

MINUTES OF A REGULAR COUNCIL MEETING
HELD IN THE CITY CENTER
JANUARY 7, 1997

The meeting was called to order by Mayor Keith Broadhead at 7PM. Councilmembers present: Paul Bean, Dennis Howard, Marianne Stevenson and Hortt Carter. Calvin Wall was absent. City Manager Tom Austin was also present. Hortt led the Pledge of Allegiance.

Others present: Pam Norton, Jim Norton, Dan Olson, Joe Olson, Lynn Adams, Troy Fail, Kay Fail, Brad Greenhalgh, Marilyn Peterson, Randy Peterson, Faun Wall, Doug Stevenson, Rick Wall, LaVon Ross, Greg Tidwell, Jerry Walker, William Burnett, Ron Holt, George Anderson, Ronald Jensen, Lou Gardner, Terry Gardner, Aaron Jones, Julie Jones, Lana VanAusdal, Gary Pratt, Kellie Pratt, Peter Peters, Joell Peters, Lou Gifford, Ray Gifford, Brent Vincent, Laura Martin, Kyle Jones, Jesse Haroldson, Elizabeth Haroldson, Gene Jones, Valerie Butler, Bret Butler, Trudy Daley, Gary Daley, Kelly Robbins, Joe Fowers, Mark Lafferty, Jerry Bowman, Irma Bowman and Patsy Barlow.

City Streets - Right-Of-Ways Discussion: William Burnett stated he recieved notice from the City to move a trailer off the street right-of-way. He is willing to comply and trying to improve the appearance of his property. He felt there was some discrimination as others are in violation particularly Tischner Ford, his next door neighbor. Tischner Ford has created a real safety problem parking all his cars on city property. He and the neighbors can't even drive down their own street it is so obstructed. Mayor Broadhead, Tom and Council agreed with Mr. Burnett. Tom reported Tischner Ford had also been served notice to cease encroachments on city property. Everyone in violation will be notified. A section of the City has been designated to each officer to bring into compliance. Mr. Burnett suggested Tischner Ford be required to install a privacy fence. He also thanked the City for their assistance in removing large stumps from in front of his property.

Introduction of the Urban Interface Ordinance: Mayor Broadhead advised this ordinance was not ready for approval. He recommended it be considered by the Planning Commission and the City Attorney. A committee of the Mayor, two firemen and two P&Z members composed the proposed ordinance. Fireman Dan Olson reviewed the ordinance dealing with structures next to wildlands. It considered boundry descriptions, wildland access and property owners responsibilities. Mayor Broadhead suggested Planning & Zoning hold the first public hearing. P&Z will consider the ordinance during their work meeting on the 28th.

Tidwell Subdivision - Review and Possible Approval: Sunrise Engineer Joe Santos stated the utilities design for the subdivision is in place. LEI Consulting Engineer, Greg Magelby, presented the plans. Jim Norton questioned the width of the 450 South road as power poles obstruct the right-of-way. Mr. Tidwell answered the power will be underground. Other concerns of Council and the audience (subdivision neighbors) were safety, traffic, drains and impact on animal rights. It was determined this subdivision had not recieved approval from P&Z. Mayor Broadhead recommended it be redesigned to include two roads in

and out rather than one. Hortt moved to table decision untill the subdivision is redesigned, Paul seconded, motion carried 4-0. Mr. Tidwell, developer, agreed to meet with the neighbors to consider their concerns. The group was given permission to meet in the council room on the 15th.

Discussion regarding road width requirement being reduced to 56'.

Comments From Citizens For Planned Growth - Lynn Adams / Spokesman: Dan Olson read the attached letter. The group voiced concerns regarding master road plan, open spaces (parks), water supply, water pressure and etc.. Mayor Broadhead welcomed citizen input. It was felt developers need to comply 100% with all ordinances. Water will not be delivered to development above 5200'.

The use of drainage dips to control traffic was considered. Tom asked for written suggestions. Tom and Dennis Barnes will consider the suggestions for stop signs and dips to control traffic.

Appointment of New Member to Planning and Zoning: Mayor Broadhead recommended Dan Olson, a firemen and citizen concerned with planned growth, be appointed to serve on the Planning Commission. Some Councilmembers felt is has always been their goal to have a representative from each section of town serve on this committee. Dan would be the third member from the East end. Hortt moved to table decision untill the work meeting on the 15th, Dennis seconded, motion carried 4-0.

