Santaquin Zoning and Planning Commission

Minutes of the meeting of Jan. 31, 1978

The meeting was opened at 7:30 P.M. by Chairman Robert Hales. Present were commission members, Lynn Crook and Helen Kester. Fred Tasker arrived at 9 P.M. Raleigh Cransby was also present. Absent were Dee Davis and Reed Jensen.

The minutes of the meeting of Jan. 19th were read, corrected and accepted as corrected.

Guests at 7:30 were Mr. Phillip Argyle, Assistant Superintendent of Schools from the Nebo School District, and Omar Hanson an administrative assistant. Also the Rosenlund family. At. 8:30 Mr. Scott, a sewer expert from the Mountainland association of Government arrived as did Mayor Robert Steele and City Councilman, Clement Kester.

Mr. Argyle presented the board with 3 alternatives for the enlargement of the present school.

1. To remodel the old Building to meet fire Standards. A new roof would be needed at a cost of about $150,000

The present enrollment is between 350 and 400. It is estimated that it will rise to 600 within the next 5 years.

2. Tear down the old Building and totally replace it. It would cost from $800,000 to 1 million to replace just the old grade school section.

3. Repair the whole old building (grade and Jr. High.) and add on a unit of class rooms.

There is a problem on the present site of lack of Space. The entire east side of the block is residential. They school Board would like to be alerted should any of these homes come up for sale so they can purchase the property if they wish. 8 acres is the elementry plot size recommended by the State Board of education. It might also be possible to obtain additional acreage from the block to the south of the present location which would also require a closing of the street.

The School Board has always had a policy to try to locate elementry schools so that they are within a 6 Block walking distance for the area they are to serve.

Mr. Argyle asked us where we would like a new site if we had a choice of only one site. He said the School District would have to have a new bond election before any new sites could be purchased. Our suggestion was the Wilbur Shaw property on the North East side of town just adjecent to the city limits. Growth was most probable here and new water lines had already been proposed. Also, there is enough property here to zone a 10 acre park next to the School.

Bob Hales suggested that if Santaquin could only have one new school, that the best way to go might be to expand the old elementry school and build a new JR. High School.

Mr. Argyle said that this was a possibity also. Of the two proposed JR. High sites, the Rosenlund property and the Gus Peterson property, Mr. Argyle seemed to prefer the Gus Peterson site for ease of access ~~at~~ to the main highway and because it seemed to be in a natural growth area. He said that in 5yrs, we would probably be able to have 2 sites, one elementry + 1 JR. High.

He asked the commission to keep him in touch with Santaquin's expansion. He thanked the commission and left.

Bob Hales proposed, as a guidline, that all commission business must be placed on the agenda and that no commissioner should discuss business individually with any one. Helen Kester seconded the proposal and it was passed unanimously.

(At 8:30 PM, city councilman Clement Kster, Mayor Bob Steele, and Mr. Scott, a water quality expert from the Mountainland Association of Governments arrived.)

Mr. Scott stated that water quality surveys needed to be made to determine ground water and surface water pollution problems. No studies had ever been made on Septic tank densities. Such densities would vary from area to area according to the ~~so~~ type of soil located there.

He said a sewer survey would have to be made for the city to see what the best possible alternatives for Santaquin would be. He said 75% financing was available through Federal Funding with 25% coming from the city. We could apply under Public law-facility plan, sec. 201. He estimated the cost for such a survey would run from \$6,000 - \$8,000 dollars. He said the physical and financially analysis would take about 6 months total study time. He said we could write to the State division of Health Bureau of Water Quality. We could ask to be put on the facility plan priority list. Cities are ranked according to need. The study would show where you were to be placed on the list. Collector systems have lower priority than treatment plants.

Fred Tasker arrived at this time.

Mr. Scott said that sometimes Industry wishing to come into the area was willing to pay part of the fees.

He said that the city of Alpine already had a sewer service charge even though Alpine doesn't have a sewer yet.

Santaquin could put in a trunk line for the most dense area first, leaving the outlying areas for later hookup.

We might start on a lagoon system first for 10 years or so while saving up for a treatment plant. A lagoon system would require about 2 acres of land, about 6 ft. deep and would support a population of about 4,000 people. Seepage is minimum and the lagoon is built in cells that work in a series.

Alternatives to a sewer system would be 1. to restrict growth 2. Require larger lots that could accomadate septic tanks for a longer period of time.

No additional water is needed to flush a sewer system. The less water used, the better. Water in the pipe is owned by the city but once it hits the ground the Central Utah Project (CUP) owns it.

He recommended that trunk lines be put through the center of the blocks rather than tearing up

~~up~~ the streets.

Mr. Scott said that a lagoon system is self contained and water is not ~~res~~ reusable to industry without treatment.

A new invention, a no-water, self contained toilet with a septic tank exists and may be a future possibility, but the state has not approved its use.

He said the city chooses the consultant (engineer) that it wants and they apply for the facility plan. He recommended Horax engineers who had done a good job for American Fork. He said the city should develop a criteria and get bids from different firms as to money and a time plan. He said we should act now, as the next hearing was Mar. 15th and there wouldn't be another one until next year.

He said we should write to
Cal Sudwicks
Bureau of Water quality
Dept. of Health
150 W. No. Temple
Salt Lake City, Ut.
and ask him for an application for the 201 facility plan.

The majority of the funding comes from the Environmental Protection Agency. He estimated the cost of the Study to Santaquin would be about $2,000. Other possible sources for funds are the Economic Development Agency, the 4 corners project, and the Dept. of Housing and Urban Development.

Mrs. Kester again inquired as to what happened to the report read by ~~the~~ Mayor Doyle Crook to the citizens of Santaquin in Nov. of 1975. Apparently Mountainland had not seen the report and Mrs. Kester said she felt the city had already spent a sizable sum to have such a survey made. She said she would try to find out what happened to it.

Raleigh Cransby was asked if he could obtain help for the Board of Adjustments which had scheduled its first meeting for Thurs. Feb. 2nd. He said he would try to get a gentleman from Lehi to come and help, as ~~he~~ Raleigh was already committed that evening.

The commission asked the Mayor if he and the city council would place a moritorium on multi-plex units for 6 months. The motion was made by Bob Hales, seconded by Helen Kester and passed unanimously.

This will give the commission time to consider specific requirements for multi-plex units which are not now spelled out

.... in the new ordinance. Mrs. Kester was requested to obtain the new multi-plex ordinance just passed by the city of Orem to be used as a guideline.

She was also asked to call Charles Wiemann, the City fire Chief, and place him on the next agenda to discuss the needs of the fire Dept. for the Master Plan.

The Central Business District Development Plan will also be discussed.

The Mayor stated that he would try to give the commission his full support on whatever decisions it made.

The meeting was adjourned at 10:30 P.M.