the Council Members.

Council Member Green was told City Planner Marker is reviewing Midvale's Sexually Oriented Business Ordinance. Upon completion of the review, a recommendation will be made to the Mayor and Council Members.

Council Member Green questioned the status of the 400 East Rezoning. City Manager Chatwin indicated a meeting will be scheduled with the Property Owners in order to answer their questions and address their concerns. This meeting will be held before a City Council Public Hearing is scheduled.

Council Member Green reported the Mayor and Council Members should be at the beginning of Parade at 9:00 a.m. to judge floats. He indicated each of them needed to be present.

Council Member Linford reported he is continuing to collect information with regard to the Court Assessment Fee. Additional information will be available shortly.

Council Member Linford reported he felt the Ordinance pertaining to Developers being allowed to pay money in lieu of water should be revisited. Currently the Council Members have an option as to whether money is accepted or water shares would be required. City Manager Chatwin cautioned the Council Members against limiting their flexibility pertaining to this issue.

Council Member Starley questioned the process of obtaining a Certificate of Occupancy for the Family Dollar Building. He was told the Building Inspector would need to make a final inspection before the Certificate is issued.

Council Member Starley questioned if Staff is in the process of drafting a Noise Ordinance. City Manager Chatwin indicated the Staff has not been directed to draft the Ordinance. He said he hadn't received direction from the Council as to what they would like the Ordinance to contain. It was decided this discussion would be postponed until the Work Session in 2 weeks.

Council Member Starley questioned when the Main Street Project Landscaping would be installed. He would like for it to be complete before the Celebration. He was told the City is responsible for the landscaping and it probably would not be complete.

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

At 8:50 p.m. Council Member Adcock moved to enter into an Executive Session with regard to the character, professional competence or physical or mental health of an individual. Council Member Starley seconded the motion. The vote was unanimous.

At 9:13 p.m. the Mayor and Council Members returned to the Council Meeting.

**EXECUTIVE SESSION** (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)

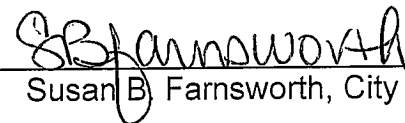
Nothing

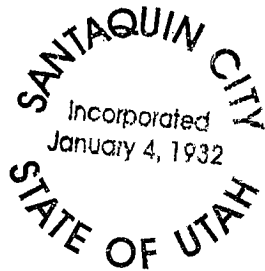
**ADJOURNMENT**

Council Member Green moved to adjourn at 9:14 p.m. Council Member Roberts seconded the motion. The vote was unanimous.

Approved on July 19, 2006.

  
James E. DeGraffenried, Mayor

  
Susan B. Farnsworth, City Recorder





**SANTAQUIN CITY CORPORATION**

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**MEMO**

**TO: City Council**

**FROM: Shannon**

**DATE: 7/3/06**

**RE: Personnel & Position Changes**

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Santaquin City currently contracts cleaning services for its facilities. These services include daily, weekly, monthly, quarterly and yearly tasks for the City Office, Library, Seniors Center and the current Public Safety Building. Over the past several years the cost for this contract has increased from \$1,560 per month to \$1,650 per month and this year with the new building we have budgeted \$2,065 per month.

We currently have a public works employee that is familiar with cleaning services and with our facilities, as he had the cleaning contract a few years ago. This employee did a terrific job cleaning the facilities when he had the contract. Recently, he has had some health issues arise (specifics can be discussed in an Executive Session, if needed) and has been assigned tasks that are less physical, which in turn has created additional responsibilities for the rest of the department. This additional responsibility along with the increase in the number of water meters, water and sewer lines, sumps, and parks, etc., due to growth, have stretched the department to its limits and has prevented them from accomplishing preventive maintenance on the city's infrastructure.

We've had a preliminary discussion with the department head and foreman and all agree that we have an opportunity to make a few changes in this department that will benefit everyone. We are recommending the following changes in the Public Works Department.

- Create a full-time position for cleaning and maintenance of all city facilities and move this employee who has janitorial experience into the position. This employee will continue to to complete all blue stake requests.
- Hire an additional full-time public works employee to fill the vacancy left by the above mentioned employee.

The money budgeted for cleaning service this year is \$24,760. This money can be used to pay the wages of a new full-time public works employee, with funding for additional wages and benefits (approximately \$13,000) coming from employee benefits, as the overall benefits increase was less than expected this year. The transfer of these funds into the appropriate department budgets can be address during a budget opening.

This is just a brief overview of the changes that we would like to make. If you have any further question, please don't hesitate to contact me.

Thank you for your support.





