

**MINUTES OF A CITY COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
MAY 3, 2000**

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

Others attending: City Manager Tom Austin, City Engineer Dave Lund, Legal Council Mitch Maughan, Bill Ferguson, Kenyon Farley, Gregg Magleby, Nell Morgan, Aaron Painter, Brent Norton, Terry Kester, Barbara Kester, Don Gilson, Dennis Barnes, Dennis Brandon, Kathy Brandon, Jim DeGraffenried, Lynn Adams, Eddie Ahlin, Colleen Ahlin, Thelma Ahlin, Warren Ahlin, Rena Taylor, and Norman Taylor.

PLEDGE OF ALLEGIANCE

Council member Clayson led the Pledge of Allegiance.

PRAYER

Council member Scovill offered a word of Prayer.

PUBLIC HEARING

Council member Scovill moved to enter into the required 2nd Public Hearing with regard to the **2000/2001 CDBG GRANT**. Council member Greenhalgh seconded the motion with an unanimous vote.

Mayor Keith Broadhead opened the second public hearing for the CDBG program. Mayor Broadhead indicated that this hearing was called to allow all citizens of Santaquin an opportunity to provide input with regard to the project which was applied for under the 2000/2001 Community Development Block Grant Program. Santaquin City has revised both the capitol investment plan and capitol projects plan and applied for funds for the Santaquin Library project located at approximately 95 South Center in Santaquin. Mayor Broadhead introduced City Manager Tom Austin who is the project manager for the library. Mr. Austin indicated that Santaquin's application for CDBG funds was successful, and we had received an award of \$95,000.00 which would be augmented by an additional \$50,000 from the Santaquin General Fund for a total of \$145,000.00 dedicated to the project for the year 2000/2001. Mr. Austin explained that this amount combined with the money already dedicated to the project from the previous year, should provide sufficient funding to accomplish both phase 1 and phase 2 of the total project. He also indicated that the asbestos abatement had been completed and construction/renovation would be the next step.

Mayor Broadhead then asked both the audience and the governing body if they had any questions. There were no questions or comments.

Mayor Broadhead told the audience that a copy of the Santaquin City Budget, which included those projected expenditures for the new library, was available on request.

Council member Scovill moved to close the Public Hearing with a second from Council member Clayson followed by a unanimous vote of the council.

Council member Staheli moved to open a Public Hearing with regard to a **ZONE CHANGE REQUEST FOR THE FERGUSON 1 AND FERGUSON 2 ANNEXED PROPERTIES.**

Council member Clayson seconded the motion with an unanimous vote.

Mr. Ferguson addressed the Mayor and Council with a request for a Zone Change from R15 to a RM10 with regard to the recently annexed property.

Mayor Broadhead read a letter submitted by Council member Callaway as he could not attend this evenings meeting (see attachment "A").

Mrs. Morgan reported she would like to see the property remain at a R15 Zone.

Mr. Adams also indicated he would is in favor of the current zoning.

Council member Greenhalgh recalls a discussion being held, in a previous Council meeting, with regard to the possibility of a Zone Change Request being submitted after the annexation was completed. He also indicated that there were not promises attached to the discussion.

Council member Clayson reported she agrees with the comments of Mr. Adams and believes the City's Master Plan should be followed.

Council member Scovill sympathized with Mr. Ferguson's need to develop the property but believes the zone should remain the same.

Council member Staheli added he also supports R15 Zone.

Council member Clayson moved to close the Public Hearing with a second from Council member Scovill and an unanimous vote.

PUBLIC FORUM, BID OPENINGS AND AWARDS

Mrs. Brandon addressed the Mayor and Council indicating she would be willing to organize and Chair a Chamber of Commerce for the City. She believes the Chamber could be active by January 2001. She requested the support of the Mayor and Council, office space in which to meet, and a small budget. Council member Staheli moved to support the Chamber of Commerce with a second from Council member Clayson and an unanimous vote.

Mr. Adams questioned when the park and fence at Cottonwood Subdivision would be complete. He was told that the issues are currently being discussed and addressed but a completion date is not available.

