

**NOTICE AND AGENDA  
AMENDED**

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Wednesday, April 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. March 21, 2007
  - b. Bills
    1. \$198,449.78
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

  - a. Appointment of Board of Adjustment Members
6. **FORMAL PUBLIC HEARINGS**
  - a. Tentative Budget
7. **UNFINISHED BUSINESS**
  - a. Discussion and possible action with regard to Pressurized Irrigation System, Culinary Water, and Water Capital Facilities Plan Issues
8. **NEW BUSINESS**
  - a. Discussion and possible action with regards to approval of the vacation of a portion of 5600 West located between 700 North and 1100 North
  - b. Approval of the Utah County 2007 Municipal Recreation Grant Project
  - c. Discussion and possible action with regards to the Sunset Trails @ Summit Ridge Final Plat Modification
9. **BUSINESS LICENSES**
10. **INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS**
  - a. Resolution 04-01-2007 "A Resolution approving the Tentative FY2007/2008 Budget"
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  
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  
APRIL 4, 2007**

At 7:08 pm Mayor James E. DeGraffenried called the meeting to order. Council Members attending: James Linford, Tracy Roberts, Arthur Adcock, and Martin Green. Council Member Filip Askerlund was excused.

Others attending: City Manager Stefan Chatwin, Administrative Assistant Shannon Hoffman, Police Chief Dennis Howard, J-U-B Engineering Representatives Larry Perkins, David Thurgood, and Ross Wilson, Laurie Mattinson and other unidentified individuals.

**PLEDGE OF ALLEGIANCE**

Council Member Green led the Pledge of Allegiance.

**INVOCATION/INSPIRATIONAL THOUGHT**

Mayor DeGraffenried offered an invocation.

**CONSENT AGENDA**

*Minutes*

**March 21, 2007**

*Bills*

**\$198,449.78**

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

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

*Appointment of Board of Adjustment Members*

Mayor DeGraffenried presented the name of Mr. Richard Payne to serve on the Board of Adjustments.

Council Member Green moved to appoint Mr. Richard Payne to the Board of Adjustments. Council Member Roberts seconded the motion. Council Members Linford, Roberts, Adcock, and Green voted in the affirmative.

**FORMAL PUBLIC HEARINGS**

*Tentative Budget*

Council Member Linford moved to enter into a Public Hearing with regard to the FY2007-2008 Tentative Budget. Council Member Adcock seconded the motion. Council Members Linford, Roberts, Adcock, and Green voted in the affirmative.

City Recorder Farnsworth reviewed the proposed FY2007-2008 Budget. She indicated the changes requested during the Budget Work Session had been added to the Tentative Budget as well as adding the funding for relocating the Court to the Public Safety Building.

There were not Public comments or questions.

Council Member Green reported 401k contribution requested by the Fire Department would be matched for the EMS Department. He would like to see the 401k contributions be made on behalf of any members of either department who have a 5-year vestment in the department. Council Member Linford was in agreement with that suggestion.

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

### **MOVED TO ITEM 8B**

#### ***Approval of the Utah County 2007 Municipal Recreation Grant Project***

Administrative Assistant Hoffman addressed the Mayor and Council with regard to the Utah County 2007 Municipal Recreation Grant. It was reported that the "Grant" is a funding that is offered to Santaquin City each year and is based on population. The amount allotted to Santaquin this year is \$4,365.49. These funds must be used for development or construction of tourism, recreation, cultural, or convention facilities. In the past Santaquin City has used the funds for things such as playground equipment, trail, ballpark, backstops and dugouts. The project, which would be applied for, must be approved by the City Council prior to submitting the application.

The suggested projects are:

- Cement pads and bleachers for the Santaquin Meadows Park
- Restrooms at the Santaquin Meadows Park, and
- Replacing backstops and fencing at the existing ball field.

Council Member Roberts moved to use the grant money to build the bleachers at the Santaquin Meadows Ball Field. Council Member Linford seconded the motion. Council Members Linford, Roberts, Adcock, and Green voted in the affirmative.

