

NOTICE AND AGENDA

Amendment #2

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Wednesday, June 6, 2007, 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 16, 2007
 - b. Bills
 1. 274,565.46
 2. 388,382.21
5. **PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS**

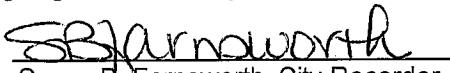
Public Forum will be held to a 30 minute maximum with each speaker given no more than 5 minutes each. If more than 6 Speakers, time will be adjusted accordingly to meet the 30 minute requirement
6. **FORMAL PUBLIC HEARINGS**
 - a. Continuation of the Amended Annexation Policy Plan
7. **UNFINISHED BUSINESS**
 - a. Discussion and possible action with regard to SUVMWA Issues ®
8. **NEW BUSINESS**
 - a. Discussion and Possible Action regarding Amended Annexation Policy Plan
 - b. Discussion and Possible Action regarding Code Amendment Affecting Location and Development Standards for Multi-Family Dwellings
9. **BUSINESS LICENSES**
10. **INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS**
 - a. Resolution 06-01-2007 " A Resolution Establishing the Fee Schedule for Santaquin City" ®
11. **PETITIONS AND COMMUNICATIONS**
12. **REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES**
 - a. Planning Commission
 1. General Update
13. **REPORTS BY MAYOR AND COUNCIL MEMBERS**
 - a. Mayor DeGraffenried
 - b. 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

**MINUTES OF A REGULAR COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
JUNE 6, 2007**

Mayor James E. DeGraffenried called the meeting to order at 7:07 pm. Council Members attending: Filip Askerlund, Martin Green, Arthur Adcock, Tracy Roberts, and James Linford.

Others attending: City Planner Dennis Marker, Legal Counsel Brett Rich, Police Chief Dennis Howard, GEI Engineer Jim Riley, Fred Openshaw, Glen Roberts, and Michelle Roberts. City Manager Stefan Chatwin was excused.

PLEDGE OF ALLEGIANCE

Council Member Roberts led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Mr. Openshaw offered an Invocation.

CONSENT AGENDA

Minutes

May 16, 2007

Bills

\$274,565.46 & \$388,382.21

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

PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS

Mr. Openshaw addressed the Mayor and Council Member with regard to the Squash Head Park. He recommended installing playground equipment within the park so that the park could be more readily used.

GEI Representative Mr. Riley reported GEI Representatives' were currently working with the City's Legal Counsel to "iron out" the contract agreement. Council Member Adcock was told the project would continue in a quick manner once the contract is complete. Council Member Linford questioned why it was taking so long to respond to the City's Legal Counsel's concerns. Mr. Riley indicated the Insurance Underwriter was actually the holdup. He thanked the Mayor and Council for their patience.

FORMAL PUBLIC HEARINGS

Continuation of the Amended Annexation Policy Plan

Council Member Green moved to enter into the continued Public Hearing with regard to the Amended Annexation Policy Plan. Council Member Linford seconded the motion. Council Members Askerlund, Green, Adcock, Roberts and Linford voted in the affirmative.

There were no Public questions or comments.

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

UNFINISHED BUSINESS***Discussion and possible action with regard to SUVMWA Issues***

Council Member Adcock reported Santaquin City has water right interest within the SUVMWA Organization (see attachment "A"). Those in attendance were told Elk Ridge currently have water needs and have proposed to purchase 19.98-acre feet of the City's water interest, within the Organization, at \$3,200 per acre foot. Council Member Roberts questioned if the money received from the sale could go in a water fund.

Council Member Linford moved to accept the proposal from SUVMWA to complete the water sale to Elk Ridge and put the payment into the Water Fund. Council Member Roberts seconded the motion.

Council Member Green indicated he was in favor of the action, but would like to see the money put in the General Fund and hold a discussion at a future work session to discuss possible uses of the funds.

Council Member Askerlund questioned if the City could counter offer. He was told other cities have sold the water at \$3,200 per acre foot.

After the discussion, Council Members Askerlund, Green, Adcock, Roberts and Linford voted in the affirmative.

NEW BUSINESS***Discussion and Possible Action regarding Amended Annexation Policy Plan***

Council Member Adcock moved to accept the amended Annexation Policy Plan. Council Member Green seconded the motion. Council Members Askerlund, Green, Adcock, Roberts and Linford voted in the affirmative.

Discussion and Possible Action regarding Code Amendment Affecting Location and Development Standards for Multi-Family Dwellings

City Planner Marker reported the current definition of a Multi-Family Dwelling is defined as 2 or more independent dwellings within a structure. The current requirements include:

- ❖ Minimum of 900 square feet per unit
- ❖ Two parking spaces for every unit plus one visitor parking
- ❖ No parking within the front or side yards
- ❖ 1500 square feet of open space

It is proposed to add wording addressing development on corner lots. The developments having less than three units may utilize side yard areas to obtain the required open space.