Mr. Taylor questioned if a fire hydrant will installed at 200 North 400 East to service the new

home being built. Mr. DeGraffenried, builder of the home, reported a fire hydrant will be installed on the Northwest corner of 200 North and 400 East the morning of May 4th.

INTRODUCTION AND ADOPTION OF RESOLUTIONS AND ORDINANCES

Council member Scovill moved to adopt Ordinance 5-1-2000 (**ZONE CHANGE OF THE TERRY KESTER PROPERTY FROM RESIDENTIAL TO COMMERCIAL**). Council member Greenhalgh seconded the motion. Council member Staheli wondered if this change to the Master Roads Plan would effect the zone change. The change will not affect the zone. After the discussion the vote was unanimous.

Council member Greenhalgh moved to adopt Resolution 5-1-2000 (**A RESOLUTION ADJUSTING THE SANTAQUIN CITY MUNICIPAL GAS RATES**). Council member Staheli seconded the motion with an unanimous vote.

Council member Scovill moved to approve Resolution 5-2-2000 (**A RESOLUTION AUTHORIZING ENTERING INTO A CONTRACT WITH OLSEN'S GREENHOUSES TO PROVIDE SANTAQUIN CITY MUNICIPAL GAS TO THAT BUSINESS**). Council member Clayson seconded the motion with an unanimous vote.

Council member Scovill moved to table Resolution 5-3-00 (**A RESOLUTION AUTHORIZING ENTERING INTO A CONTRACT WITH TEMPEST CONSTRUCTION FOR EXTENSION OF THE NATURAL GAS SYSTEM**) until more than one firm bid is received. Council member Greenhalgh seconded the motion with a unanimous vote.

Council member Staheli moved to approve Resolution 5-4-2000 (**A RESOLUTION AUTHORIZING THE MAKING OF A DEED FROM THE CITY TO THE PRINCIPALS OF THE ALVEY SUBDIVISION**). Council member Scovill seconded the motion with an unanimous vote.

Council member Scovill moved to approve Resolution 5-5-2000 (**A RESOLUTION ADOPTING AMENDMENTS TO THE MASTER ROAD PLAN AND ADOPTION OF THE NEW MASTER ROADS PLAN**). Council member Clayson seconded the motion with a unanimous vote.

RESOLUTION 5-6-2000 WAS NOT READY FOR ADOPTION.

Council member Clayson moved to approve Resolution 5-7-2000 (**A RESOLUTION ADDRESSING THE RESOLUTION FROM THE SUCMWA AND A MEMORANDUM OF UNDERSTANDING FROM CUWCD**). Council member Greenhalgh seconded the motion with an unanimous vote.

PETITIONS, REMONSTRANCES, COMMUNICATIONS

Council member Scovill moved to authorize expenditures for Fire convention in the amount of \$2445.60. Council member Clayson seconded the motion with an unanimous vote.

Mr. Magleby reviewed with those in attendance the proposed Ahlin Annexation. Sewer capacity was an item of issue. Sunrise Engineering will run sewer and water models with the expense of these models being paid out of the annexation fees paid, to the City, by Mr. DeGraffenried.

AT 9:40 P.M. COUNCIL MEMBER STAHელი MOVED TO TAKE A 10 MINUTE BREAK. COUNCIL MEMBER CLAYSON SECONDED THE MOTION WITH AN UNANIMOUS VOTE.

Mayor Broadhead called the meeting to order at 9:50 P.M.

REPORT OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

Legal Counsel Maughan will draft and send letters to the individuals who have not connected to the City Sewer System.

City Engineer Lund reported he instructed Developer Shane Morris that within a hundred foot radius of the proposed Eastside water tank, homes can not be built. City Engineer Lund will meet with Mr. Morris to discuss State regulations.

A discussion was held with regard to construction of an additional water tank on the East side of town. Engineer Lund will return with cost estimates for the June meeting.

City Manager Austin reported that Council member Callaway requested bids for asphaltting the roads in the Cemetery. Council member Clayson moved to authorize Council member Callaway to spent up to \$6000.00 and have the road asphalted. Council member Greenhalgh seconded the motion with an unanimous vote.

NEW BUSINESS

Mayor Broadhead presented the Council with a tentative 2000/2001 Santaquin City Budget. A work session will be held on May 13th to balance this budget.

