

NOTICE AND AGENDA

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Wednesday, May 17, 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. April 19, 2006
 2. May 3, 2006
 - b. Bills
 1. \$368,623.31
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. Chamber of Commerce Report
6. **FORMAL PUBLIC HEARINGS**
 - a. Changes to the City Code pertaining to Screening Requirements
 - b. Changes to the City Code pertaining to Two Week Agenda Deadline for Planning Commission Meetings
7. **UNFINISHED BUSINESS**
 - a. Discussion and possible action with regard to float issues
8. **NEW BUSINESS**
 - a. Set Work Session for Canyon Reservoir discussion
 - b. Discussion and possible action with regard to Aqua Engineering Waste Water Impact Fee Proposal
 - c. Discussion and possible action with regard to a request for change of Library hours
9. **BUSINESS LICENSES**
10. **INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS**
 - a. Ordinance 05-01-2006 "An Ordinance modifying the Santaquin City Code pertaining to Screening Requirements"
 - b. Ordinance 05-02-2006 "An Ordinance modifying the Santaquin City Code pertaining to setting a Two Week Agenda Deadline for Planning Commission Meetings"
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: S. B. Farnsworth

Susan B. Farnsworth, City Recorder

POSTED: May 15, 2006

CITY CENTER

POST OFFICE

ZIONS BANK

® Amendment to Agenda

**MINUTES OF A CITY COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
MAY 17, 2006**

Mayor Pro-Tem Tracy Roberts called the meeting to order at 7:02 p.m. Council Member attending: Arthur Adcock, Tracy Roberts, Todd Starley, Martin Green, and James Linford. Mayor James DeGraffenried was excused for approximately an hour to attend a Family Function.

Others attending: City Manager Stefan Chatwin, Legal Counsel Brett Rich, City Planner Dennis Marker, Police Chief Dennis Howard, Planning Commission Member Doug Rohbock, Kathy Brandon, Dennis Brandon, Ted Jones, Marilyn Clayson, Barbara Rauch, Janie Caron, Kae Bean, Brad Horrocks, Mountainland Association of Governments Representative Norm Smith, and other unidentified individuals.

PLEDGE OF ALLEGIANCE

Council Member Adcock led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Mr. Marker offered a Word of Prayer

CONSENT AGENDA

Minutes

April 19, 2006

May 3, 2006

Bills

\$368,623.31

Council Member Linford moved to approve the Consent Agenda. Council Member Starley seconded the motion. Council Member Starley had a question on the bills pertaining to J-U-B. After the discussion, the vote was unanimous.

PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS

Council Member Green moved to enter into the Public Forum. Council Member Starley seconded the motion. The vote was unanimous.

Mrs. Roush reported the Citywide clean up was a huge success. She indicated there is a Scout Troop scheduled to clean headstones within the Cemetery on the upcoming Saturday. Mrs. Roush indicated there had been an increase in usage of the dump by approximately 30 loads on Saturday only. She extended thanks to the Mayor, Council Members as well as the City Staff for their support and participation in the event. She indicated that the City Crew went above and beyond their job descriptions.

Mayor Pro-Tem Roberts extended a thanks for her efforts and dedication to the event.

Mr. Horrocks introduced himself as the owner of the Physical Therapy Clinic located within the Crazy Daisy Building Complex. He invited the Mayor and Council Members to attend the Grand Opening which will be held on Tuesday, May 23rd from 4:30 p.m. to 6:30 p.m. Mayor Pro-Tem Roberts welcomed Mr. Horrocks and thanked him for bringing his business to town.

Chamber of Commerce Report

Mr. Brandon voiced his concern and disappointment that the Chamber of Commerce Members heard "through the grapevine" that the City's donation to the Chamber was cut from the budget. Mr. Brandon indicated he realizes that often there isn't enough money to meet everyone's

requests or needs. He indicated that the City Representative assigned to work with the Chamber of Commerce has not been attending the Chamber Meetings. Therefore Mr. Brandon believes that the Mayor and Council Members are not fully aware of the good things the Chamber of Commerce is involved in. He encouraged the Representative, if he is not able to attend the meetings, to assign one of the other Council Members to attend in his place. Mr. Brandon believes the lines of communication between the Council and the Chamber have been broken and need to be repaired. Council Member Green indicated he was the Council Representative and due to the nature of his business, is out of town frequently. He indicated if he was not available to attend the meetings, he would ask one of the other members to attend.

Mrs. Brandon expressed her thanks to the Chamber of Commerce Board Members. She indicated that the businesses of the City are trying to network with each other to help the City flourish. Mrs. Brandon presented the Council Members an overview of the contribution the Chamber of Commerce makes to the City (see attachment "A"). Upon review of the contributions, Mayor Pro-Tem thanked the Chamber Members for their hard work and dedication to the needs of the City.

Mr. Brandon indicated whoever the Council/Chamber Representative is, that the person should take the responsibility seriously. Council Member Green indicated that Chambers minutes indicate he was not in support of the organization, which isn't true. With that said, Council Member Green indicated a meeting of the Council/Chamber Members should be scheduled to implement a harmonized working environment.

Mr. Smith, Representative of the Mountainland Associates of Governments Retired Seniors Volunteer Program, reported that Santaquin currently has 21 registered Senior Volunteers with 2,150 combined hours. These combined volunteer hours would equate to approximately \$35,690 in wages. Mr. Smith indicated Jenene Barker, Leah Bonney, Donna Bott, Idonna Crook, and Kathryn Patten received Bronze Presidential Pins (100-249 volunteer hours) as well as Ted Jones, Harriett Mendenhall and Lael Mitchell receiving the Silver Presidential Pins (250-499 volunteer hours). Mayor Pro-tem Roberts expressed his appreciation for the Volunteers of the City.

FORMAL PUBLIC HEARINGS

Changes to the City Code pertaining to the Screening Requirements

Council Member Starley moved to enter into a Public Hearing with regard to changes to the City Code addressing Screening Requirements between Commercial and Residential Properties. Council Member Linford seconded the motion. The vote was unanimous.

Mr. Marker reviewed the proposed changes to the City Code addressing Screening Requirements. He indicated that the 6' masonry wall isn't always the best buffer between a Commercial Property and Residential Properties. He indicated the Planning Commission held a Public Hearing but there weren't any Public comments or concerns (see attachment "B" for additional information).

Council Member Green moved to close the Public Hearing. Council Member Starley seconded the motion. The vote was unanimous.

Changes to the City Code pertaining to Two Week Agenda Deadline for Planning Commission Meetings

Council Member Linford moved to enter into a Public Hearing with regard to changes to the City Code addressing a two-week agenda deadline for Planning Commission Meetings. Council Member Starley seconded the motion. The vote was unanimous.

Mr. Marker reviewed the current code language associated with the agenda deadlines. He reported the existing 6-day time frame isn't adequate. By increasing the deadline time frame the Secretary would have time to finish the Planning Commission Meeting minutes, which are required to be included in the Council Meeting packets. It would also give the Staff Members the appropriate amount of time needed to review the issues and make recommendation to the Mayor and Council Members (see attachments "C").

Council Member Starley moved to close the Public Hearing. Council Member Linford seconded the motion. The vote was unanimous

Council Member Starley moved to move to item # 9 "Business Licenses" Linford seconded. The vote was unanimous.

BUSINESS LICENSES

Council Member Starley indicated he had one Business License Application. That application was submitted by Sunroc, Spanish Fork, UT. The submitted license is for aggregate sales from land along the railroad tracks within the Summit Ridge Development. Removal of the aggregate is needed in order to continue with the development.

It was reported that the Planning Commission recommended attaching a 3-year time frame to the Mass Grading Permit. It was the recommendation of the Staff to extend the time frame to 6 years due to the expense of the operation. City Manager Chatwin indicated that the Mass Grading Permit has requirements attached, which would regulate the operation. He indicated that the Staff was comfortable with attaching a 6-year time frame to the permit.

Council Member Adcock indicated he was in favor of a 3-year time frame. He indicated there currently is a business within the City limits that have problems and the City isn't able to do anything about it.

