

Minutes of a Santaquin City Planning and Zoning Commision meeting held August 22, 1981, 7:00 A.M. in City Hall.

Present were Fred Tasker, Newell Checketts, Larry Butler, Steven Porter, Fred Thompson, Ron Bills, Omar Hansen, Lynn Crook and Ramona Rosenlund acting as clerk. Mayor Robert Steele and Floyd Nelson came in at 7:10 A.M. and Robert Hales came in at 7:12 A.M.

Mr. Tasker called the meeting to order and prayer was offered by Mr. Checketts. Mr. Tasker then introduced everyone to Mr. Omar Hansen, administrative assistant to the Nebo School Board and Mr. Ron Bills, principal of the Santaquin School. He then turned the meeting to Mr. Hansen who said he was here to discuss sites for the new schools here in Santaquin. He said he had previously toured the town and closely surrounding area with Robert Hales, who is a real estate man, and had been shown several sites that might be suitable. He had settled on about two. He mentioned that the citizens committee appointed with the mayor as chairman had met with the architect and reviewed costs etc. of the old building. There are only 4.6 acres at the existing school, and it costs too much to purchase homes and a street would have to be closed at either the north or the south to make the necessary room. The rooms are odd shaped and the old building will cost so much to remodel, the committee recommended the old building be kept until a new elementary and junior high could be built on a shared site. They recommended two buildings with adjacent space for both schools to use for playground, parking etc. They felt that if homes did not have to be purchased, that money could be used to purchase a larger site for the complex.

Mr. Hansen said the school board needs to know what the Planning commission thinks and where they want the growth to go although the final decision is up to the school board as far as sites go but they would like the commission to be involved so it is a joint unanimous decision. The suggestions had been before the superintendent and the staff and will go before the board next monday which will be their next meeting, *if there was time at the meeting.*

Mr. Hansen said no property owners had been contacted, but that he had quietly walked over the ground and measured it. The Kester property south of town had been considered but had been discarded as it was felt the growth would be to the North and West. The Kester property is near the south underpass and so children could walk to school from the area above the freeway, which is good, however, the main street underpass is considered too hazardous. Another area considered and discarded is the DeGraffenried orchards area. It was felt heavy orchards like these would be too expensive. Also considered were Grant Neilsons property and the Rosenlund property as well as a site north of town and west of Center Street. It was felt this property would be suitable for the elementary school. It was felt Rosenlunds property was too much off the center of town. The area of the park which joins Don Kays property was thought best for the junior high school. Mr. Hansen said the legal distance a elementary school child can walk to school is one and one-half miles. He had a measure and a map which showed that children above the freeway would have to be bussed which



is already being done because of the hazardous underpass. They would continue to do so and could use the same bus for the children on the east part of town. If the north area was used the children in the south part would need bussing. Walking distance for junior high children is a two mile limit so there would be no problem there. Mr. Hansen mentioned that where ever a school is built, it tends to generate city growth in that direction so this should be considered.

Mr. Crook asked if they intended to tear down the existing school building and Mr. Hansen answered yes, the oldest part and maybe the kitchen portion as it was just walls put up between the other two buildings. He felt the other part of the building could be used for offices, civic center or etc. with the grounds as a city park but this has not been decided. Mr. Bills commented that the architect had tried to tie into the old building but decided to abandon it. Mayor Steele said the cost was prohibitive when additional property had to be purchased, and if they combined the money allocated for land for the elementary and junior high schools, it could be used to better advantage, as this would give 2.9 million dollars and so they could get adequate property for less and that they might look at the existing building for some other use. Mr. Porter asked if the existing building was too old or just too small? Mr. Hansen said remodeling was possible as it is structurally sound but the cost was prohibitive. Mayor Steele said it would have to be gutted so as to make more class rooms and of the proper size and shape. Mr. Nelson also commented that when remodeling the cost can not be projected exactly and it might cost more than expected. He said it would cost \$200,000 to gut it out and that a new building would only be about \$66,000 ~~over and above that~~. *over the cost of remodeling.*

Mr. Checketts pointed out that the Planning and Zoning Commission had recommended the park area as their first choice of a site and Mr. Porter said he thought they needed to know where they wanted the city to grow and this would determine a site.

Mr. Hansen had drawings of various ways the two schools could be placed on the park/Don Kay property. Mr. Crook asked why they had not taken an option on the property where the Cottonwood subdivision now is as it would have been a very good place for both schools. He feels the park/Kay area will change the whole idea of an industrial park out that way. He also asked who the architect was and Mr. Hansen replied that it was Bruce Dixon.

