

**MINUTES OF A REGULAR COUNCIL MEETING  
HELD IN THE COUNCIL CHAMBERS  
JUNE 21, 2000**

The meeting was called to order by Mayor Keith Broadhead at 7:00 P.M. Council members attending: Kirk Greenhalgh, LaDue Scovill, Marilyn Clayson, Walter Callaway, and Frank Staheli.

Others present: City Manager Tom Austin, City Attorney Mitch Maughan, City Engineer Dave Lund, City Planner Andrew Jackson, Craig Smith, Vern Fisher, Jesse Smith, Lloyd Knowles, Don Christensen, Mary Shepherd, Catharine Underwood, Kenyon Farley, Lyn Oryall, Ray Virchow, Linda Osborne, Derek Spencer, Agnail Gauze, Kelly Smith, Brett Rich, Craig Smith, Andrew Jackson, Glen Way, Bill Ferguson and other unidentified individuals.

**PLEDGE OF ALLEGIANCE**

Council member Callaway led the Pledge of Allegiance.

**PRAYER**

Council member Scovill offered a word of prayer.

**PUBLIC FORUM, BID OPENINGS AND AWARDS**

There were no items for the Public Forum.

Mr. Knowles opened the bids submitted by General Contractors for the Library Project. The bids are as follows: Maxwell Construction \$231,974, Chad Broderick \$197,000, Kay Contractors \$250,688, Broderick and Hendrickson \$214,300, and Tika Construction \$326,167. The bids will be reviewed within the next week and awarded on June 28th.

**INTRODUCTION AND ADOPTION OF RESOLUTION AND ORDINANCES**

Council member Callaway moved to table the Ordinance 6-1-2000 until next Council meeting so the Council will have a chance to review them. Council member Clayson seconded the motion. After discussion, Council members Scovill, Clayson, and Callaway voted in favor of the motion with Council member Greenhalgh and Staheli voting against motion.

**PETITIONS, REMONSTRANCES, COMMUNICATIONS**

Mr. Craig Smith reviewed the Participation Agreement between the Santaquin City Redevelopment Agency and Canyon View Medical Group along with explaining what a Redevelopment Agency consists of and the need for an Agency within the downtown area.

Council member Scovill moved to instruct Mr. Smith to proceed with the RDA concerning the Family Tree, Canyon View Medical Group and surrounding properties along with helping to find relocations for these businesses. Council member Clayson seconded the motion. Council member Staheli reported he wasn't comfortable with allowing a tax break to the first business to approach the RDA. Council members Greenhalgh, Scovill, Clayson, and Callaway voted in favor of the motion with Council member Staheli abstaining from the vote.

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Mr. Fisher reviewed the need for a Fiber Optic upgrade within the City Limits. He indicated that Santaquin City along with surrounding Cities could partner in a Fiber Optic venture.

**REPORT OF OFFICERS, STAFF BOARDS AND COMMITTEES**

City Planner Jackson reviewed a Business License application submitted by Jose Salorzano for a Home Business to be located at 392 South 300 West. City Planner Jackson submitted a letter of opinion (see attachment "A") with regard to the property.

Council member Staheli moved to grant a Business License to Jose A. Solorzano with a restriction of 800 square feet maximum amount of area, of the 1200 square foot building, to be used in connection to the business. Council member Scovill seconded the motion. Council members Scovill and Staheli voted in favor of the motion with Council members Greenhalgh, Clayson, and Callaway voted against.

**AT 9:20 P.M. COUNCIL MEMBER STAHELI MOVED TO TAKE A 10 MINUTE BREAK. COUNCIL MEMBER CLAYSON SECONDED THE MOTION WITH AN UNANIMOUS VOTE.**

**AT 9:30 P.M. MAYOR BROADHEAD CALLED THE MEETING TO ORDER.**

**ITEM 14-2**

Council member Callaway moved to authorize Librarian Oryall to expend the Library State Grant balance, for computers. Council member Scovill seconded the motion with an unanimous vote.

**ITEM 7B**

Legal Counsel Maughan reviewed the Eastside density issue associated with the construction of the culinary well and loss of 6 proposed building lots. Mr. Morris was instructed to phase out the proposed plans and return them to the City Engineer for review and recommendation to the Development Review Committee, Mayor and Council.