### **UNFINISHED BUSINESS**

#### ***Discussion and possible action with regard to Pressurized Irrigation System, Culinary Water, and Water Capital Facilities Plan Issues***

Mr. Perkins reported South of Main, West of I-15, and North of 400 South individual Pressurized Irrigation connections could now be made. Residents must request the City inspect and approve the connection. On May 15, 2007 – Resident can start sprinkling and on July 1, Pressurized Irrigation will be included on the water bill.

All the above will apply to some areas North of Main Street and all areas South of Main Street to 400 South, being placed on the system when ready.

Mr. Perkins reviewed the recommended Service Connection Sizes

- Up to 1 acre of land being irrigated, install a 1 inch service line
- 1-2 acres of land being irrigated install a 1 1/2 inch service line
- Over 2 acres use multiple 1 inch connections

The City would consider request for connections for over 2 acres on a case-by-case bases.

The following are the recommended fees:

- Connection Fee of \$500
- Estimated Impact Fee of \$1500
- Connection for existing users will be waved
- Monthly Base for
  - 1" pipe would be \$12.85
  - 1.5" pipe would be \$20.00
- User fee for each 1000 gallons would be \$0.65

## Changes in Culinary Water Rates:

- Base Rate per month
  - Present is \$16.95
  - Future would be \$16.95
- Base Quantity, gal per month
  - Present is 8,000
  - Future would be 12,000
- Use rate per Base Quantity to 50,000 gallons
  - Present is \$0.75 per 1,000 gallons
  - Future would be \$1.85 per 1,000 gallons
- Use rate per 50,001 to 100,000 gallons
  - Present is \$1.10 per 1,000 gallons
  - Future would be \$1.85 per 1,000 gallons
- Use rate per 100,001 to 150,000 gallons
  - Present is \$1.50 per 1,000 gallons
  - Future would be \$1.85 per 1,000 gallons

Mr. Perkins reviewed proposed changes to the Culinary System, which are:

- East Side Well
  - Construct a booster pump station from upper to East side zone
- Cemetery Well
  - Reconfigure the well to pump into the main zone
  - Construct a booster pump station from the main to upper zone

## Summit Ridge Well

- Reconfigure the well to pump into the main zone
- Construct a booster pump station from the main to the upper zone
- Construct a main pipeline from Santaquin to Summit Ridge on 5<sup>th</sup> south
- Construct a reservoir in Summit Ridge to serve the main zone (and Ekins?)

## Higher East Side Zone

- Construct a booster pump station from the East Side to upper East zone
- Construct a reservoir to serve the upper East Side zone

## Pressurized Irrigation System - Summit Ridge – Ekins - Main zone

- Construct a pond at Summit Ridge by the new City tank
- Construct a main pipeline from Santaquin to Summit Ridge on 5<sup>th</sup> south
- Construct a booster pump station from the main to Summit Ridge upper zone

Mr. Perkins reported that the projects could possibly be funded by impact fees. Council Member Green was told the impact fees would not be increased to fund these projects.

Council Member Adcock was told that the proposed project would require additional work from the City Maintenance Staff due to booster pumps being added to the system.

The Mayor and Council Members were told J-U-B would include the proposed changes to the culinary system in the Feasibility Study which they are in the process of drafting.

Council Member Green questioned if the Engineers are taking into consideration the need to relocate the sewer system? He was told that this issue is being considered.

Council Member Linford moved to grant authorization to continue with regard to the Pressurized Irrigation, Culinary Water System, Water Capital Feasibility Study, and Fee Schedule. Council Member Roberts seconded the motion. Council Members Linford, Roberts, Adcock, and Green voted in the affirmative.

### **NEW BUSINESS**

#### ***Discussion and possible action with regards to approval of the vacation of a portion of 5600 West located between 700 North and 1100 North***

Council Member Adcock moved to approve the vacation of 5600 West located between 700 North and 1100 North. Council Member Green seconded the motion. Council Members Linford, Roberts, Adcock, and Green voted in the affirmative.

#### ***Discussion and possible action with regards to the Sunset Trails @ Summit Ridge Final Plat Modification***

City Engineer Thurgood reviewed the proposed Sunset Trails @ Summit Ridge Final Plat Modification (see attachment "A" for Staff recommendation).