Council Member Linford reported this company is a large business that conducts business nationally. It would take a large investment to begin this operation with an approx 6-year time frame complete the proposed project. The Council Members were told that the Mass Grading Permit could be attached to Business License and could be ratified the next Council Meeting.

Mayor Pro-tem Roberts indicated he was comfortable with the approval of the Business License, but feels uncomfortable authorizing the Mass Grading Permit. He indicated he was not against the permit but would like to have the issue on the agenda before authorization was given. He stressed to those in attendance that he didn't have any issues with approving, during the next Council Meeting, the permit.

Upon Mayor DeGraffenried's return at 7:45 pm, he thanked Mayor Pro-tem Roberts for presiding over the meeting.

Mayor DeGraffenried suggested following Staff's recommendation to approve the Business License with the indication the mass grading will be permitted so the Sunroc could begin working on the Summit Ridge Project.

Council Member Starley moved to approve the above mentioned Business Licenses with intent to approve the Mass Grading Permit at the next Council Meeting. Council Member Roberts seconded the motion. Council Member Adcock voiced his opposition to the 6-year time frame. Council Member Starley feels they are trying to run a business and the City should give them the tools to do so. Council Member Green questioned the Council Members as to who would be in favor of the 6-year time frame. Council Member Adcock was the only member opposed. Upon completion of the discussion, Council Members Roberts, Starley, Green and Linford voted in favor of the motion with Council Member Adcock voting against.

UNFINISHED BUSINESS

Discussion and possible action with regard to float issues

Council Member Green reported Doug Rohbock had completed an overview of the "float needs". Following is a list of needs:

- 4 tires, especially the left front
- leaks were evident
- an overload spring package
- a driver seat
- a fire exit, and
- He has a concern with the hood being nailed down.

Council Member Green reported he was unable to make contact with the Individual who offered to contact Modern Display for an estimate to complete a float for the City. The Council Members were told that having a float constructed by Modern Display would be very expensive.

It was reported that the Rowley's had offered to allow the float to be stored in one of their sheds. It wasn't reported if there would be a fee attached to the storage or not.

Council Member Starley recommended starting the repairs on items that were the most critical, with a monetary cap being placed.

Council Member Adcock was in favor of allowing \$2,000 for repairs and construction of the Float. Council Member Green indicated he was told there were supplies from last year that could be used to refresh the exterior of the float.

Council Member Roberts indicated the City should be represented during the Summer Parades. He isn't opposed to spending money to make the repairs. Council Member Green is worried that the City is putting a band-aid on the problem. Mayor DeGraffenried recommended allowing the "Float Committee" to make the repairs needed. He indicated DeGraffenried Construction would donate \$200 towards the cause. Mayor DeGraffenried will contact Tischner Ford to see if they would work with the City on the cost of the repairs. He will also talk to Terry Kester to see if the Tire Shop will donate the needed tires.

Council Member Green moved to appropriate up to \$2,000 to be spent on the float. Council Member Adcock seconded the motion. Council Member Starley questioned why at the time of

setting the budget this item was axed and now appropriate money towards the float. Council Member Adcock indicated that in fairness to the Royalty, they should have the tools to represent the City. After the discussion, Council Members Adcock, Starley, Green and Linford voted in favor of the motion. Council Member Roberts voted against.

Council Member Starley indicted he needed to be excused and requested a discussion on the appointment to the appeals authority.

Council Member Roberts moved to change agenda item order. Council Member Starley seconded the motion. The vote was unanimous.

City Planner Marker reported he is currently working with Legal Counsel Rich on this issue. He doesn't have a projected completion date.

NEW BUSINESS

Set Work Session for Canyon Reservoir discussion

Council Member Green indicated Dan Olson requested a meeting with Mayor and Council to discuss the Canyon Reservoir. Mr. Olson requested a week's notice of the meeting in order to invite the Engineers who have been working on this proposal with him.

Council Member Green to set a Work Session to discuss the Canyon Reservoir for May 31, 2006 beginning at 6:00 p.m.

Council Member Starley was excused at 8:25 p.m.

Discussion and possible action with regard to Aqua Engineering Waste Water Impact Fee Proposal

Council Member Linford moved to enter into a discussion and possible action with regard to the Aqua Engineering Waste Water Impact Fee Proposal. Council Adcock seconded the motion.

Council Member Linford amended the motion to accept the proposal. Council Member Adcock seconded the amendment. Council Member Roberts asked if the cost would be \$9,800 would be paid for out of Impact Fees. He was told it would be paid for out of the Money In Lieu of Water. After the discussion the vote was unanimous.

Discussion and possible action with regard to a request for change of Library hours

Council Member Adcock indicated the proposal reflected a change of the weekly hours from 36 hours to 37. The Librarian indicated the Saturday Clientele includes Individuals who are wasting time instead of being serious in using the Library appropriately.

Council Member Roberts moved to accept the new Library hours as recommended by Lyn the Librarian. Council Member Linford seconded the motion. The vote was unanimous (see attachment "D").

INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS

Ordinance 05-01-2006 "An Ordinance modifying the Santaquin City Code pertaining to Screening Requirements"

City Planner Marker indicated he is currently working with the City hired Consultants to establish possible landscaping requirements. The requirements will depend on the type of commercial development. He indicated there may not always be a need to implement screening within a commercial and industrial zone.

Council Member Linford indicated he read the minutes of the Planning Commission, which indicated Mrs. Callahan was in favor of minimum standards. City Planner Marker indicated the proposed Ordinance takes into consideration a number of options. Council Member Roberts indicated he liked the flexibility of the proposed Ordinance. Mrs. Callahan indicated many of her concerns could be addressed within a separate portion of the City Code. She believes the screening should serve a purpose. She indicated she voted against the proposed Ordinance when it was presented to the Planning Commission because she didn't understand there actually was a minimum standard set. Legal Counsel Rich suggested including language pertaining to screening types and materials to mitigate anticipated impacts on adjoining Residential properties such as but not limited to lights, traffic, safety, security, privacy, and visual impacts. This language would put developers on notice of the mitigation requirements.

Council Member Roberts moved to approve Ordinance 05-01-2006 "An Ordinance Modifying the Santaquin City Code Pertaining to Screening Requirements with the recommended changes stated by Legal Counsel Rich. The Motion dies due to a lack of a second.

Council Member Linford questioned what changes to the proposed Ordinance City Planner Marker would recommend. City Planner Marker indicated the current Commercial Development Standards of the City is in need of work. This Ordinance would serve as a band-aid, which would allow the flexibility for Commercial Development. Mrs. Callahan agrees the option of a masonry wall should be included in the Ordinance. City Planner Marker indicated some standards could be addressed in a Landscape Ordinance. He indicated the standards need flexibility to allow a business to be constructed on a certain size lot and still meet mitigation requirements.

City Manager Chatwin questioned if the Council was requesting Mr. Marker to draft an Ordinance with his recommendation and return the proposal to them. Mayor DeGraffenried indicated he would like the Council to tell Mr. Marker what they would like included in the Ordinance. Council Member Linford indicated he would support the proposed Ordinance if it included a minimum standard.

Council Member Green was of the opinion that the Ordinance should be drafted in such a manor that it wouldn't require changes anytime soon. Council Member Roberts asked if there is anything that can be done so the Commercial Developers are not required to install the masonry wall. He indicated the alternate method should be "better" than the brick wall. He recommended using a brick wall as a minimum standard. Mayor DeGraffenried suggested City Planner Marker draft an Ordinance, which included standards as well as the recommended text from the Planning Commission.

Council Member Green asked if a Temporary Ordinance could be adopted. Legal Counsel Rich answered in the affirmative. He indicated a Temporary Ordinance could be in place up to a period of 6 months.

Legal Counsel Rich indicated the proposed Ordinance addresses a standard as well as allowing flexibility.

Council Member Green moved to approve Ordinance 05-01-2006 "An Ordinance Modifying the Santaquin City Code pertaining to Screening Requirements with changes advised by Legal Counsel Rich. Council Member Roberts seconded the motion. Per roll call vote, Council Members Adcock, Roberts, Green, and Linford voted in favor of the motion.