It is proposed to change the required 500 foot buffer between Multi-Family Dwellings to a 130 foot buffer. With the current 500 foot buffer there are currently 25 Multi-Family Dwelling sites with a possibility of 10 additional sites. With the proposed 130 foot buffer there currently are 25 sites with the possibility of 32 additional sites.

The proposed changes would allow for infill within the "older" part of town where currently there are smaller older homes on a large parcel of property.

Possible standards for two-unit Structures include:

- ❖ Minimum of 1,000 square feet per unit - excluding garage
- ❖ 2 car garage per unit
- ❖ 30% of elevations facing a street, excluding window and doors, shall have a masonry finish
- ❖ Front yard areas shall be landscaped and have an appropriate irrigation system prior to receiving a Certification of Occupancy. Certification of Occupancy may be granted in lieu of landscaping between October and March as long as a cash bond of \$1,000 has been posted with the City for the completion of such landscaping, and
- ❖ Property(s) having a two-unit structure must comply with the frontage requirements of the underlying zone.

During the work session, Council Member Roberts indicated he was not in favor of the 130 foot buffer. He would like to see the City "keep the farm". Council Member Adcock and Linford voiced their agreement. Council Member Roberts also indicated the proposed Ordinance change was instigated by one individual who needed the change to build a Multi-Family unit. Council Member Linford would be "ok" with owner occupied Multi-Family unit. City Planner Marker indicated the property owner could be required to submit a Utility Service Agreement which would show they actually live in part of the unit. Council Member Askerlund voiced his agreement that infill should be allowed within the "older" part of town. Council Member Green indicated he would like to see a dwelling on a vacant piece of land instead of a weed patch. Council Member Adcock once again indicated he was not in favor of reducing the buffer zone requirements. Council Member Roberts indicated he believed the proposed 130 foot buffer was obnoxiously small. Council Member Linford indicated he would like to require a minimum building foot print on the property.

City Planner Marker indicated there could be requirements and additional standards for such units. Mr. Roberts told council Member Adcock their desire was to remodel the home. It quickly became apparent that the home would not be livable. They then thought a twin home would be appropriate for this piece of property.

Mayor DeGraffenried indicated he was in favor of additional standards being attached to a Multi-Family unit. His personal feeling is he doesn't have a problem with Multi-Family units as long as additional standards are attached.

Council Member Adcock was told a Multi-Family unit could not be built on the property as the current Ordinance is written.

Council Member Askerlund questioned if the Roberts would be living in the unit. He was told they would not be living in a unit but his Son who would be the builder may decide to live in one of the homes. He indicated he didn't believe the 32 possible sites for multi-Family units would actually house Multi-Family units. He indicated the vacant lots should be built upon as well as adding additional standards and requirements.

Council Member Green questioned if the additional standards were a work in progress. City Planner Marker indicated that the presented standards could be adopted this evening or he could gather additional information if the Council so requested.

Council Member Adcock requested City Planner present the complete concept in written form so the Council may review and digest this presentation.

Legal Counsel Rich indicated any major changes to the Ordinance would require additional review from the Planning Commission. Legal Council Member Rich indicated this issue could be continued until the next Council Meeting so that the recommended standards be reviewed and implemented.

Council Member Linford moved to continue this discussion until the next Council Meeting and schedule a work session to discuss standards. Council Member Askerlund seconded the motion. Council Members Askerlund, Green, Adcock, Roberts and Linford voted in the affirmative.

BUSINESS LICENSES

Council Member Adcock indicated there had been one Business License Application submitted. Kim Mellen D.B.A. "Still in the Nest Daycare" has received all the required inspections as well the Police Department review.

Council Member Adcock moved to approve the submitted Business License for Kim Mellen D.B.A. "Still in the Nest Daycare". Council Member Green seconded the motion. Council Members Askerlund, Green, Adcock, Roberts and Linford voted in the affirmative.

INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS

Resolution 06-01-2007 "A Resolution Establishing the Fee Schedule for Santaquin City"

Council Member Green moved to approve Resolution 06-01-2007 "A Resolution Establishing the Fee Scheduled for Santaquin City". Council Member Adcock seconded the motion.

Council Member Green was told the late fee was currently assessed at 10%. Council Members Askerlund and Roberts requested the allowable number of cattle be increased from 15 to 30.