*freedom · family · friendship*

## MEMORANDUM

December 16, 2005

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To: Mayor DeGraffenried and City Council via Planning Commission  
From: Community Development Department  
RE: Greenhalgh 2006 Rezoning (I-1 to C-1)  
Approximately 800 West 1000 South

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R#06-02  
78.9 Acres

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### Background:

According to recommendations made by the City's economic and land use consultants, Mr. Stuart Reid and Mr. Bill Wright, and direction provided by the Mayor, James DeGraffenried, staff is proposing the City rezone approximately 78.9 acres from the I-1 "Industrial District" to the C-1 "Commercial" District. The subject properties are located at approximately 800 West 1000 South (see attached map). The proposal is in anticipation of facilitating the future development of retail and commercial centers around the southern I-15 Santaquin interchange. The Planning Commission reviewed the proposal during their June 8, 2006 meeting and unanimously recommended approval of the rezoning.

Adjacent zoning to the subject properties is mixed. The C-1 zone is to the east and extends approximately 500 feet from the I-15 frontage road. This has caused a split zoning on four of the six subject properties. Properties to the west are currently zoned C-1 and PC with other lands being in unincorporated county jurisdiction. Lands to the north are in unincorporated county jurisdiction.

### 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 Long Range Master Plan, adopted April 6, 2005, shows that properties to the immediate west are anticipated to have commercial and industrial uses when annexed. The C-1 zone to the west of the subject area was created when the Wall annexation occurred in 2005. Properties to the north are anticipated to have residential uses.

To implement the goals and policies of the General Plan, the C-1 Zone was created for the following reasons:

- To establish the primary use of land for integrated commercial and service uses.
- To create new development which is characterized by well landscaped frontages, safe access and egress, proper parking design, coordinated site planning, and buildings which follow, whenever possible, the objectives of the city general plan.
- To mitigate potential negative impacts upon residential zones caused by commercial activity. The city commercial zones are surrounded by residential areas and buffering restrictions are necessary, and
- that new developments will be "reviewed with the emphasis of protecting the appearance of the entrances to the city" (S.C.C. §10-7F-1).

Rezoning of the subject properties will provide better continuity of the C-1 zones. This allows for better "integrated commercial and service uses". It also serves to "mitigate potential negative impacts upon residential" areas master planned to the north. Furthermore, with the subject area being in close proximity to a major entrance of the City the C-1 zone is more appropriate in protecting the appearance of this area.

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

### **Criteria 2: Spot Zoning**

City ordinance does not define "spot zone". This typically refers to establishing relatively small land use zones which may or may not be compatible with adjacent zoning districts. 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).

By rezoning the property to C-1, the city will be creating a link between two C-1 zones. The total acreage in the C-1 zone near the south interchange would be approximately 203.5 acres.

### **Criteria 3: Adverse Affect on Surrounding Properties**

The C-1 zone allows for more service oriented development and better buffering to residential properties. Having an industrial area designated in between commercial zones and future residential properties could impair the ability of those adjacent properties to develop in an integrated fashion. The C-1 zoning designation will have minimal affect on adjacent properties.

**Criteria 4: Nonconforming Uses**

The subject properties are vacant with the exception of two small gravel pits operating in the subject area. One is owned and operated by the City for public work projects. The second is a privately owned, non-commercial pit. Neither pit requires licensing and is permitted to operate in both the I-1 zone and C-1 zones. No nonconforming uses will occur with this rezoning.

**Recommendation:**

Staff recommends the Planning Commission **forward a positive recommendation** to the City Council for the rezoning of approximately 78.9 acres near 800 West 1000 South, as shown on the attached map, from the I-1 zone to the C-1 zone, based on the following findings.