Council member Clayson moved to accept the 2000/2001 tentative budget. Council member Staheli seconded the motion with an unanimous vote.

UNFINISHED BUSINESS

The Mayor and Council were presented with a Letter of Certification for the Jensen Annexation. The required protest period will begin on May 4th.

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BILLS

Council member Clayson moved to approve payment of the bills in the amount of \$63,600.89. Council member Staheli seconded the motion with an unanimous vote.

BUSINESS LICENSES

Council member Staheli moved to approve new Business Licenses for Joe Blythe, D.B.A Utah Iron Works, Inc, Ryan Shepherd D.B.A. Swamp Cooler Specialist, Scott Unice, D.B.A. ETAL, and Gina Long, D.B.A. CDFC. Council member Clayson seconded the motion with an unanimous vote.

APPROVAL OF MINUTES

Council member Scovill moved to approve the minutes of April 19, 2000 with one correction. Council member Clayson seconded the motion and a unanimous vote.

EXECUTIVE SESSION

None

REPORTS FROM MAYOR AND COUNCIL MEMBERS

A Special Work Session will be held on May 13th at 10 A.M. to work on balancing the budget.

Council member Scovill reported that the IMGA are making the requested changes and the agreement will soon be ready to be signed.

Council member Greenhalgh wondered if with the change of the master road plan, a plan should be implemented to enhance Main Street. Mayor Broadhead will speak with a MAG Representative for ideas and direction.

Council member Staheli reported that the Sutherlund Institute will be holding a Luncheon on May 18th to discuss How Today's Community Healers are Reviving our Streets and Neighborhoods.

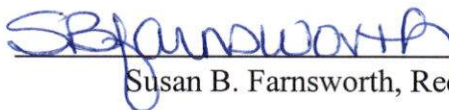
ADJOURNMENT

At 11:20 P.M. Council member Greenhalgh moved to adjourn with a second from Council member Clayson and an unanimous vote.

Approved May 17, 2000.



Keith Broadhead, Mayor



Susan B. Farnsworth, Recorder



Santaquin City Corporation

45 West 100 South
SANTAQUIN, UTAH 84655
754-3211

May 3, 2000

Subject: Ferguson I & II Annexation, zone change request.

Dear Mayor, City Council & Public,

When the previous city council annexed the Ferguson I & II properties into Santaquin City they did under an R-15 Zone. Mr. Ferguson and Farley knew that it would be an R-15 zone then and is still an R-15 zone. All the letters and agreements that I have seen since then have all stated that it would be R-15.

In our packet at last meeting, on April 19, 2000, there was a letter from Mr. Ferguson and Farley telling the City that they wanted to have the zone changed. I still am in favor of the R-15 zone, which was in effect then and now.

I would like to respond to the issues they pointed out in the letter they presented to Santaquin Mayor and City Council requesting the zone change.

Issue One: *Both of these parcels are adjacent to an R-M-8 zone. To have a large lot next to one that is nearly one-half its size will not look good. Generally speaking, a larger lot is for a much larger home to be built on. This of course means a more expensive home and this could lead to socioeconomic diversity. What does this mean? It could mean neighbors that don't get along.*

This city has citizens that live on large lots & small lots. Generally they get along well, and have for years and years. Lot size hardly defines good neighbors.

Issue Two: *There should be some kind of buffer zone between R-M-8 and an R-15. Comparatively speaking there is too much size difference between those two zones. A buffer zone should exist so that bordering development's blend into each other rather than contrast based simply on lot size.*

There are many homes in Santaquin City without "buffer zones," I don't see any problem.

Issue Three: *The R-15 has a lot width of 130 feet. This means that there is an additional 30-50 feet of road, sewer line, and water line along the side walk, that the city has to maintain per house as*

compared to smaller lots. Economically, can the city afford to have these lots given the liability of the extended infrastructure? The cost per house could be as much as 62% higher to the city.

The City has to take care of the info structure whether it is 130' or 10'. Furthermore the developer is the one who will be responsible for putting it in, prove to me that it would be 62% higher for the City to maintain.