City Planner Marker was directed to, within a 3-month period, draft an Ordinance, which includes minimum standards.

Ordinance 05-02-2006 "An Ordinance modifying the Santaquin City Code pertaining to setting a Two Week Agenda Deadline for Planning Commission Meetings"

Council Member Roberts moved to approve Ordinance 05-02-2006 "An Ordinance Modifying the Santaquin City Code Pertaining to Agenda Deadlines for Planning Commission Meetings". Council Member Green seconded the motion.

City Planner Marker indicated setting of the deadline was an Administrative decision. This would give the staff flexibility and additional time if needed to review issues. He requested a repeal of this section of the Ordinance. Council Member Adcock indicated there should be a standard for this issue also. City Manager Chatwin indicated some restrictions paint the staff into a corner without the option on using their own judgment.

Mayor DeGraffenried voiced his support of flexibility. He would prefer to have this issue addressed by Staff. Council Member Adcock questioned why the Ordinance was submitted for approval when the suggestion was made to abolish the section. City Planner indicted Legal Counsel Rich recommended the abolishment of the Code Section.

Council Member Roberts indicated he felt the Ordinance language would be used as Policy language.

Council Member Roberts withdrew his motion to approve the Ordinance.

Council Member Roberts moved to repeal Section 10-6-30-7 and have the Ordinance language moved to the Administrative Policy Manual substantively. Council Member Linford seconded the motion. After the discussion, Member Adcock voted against the motion with Council Members Roberts, Green, and Linford voting in favor of the motion.

PETITIONS AND COMMUNICATIONS

Nothing

Legal Counsel Rich was excused at 9:25 p.m.

REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

City Manager

Council Member Adcock asked the disposition of the change order for the Public Safety Building. He was told there was a credit of \$147.42. Item #10 on the Change Order will need to be ratified at the next Council Meeting.

Planning Commission**General update**

Mrs. Callahan reported Curtis Rowley attended the meeting as the newest Commission Planning. The Planning Commission reviewed 2 Business Licenses applications as well as continued to work on a draft Sexually Oriented Business Ordinance. The Commissioners had a number of questions for Legal Counsel Rich therefore the discussion was tabled. Mrs. Callahan was thanked for her participation in this evenings discussions as well as her commitment to the Planning Commission.

REPORTS BY MAYOR AND COUNCIL MEMBERS**Mayor DeGraffenried**

Mayor DeGraffenried reported on the following items:

- * A Work Session will be scheduled for May 24th beginning at 6:30 p.m. to discuss Economic Development issues. It will be determined if a Special Council Meeting will be scheduled for that same evening to discuss Summit Ridge issues.
- * A Work Session will be scheduled for July 12th beginning at 6:30 p.m. for the Canyon Reservoir Presentation. An invitation to attend will be extended to J-U-B Engineering as well as the Planning Commission Members.
- * The Work Session scheduled for the 2nd Wednesday in June will include the Nebo Transportation Study, which will be presented by a Mountainland Association of Governments Representative.

Council Member Roberts reported he attended the South County Animal Shelter Meeting. He asked Chief Howard if the City Animal Control Officer has any feed back with regard to the new system. Chief Howard indicated our Animal Control Officer was new enough that he wasn't involved in the old system. Council Member Roberts indicated the board is continually working to make the shelter user friendly. Chief Howard indicated his Animal Control Budget is over budget by approximately \$4,000.

Council Member Green reported he would contact Mayor DeGraffenried when a meeting with the Chamber of Commerce was arranged.

Council Member Linford reported he would be attending the Habitat for Humanity Open House tomorrow at 6:00 p.m. at 75 West 770 North.

Council Member Linford reported that there isn't a current Business License on record for 621 East 130 South. The home Occupant is currently repairing autos. It was reported the Individual is moving out of the property. Council Member Linford was told that any cleanup of the property would be the responsibility of the Property Owner.

Council Member Linford indicated he would like at some point, to address the zoning of apartments. They currently fall under Residential restrictions and he believes since the owners don't live in them, they should fall under the Commercial Business restrictions. City Planner Marker indicated modifications to the General Plan would address this issue. Council Member Linford raised the question of what benefit an apartment complex is to the City.

Council Member Adcock reported there is an abandoned car at 200 East 100 South. He requested it be removed. Chief Howard indicated he would have the duty Officer impound it.

Council Member Adcock reminded the Mayor and Council Members he would be with his Family out of town for the next 31 days.

EXECUTIVE SESSION (May be called to discuss the character, professional competence, or physical or mental health of an individual)
Nothing

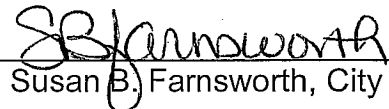
EXECUTIVE SESSION (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)
Nothing

ADJOURNMENT

At 9:55 p.m. Council Member Green moved to adjourn. Council Member Linford seconded the motion. The vote was unanimous.

Approved on June 7, 2006.


James E. DeGraffenried, Mayor


Susan B. Farnsworth, City Recorder

Santaquin Area Chamber of Commerce 2006

Welcome Bag Project: A bag with local business marketing items, city directory, and information is given to those who sign up for utilities in Santaquin. We are sending out about 20 bags a month. The business provides what we put in the bags and we do the bagging. This is free advertising for Santaquin merchants.

Gift Certificate Program: The Chamber now offers gift certificates. To be able to accept certificates there is a sign up cost of \$15.00 per year. A list of all businesses that accept the certificates will be provided for each certificate issued. The goal is to encourage citizens to shop in Santaquin at Chamber member businesses, bring tax dollars into the city, and put Chamber member names before the public.

Easter Egg Hunt: This is definitely a warm-fuzzy event that the community wants and expects. We earnestly try to make certain that every business is acknowledged several times for any and all contributions. Other than providing our children entertainment, it is another way to put the business names before the public.

Sponsorship of Luncheons: At our monthly Third Thursday Think tank membership luncheons in 2006 we are inviting members to do a sponsorship. The guest speaker will discuss topics to benefit your business. Members who sponsor a luncheon will have their name attached to all the news releases and advertising. Before the meeting we would give the sponsor time at the beginning to talk about their business.

Santaquin Days Ad: We purchase a full page in the Payson Chronicle and invite all Chamber Members to insert an ad for their business at no expense to them. This is the edition that is delivered free to all households in the Payson-Santaquin Area.

Santaquin Days Snack Shack: The Chamber members manage the concessions at the rodeo as a fund raiser to be donated to a worthy cause. In the past examples are construction of the Bowery at the park on Main Street, scholarships for our high school students, and participation in construction of the Veteran's Memorial. In 2006 we plan to use the funds to promote the Members of the Chamber.

Christmas Light Parade: This event kicks off the Christmas season for the community and gives your business the opportunity to thank everyone for supporting you during the year. It also is great way of advertising your business. Free donuts and hot chocolate are available after while the children wait to see Santa.

City Council Representation: A member of the Chamber represents our organization at every Council meeting. Twice a year we report on what the Chamber needs from the City and what we are accomplishing.

Installation Banquet: Members are listed on the program and are acknowledged for serving on the board of Directors. This is the only event that brings the entire city out for the evening. The Business of the Year and Citizen of the year are chosen and acknowledged.

Monthly Newsletter: "Chamber Chatter" is sent to every member to update them on what the Chamber is working on and events that are taking place. It is also used to spotlight Members. See example attached.

City Directory: The directory is published annually and is sent out to each household. The Chamber Members are listed in bold. It is also in the welcome bags and available at the City Office and Zion's Bank.

Ribbon Cuttings and Grand Openings: The Chamber is host to new business locating in Santaquin. We provide the ribbon cutting and coverage of the event from the Chronicle. The business is presented with the "First Dollar" plaque. Miss Santaquin Royalty is invited as well.

Website: Troy and Christy Peterson are working to get our website up and linked to the city website. It will be another tool to promote business and our city partnership.