**Findings**

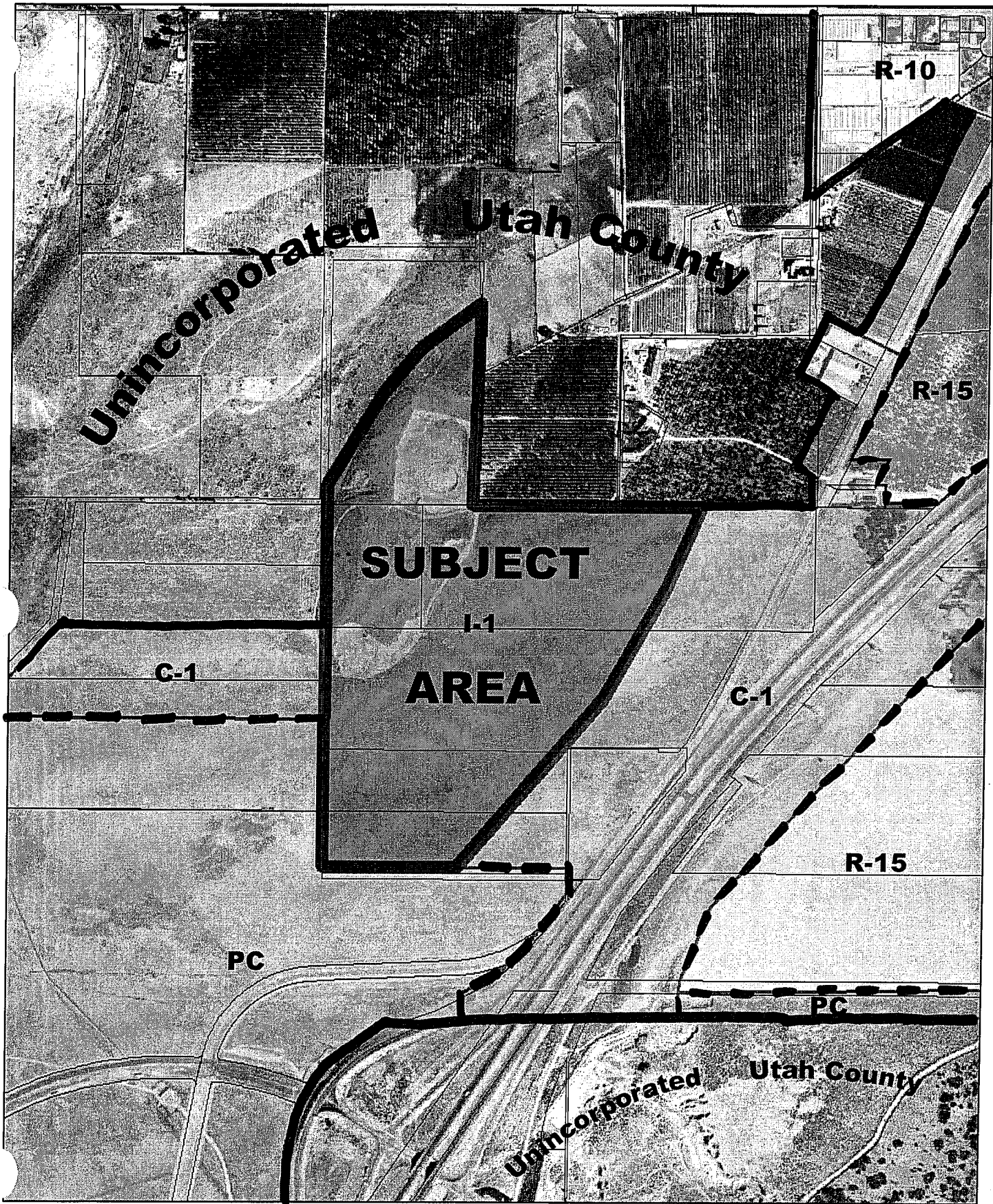
1. The rezoning conforms to the intent of the Santaquin City general plan and annexation policy plan;
2. The rezoning does not create an unnecessary island or spot zoning;
3. The rezoning will not adversely affect surrounding properties; and
4. The rezoning will not cause property, structures, or uses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

Dennis L. Marker  
City Planner

CITY COUNCIL MEETING  
ATTACHMENT "B-4"

Greenhalgh 2006 Rezoning  
Approximately 800 West 1000 South

I-1 to C-1 Zone  
R#06-02



0 270 540 1,080 1,620 2,160 Feet



**Discussion regarding Greenhalgh 2006 Rezoning.**

Commissioner Reed asked if the Greenhalgh's had petitioned for the Rezoning. City Planner Marker responded that the City is the petitioner. He indicated that as the Economic Development and Planning Consultants have met with staff and with Summit Ridge Development representatives, discussion has centered around creating this area as a major commercial area. He added that this area is also in the Master Plan as a commercial area. He stated that in order to tie the properties in better on the west and east sides of the industrial zones, the consultants suggested rezoning the Greenhalgh property. City Planner Marker reported that he has spoken with Kirk Greenhalgh and his father and they stated that as long as they can continue with their own gravel extraction, they would be okay with the rezone. Commissioner Goudy questioned if the gravel extraction would be an industrial-type operation. City Planner Marker stated that the extraction was for personal use. He stated that he had not received any negative feedback from the other property owners. He reported that he had posted notices on the properties affected by the rezone and added that notification of the rezone had been mailed to all the property owners within the 500' area.