It was reported that Mr. Troy Kunz representing Summit Ridge Communities, is seeking approval of a modification to the Sunset Trails @ Summit Ridge Final Plat. The subject development was granted final approval by the City Council on December 6, 2006. Since that time Summit Ridge has requested that a cul-de-sac on the final plat be removed and the number of lots on that cul-de-sac be redistributed within the subdivision area. Summit Ridge has also asked that lots East of the future Summit Trails Road be considered separately. These would be brought to the City as a future Sunset Trails @ Summit Ridge Plat "B". City Ordinance, Section 11-5-9 requires that the Planning Commission and City Council review major modifications, to final plats, prior to recordation.

This proposal was presented after Summit Ridge began the rough grading and utility work for the subdivision. After preparing the rough grading for Crest Dale Circle, the applicant felt the lots at the top of the cul-de-sac would be too difficult to build homes on and less desirable. Additionally, the storm drain system needed to capture run-off within the cul-de-sac would impact other lots in the development. The proposed lot layout provides the same number of lots, which the applicant feels, will be more desirable and better handle storm events without impacting other properties.

Council Member Green moved to approve the Sunset Trails Subdivision Final Plat Modification noting the Engineering conditions have been met. Council Member Adcock seconded the motion. Council Member Linford was told the lots were renumbered therefore the current lot numbers do not match the past maps. Council Member Adcock thanked the developers for presenting lots with larger frontages. After the discussion, Council Members Linford, Roberts, Adcock, and Green voted in the affirmative.

**BUSINESS LICENSES**

Council Member Adcock reviewed the following Business License Applications. Indicated was made that all required inspection have been completed.

- David James West D.B.A. Westscape, LLC
- Kiley Simons D.B.A. Kiley's Child Care, and
- Cory C. Nielsen D.B.A. Fast Grass

Council Member Adcock moved to approve the above mentioned Business Licenses. Council Member Roberts seconded the motion. Council Members Linford, Roberts, Adcock, and Green voted in the affirmative.

**INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS*****Resolution 04-01-2007 "A Resolution approving the Tentative FY2007/2008 Budget"***

Council Member Green moved to approve Resolution 04-01-2007 "A Resolution approving the Tentative FY2007/2008 Budget" adding that the Fire and EMS Department 401k would be vested after 5-years of Service. Council Member Adcock seconded the motion. Council Member Roberts requested adding a definition to the "vesting". Council Member Linford recommends the vesting include the number of response. Council Member Green reported that if the individuals had a history of not responding they would not be allowed to be a part of the Fire Department. Council Member Adcock questioned if the 2.5% presented for the 401k contribution for the Full-time Employees was a typing error. He was told a number of Council Members requested the 2.5% be left and funds would be located for the Fire and EMS 401k contributions. After the discussion, Council Members Linford, Roberts, Adcock, Green and Askerlund voted in the affirmative.

**PETITIONS AND COMMUNICATIONS**

Nothing

**REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES*****Planning Commission******General Update***

Nothing

**REPORTS BY MAYOR AND COUNCIL MEMBERS*****Mayor DeGraffenried******City Manager Chatwin***

It was reported that on April 25, Sunrise Engineering would be reporting on the City's water issues.

Council Member Green was told Legal Counsel Rich is reviewing the proposed Pole Canyon Reservoir Contract.

Council Member Green reminded the Mayor and Council Members that Miss Santaquin would be held on April 28<sup>th</sup>.

Mayor DeGraffenried indicated Mrs. Davis would address the Mayor and Council about the pageant at the next Council Meeting.

Council Member Adcock requested the "Miss Santaquin Girls" accompany Mrs. Davis when she attends the next Council Meeting.

Council Member Roberts questioned if the roads being disturbed by the installation of the Pressurized Irrigation System would be patched or overlaid. It was reported that patching was scheduled due to the cost of an overlaying project.

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

At 8:18 pm Council Member Linford moved to enter into an Executive Session with regard to the character, professional competence, or physical or mental health of an individual. Council Member Adcock seconded the motion. Those attending: Mayor DeGraffenried, Council Members Linford, Roberts, Adcock, and Green, City Manager Chatwin and City Recorder Susan Farnsworth.

The Mayor and Council Members returned to the Regular City Council Meeting at 8:26 pm.