The various drawings were discussed and the areas of the park that might be rearranged for ball diamonds, etc. if the schools took them. #1 plan called for purchasing the Kay home and outbuildings, opening of 300 South street to the city shop buildings, moving the road going to the rodeo grounds to the south, and putting a ball diamond back in where the road now is. Mr. Hansen said he felt this would make adequate parking for the two schools as well as for summer activities at the park. He also said the planned schools would be for 700 elementary students and 600 junior high students. Also that this plan would work well for bringing in busses. This plan would take 23.5 acres of Kays property and 9 acres of the city park. He also stated

all the new buildings would have hipped roofs. Mr. Nelson asked if this plan would leave the rodeo arena as it is now and Mr. Hansen replied yes.

Several other alternative plans were discussed, one was leaving Kays house and outbuildings and building just the junior high on the park property and putting the elementary school somewhere else. Another plan would take about 11 acres of the park and the balance out of Kays property, put parking between the arena and the school and put the ball fields west of the school, and take 15 acres of Kays. It was pointed out the necessity of arranging the parking so it would work for both the schools and the park activities. Another suggestion was putting of the elementary school at 400 North and 100 West which would take 9 or 10 acres. Two hundred West Street would have to be extended. This would put roads on three sides of the school which Mr. Hansen felt was not good.

After discussion of the various plans, Mr. Tasker asked for comments or ideas from the members of the commission. Mr. Porter asked where the most growth had been in the past few years and said he felt agricultural and industrial growth areas needed to be considered as to how they would be effected. Mr. Thompson said Mr. Bradford of UVIDA thought this area west of town was not suitable for industry and suggested having it south and west near the south exit of the freeway and Mr. Hales said the most growth had been in the subdivisions east of the freeway with some to the west and south. He feels the growth justifies an elementary school in the Northwest area. Mr. Thompson stated there was need of updating water lines in other parts of town but that it had already been done in the south and west part and so more growth could go that way. Mr. Hales remarked that the more money spent for a site, the less they would have for a school.

Mr. Hansen said he thought there would not be much to changing the ball parks and Mr. Crook replied that the present park was once a large wash with nothing but gravel and a great deal of soil had to be hauled in to make it suitable for a park. Mr. Nelson suggested the land west of the part might be the same.

Mr. Tasker asked about the pros and cons of two schools together and separate and Mr. Hansen and Mr. Bills responded to this saying that about the only plus for having them together is shared parking and consolidated bussing. Also, Mr. Bills said he feels separate is better and about all that is lost is some fencing and that there is not much difference in cost of upkeep of grounds, etc., although having them together in Payson seems to work well.

Mr. Tasker asked if there were any other possible sites to be discussed and Mr. Crook asked if they had considered putting the elementary school within the town and not outside of it? He suggested the Rosenlund property for an elementary school and likes the park/Kay area for the junior high school but felt they should not take the Kay home and buildings. Mayor Steele asked about the Grant Nielson property. There followed a discussion of the cost of acreage in various areas. It was thought it would be about \$10,000 per acre in

the county and somewhat more than that in the city. Mr. Nelson suggested they trade the park area for the existing school and put the little league fields there. Mr. Tasker pointed out there is only room for one field in this school yard. Mayor Steele said they were currently planning for two additional ball diamonds west of the present ones. Mr. Hansen stated the present school site contains 4.6 acres.

The Mayor explained that 500 West Street is a major road on the Master Plan of the city and suggested this road be put through and then use it to separate the two schools, putting the junior high on the west on the Kay property and the elementary east of the road. This ~~was~~ plan would not take the Kay buildings and so would be less expensive land. There followed a discussion of how a trade of park land for the existing school site and building would be handled. Mr. Hansen said each property would have to be appraised and then an agreement made between the city and the school board.

Mr. Tasker said he thought the idea the mayor presented is the best one and then called for a motion on the question of a school site. Mr. Porter made a motion that the Planning and Zoning Commission recommend to the City Council that Plan #1 be modified to make provision for the road at 500 West to separate the two school sites with the elementary school on the present city park and the junior high school site on the property to be purchased from Don Kay on the west, as suggested on Plan #4, drawn by Mr. Omar Hansen, as sites for the new schools in Santaquin. Also recommend a property exchange, with details to be negotiated between the city and the school board, of the old school site and the city park site. Mr. Butler seconded the motion and it passed unanimously.

Mayor Steele told the commission the City Council wanted them to meet with the City Council on September 16, to discuss with the people involved, all the requests for annexation which are on the list of requests.

Mr. Tasker made a motion that the next meeting be set for September 12, 1981, at 7:00 A. M. and asked Mrs. Rosenlund to call all those on the list prior to that date. Also that this meeting be adjourned. Mr. Checketts seconded the motion which passed unanimously.

Meeting adjourned at 8:48 A. M.

Ramona Rosenlund

Clerk

Sept 12, 1981

Approved