These are just a few examples of what the Chamber of Commerce is doing in Santaquin. We welcome new members and encourage participation. The networking brings many benefits to you and your business. The more everyone contributes, the more your business will grow and continues to make Santaquin the best place to live.

The Business of the Chamber is Business

Santaquin Area Chamber of Commerce

Chamber Chatter



Volume III Issue IV

April 2006

Business of the Quarter ~ Holladay-Brown Funeral Home



Holladay-Brown Funeral Home has been chosen as the Business of the Second Quarter for 2006. Holladay-Brown Funeral Home is owned and operated by Mark Brown. Holladay-Brown Funeral Home was formerly named Holladay Funeral Home, which started in 1972. Mark had worked with the former owner Fred H. Holladay for several years, and was glad to have the opportunity to buy it when Fred passed away in 2003.

Many people wonder how someone gets interested in being a funeral director. Often times it is a business that is passed on through the family, but Mark is a first generation funeral director. Mark attended a career workshop in junior high school, and felt this was something he wanted to do. He had a family friend who was a funeral director, and Mark was able to work for him, and learn some of the business, and feel some of the satisfaction that came with helping families through a difficult times. Mark earned his Mortuary Science degree from a school in Cypruss California. He is also a graduate of LDS Business College.

Holladay-Brown Funeral Home is a full service funeral home, offering all types of services, with different levels of pricing, that would fit into anyone's budget. Mark tries to make it affordable to everyone, and his goal is to help the family with the type of funeral they can afford, while still honoring the deceased the best way possible. A less expensive funeral, does not mean that the quality is hindered in any way. Holladay-Brown also offers pre paid funeral plans.

Since Mark has bought the funeral home, it has undergone a complete remodel and redecoration. He has also added a parking lot, and plans have already been made for a new addition on the south side, which will expand the viewing room/chapel. It will also allow him to have more than one viewing at a time.

When Mark bought the funeral home, he immediately got involved with the Chamber of Commerce. He currently lives in American Fork, but makes the drive to Santaquin often to help with many of the events. He and two of his daughters were at the ball fields at 7:00 A.M. Saturday morning to help with the Easter egg hunt. Mark feels that by being involved in the community, and letting people know about his services is one of the best ways to advertise his business. His business serves a need that nobody wants, but everyone needs at some time, and when that time comes, he hopes you will think of him.

Mark Brown has served as the President of the Utah Funeral Directors Association, and on the Policy Board for the National Funeral Directors Association. Mark is married to his wife Jamie, and they have 4 children. The whole Brown family is all active in helping with the funeral home. Whether it be cleaning, pulling weeds, or helping with the ceremonies. Mark's son is interested in becoming the second generation funeral director in the Brown family.

Mark would like to express his thanks and his gratitude to the community for the welcome and support they have shown him since purchasing the funeral home. After his daughters finish High school, he plans on making Santaquin his permanent residence.

Pictured right: Mark Brown inside the casket display room.





Comprehensive Therapy Services

- Physical Therapy
- Occupational Therapy
- Speech Therapy



Mountain Land.
PHYSICAL THERAPY
& REHABILITATION

- Over 25 Years in Business
- Therapy Provider for Western United States
- 20 Outpatient Clinics in Utah

PLEASE JOIN US!

Tuesday, May 23, 2006
From 4:30 to 6:30 PM

340 East Main, Suite 4
In Santaquin, UT

- ▲ Free Food & Drink
- ▲ Free Giveaways & Grand Prize
- ▲ Ribbon Cutting Ceremony
- ▲ Tour the Facility & Meet Our Therapists
- ▲ Learn More About Physical Therapy

We would like to give Tricia Ringger a great big thanks for all the work, and the countless hours she spent getting the Easter Egg hunt ready. She is passing the baton on to Rose Larson and Ruth Robbins. We would also like to thank all the business who generously donated money and/or prizes:

Alexander's Towing

Anonymous

Brad Greenhalgh

Central Utah Sheet Metal

Country Living Real Estate

Craisy Daisy

Dear or Dying Vehicles

Deb's Kiddie Korner

EAGALA

Gause Heating & Appliance

Grandpa V's Family Fruit

Greenhalgh Construction

Holladay-Brown Funeral Home

Kat-Den Storage

Latter Days Assisted Living

Leslie's Family Tree

Lewis & Ivone Hildreth

Macey's

Mare's Harium

Marilyn Clayson

Mountain View Fur Company

One Man Band

Padgett Business Services

Payson Market

Santaqueen

Santaquin Clacite Company

Smith's

Stringham's Hardware

Terry's Tire Factory

Tischner Ford

Wal-Mart

Zion's Bank

ANNUAL REPORT OF R. S. V. P. VOLUNTEERS SANTAQUIN, UTAH 2005

The Retired & Senior Volunteer Program is a free national group of volunteers 55 and older who want to assist in their community. Each receives a free, supplemental liability insurance while they are serving.

In Utah County nearly 1,000 R.S.V.P. volunteers in over 100 non-profit organizations serve almost 140,000 hours a year, impacting about 30,000 people.

These volunteers enjoy serving their community while keeping their lives vibrant and healthy.

Total number of volunteers: 21

Combined Hours: 2, 150

Estimated value @ \$16.60/hr.= \$ 35,690

PRESIDENTIAL PIN RECIPIENTS

**BRONZE (100-249 hours): Jenene Barker, Leah Bonney, Donna Bott,
Idonna Crook, Kathryn Patten**

**SILVER (250-499 hours): Ted Jones, Harriett Mendenhall,
Lael Mitchell**

LOCATIONS

| | |
|------------------------------|-----------------------------|
| Santaquin Senior Center | Santaquin Elementary School |
| Mountain View Hospital | Peteetneet Museum |
| Utah Old Time Fiddlers | Safety Net Mentor Program |
| Utah State Hospital quilters | |

R.S.V.P. is especially interested in helping your city recruit senior volunteers for the Citizen Corps, which includes Neighborhood Watch, Volunteers in Police Service (V.I.P.S.), Community Emergency Response Teams (C.E.R.T.), and Medical Reserve Corps.

Norman Smith 798.1609
R.S.V.P. Volunteer Coordinator



MEMORANDUM

Friday, March 03, 2006

To: Mayor DeGraffenried and City Council via the Planning Commission
From: Dennis Marker, City Planner
RE: Screening along non-residential developments.

CA#06-01

Notice: This item was noticed to the general public in accordance with City procedures.

Background:

City ordinance, Sections 10-6-34.B.9, 10-7F-8, 10-7I-13, 11-6-33, requires that all commercial developments install a 6' tall masonry or concrete wall along property lines abutting a residential zone or use. The City's industrial zone does not have a requirement for buffering of residential properties or zones (Section 10-7G-9). The above sections were adopted between February 2002 and May 2003. While the above screening standard is easily enforced by the City it does not address all of the applicable goals and policies of the general plan, nor the needs of the City with regards to current and future land use proposals.

The Planning Commission held a public meeting on February 23, 2006, March 9, 2006 and March 23, 2006 to review a proposal to modify the screening requirements for non-residential developments (See minutes accompanying this memo). Attached to this memo, (**See Exhibit A**), is possible language that the City could use to implement the goals and policies of the General Plan, while addressing the needs of its residents and businesses.

Analysis:

General Plan Requirements. The General Plan, adopted November 15, 2000, supports the general beautification of the City and proper development of non-residential uses near residential properties. This is illustrated through the following goals and policies of the General Plan.

Community Vision.

Goal 1: To provide a strong business tax base.

Policy 3: Encourage enhancements to business areas through enterprise zones or redevelopment funding.

Goal 4: To create a family oriented, clean, fun and friendly community that is a great place to live.

Policy 3: Establish a community beautification ordinance.

Residential Land Uses

Goal 1: To provide for residential areas in Santaquin that support and complement the unique rural quality and character of the city.

Policy 1: Avoid encroachments of land uses which would adversely affect residential areas, i.e.; increased traffic, noise, visual disharmony, etc., by providing adequate screening and buffering an any adjacent commercial or industrial development including parking and service areas.