Issue Four: *The larger the lots the more the back yard can store. Sheds, storage buildings, boats, trailers, cars and junk will be accumulated. Not all, but some, will become unsightly and will make the neighborhood look run down.*

Yes, when you have a larger lot you can store more stuff on it. I see a lot large lots that are well-taken care of, especially when compared with number of well-taken care of smaller lots.

Issue Five: *The larger lots have more animal rights, as I read in the master plan. This allows for more out buildings and sheds to be built to house these animals. We feel that with more animals more problems with (will) come out. We are not interested in developing lots for animals to be housed. Is the animal problem one that the city feels comfortable in dealing with?*

When we took a survey for the 'Master Plan' the results indicated that animal rights were one of the higher concerns, in view that people want the right to have animals. The City feels comfortable in addressing the wants of the majority of its population, over the desires of a single development.

Issue Six: *Larger lots can and will use up to two or three times the amount of water to keep the lawns and shrubs irrigated. A 15,000 sq. ft. lot has the potential of 10,000 to 12,000 sq. ft. of landscaping. If the residence cannot afford to pay high water rates then there will (be) many weeds growing on these large lots. That will be detrimental (detrimental) to the city as a whole.*

This statement is degrading to the families that currently live on larger lots. I don't see many of them with obnoxious weed patches. The majority of these citizens seem to enjoy and are proud of their yards, many have garden spots that are beautiful and well-taken care of.

In response to your accusation of high water rates, Santaquin's rates are comparable with other south county cities rates and would not be a major issue as to which city a person choose to reside in this general area.

Issue Seven: *We assume, that there are not other developments that have been put under the R-15 zone. We know that there are a few pending annexations that will come under the R-15 zone, but we are talking about developments that have actually built homes on that size of lots. The master plan has been in effect for a number of years. It calls for home on the foothill to the east to be zoned on one acre lots and the area to the west and north to be zoned R-15. Has that come about?*

There are many lots in town that are bigger than R-15. The reason being is that it is what people want. It's why they come to Santaquin. I don't see a problem with conforming to the wants and needs of our rural city, rather than trying to turn it into a jam-packed city.

Issue Eight: *Many of the lots on the Ferguson II development will be nearly 15,000 sq. ft. per lot even if it were zoned in an R-M-8 zone with an 800-ft wide lot. This is because the depth of the lot is nearly 190 feet.*

That is up to the developer, he can design the lots as he wishes, as long as they meet the standards and requirements set.

My question is why, if this area were allowed to be zoned R-M-8, with all of the issues you have presented about all of the potential problems with large lot sizes (issues 1-7) are you planning to develop them at or close to R-15 standards, if they are going to be so detrimental to the City. I'm getting a conflict of interests here.

Issue Nine: *Shouldn't the city have a 12,000 sq. ft. per lot zone? Presently as we understand it, the city has an 8,000 a 10,000 and the next step is up to 15,000 sq. ft. zone. That is a 50% increase from 10,000 sq. ft. to 15,000 sq. ft.*

I think your math is wrong. 10,000 to 15,000 sq. ft. is not a 50% increase, maybe this explains how you arrived at your 62% figure addressed in issue three of your address to the Mayor and City council.

Another point is that if an lot is in 8,000, 10,000 or 15,000 zone, that is simply the minimum there are lots zoned R-M-8 & 10 that are larger, lots in these zones are not always the exact same size. Once again with the existing lot size differences, the City has not encountered notable problems "socioeconomic diversity" (referred to in Issue 1).

Issue Ten: *Envision Utah, the State of Utah's attempt to develop plans for Utah's future growth, recommends that the residences use smaller lots in an attempt to maintain open spaces. If developers can get four homes per acres instead of two and one-half homes per acre, less land will be used for Utah's future growth.*

What does that have to do with this, you would still be developing the same amount of acreage and it would not affect the open space. Further more, Mr. Ferguson, you and I were both in attendance at the 'Envision Utah' meeting held here in Santaquin and we heard right from the citizens attending that they were not in favor of 'Envision Utah'. The people in this town said no to the 'Envision Utah' and thought we ought to control our growth the way we, Santaquin Citizens, feel best suits our town.

Thank You

Walt Callaway
Santaquin City Council Member