**NEW BUSINESS**

None

**UNFINISHED BUSINESS**

**ITEM 9B**

City Planner Jackson reviewed the concept plans associated with the Farley Zone Change request. Council member Staheli moved to proceed with the draft of the Development Agreement. Council member Scovill seconded the motion with an unanimous vote.

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**ITEM 9A**

Council member Callaway moved to table the Contract with Waste Connections for garbage Pickup until the Mayor and Council could review the contract and return comments to the City's Legal Council. Council member Scovill seconded the motion with an unanimous vote.

**BILLS**

Council member Clayson moved to approve payment of the bills in the amount of \$28,109.34. Council member Staheli seconded the motion with an unanimous vote.

**BUSINESS LICENSES**

Council member Staheli reported that the address associated with the Business License for Merrill DeGraw was determined to be located in the County therefore the City will not be issuing a Business License.

**APPROVAL OF MINUTES**

Council member Staheli moved to approve the minutes of June 14, 2000 with one change. Council member Scovill seconded the motion with an unanimous vote.

**EXECUTIVE SESSION**

Not needed.

**REPORTS FROM MAYOR AND COUNCIL MEMBERS**

Mayor Broadhead reported the budget for 2000/2001 will be ready for adoption by next meeting.

City Manager Austin reported the adjusted budget will be ready for adoption at the June 28<sup>th</sup> Council meeting. Also reported was that the proposed projects, for the 2000/2001 budget year, will not be allowed until the revenue is in place.

City Manager Austin handed out the applications for the Engineering position to the Mayor and Council to review. Interviews will be held on June 22, 2000.

Council member Staheli reported the bid for a marque sign with removable lettering would be approximately \$2000.00.

Council member Staheli accepted the responsibilities of the float from Council member Clayson. Council member Staheli will get a parade schedule and make arrangements for the float to be driven.

Council member Clayson voiced a concern with the City volunteers not being allowed to make purchases with request for City Checks. Mayor Broadhead suggested a petty cash check could be issued to the volunteer, with a Council member signed purchase order attached, for up to

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\$250.00. The Council were in agreement with this decision.

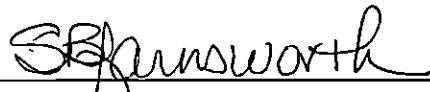
Council member Clayson also reported she had 8 tickets remaining to the Stadium of Fire that will be held on July 4<sup>th</sup>, in Provo.

**ADJOURNMENT**

At 11:25 P.M. Council member Greenhalgh moved to adjourn with a second from Council member Clayson and an unanimous vote.

Approved on June 28, 2000.

  
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Keith Broadhead, Mayor

  
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Susan B. Farnsworth, Recorder

# MEMO

**To:** City Council and Mayor  
**From:** Andrew K. Jackson, AICP, Santaquin City Planner  
**Subject:** Automotive Repair Service at 392 South 200 West  
**Date:** June 21, 2000

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This memo is regarding the submittal for a Business License for an Automotive Repair Service at 392 South 200 West in the R-M-8 zone.

The applicant, Mr. Solorzano, would like to use an existing 1,224 square foot detached accessory structure, under the premises occupation ordinance, for an Automotive Repair Service. Premises occupations are conditional uses in the R-M-8 zone.

Section 02.0629 of the Santaquin City Code deals with Premises Occupations. The attached copy of the code itemizes the requirements that must be met in order to obtain a Premises Occupation Conditional Use Permit.

Pertinent to this application are items "F" and "I" which read:

- F. The floor area of any accessory building devoted to the premises occupation shall not exceed eight hundred (800) square feet.
- I. The occupation shall not emit noise, odor, dust, fumes, vibration, smoke, electrical interference or any other interference with the residential use of adjacent properties.

Under the Euclidian Zoning theory that Santaquin employs, land uses should be separated. Residential uses should be protected from the harmful impacts of non-residential uses. The City does allow some non-residential uses, however, they are mitigated to reduce the negative impact on residential uses. Any premises occupation should be accessory or secondary to the primary use of a residential dwelling. When the secondary use becomes too large, it becomes the primary land use and the residential use becomes secondary.

It is my opinion that this request does not comply with the zoning ordinance.