Council Member Green amended the motion to include the additional language in sub-section 11 to read as follows: Lessee may lease area not to exceed 500 square feet max 15 cattle per pen, no more than 2 pens may be leased at the facilities. Council Member Adcock seconded the amended motion. Council Members Askerlund, Green, Adcock, Roberts and Linford voted in the affirmative.

PETITIONS AND COMMUNICATIONS

Nothing

REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

Legal Counsel Rich reported the proposed Legislative changes would affect the status of the Justice Court Judges. Under the proposed changes the Judges would be employees of the State instead of the Cities.

Mayor DeGraffenried requested Council Member Roberts visit with the Librarian to discuss the need of additional staff as well as the need for Library Board Members. Council Member Roberts will draft a memo which will contain the requested information.

Council Member Roberts was excused at 8:15 pm.

**Planning Commission
General Update**

Nothing

REPORTS BY MAYOR AND COUNCIL MEMBERS

Mayor DeGraffenried reported a letter was sent to the Mayor of Goshen indicating due to the past due fees associated with the Court Contract, the contract would be terminated as of the 7th of June.

At 8:17 pm Council Member Linford moved to take a recess. Council Member Askerlund seconded the motion. Council Members Askerlund, Green, Adcock, Roberts and Linford voted in the affirmative.

At 8:40 pm Mayor DeGraffenried called the meeting back to order.

City Planner Marker reported that he, City Manager Chatwin, City Recorder Farnsworth and Legal Counsel Rich met with UTA Representatives' on Thursday of last week. The Representatives were told the City was interested in annexing into the Transportation District. In order to put this issue to a vote, a informational open house should be held to solicit Public input. If the Residents vote against joining the district, there would be an opportunity to join the district when/if the County as a whole annexes into the district. The question is would the Residents within the City take the bus if a route is available. The current express route leaves from Payson two times in the am and two times in the pm. The estimated revenue to UTA would be \$40,000. When additional information is available, it would be shared with the Mayor and Council Members.

Mayor DeGraffenried reported the float has been completed and invited the Council Members to go "check it out".

Council Member Linford reported he attended the Public Hearing in Genola with regard to their Annexation Policy Plan. He reported there is a projection of 243 homes on approximately 740 acres. Council Member Linford indicated the presentation was not as professional as Santaquin City's. He in turn thanked the City Staff for their professionalism.

Council Member Adcock thanked the Staff for positive efforts associated with the Cemetery.

Council Member Green was told the Parks and Recreation position has been filled. Mr. Kevin Schmitz will begin on July 1, 2007 and will attend a July Council Meeting to be formally introduced.

Stock Building Supply is in need of a location for a lumberyard, which has a railroad "spur". At this time the City doesn't have a "spur" which would be of benefit to the company. A company Representative will be contacting a City Official to discuss this issue.

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


Nothing

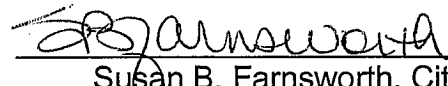
EXECUTIVE SESSION (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)
Nothing

ADJOURNMENT

At 9:05 pm Council Member Green moved to adjourn. Council Member Linford seconded the motion. Council Members Askerlund, Green, Adcock, and Linford voted in the affirmative.

Approved on June 20, 2007.


James E. DeGraffenried, Mayor


Susan B. Farnsworth, City Recorder



Susan B Farnsworth
City Recorder
45 West 100 South
Santaquin, UT 84655
(801) 420-3001 cell
(801) 754-3211 ext 17
(801) 754-1620 fax

MEMO

TO: Mayor and Council Members
CC: City Manager Chatwin
DATE: June 04, 2007
RE: **SUVMWA Issues**

Mayor and Council Members,

I spoke with Bruce Ward (SUVMWA Engineer) with regard to the water issues. He indicated SUVMWA currently has 266.2-acre feet of East Jordoh water and 133.3-acre feet of South Jordoh water for a total of 399.50-acre feet. Of the 399.50-acre feet, Santaquin City owns 5% or 19.98-acre feet.

Mr. Ward indicated that Salem, Payson, and Spanish Fork have agreed to sell their acre-feet to Elk Ridge. Elk Ridge would like also to purchase the City's portion of water. They are offering \$3,200 per acre-foot, which totals \$63,936.00. Mr. Ward indicated Salem City is requesting the monies collected on their behalf be returned to them. They in turn would use the money to pay for their portion of the "Regional Sewer Facilities" land. Mr. Ward indicated Santaquin City could request their monies, which will be paid after the Water Change Application had been approved.

Mr. Ward indicated the Elk Ridge Representatives would like to have an answer by the June 14, 2007 SUVMWA Meeting.

If you have any questions, please call me.