Policy 3: Maintain and enhance the pleasing appearance and environmental quality of existing residential neighborhoods.

Commercial Land Uses

Goal 1: To encourage the establishment of a centralized business district with low impact type businesses, which will enhance the City's sales and property tax revenues and provide the highest quality goods and services for local residents, while enhancing the visual appeal of Main Street.

Policy 3: Improve the image and appearance of commercial corridors, especially along Main Street.

Policy 4: Carefully limit any negative impacts of commercial facilities on neighboring land-use areas, particularly residential development.

Policy 5: Formulate thoughtful commercial site design and development standards, including guidelines for landscaping and signage, to express the desired overall image and identity as outlined in the Community Vision Statement.

Policy 6: Encourage safe and convenient pedestrian access to shopping and service areas.

The City's Long Range Master Plan, adopted April 6, 2005 further states,

"Methods of protecting residential areas by providing transitions and buffers between residential and commercial areas include, but are not limited to: increased setbacks, landscaping, restricted land uses, traffic control, controlled noise or light, height limitations, and transitional land use types which are known to generate little or no patron traffic such as business offices."

The Long Range Master Plan continues by outlining a need for the city to address appropriate mixing of land uses through site design and integration standards.

State Land Use Laws. State law states that municipalities may enact "ordinances, resolutions, and rules pertaining to density, open spaces, structures, buildings, energy efficiency, light and air, air quality, transportation and public or alternative transportation, infrastructure, street and building orientation and width requirements, public facilities, and height and location of vegetation, trees, and landscaping, unless expressly prohibited by law" (UAC 10-9a-102(2)). It also states that such ordinances shall be for the purpose of "providing for the health, safety, and welfare, and promote the prosperity, improve the morals, peace and good order, comfort, convenience, and aesthetics of each municipality and its present and future inhabitants and businesses. . ." (UAC 10-9a-102(1)).

The proposed ordinance provides the City with a greater flexibility in effecting the above purposes outlined in State law. It also provides for the implementation of the city's goals and policies outlined within the adopted General Plan.

Affect and Non-conforming Uses

The proposed code amendment will have no affect on existing commercial businesses which have installed screening. It provides for all existing screening to be allowed. All future non-residential developments in the C-1, C-2, I-1, and RC zones would be required to adhere to the standards outlined by the proposed amendment.

Recommendation:

Staff recommends that the City Council adopt the language provided in Exhibit A, based on the following findings.

Findings

1. State law provides for Cities to enact ordinances pertaining to "health, safety, and welfare, and promote the prosperity, improve the morals, peace and good order, comfort, convenience, and aesthetics of each municipality and its present and future inhabitants and businesses. . ."
2. The proposed amendment provides the City with a more flexible means of providing for the health, safety, and welfare of the City's residents as well as the needs of its business community.
3. The proposed ordinance will more fully implement the goals and policies of the City's General Plan which address providing for appropriate business and residential environments, beautification of the City, and economic viability.
4. The proposed ordinance will not create any non-conforming uses or require existing businesses to alter site conditions, unless so initiated by the businesses themselves.

5. After thorough review and multiple public meetings, the Planning Commission has recommended the City Council approve the proposed code amendment.

Dennis L. Marker
City Planner

Commissioner Hales referenced page 7, the last line in item D regarding the Commission accepting comments not presented at the podium, yet any member of commission could invite a participant to express their concerns; but again says won't consider if individual not at the podium. The policies should say that when called upon, citizens should address the Commission from podium and what they say would be considered. Marker stated that the intent was that persons called upon, would come back to podium. Commissioner Bean stated that if the applicant was at podium and someone in audience had a question, rather than waiting for the question to be asked, commissioners should be able to invite the question during an applicant's presentation. City Manager Chatwin related that the City was in the process of installing a sound system for the room where comments from the podium would be recorded. As much as possible people would need to speak from the podium for the record. There would be times when that would not be practical and the Chair could use best judgment. Commissioner Bean stated that the Chair needs the leeway. City Planner Marker mentioned that a relinquishing of the podium is a big thing. City Manager Chatwin stated that the chair can tell them to relinquish. Commissioner Hales asked if the Commission could still accept comments not spoken from the podium if the person had questions and was not unruly or out of line. City Planner Marker stated the Chair could use discretion.

City Planner Marker related that current policies had staff and applicants giving two presentations per agenda item. Commissioner Goudy stated that it is redundant. The proposed meeting format was good that the City Planner was suggesting. City Planner Marker stated that there would still be a formal opening and closing of the public hearings but that Commission discussion and action would be more closely tied to those hearings. Commissioner Rohbock stated that no action could be taken during the public hearing. The Chair would need to close the public hearing, and then take action.

Commissioner Bean wanted staff presentations before a public hearing. If the public has comments or questions about a proposal they may be addressed during the staff presentation. Commissioner Rohbock indicated that he felt that staff should give it's presentation before the applicant. Commissioner Reed felt the applicant should go first to introduce what the applicant was doing. City Planner Marker was concerned that if staff give it's presentation first, staff would be giving the overview, expressing it's concerns, and making recommendations before the applicant or public had a chance to speak. Commissioner Goudy felt the applicant should go first so their presentation would not be colored by staff. She stated that the Commissioners would get a better picture if the applicant presented it's information first. Commissioner Bean felt the applicant could also be granted time for rebuttal after the staff presentation. Commissioner Rohbock agreed.

City Planner Marker indicated that he would clean-up all the strike-outs, make the requested changes and get the completely corrected document back to the Commissioners. He stated that the Commissioner could take action on the policies during the first meeting in March. Commissioner Bean stated that this will help make meetings more friendly and efficient.

Discussion regarding Screening along Non-Residential Developments.

Commissioner Rohbock questioned why the ordinance said screening and not fencing. City Manager Chatwin mentioned the new ordinance provides for other screening that may not be a fence. Commissioner Goudy was concerned that clear view areas would be maintained and requirements along property edges. City Planner Marker stated that the proposed language did address screening to property edge and developers would still have to address line of sight, etc.

Commissioner Reed was not sure the City should give the kind of leeway proposed. He discussed the concrete wall at his back yard and stated that it was the developer's choice to go from cinder block to what has been installed. City Planner Marker stated that applicant's would still have to mitigate noise,

light, traffic, safety, and connectivity issues. City Manager Chatwin indicated that part of the reason for this language is because every situation is different. He stated that impacts could be handled differently with different types of developments. The current Code does not allow for connectivity between condos and commercial projects. The City does not want big walls that could create a ghetto-type look. The City would still have authority to require a certain type of wall.

Commissioner Reed questioned who would be responsible for the screening if a subdivision was proposed next to existing commercial. He stated that there should be something in the Code to allow for that and added that the commercial business should not be burdened if it is existing. Commissioner Rohbock said the commercial would be pre-existing non-conforming, but the issue should still be addressed. With the proposed language industrial uses in town would be required to provide screening.

Commissioner Hales was concerned with a wall being installed by a commercial project and adjacent owners having no say. He questioned what would happen if the wall installed was the cheapest possible and therefore would devalue the adjoining property. Commissioner Callaghan questioned where to draw the line with what the city requires. City Planner Marker related that cities must be careful to say a specific type or color must be used. He indicated that the courts have allowed cities to get that detailed. Commissioner Bean could not recommend the City go to that extent. Commissioner Hales felt that if there was a choice of color, the resident should get to choose. Commissioner Reed related that if there were six residents and they all wanted different fences, it could be more costly for the developer. Commissioner Hales felt that residents should still have some input.

Commissioner Goudy expressed that screening should deter graffiti. A cinder block wall is big magnet for that type of vandalism. City Planner Marker presented information and sketches regarding possible screening options (e.g. brick wall, brick pillars with vinyl fencing, wrought iron, and walls with landscaping). Commissioner Hales said that his experience in Park City was a hotel across the street from a helicopter landing pad. Some uses would still be very hard to mitigate.