Commissioner Rohbock asked what areas would be left for industrial development. City Planner Marker responded that as the consultants and staff review the Master Plan process, they will determine Industrial areas. He added that the Summit Ridge Development has property designated as Industrial, as well as the north end of the Oberg property.

Commissioner Bean indicated that the meeting agenda states the Rezoning is from C-2. City Planner Marker responded that it should be C-1.

An attendee asked what the difference was between the C-1 and C-2 zoning. City Planner Marker explained that the C-2 zoning is specific to Main Street and advertising restrictions.

Ms. Clayson, representing the Greenhalgh LLC stated that when she on the Economic Development Committee, she thought the property had been zones Commercial/Industrial and wondered if it could be zoned that way now. City Planner Marker stated that the City did not have a dual zoning designation. He added that the Commercial zone designation provides for more uses than the Industrial zone designation. Ms. Clayson stated that Richard, Rex and Merrill Greenhalgh informed her that they were all in favor of the Rezone request.

**Discussion regarding 400 East Orchard Lane Rezoning.**

Due to time restraints, this item was not discussed.

**Discussion regarding Code Amendment to Regulation of Home and Premise Occupation.**

Due to time restraints, this item was not discussed.

**Discussion regarding Creation of an Ordinance Regulating Adult Businesses.**

Due to time restraints, this item was not discussed.

With no further discussion, Commissioner Bean closed the Work Session at 7:00 PM

Public Hearing regarding the Greenhalgh 2006 Rezoning.

City Planner Marker stated that the C-2 designation would be corrected to C-1.

Ms. Clayson approached the commissioners and thanked them for their time. She indicated that she is the Secretary for the Greenhalgh LLC and indicated that she would like to address the rezoning. thanked commissioners for time. Marilyn secretary of LLC, would like address changed. Merrill talked to her and someone talked to him. She has been on Eco Dev for over 8 years. Tried for 8 years to try to get business and tax dollars. Thought already commercial / industrial. Knack wanted to do business here, but no water or sewer at the time. Thinking for city sake to rzone to commercial. She would like industrial / commercial. If more benefit to commercial zone, okay. Bean: what Greenhalgh opinion. Marilyn: all okay with change. Would like more commercial base there. Would like more industry there. Thanked commissioners.

Deanna Taylor: no comment

Clarise Peterson: woud like to see commercial also.

Bean: closed public hearing.

Discussion and Possible Action regarding the Greenhalgh 2006 Rezoning.

Doug: moved to recommend approval to cc. Callahan seconded.

Discussion: hales: makes good sense because of prox to freeway. Would combine with other commercial.

Vote: unanimous.

Public Hearing regarding the 400 East Orchard Lane Rezoning.

Bean opened 400 East Orchard Lane Rezoning.

Glenna Wyeth: already spoke with Dennis prior to the meeting. Joanne Lozano: already talked to Dennis. Bean: if have concerns bring to PC. Joanne: Glenna lives right off main street. Concerns regarding road configuration. Thought eventually get rid of Orchard Lane, but found that can't put road north and south. Next concern: why changing. Marker: major reason to make more ground available along freeway. Property owners in area trying to large box retailers includind grocery store, impaires ability to submit plans and get into construction. Speeds up process.

Hales: Sorenson property commercial? Marker: displayed map. Some of Sorenson property zoned R-10 would like to see zoned commercial. Hales: any one requesting? Marker: he has not personally received calls, but has had calls from others who have been contacted regarding commercial development. goudy: how do property owners feel?

Norman taylor: doesn't know of one property owner who wants this change. Has 78 acres of Greenhalgh property. why ruin this property.

Mike olson: signed as present

Lester Charlesworth: didn't receive a letter. His property on 400 east - 6 acres.

Joan hales: not in attendance

Albert Lozano: signed in for attendance.

Bill Ferguson: has concerns. Who is applicant? Doug: city consultant, mayor, etc. bill: if his property, he would object strongly, because once rezone to commercial, could sit for long periods of time. Down zoning property and could be considered a "taking". If rezone to commercial without his input and desire. How much commercial in area that no market for right now. Maybe development in summit ridge, may push, but right now, no property owners initiating. What type of plan for traffic. Orchard Drive and Main street: have city considered traffic study. Should be done before zone change made. PC needs to look at before making change.

Gale charlesworth: supporting father. All residential and in his opinion, stupidity.



## CLOSED EXECUTIVE SESSION AFFIDAVIT

I, James DeGraffenried, Mayor of Santaquin City, do hereby certify that the Executives Session held on July 05, 2006 was for the sole purpose of discussing the character, professional competence, or physical or mental health of an individual and that nothing else was discussed.

James E. DeGraffenried  
James DeGraffenried, Mayor

July 5, 2006  
Date