

Meeting of the Santaquin Zoning and Planning Commission, Regular Meeting June 15, 1977
Santaquin City Hall.

The meeting was called to order at 8:30 PM
by Chairman Robert Hales.

All committee members were present.
The minutes of the meeting of June 1st
were read and accepted.

Mr. Hales welcomed the guests ~~past~~ present.
City council members present were
Mayor O. Doyle Crook, Councilmen
Don Ray Nelson, Arden LeBaron, Clement
Kester, and Eldon Greenhalgh.
Raleigh Crossby of Mountainland Assoc.
of Governments and 17 citizens were
also present.

Mr. Hales explained the role of the zoning
committee to those present. He stated
that our agendas are always posted
and that anyone wishing to be placed
on the agenda need only call in advance.
The following agenda would be followed
this evening.

1. A definition of our role by the city council.
2. Any issues the city council may have for us.
3. Any questions the public might have and it is requested that these

be brief.

4. A report on the zoning ordinance work ~~to date~~ done by this committee to date to be presented by Hymen Crook.

Mr. Hales established the ground rules for the evening and asked that everyone conduct themselves in a dignified manner.

Mr. Hales also asked for a clarification of our role on any past or future issues.

Bob Steele presented a brief history of the committee's work. He stated that the committee first asked for public input and then acted on the city's recommendation of a temporary ordinance. We assumed that the ordinance passed by us ~~was~~ went to the city council. We were told that this ordinance was not legal and so we started working as we did. Then came the mayor's moratorium without any notice to us. We felt we were by-passed. Mr. Steele asked the mayor where he felt we stood.

Mayor Crook responded that the city attorney ~~said~~ stated that the interim ordinance was illegal and therefore

3.

Raleigh had instructed us to start on a regular ordinance. The Ross and Johnson properties in Santaquin were the last to be approved (less than \$800 ft frontages) by the city council. Since the formation of the zoning commission, people had stopped asking about the width of ~~properties~~ ^{properties}. A Mr. Baird purchased + wanted to bring into Santaquin, 3 homes that he didn't have property for. He said Tom Hore had originally told him he was going to place a mobile home on his property and then changed his mind and decided to put two houses on it. 2 more applications followed immediately. The Mayor said he felt this was an emergency situation and therefore called Mr. Causby to see if anything could be done to stop this influx of homes.

Mr. Causby consulted with a lawyer and said that a moratorium could ~~be~~ be passed to be in effect for 6 months. Mrs. Kester asked Mr. Causby why the Mayor has not been told of this power of a moratorium weeks ago.

4.
at the time when the committee was told that the ~~interim~~ ordinance was illegal. Mrs. Kester pointed out that the reason the mayor had sent his original proposal to the committee ~~it~~ was because he wanted some immediate law until a full ordinance could be written.

Mr. Cransley said that at that time the Mayor had never expressed to him that any kind of emergency existed. He was not personally aware of any critical situation.

~~Mr~~ Bob Steele said that he was very upset that the moratorium was passed without the benefit of a public hearing.

Mayor Crook stated that the city has a right to do this if they feel an ~~emergency~~ emergency situation exists.

Lynn Crook asked how the city's agenda really notified the public of what was going to take place. He believed the meaning of the word agenda had been ~~stretched~~ stretched.

Mayor Crook said the agenda ~~can~~ couldn't

5
be made any more specific because he himself didn't know what he was going to do because he couldn't get hold of Raleigh until that same morning.

Lynn stated that before he had accepted a position on the ^{Planning Commission} ~~board of advisory trusts~~ he had told Councilman Nelson that he would not serve on the committee unless everything was open and ~~ap~~ above board. He stated that he had asked the council for all previous agreements made by the council. The city's own sub-division ordinance says that sub-divisions must come before the planning commission and that the city was not being fair with its own ordinance.

Mayor Crook said that the Westover and R. Ross sub-divisions were the only ones that had ever been approved ~~by~~ legally by the council. The Stanton + Neilson sub-divisions had filed plot plans, but they had never been legally signed.

6
Lynn then made the accusation that the council's agenda was not clear on the subject of the moratorium. Mayor Crook said that from now on, the agenda would be itemized out to the detail.

Don Ray said that the city council had not tried to be dishonest.

Bob Hales stated that the committee feels its charge very keenly and that we hope to have a completed ordinance within 60 days. This ~~an~~ ordinance would then be widely spread to the public before public hearings.

Doyle said he had done nothing underhanded. Bob Hales said that the Ross property on First North had permission to go to 75 ft. widths but that no plans had been submitted. Would Mr. Ross then be legal if an ordinance was passed this evening and who enforces the law.

Raleigh Cransby gave Mr. Hales a copy of the attorney general's opinion which was too complicated to delve into at this meeting.

Bob Steek requested that before any future actions be taken that the committee be told first.

Bob Hales stated that the committee recognizes the authority of the city council to pass law. We are only asking a courtesy. We need close communication.

A discussion was had about the situation of ~~Dr~~ Tom Hore and the events that evolved from the passage of the moratorium.

The mayor assured those present that anyone in negotiations prior to the passage of the ordinance would be honored.

The Mayor also said he felt the commission had not supported him when he had sent cases to us in trying to maintain 80 frontages ~~mini~~ + proper set backs etc.

Mr. Hales told the Mayor that we had always expressed to the citizens the current city policies but at the same time we had to tell the truth - that there was no ordinance. Mr. Hales said that a copy of the minutes of our committee would be made available to the city council and he would like a copy of the city council minutes sent to him.

~~Bob Steek~~ Hales made a motion that
Lynne Crook

this be done and Bob Steele seconded it.
The motion passed unanimously.