City Manager Chatwin stated that the best thing for the City to do is sit down and work with the developers. There did need to be a partnership. Commissioner Callahan didn't want to create tension, but also wants to have standards. Commissioner Bean was against conformity when everything looks the same, looks like military base or prison. Commissioner Callahan expressed a desire for landscaping along cinderblock walls.

Commissioner Callahan expressed that when a business exists, they should at some point in time have to put up a wall; they create safety and noise issues and stated that the developer should be responsible. City Planner Marker related that existing commercial in the city is very limited and has been here along time before the housing started to encroach. If a home is built behind commercial property, then who is really causing the impact? City Manager Chatwin said there would need to be a case by case review. Most new development commercial will encroach on residential.

Commissioner Hales wanted clarification of mixing land uses through site design. City Planner Marker distributed and explained Stone Mountain Ranch Concept Plan and possible connections that could be designed between the commercial and residential to help safety needs, and provide connectivity. City Manager Chatwin expressed that often times, walls create a bigger safety issue. City Planner Marker stated that the language allows for better design of separation of commercial from residential. Commissioner Hales questioned how the City could still provide for the intended purposes if a development was not part of a planned unit development. City Planner Marker stated that the City could establish connectivity standards between commercial projects as well as commercial and residential properties. It would need to be set up in the zoning standards. Commissioner Hales questioned what

could be done with the new credit union. City Manager Chatwin stated that right now it has to have a wall.

Commissioner Rohbock noted that barbed wire could be used around utility stations and where farm animals are located.

Commissioner Hales asked if the language had to be repeated in each zone. City Planner Marker stated that he could look at creating a screening section applicable across zones and not repeat it. Commissioner Rohbock felt it was better to consolidate text where possible. A footnote could be placed in each zone referring to screening section. The code should be kept unified and simple.

Commissioner Bean called for break. Commissioner Rohbock motioned. Commissioner Hales seconded.

8:08 PM adjourn.

8:12 PM reconvene. Chairperson Bean called the meeting to order.

Commissioner Rohbock stated that it is a good idea to readdress screening.

Discussion regarding Notification to Adjacent Property Owners.

City Planner Marker related that it was the Commissions intent to change the required notice area from 500 feet to 200 feet from property lines for home occupations needing a Conditional Use Permit.

Commissioner Bean expressed they wanted a way to make the application process equitable and make applicants happy. City Planner Marker stated that a quick fix would be to put a sentence in the ordinance that allows the Community Development Director to shrink the required area based on impacts. Commissioner Bean questioned how that would keep things equitable. Commissioner Rohbock noted that the burden would then be placed on the city manager. City Planner Marker stated that the city manager could delegate.

Commissioner Hales stated that the City could put up a sign on property regarding any proposal. That would notify most of the people who live in community or that would be impacted.

Commissioner Goudy expressed that right now public notices go to three places that most people don't frequent. The City's website is not always user friendly and the commission agenda is not usually on the website or channel 10. How can residents get information if it's not updated? She felt a sign on the property was a good idea. Commissioner Rohbock said that as long as the appropriate date, time and contact information was available and the property owner was responsible to put up sign, he liked the idea. Commissioner Hales stated that the posting should be on any road that fronts the property. City Manager Chatwin stated that the City's sign ordinance would not permit notices to be posted on utility poles or as snipe signs. It may need to be revised to allow for the public notices. Commissioner Hales stated that the city should be putting up the signs. City Manager Chatwin stated that it would be too costly for city. Commissioner Hales suggested the city puts up signs but charged the developers or petitioner for the use. Signs could be standard and the City provides the necessary information. Commissioner Bean suggested making a vinyl sign with certain text that could be reused.

City Planner Marker stated that posting on the property is one way the State says a city can notice the public. For other applications, cities must do certain things IE: postings, mailings, papers, etc. The State does not say how to notice Conditional Use Permits (CUP) hearings. The City can, instead of certified mailings, post on property for a certain number of days. Some commercial uses require a CUP.

MINUTES OF A PLANNING COMMISSION MEETING

Held in the City Council Chambers

March 9, 2006



Chairperson Bean called the meeting to order at 7:10 P.M.

Commissioners Present: Clara Goudy, Robert Hales, Carolyn Callahan and Rex Bean.

Commissioners Excused: Rick Steele, Allen Reed and Doug Rohbock, Council Representative Todd Starley

Staff Present: City Planner Dennis Marker, Planning Commission Clerk Jody Thomas.

Staff Excused: City Manager Stefan Chatwin and Planning Commission Clerk Darlene Gray,

Attendees: No interested parties or other unidentified individuals in attendance.

Pledge of Allegiance.

Commissioner Bean led those present in the Pledge of Allegiance.

Approval of the Agenda Time Frame.

Commissioner Bean asked if anyone had any concerns regarding the agenda time frame. With no comments, Commissioner Bean declared the agenda would be followed as advertised.

PUBLIC FORUM

No attendees present.

PUBLIC HEARING

Public Hearing regarding the proposed Infill Subdivision, Remington IV, at approximately 100 W 100 S.

Commissioner Bean noted a request to table the Public Hearing regarding the proposed Remington IV Infill Subdivision and called for a motion. Commissioner Goudy moved to table the Public Hearing regarding the Remington IV Infill Subdivision until the next Planning Commission meeting.

Commissioner Hale seconded the motion. The vote to table the Remington IV Infill Subdivision was unanimous.

Discussion and possible action regarding the proposed Infill Subdivision, Remington IV, at approximately 100 W 100 S.

With the item tabled, there was no discussion or action regarding the proposed Remington IV Infill Subdivision.

Public Hearing regarding Screening along Non-Residential Developments.

Commissioner Goudy moved to open the Public Hearing regarding Screening along Non-Residential Developments. Commissioner Hale seconded the motion.

With no individuals in attendance, Commissioner Goudy moved to close the Public Hearing regarding Screening along Non-Residential Developments. Commissioner Hales seconded the motion. The vote to close the Public Hearing regarding Screening along Non-Residential Development was unanimous.

Discussion and possible action of the proposed Code Amendment to §10-6-34 Commercial and Industrial Development Site Plans; §10-7F-8, §10-7G-9; §10-7I-13 Special Provisions; and §11-6-33 Commercial and Industrial Development Standards.

City Planner Marker reported that Commissioner Reed relayed his questions via telephone earlier this same day. They were regarding imposing the same standard to industrial development as commercial development or if stricter standards should be imposed for the industrial development.

Commissioner Goudy inquired as to where existing Industrial zones were located. City Planner Marker displayed a map to showing the current zoning areas. He explained that impacts must be addressed whether in a Commercial or Industrial zone, light, heavy etc. City Planner Marker noted that currently there is strict ordinance in place for grading/gravel pit industries and that portions of the ordinance could be adopted for other industrial uses.

Commissioner Bean expressed his concerns about a barrier between the non-residential and residential areas and explained that he did not have concerns with regards to the non-residential and non-residential areas.

Commissioner Callahan wondered if visual impacts (i.e. screening designs/materials that lend themselves to a neighborhood setting) should be included in the residential requirements. City Planner Marker indicated that he would add that to the requirement in all zones.

Commissioner Hales expressed his desire to have more Commercial zoned areas. He questioned how the City could begin to re-zone the entire block adjacent to Main Street. City Planner Marker stated that the Planning Commission could initiate that type of action and/or recommendation.

Commissioner Bean commented that Section 10-7-G9 and Section 11-6-33 should define what kind of interface or screening should be installed between zones. He suggested that screening between "non-industrial use" be added to Section 10-7-G9.

Commissioner Callahan questioned the 6' fence height maximum. City Planner Marker indicated that the Commissioner could recommend requiring higher fencing in Industrial zones. He stated that text requiring screening for "security" could be added or in lieu of "safety". All the Commissioners agreed that they would like to be able to require a higher fence, along with the petitioner having the opportunity to request it. The Commissioners stated that they would like a 6' minimum fencing height and a height limit that would mitigate the impact.

After discussion related to use of barbed wire fencing, Commissioner Bean stated that "Citizens of" should be changed to "Citizens of and/or property owners". He also requested that "farm animals" be changed to "agricultural use".