Bills: Paul moved to approve the warrants in the amount of \$30,884.88, Dennis seconded, motion passed 4-0.

Business Licenses: Marianne moved to approve a business license for Sherman Jones, Brad Greenhalgh, Quinn Keller, Clyde Brown, Dennis Olson, Kathy Williams, Greg Fowkes, Tischner Ford, Larry Davis, Clay Craig, Zions Bank, Patricia Openshaw, Angie Craig, Jim Gause, Sparks Advertising, Kat-Den Storage, Terry Kester, Mindy Larsen, Stringham Hardware, Paula Evans, Linda Gee, Mark Robbins, Leon Bradford, Kurt Berge, Rees Nelson and Everett Kester; Dennis seconded, motion carried 4-0.

Approval of the Minutes of December 17, 1996: Hortt moved to approve the minutes, Paul seconded, passed 4-0.

Miscellaneous: Hortt moved the regular scheduled council meetings continue on the first and third Tuesday of each month, Dennis seconded, motion carried 4-0.

Tom reported He, Attorney Craig Smith and Alden Robinson of Sunrise Engineering met with Juab County, Nephi, Mona and LeVan to ask for an agreement to hookup to their natural gas system. Nephi Gas Association voted unanimously to sign an agreement with Santaquin City. Craig Smith will prepare an ordinance. Hortt moved Dennis be over the gas department, Paul seconded, motion carried 4-0.

Hortt agreed to get the winter scheduled events for the gym.

It was agreed reservations for the park, gym and senior building

be paid at the time of request. Fees will be refunded with one months notice on cancellation.

Valerie Butler felt it is not necessary for the Planning Commission Board to live in different sections of town. She voiced support for Dan Olson. Council agreed Mr. Olson would do a good job. They felt the issue warranted discussion as City wide representation on the Board had been honored in the past. Dennis will talk to Mr. Olson.

Hortt thanked Council for help through the holidays.

Mayor Broadhead reported the CDBG surveys were short, eighty more are needed. Additional funding for the library renovation was discussed.

Mayor Broadhead reported the annexation agreement with South County has been received and he signed it. Tom will forward it to the Attorney.

Mayor Broadhead reported a Youth Court meeting will be on the 18th at 4PM. Officer Shane Johnson, Valerie Butler and Lori Gifford have done an excellent job setting this up. Mayor Broadhead suggested an enabling ordinance be prepared. Tom will check this out.

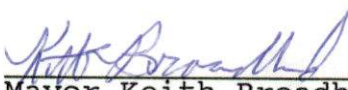
Mayor Broadhead reported payment from the fruit growers in the amount of \$15,480 had been recieved. \$1800 is still outstanding.

Mayor Broadhead reviewed the ISO report on fire protection. The rating did not change. It was felt the purchase of the new fire truck and training would improve the rating. The testing does not provide for appeals. Tom agreed to ask for details and clarification on their evaluations. This same testing will be done in the future of building inspections. These ratings will effect insurance premiums.

Mayor Broadhead suggested a full Saturday work session to finish the code book. Meeting was set for January 18th.

Adjournment: At 9:45 Hortt moved to adjourn, Dennis seconded, motion carried 4-0.

Approved this 21st day of January, 1997.



Mayor Keith Broadhead



Elaine Tasker, Recorder

POSITIVE INPUT FROM CITIZENS
GROWTH EFFECTS ALL OF TOWN NOT JUST EAST

January 7, 1997

Santaquin City Council
Santaquin, Utah 84655

Dear City Council:

For over one hundred years Santaquin has stood at the southern end of Utah Valley beckoning those individuals who wanted a life without the daily turmoil, noise, and strife of typical city life. Some of us had ancestors who preceded us here, while some of us have come to this area more recently. All of us have enjoyed the flavor of life in a small town. We appreciate the freedom and safety our children enjoy as they ride their horses and bicycles throughout town. We enjoy the pristine air and beauty of Santaquin Canyon. We celebrate together each August at our annual Santaquin Days with its parade, talent show, play, rodeo, and fireworks. Each of us enjoys the ability to walk from our homes directly into the foothills and the ability to view the entire valley which is afforded from our beautiful little town.

