

MINUTES OF A REGULAR MEETING  
HELD AT THE CITY CENTER  
AUGUST 23, 1994

The meeting was called to order by Mayor Keith Broadhead at 7PM. Councilmembers present: Paul Bean, David Hathaway, Hordt Carter and Calvin Wall. Max Holman was excused for work. Tom Austin, City Manager, led the pledge of allegiance.

Others present: Cornelia DeBurin, Tribune correspondent Brent Vincent for part of the meeting.

Malcom Jolley / Appeal of Planning & Zoning's Decision: Mr. Jolley and Phil Dascomb appealed the Planning Commission's decision to deny a residential building permit on a lot at approximately 40 North 200 West as it is within the Commercial zone. Mr. Jolley stated the lot dimensions were not in compliance but he received a variance on the lot in 1985. Paul stated a variance becomes null and void after one year. Brent Vincent, Planning & Zoning Administrator, stated the lot size is not in question. Mr. Jolley is requesting a zone change from Commercial to Residential. Mr. Vincent advised the Council the Planning Commission recommends this request be denied as it is contrary to the Master Plan. It was noted an approval would upset other property owners as their requests for a residential building permit in a commercial zone were also denied. Mayor Broadhead stated two options were available. Either support the Planning Commission's recommendation or take it under advisement and hold public hearings. Paul moved to support the Planning Commission's recommendation to deny the residential building permit, Calvin seconded, David opposed, passed 3-1.

Submittal Requirements for Planning Commission / Resolution 1994-8-1: Tom stated the first two proposed resolutions were submitted by Dale Berg, the City Planner. Tom read resolution 1994-8-1. Hordt moved to approve the resolution if it excluded the mylar map on required materials, David seconded, passed 4-0.

Planning Commission Application Fees / Resolution 1994-8-2: Mayor Broadhead introduced the proposed resolution. He explained fee adjustments were necessary as all requests should be approved by the Attorney, Engineer and Planner. Tom read Resolution 1994-8-2. Hordt moved to approve the resolution, Paul seconded, passed 4-0.

Travel Policy / Res 1994-8-3: Tom read Resolution 1994-8-3. After a short discussion, Calvin moved to approve the resolution, Hordt seconded, passed 4-0.

Report on Santaquin Days: Hordt reported the Celebration was WONDERFUL. Tom reported a Thank You letter was sent to Susan Farnsworth, Celebration Chairperson. Hordt agreed to give a financial report at the next meeting (after all invoices are in).

Plat Map Westover Subdivision: Mayor Broadhead reported there is a plat map of the Westover Subdivision but it has never been acted upon. There had been a question regarding issuing a building permit without a plat map.

Pole Canyon Sewer: Paul reported it won't be known until the

end of the sewer project if the system can be extended along the Pole Canyon Road. Paul suggested a one year extension on the road agreement be granted to the property owners in this area. It was reported the property owners are in favor of the sewer and the road agreement extension. Paul moved to grant a one year extension on the "Pole Canyon Road Southeast of Santaquin Agreement" dated March 1, 1994, Calvin seconded, passed 4-0.

Road for 550 North Proposal / Jim DeGraffenried: Mr. DeGraffenried was not present. Mayor Broadhead explained the issue of the road proposal and suggested the Planning Commission address the issue.

Development in Pole Canyon: Mayor Broadhead reported Dennis Barnes, Public Works Director, is concerned over a cabin being built in Pole Canyon as this development lies within the wellhead protection zone. The County Health Department felt it was no problem. Hortt moved a letter of protest be sent to the Utah County Commissioners, Paul seconded, passed 4-0.

Bills: Paul moved the warrants in the amount of \$29,214.43 be approved, Calvin seconded, passed 4-0.

Business Licenses: Tom reported the consumer complaint on the Richard Johnson business is resolved. Hortt moved to approve a business license for Richard Johnson, Calvin seconded, passed 4-0.

Approval of the Minutes of August 9, 1994; Hortt moved to approve the minutes, David seconded, passed 4-0.

Jim & John DeGraffenried explained the 56' road proposal between the John DeGraffenried, Craig Evans property and Bill Brost, Joel Wright property creating 550 North street. John stated the current road is 28'. He will deed over 8' (leaving his home in compliance with 30' setback requirement) and Brost and Wright are willing to deed over 18' if they are reimbursed. John also reported a 10' utility easement runs along his frontage. The road for consideration is approximately 400'. It was suggested the remaining 18' feet needed for the road be negotiated at the time the other side of the road is developed. Paul moved to accept the 8' along John DeGraffenried and Craig Evan's frontage with the current road agreement remaining in force, Hortt seconded, passed 4-0. Mr. DeGraffenried agreed He and Mr. Evans would have Quit Claim Deeds prepared.

Miscellaneous: Paul moved a work meeting be held at least on a monthly basis plus as needed, David seconded, passed 4-0. It was agreed to hold a workshop the second Wednesday of each month beginning September 14th, with minutes required.

Paul reported he had received requests for new roads. All new roads are built by the developers in compliance with the Master Plan.

David reported concerns and complaints of unlicensed businesses. Hortt stated he intended to address that issue.

David voiced concerns regarding assistance requests on the Genola accident. He had questions on the "Incident Command" system.

Council suggested he discuss this with the County. It was also agreed crowd control within the scene of the accident plus complaints of officers driving too fast through town should be addressed. David agreed to talk to the Ambulance Association regarding complaints of the West Juab Ambulance driving too fast through town.

Hortt asked for Council's approval for Main Street improvements if grants are available. An irrigation system within the park strip along Main Street was discussed. Also considered was a Beautification Committee.

Mayor Broadhead reported Ex-Mayor Lynn Crook's foster son, Arthur Dix, was killed today. Condolences will be sent.

Mayor Broadhead reported the sewer system was 50% completed. All roads will not be replaced. It takes about one month to totally complete the sewer project on a street. Valley Asphalt may ask for an extension on the sewer lagoons, delays were discussed. Possible use of the lagoons, without aeration, this fall was considered.

Tom reported He and Mayor Broadhead will be attending the League of Cities & Towns Conference September 14th thru 16th.

Tom reported he would be giving written tests to applicants for the Police Reserve Program.

Tom reported on a pager problem with an officer, it was resolved.

Mayor Broadhead reported property owners on each side of Kent Wilkerson's property have sidewalks. Mr. Wilkerson will do the labor if the City will pay for the materials to install a sidewalk in front of his home. Council denied the proposal stating it would set a precedent and they were not sure this would be a good policy.

Executive Session: At 9:10PM Calvin moved to enter into an executive session to discuss litigation, Calvin seconded, passed 4-0.

Open Meeting: At 9:25PM Paul moved to return into an open meeting, David seconded, passed 4-0.

Hortt moved to send a letter to DeVerl & Ann Craig regarding a sewer easement through their property, Calvin seconded, passed 4-0.

Adjournment: At 9:30PM Hortt moved to adjourn, David seconded, passed 4-0.

Approved this 6th day of September, 1994.

  
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Mayor Keith Broadhead

ATTEST:   
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Elaine Tasker, Recorder