With no further discussion, Commissioner Goudy moved to table the discussion and possible action of the proposed Code Amendment to §10-6-34 Commercial and Industrial Development Site Plans; §10-7F-8, §10-7G-9; §10-7I-13 Special Provisions; and §11-6-33 Commercial and Industrial Development Standards. Commissioner Callahan seconded the motion.

The vote to table the discussion and possible action of the proposed Code Amendment to §10-6-34 Commercial and Industrial Development Site Plans; §10-7F-8, §10-7G-9; §10-7I-13 Special Provisions; and §11-6-33 Commercial and Industrial Development Standards was unanimous.

Discussion and possible action regarding the proposed Infill Subdivision, Remington IV, at approximately 100 W 100 S.

Commissioner Bean opened the discussion regarding the proposed Infill Subdivision, Remington IV, at approximately 100 West 100 South. City Planner Marker displayed a map of the property which showed the boundaries of both lots. He indicated that he had included a staff memo in the Commissioner's packets. He reported that the property had double zoning at the northern end of C-2 for 60' from the northern-most boundary south into the property and stated that the rest of the property was zoned R-8. He verified that a single family dwelling could be built on the newly created lot. He reported that the newly created lot would exceed the minimum lot size of 8,000 sq. ft. He added that staff would recommend approval. Commissioner Bean stated that the lot did meet the requirements for an infill reduction. He stated that the regular lot frontage was 80', but with the infill reduction, the frontage could be 64'. He stated that the corner lot standard would be 95', but with the infill reduction, the frontage could be 76'. Commissioner Bean reported that the lot has a total of 8,250 sq. ft. with a 76' frontage and 110' depth. He asked if any one had any comments or concerns.

With no comments or concerns, Commissioner Rohbock moved to recommend approval to the City Council for the Infill reduction for the Remington IV subdivision, at approximately 100 West 100 South. Commissioner Reed seconded the motion.

The vote to recommend approval to the City Council for the Infill reduction for the Remington IV Subdivision was unanimous.

Commissioner Bean declared the Infill reduction request approved to be sent to the City Council. City Planner Marker informed Mr. Bible that the item would be posted and reviewed by the City Council at the April 5, 2006 meeting.

Discussion and possible action of the proposed Code Amendment to §10-6-34 Commercial and Industrial Development Site Plans; §10-7F-8, §10-7G-9; §10-7I-13 Special Provisions; and §11-6-33 Commercial and Industrial Development Standards.

Commissioner Bean opened discussion regarding the proposed Code Amendment to §10-6-34, Commercial and Industrial Development Site Plans; §10-7F-8, §10-7G-9; §10-7I-13 Special Provisions; and §11-6-33 Commercial and Industrial Development Standards.

Commissioner Bean asked that "security" be added to paragraph 5 in all sections. City Planner Marker stated that it has been added to paragraph 2 and asked Commissioner Bean if he considered barbed wire as a matter of security. Commissioner Bean responded in the affirmative.

Commissioner Bean stated that in previous discussion, the statement "citizens and property owners of Santaquin or their property" should have been added. City Planner Marker responded that he would add the statement to §10-7I.

Commissioner Callahan stated that she would also like to add "invasion of privacy" or something to that effect at the end of paragraph 2. She stated that the Code should expound on what types of screen to be used for whatever purpose or standard that the City would consider to be acceptable. She added that the size or type of tree should also be explicit; how tall a berm could be etc. She felt the Code should be more specific. Commissioner Bean stated that he felt the Code is adequate. Commissioner Rohbock indicated that he did not want the Code to get more specific.

Commissioner Goudy questioned if the statement "as approved by City" would give the Code more variation. She commented that as it is, a developer could choose what they want without obtaining approval from the City. Commissioner Bean responded that that would be acceptable, as long as it

would mitigate a problem. Commissioner Callahan stated that the Code was not only trying to mitigate a problem, but to set a standard also. City Planner Marker indicated that the Code could specify a certain caliper of tree. Commissioner Callahan stated that if the tree dies, the developer should be given a certain period of time to replace the tree. Commissioner Hales added that if the tree were a sapling, would it mitigate a problem. City Planner Marker stated that a developer could argue that a sapling could mitigate screening. Commissioner Hales suggested that a developer could present a screening plan and the City could determine whether or not it would mitigate a problem.

Commissioner Bean stated that the Ordinance dictates what the developer has to have, but he felt it would be up to the property owner to decide what type of screening he/she would provide rather than government trying to dictate specifics. Commissioner Callahan stated that the City could provide the developers with screening options. Commissioner Rohbock stated that a developer would go with the least costly thing that they could get by with. He stated that this is the only reason plans are brought to the City for review. He indicated that there should be a statement that requires the developer to bring in options for the City to either approve or deny. He reiterated that he did not want the Code to be more specific. Commissioner Bean asked City Planner Marker if there wasn't something in the Ordinance with regards to the City having to approve a developer's plan. City Planner Marker stated that commercial site development proposals are submitted with a landscaping plan for approval.

Commissioner Hales asked if once a project or development has been approved if there were any requirements that stated the screening or landscaping must maintain a certain standard. City Planner Marker stated that §10-7F-14 indicated that a landscape maintenance plan must be submitted. He added that some cities require a one-year landscape bond.

City Manager Chatwin commented that if he understands Commissioner Hales' concern, by screening he means some type of landscape screening. If that is the case, what would stop a new owner of a property from ripping out the shrubs or trees used as screening. Commissioner Hales stated that if something happens that would change the screening use, would the new owner be in violation of the Code. City Manager Chatwin asked how the City would enforce the Code. Commissioner Bean suggested adding the language, "provide and maintain screening" in the lead paragraph. Commissioner Hales added "maintain in an adequate manner". City Planner Marker stated that if a site plan is modified, it must be brought back to the City for approval. Commissioner Rohbock asked how the City would know when a change was made without City approval. City Planner Marker stated that the City receives complaints from the general public or builders. Commissioner Bean modified his suggestion to change the statement to read "provide and maintain adequate screening". All of the Commissioners were in agreement.

Commissioner Callahan reported that she has driven to different cities and found that in one City's Code a clause that stated that deteriorating fences should be replaced. City Planner Marker displayed the pictures that Commissioner Callahan had taken of screening examples from Ogden to Springville. Commissioner Bean asked if there was any other discussion on the proposed amendment to the Ordinance. He stated that he would like to complete the discussion. He reviewed the changes discussed.

With no further discussion, Commissioner Rohbock moved to recommend approved to the City Council of the proposed Code amendment to §10-6-34 Commercial and Industrial Development Site Plans; §10-7F-8, §10-7G-9; §10-7I-13 Special Provisions; and §11-6-33 Commercial and Industrial Development standards to include the changes to the language. Commissioner Hales seconded the motion.

Commissioner Callahan stated that she would like to add something to the Code regarding stored items that extend above the height of the fence. She stated that she felt no stored item should exceed the

PLANNING COMMISSION
MARCH 23, 2006
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height of the screening. Commissioner Rohbock stated that there are some things that are non-divisible. City Planner Marker stated that the concern would be for the items being stored in yard. Commissioner Bean asked if Commissioner Callahan was referring to industrial zones. Commissioner Reed added that a lot would depend on who installed the fence. Commissioner Callahan stated in some instances the screening actually has to screen what is being stored. Commissioner Reed responded that it would defeat the purpose of having a fence; depending what behind that fence. Commissioner Bean added that in some cases, everything in a fence area could not be screened, but rather the activity in the fenced area. He stated that the screening was to protect the owner's property. Commissioner Goudy questioned if that was not what paragraph 2 in each section addressed. Commissioner Callahan cited industrial parks in Springville where no screening is required, I.E. Val-Tech. City Planner Marker posed the question regarding what the location of the industrial park does for the character of a city. City Manager Chatwin stated that the cleaner the industrial areas look, the better the investment. He stated that if standards were in place for clean, attractive business parks, it would bring more money to the City.