While we appreciate our life in this wonderful place we realize that there are others who may also desire to choose this as their place of residence. We would not want to deny the way of life we cherish to anyone who would have these same desires, but we do have many concerns about proposed growth in our hometown. We want to preserve the small town atmosphere and way of life which we have enjoyed to pass on to future generations. The only way this preservation can be assured is to plan carefully for future growth in our city. We have many concerns with which we would appreciate your consideration. We realize that as our elected city council you have promised to do your best to work for the citizens and tax payers of Santaquin. All of you live here also and appreciate the advantages and lifestyle which we would all like to preserve. Working together we can continue to encourage the growth of new areas while preserving the small town atmosphere which we now enjoy.

While our area of interest tonight is focused on the east side of Santaquin, we are concerned about all growth affecting the delivery and amount of water available, safety and fire services, impact on our elementary, middle, junior, and high schools, and all areas affecting general quality of life for all of the citizens of Santaquin.

Some of our areas of concern are outlined below;

1. A proposed moratorium on all building until plans and effective resolutions exist determining and assuring acceptable amounts of water for all existing and proposed development; zoning has been determined, ie. RM 15, RM 20?. Fire fighting requirements should be the first and foremost consideration.

AND OFFER OUR INTERACTION TO KENTON

2. Developers of proposed buildings be responsible for building required roads into and out of any type of building, subdivision or development. These roads need to meet all road specifications of width and a plan submitted prior to issuance of building permits. A traffic study must be completed prior to passage of permit. This study includes a letter of information being delivered to all neighbors within 500' of the new development. This should include the width necessary for any maintenance vehicles including garbage removal trucks and snow plows to turn around, and allow for sufficient parking on the street. Speed limit, hazard, warning signs as well as warnings of children at play, hearing impaired, and individuals with disability should be included. Present requirement of 60' of width of city streets is in question on 450 South. This requires moving of the boundary of the Santaquin Heights Subdivision approximately 10' to the south possibly causing non-conformance to RM10 specifications due to changes in size of proposed building lots facing 450 South.

3. Over-utilization of 450 South and 500 East will occur making these two streets some of the most traveled in the city. These roads are the only existing or planned access and outlets for the proposed Santaquin Heights Subdivision. This will cause unacceptable amounts of traffic on these two streets causing grave danger to children and automobile traffic in the area. Another outlet is imperative and should be provided by the new developers, rather than at great taxpayer expense in the future after completion of proposed developments. Further proposed developments would greatly impact 400 South in the future. Another access road attaching Highland Drive to proposed developments is also imperative before growth occurs.

4. Master planning of the roads of Santaquin City belongs to the city, not to future developers. Maintaining the privacy of existing homes is a priority. No intersections or streets should be built allowing headlights to shine directly into homes or to encourage unruly traffic. Straight throughstreets need to be controlled with speed bumps, traffic patrols, speed limits posted, and stop signs where appropriate.

5. Play areas and green space needs to be encouraged by our city. Currently there are over 215 children on the east side of our city. There are no public play areas. This creates a safety concern with children playing in the streets. Additional homes will bring additional children which will compound both the problem and the solution. It is necessary to require areas to be set aside to provide this space for all citizens to use. Grants, additional tax monies, or fees paid by prospective developers for this specific purpose may be needed to fulfill the requirement of park or green space.

6. School bus access needs to be addressed. Most of the areas east of I15 have no sidewalk, curb, or gutter. This becomes a safety hazard for all children walking to the school busses.

KEEP
THAT WEST SIDE
STREETS ARE
OVER 100'

7. The need for additional collector roads will arise as building increases. Developers need to be responsible for the cost of these roads as they impact existing infrastructures.

8. The assurance of existing animal rights is a factor to many homeowners. New development should not threaten existing animal rights.

WEST MENTALITY
9. Protective Covenants need to be agreed upon by developers and nearby neighbors. This not only protects new developments but will also protect the investments which all of us make in our own properties.

Santaquin City is our home as it is yours also. We would like to take the opportunity to protect our home and preserve it so that future generations may be proud of the stewardship shown by all of Santaquin toward not only the city but to them, the future of Santaquin.

Thank you,

Citizens For Planned Growth

FROM DESERET NEWS ARTICLE. WESTERN MENTALITY OF
PROPERTY OWNERS IS DONT TELL ME WHAT TO DO WITH
MY PROPERTY " IT HAS EFFECTS THAT EXCEED THE
PROPERTY LINE & WE AS A CITY DO HAVE SAY IN THE
EFFECTS TO THE NEIGHBORS & CITIZENS.

Mr.. Olson included the hand written portion when he read this letter.

by - Elaine Looker