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

Nothing

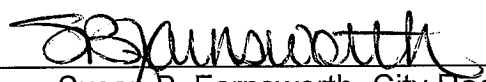
Mayor DeGraffenried granted permission for Mrs. Mattinson to ask budgetary questions. She questioned what percentage of the Library Budget was for wages and for books. She was told that the book budget was approved at \$7,000 with the wages not being available at this time.

**ADJOURNMENT**

At 8:31 pm Council Member Green moved to adjourn. Council Member Linford seconded the motion. Council Members Linford, Roberts, Adcock, and Green voted in the affirmative.

Approved on April 18, 2007.

  
James E. DeGraffenried, Mayor

  
Susan B. Farnsworth, City Recorder



## MEMORANDUM

March 29, 2007

To: Mayor DeGraffenried and City Council  
From: Dennis Marker, City Planner  
RE: Sunset Trails Subdivision (Final Plat Modification)  
900 South Summit Ridge Parkway

Zone: PC •  
Acres: 58.43  
Lots: 96

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### Background:

Mr. Troy Kunz, representing Summit Ridge Communities, is seeking approval of a modification to the Sunset Trails @ Summit Ridge final plat (**See attached subdivision plans**). The subject development was granted final approvals by the City Council on December 6, 2006. Since that time Summit Ridge has requested that a cul-de-sac on the final plat be removed and that the number of lots on that cul-de-sac be redistributed within the subdivision area. Summit Ridge has also asked that lots east of the future Summit Trails Road be considered separately. These would be brought to the City as a future Sunset Trails @ Summit Ridge Plat B. 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.

This proposal was presented after Summit Ridge began the rough grading and utility work for the subdivision. After preparing the rough grading for Crest Dale Circle, the applicant felt the lots at the top of the cul-de-sac would be too difficult to build homes on and less desirable. Additionally, the storm drain system needed to capture run-off within the cul-de-sac would impact other lots in the development. The proposed lot layout provides the same number of lots which the applicant feels will be more desirable and better handle storm events without impacting other properties.

### Analysis:

#### Zoning.

The proposed development follows the established purposes and development standards allowed in accordance with the PC Zone and the Summit Ridge 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 follows those criteria.



Lots and Lot Standards.

The approved plat had 26 lots between Twilight Way and the pedestrian path connecting Crest Dale Lane and Sunset Drive. Six of those lots were located on a cul-de-sac. The proposed plat still has 26 lots between Twilight Way and the pedestrian path, but the cul-de-sac has been removed.

The annexation and development agreement establishes that this area would be developed with single family lots with a minimum area of 12,000 square feet and corner lots must have 13,000 square feet. All properties must have at least 85 feet of frontage. The proposed lots still follow those criteria.

Utilities

The applicant has not prepared revised utility plans which reflect the proposed changes. These plans should be reviewed by the City Engineer before final approvals are granted. It is anticipated that minimal changes are needed to these plans and that the elimination of the down-hill cul-de-sac will cause less impact of public utilities on adjacent properties.

**Recommendation:**

The Planning Commission reviewed the proposal during their March 22, 2007 meeting and has forwarded a positive recommendation pending a review by the City Engineer to verify accuracy of the proposal.

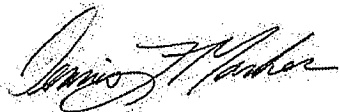
Staffs recommends the City Council approve the proposed Sunset Trails @ Summit Ridge Phase A based on the following findings and subject to the following condition:

**Findings**

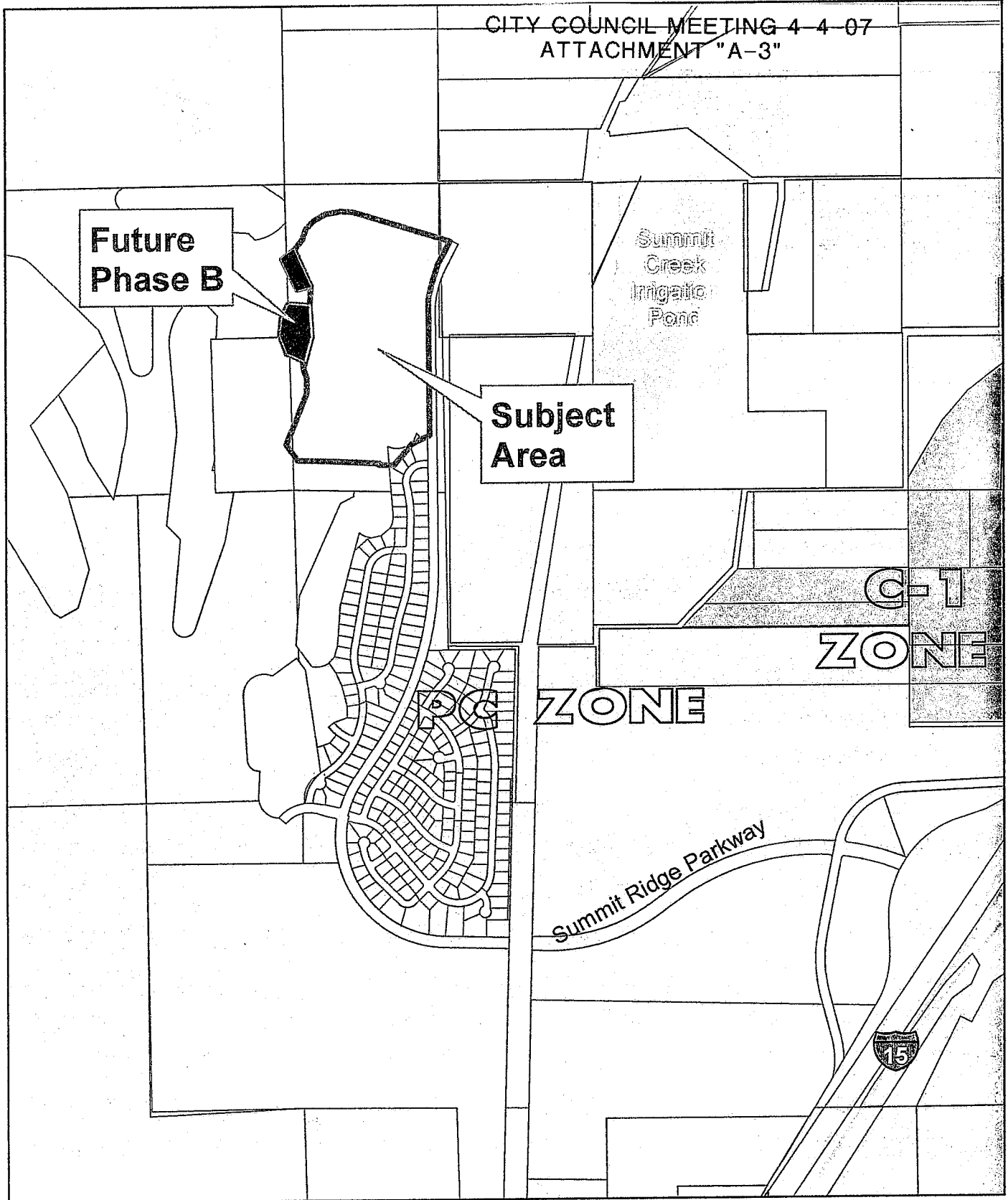
1. The development is located within the PC Zone with standards established via the Summit Ridge Annexation and Development Agreement.
2. The proposed lots comply with the standards adopted and approved as part of the Summit Ridge Annexation and Development Agreement.
3. The plat was previously granted final approval on December 6, 2006 following the Santaquin City DRC recommendation for approval.

**Condition**

1. That prior to recording the proposed Plat A the City Engineer (JUB Engineering) verify that the plat is accurate and subdivision utility plans have been revised to adequately reflect the proposed changes.



Dennis L. Marker  
City Planner



0 250 500 1,000 1,500 2,000 2,500 3,000 Feet

Produced By  
Santaquin City Community Development





## CLOSED EXECUTIVE SESSION AFFIDAVIT

I, James DeGraffenried, Mayor of Santaquin City, do hereby certify that the Executives Session held on April 4, 2007 was for the sole purpose of discussing the character, professional competence, or physical or mental health of an individual.

  
James DeGraffenried, Mayor

4-4-07  
Date