~~Mrs.~~ Helen Kester asked the Mayor why the agenda was only going to be placed ~~on the~~ ^{on the} door at city hall and not at the post office also.

The Mayor said that legally he only need place it in one place and that's all he felt was necessary.

Lynn Crook posed the question as to how a building inspector is going to determine if a house can meet the uniform building code just on sight. How can he determine what it will look like when its all fixed up.

Arden LeBaron stated that Mr. Bradley, the building inspector, ~~who~~ would state on the building permit all the work required to be done before to bring the home up to standard. ~~anyone could move into the house.~~

Lynn questioned whether he could really tell.

Arden stated that Mr. Bradley had gone to school for special training and also attends monthly meetings.

Dec Davis said he had gone through the experience elsewhere and he had to sign an agreement that it would meet the code before it could be occupied. He knew before the building was moved everything that he would have to do. He felt a home should be fixed up so that it compliments the environment that it's in. He felt that Mr. Hore should have presented a written plot plan showing ^{exactly} ~~exactly~~ what he intended to do, not just a verbal statement.

Doyle said that many of the homes being brought ~~in~~ were not going to be lived in by the owner but were being brought in by speculators.

Lynn Crook then read his report to the audience as to exactly what we have done to date on our model ~~ordinance~~ ^{Parkway} ordinance.

Following this report Mr. Hales then asked if there were anything else anyone wanted to say.

10

A Mr. Ed Hansen, from Provo came forth and said he now owned the foss sub-division and wanted to start to ~~a~~ advertise the lots for sale. He said he was willing to sign + have notarized the necessary papers ~~to be~~ Bonded for the improvements necessary in the sub-division agreement.

The mayor said he would place him on the agenda for the next city council meeting.

The next meeting was set for June 29th at 8 PM.

Mr. Hales suggested the next agenda contain anything that could be found that was still necessary for the committee to discuss ⁱⁿ ~~before~~ order to complete the ordinance.

The meeting was adjourned at 10:15 PM.
Motion Bob Steele seconded Dee Davis.

Santaquin City, Zoners Discuss Issue

SANTAQUIN — Members of the Santaquin Planning and Zoning Commission met in joint session with the City Council Wednesday night to resolve a growing controversy over zoning matters.

The problem apparently developed about 10 days ago when the council, responding to complaints from local residents, enacted a moratorium on the influx of what was termed "move-in" housing.

Another moratorium was imposed on the practice of granting building permits for lots with less than the legal frontage of 80 feet and less than the over-all legal size of 8,000 square feet of space.

According to Mayor O. Doyle Crook, the problem was created by the expansion of parking facilities at Utah Valley hospital in Provo. "Many of those houses being moved to provide that additional space are finding their way into the Santaquin area," he said.

"Local residents became alarmed when these homes were moved into their neighborhoods and caused property devaluation. Within two weeks seven were brought in and three more were in the planning stage and I understand another 10 or 15 are expected," he informed the commission.

The planning and zoning commission expressed its concern that the council had acted without consulting the commission.

Chairman Robert C. Hales indicated the commission should have input into any action taken by the council on zoning matters.

"We are concerned the citizens might feel we were responsible for the action taken on zoning by the council. I feel it would have been common courtesy for the city council to have informed us on the action they were planning," he said.

"The agenda posted for the council meeting on Tuesday, June 7, did not specify the nature of the ordinances being acted upon and neither the citizens nor the commission had any idea of the action being contemplated," he stated.

Mayor Crook told the crowd of more than 30 persons gathered in the city hall last night that the council had the right to act and did so in an effort to protect the citizens of Santaquin from an influx of sub-standard housing.

"The council has granted variances in the past for building houses on lots smaller than allowed previously," he said, "but in recent months we have seen instances of such construction without the formality of requesting a variance from the city."

Mr. Crook also told the joint meeting that during a 30-minute period, prior to the passage of the controversial moratoriums, he had witnessed three speculators enter city hall and request information on where "move-in" housing could be located.

Santaquin's planning and zoning commission was established less than two months ago for the purpose of drawing up laws for the purpose of regulating the city's growth.

Until now all such matters have been handled on a piecemeal basis by the city council. However, the commission is still working on the enabling ordinances. Until they are passed by the council this fall the commission if without power to act in zoning matters, it was explained.



PLANNING AND Zoning Commission of Santaquin, which met with city officials Wednesday night to air differences of opi-

nion, includes, from left, Robert E. Steele, Chairman Robert C. Hales and Dee L. Davis.

Commission member Robert E. Steele said he was concerned there should be no ordinances passed dealing with zoning unless it receives prior approval by the commission. "We wish to hold public hearings on zoning ordinances, and for the council to pass such legislation denies the public a right to input into them," he said.

The question of a lack of support from the council was also raised by Mr. Steele. "If the commission isn't consulted beforehand on zoning matters, I don't feel we have the council's full support," he stated.

Commission Chairman Hales echoed Mr. Steele's position. "I recognize the council's authority to act in this instance; as a matter of fact they can do anything they want including doing away with the planning and zoning commission if they so desire. But for us to do the job we were organized to do, we must have their support," he said.

Mayor Crook told the commission that support works both ways and requested the same consideration. "The six-month moratoriums will stand and any person who has committed financially to build or move a house into the area before passage of them will be permitted to do so," he said.

The planning and zoning commission unanimously approved a motion to provide the council with a copy of all minutes of future meetings and requested the council to provide a specific agenda to the commission prior to their regular bi-monthly meetings.

The joint session of the commission and council then adjourned with the commission to meet in two weeks and the council will meet in its next regular session on Tuesday, June 21.