Commissioner Bean stated that he felt the previous discussion and changed accomplished their goal and now they are trying to re-do what has been done. Commissioner Callahan responded that she felt it important to have everything in place. City Planner Marker stated that when developers come before the City, they want the specifics. He indicated that this Ordinance addresses the concerns and stated that as time goes by the Commissioners could make it more specific. Commissioner Reed added that they did not have to wait 1 year to make any changes to the Ordinance.

ROLL CALL

Commissioner Goudy – Aye
Commissioner Callahan – Nay
Commissioner Hales – Aye
Commissioner Bean – Aye
Commissioner Rohbock – Aye
Commissioner Reed – Aye

Commissioner Reed thanked City Planner Marker for Development Review Committee (DRC) meeting minutes. City Manager Chatwin stated that the Commissioners would only see what they would need in draft form. Commissioner Bean responded that this was not acceptable to him. City Manager Chatwin stated that the DRC members had the same right as the Planning Commission or City Council to approve the minutes of their meeting before the minutes are given to any other body. He stated that the Commissioners would receive 'draft' minutes pertaining to any project before the Planning Commission. He added that after approval the meeting minutes become public record. Commissioner Rohbock stated that the draft minutes was a 'nice courtesy'.

MINUTES

Minutes – March 9, 2006

Commissioner Reed moved to approve the March 9, 2006 meeting minutes as amended. Commissioner Hales seconded the motion.

The vote to approve the amended minutes of the January 12, 2006 meeting was unanimous.

REPORT OF OFFICIALS AND STAFF

City Council Report

Council Representative Starley was not in attendance.



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MEMORANDUM

Monday, May 15, 2006

To: Mayor DeGraffenried and City Council via Planning Commission
From: Dennis Marker, City Planner
RE: Code Amendment modifying the required submittal deadlines CA#006-05

Notice: This item was noticed to the general public in accordance with City procedures.

Background:

The Planning Commission held a public meeting on April 13, 2006 to review a proposal by staff to modify the required submittal deadlines (See minutes accompanying this memo).

Section 10-6-30-7: PLAN SUBMITTAL DEADLINES, reads as follows:

"All project submittals to be reviewed must be submitted in whole, as described in section 10-6-30-16 of this chapter, according to the following deadline schedule:

B. Planning Commission: In order to be eligible to be placed on a planning commission agenda, a complete submittal, including all required plans, applications, and fees must be submitted to the Santaquin City planning department by twelve o'clock (12:00) noon on Wednesday, one week before the meeting in question, or by twelve o'clock (12:00) noon the equivalent of eight (8) days in advance, whichever is greater.

The current City ordinance requires that applicants provide a complete submittal the week before, i.e. two Wednesdays before, a public hearing with the Planning Commission in order to be on an agenda. Due to Planning Commission agendas being finalized, and packets being sent out during that same submittal week, this deadline does not give staff, including legal counsel, time to review applications for completeness, perform on-sight visits, and research the issues pertaining to a submittal.

Recommendation

Staff recommends that the City Council approve the proposed code amendment found in Exhibit A, which provides for a two week submittal deadline for Planning Commission meetings.

Dennis L. Marker
City Planner

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APRIL 13, 2006
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Commissioner Hales stated that he felt there was a difference between the commercial and residential bonding process. He stated that there should be at least an outline of what the development would be before the developer asked if it could be done. He wondered if the Commissioners could present any additional ideas. Commissioner Reed stated that the Code only asks for bonding and has an appeal process for commercial development. Commissioner Hales questioned what the bonding would be for. Commissioner Reed responded that the City required a bond for infrastructure development. City Planner Marker stated that the Commissioners could recommend requesting a bond for fire hydrants, landscaping, site improvements, etc. Commissioner Hales referenced the UCCU development and asked what site improvements needed to be bonded. City Planner Marker stated that parts of the sidewalk need to be replaced, etc. Commissioner Reed stated that a bond is posted for new infrastructure only. City Planner Marker added that if the infrastructure was already in place and if the sidewalk needed replacement or repair, it would be at the City's expense.

Commissioner Reed stated that he would like to add the same bonding requirements for commercial development that would be similar to the residential bonding requirements. Commissioner Bean requested that 'subdivision improvements' be changed to 'subdivision infrastructure improvements'. He added that a Certificate of Occupancy could not be issued until the infrastructure had been completed. City Planner Marker referenced the storage units. Commissioner Bean stated that he could not see the City insisting that a property owner make improvements to his own property. City Planner Marker stated that this was a safety issue. Commissioner Hales asked if the City could deny a business license. City Planner Marker responded that no business license application has been submitted. Commissioner Bean stated that there were existing laws to take care of a business operating without a license. City Planner Marker stated that he would pursue his investigation. Commissioner Reed stated that if there were monies hanging over a business owner, they would be in to apply for a business license.

Commissioner Reed reiterated that he would like to make the same changes regarding bonding for commercial development.

Commissioner Bean moved to table the Code Amendment clarifying the City's Bonding Process and Determination of Required Guarantee Amounts until the Commissioners could review Legal Counsel Rich's comments. Commissioner Hales seconded the motion.

ROLL CALL

Commissioner Goudy – Aye
Commissioner Hales – Aye
Commissioner Bean – Aye
Commissioner Reed – Aye

Code Amendment to Modify the Required Submittal Deadlines.

Commissioner Reed asked what the submittal deadline was. City Planner Marker stated that the change would be from one week to two weeks. He explained that the Wednesday deadline with packet delivery on Friday was not feasible. He indicated that if notification were required, the notice would have to be posted before the application was submitted.

Commissioner Hales moved to recommend approval to the City Council of the Code Amendment to Modify the Required Submittal Deadlines from one week to two weeks. Commissioner Goudy seconded the motion.

ROLL CALL

Commissioner Goudy -- Aye
Commissioner Hales -- Aye
Commissioner Bean -- Aye
Commissioner Reed -- Aye

MINUTES

Minutes -- March 23, 2006

Commissioner Reed moved to approve the March 23, 2006 meeting minutes as amended. Commissioner Hales seconded the motion.

The vote to approve the amended minutes of the March 23, 2006 meeting was unanimous.

REPORT OF OFFICIALS AND STAFF

City Council Report

Council Representative Green reported that he has received phone calls regarding businesses that do not come into compliance with having a business license. He stated that it was embarrassing as a City to have individuals conducting business without a City business license. He suggested that the Planning Commissioners review the City Ordinance and "put teeth into it" if someone is found operating a business without a license. City Planner Marker indicated that he would discuss the problem with Legal Counsel Rich explaining that business licenses were more in the municipal part of the code rather than land use. He added that operating a business without a license would be a Class B misdemeanor and stated that fines and possibly jail time could be involved.

Commissioner Goudy asked if this were happening in the City and the City was aware of the violation, which would be the enforcing entity. City Planner Marker responded that the Police Department would proceed under the direction of the City Council.

City Manager's Report

City Manager Chatwin was not in attendance.

City Planner's Report

City Planner Marker referred to the Ordinance information he distributed regarding sexually oriented businesses. He asked the Commissioners to pay close attention to the South Salt Lake City Ordinance. Commissioner Reed stated that this ordinance has been worked on for some time. He indicated that escort services should be included in this ordinance. City Planner Marker stated that some jurisdictions address escort businesses. Commissioner Bean stated that the more you define, the more you leave open. He indicated that the ordinance should have broad enough definitions to stop or hinder those types of businesses. City Planner Marker stated that regarding these types of businesses, the more detail, the less liability on the City. Commissioner Goudy commented that if the definition is too broad,

April 24, 2006

To: Santaquin City Council

Request to change the library hours from

Monday thru Thursday 12:00 to 8:00 and Saturday 12:00 to 4:00

Closed on Friday, Sunday and holidays

to

Monday thru Thursday 12:00 to 8:00 and Friday 12:00 to 5:00.

Closed on Saturday, Sunday and holidays.

Reasons:

Many patrons have been requesting that the library be open on Friday, they want to get things before the weekend, etc.

Saturday seems to be goof-off day for kids.

There has been less and less checkout on Saturday for the last couple of years.

Lyn