

Minutes of a regular Planning and Zoning meeting held at City Hall on March 20, 1981, at 7:00 A. M.

Present were Larry Butler, Bill VanAusdal, Steven Porter, Jim Corry, John Mayer, Building Inspector Verl Hovey, Councilman Dan Olson, Gladys and Darwin Robbins, Brent King and Ramona Rosenlund.

Acting chairman Larry Butler called the meeting to order and Mr. VanAusdal gave the opening prayer. Minutes of the meeting held February 27, 1982, were read by Mrs. Rosenlund. A motion to approve them was made by Mr. Porter and seconded by Mr. Mayer and motion passed unanimously.

Mr. Butler introduced Mr. James Corry to the group as the new member of the commission to take the place of Mr. Fred Tasker, whose term expired at the end of February. He then asked for nominations for the position of chairman. Mr. VanAusdal nominated Mr. Butler and the nomination was seconded by Mr. Porter. There were no other nominations and the voting was unanimous for Mr. Butler to be chairman. Mr. Butler then made a motion that Mr. Porter be nominated for assistant chairman, this was seconded by Mr. VanAusdal. There were no other nominations and the voting was unanimous for Mr. Porter to be assistant chairman of the commission.

Mr. Brent King came before the commission and explained he was interested in purchasing two properties on west Main Street which are side by side (340 West and 380 West Main). Each lot is one-half acre and already has a home on it. He said he wants to build a duplex on each lot to the rear of the existing homes. It was explained to Mr. King that these properties are in the Commercial Zone and any residence built in this zone would have to conform to the RA-2 Zone which is next to it. Also, it was explained that any residence built on a private right-of-way, which these would be as there is no frontage on a city street for the back part of the lots, must have at least one-half acre per residence and the set-back of the building must be 50 feet from the center of the private right-of-way. Mr. King said he could see it would not be possible to build as he was planning on these two properties and thanked the commission for their help. There followed a discussion of the demand for rental units here in Santaquin. It was felt most units are kept occupied with the exception of the duplex and fourplex across from the Stake house, which seem to be empty quite often, also that they are up for sale now. Mr. King asked where else in town it would be permissible to build multi-plex units and was asked to refer to the Zoning Ordinance, a copy of which he has. Mr. King left the meeting at 7:40 A.M.

Next on the agenda was a discussion of the position of the proposed 500 West Street which is on the Master Plan and which the school board has asked might be changed. There followed a discussion of the proposed position in relation to the proposed site for the new elementary school. It appears that if this road is left on the Master Plan as a 100 foot arterial road, there will not be enough room west of the elementary school for a Pony/Colt league ball field. Since the school board feel they cannot place the school further east on the

property, and it is felt by the city that this ball field is needed; they want the road deleted and just grass between the new elementary school and the junior high school which will be built west of it on the 20 acres purchased from Mr. Don Kay. It was the opinion of the commission members that at the time the junior high school is built, it will be necessary to have some form of barrier between the two schools. Mr. VanAusdal asked if there was a possibility of putting the Pony/Colt field where the existing elementary school now is and keep the road but make it a 56 foot one. Mr. Olson said the City Council feels there are still some problems with acquiring the old building and grounds and so they couldn't count on that for the ball field. He said that with the school being put on the park, the city felt they were squeezed for park and rodeo room and don't want to have 500 West Street there. Mr. VanAusdal asked why they didn't want the road and Mr. Olson said it would make more park area with the green from both schools and no barrier between and that eventually there would be a track and soccer field and it would make a nicer park. Also, they discouraged a straight street because of the traffic. Mr. Butler said he felt they could jog the road enough to make room for the ball field and still have a street to open up access to the rodeo grounds and the property of Robbins and Rosenlunds and Mr. Corry said he liked that idea also. Mr. Robbins was asked if there was a road through his property would he rather have it at 500 West or about 650 West, which would be to the west of the new Junior high school property. He showed a small map of the area which he had, and said he preferred 500 West. He also said the city planners should consider carefully when taking good farming ground out of production as ultimately all the people would suffer from this.

Mr. Olson suggested that maybe they could come up with several alternate plans to present to the city council, being sure to consider any ideas Mr. Robbins might have since he has the most property to be effected. Mr. Olson was asked if it was possible to have an alternate site for the elementary school as the agreement with the school board for the property is not firm but he said it was too late for this now. Mr. Butler said it was felt that with the two schools going in where they are, the growth of the city will be in that direction and they should take a good look as to how having the road or not having the road will effect the property owners there, particularly Mr. Robbins as, whether the road went at 500 West or 650 West, it would effect his property a great deal. Mr. Robbins said he felt either road could be left on the Master Plan and this would leave the option open for the future.

Mr. Porter said he felt it was not necessary to have 500 West a 100 foot road as that wide was not needed but felt a 56 foot road should go in there. Mr. VanAusdal said he felt the same way and that if any industry went in near the south exit of the freeway, trucks would not be using a road here anyway. Mr. Corry said he felt they should not change the master plan for something no more important than a ball field and that if the road were sagged enough to accomodate the field, it would be alright. Mr. Olson said he felt they should realize they were looking at the lives of the people in town and how these things would effect them. Mr. VanAusdal said it seems the issue evolves

around a ball diamond but he thinks the first consideration should be for circulation of traffic and citizens property. A road won't spoil the value of the park and if a traffic problem arises they have a police department to enforce traffic laws. He said a pony and a colt league field were the same size and that they only need 20 feet more for outfield. Mr. Corry pointed out that he was sure a fence would go in to separate the two schools as this is the way it is all over and there will not be an open field there anyway. Mr. Olson said the field would be for joint use of the schools and the city. Mrs. Robbins said she realized baseball was a big thing in town but was it this important? Mr. Porter said he feels they should not change the master plan for a ball field although he feels an arterial road is not needed but a narrower one is desirable.

Mr. Olson said maybe the school district will participate on putting 300 South Street through going west to give access to the rodeo grounds and Mr. Robbins property that is being purchased by the city. He said the mayor feels they need an alternate route around the park so they can get into the rodeo grounds. Mr. Corry asked Mr. Olson if there was a street needed and he replied "Yes, but not necessarily 500 West." Mr. VanAusdal said he felt the safety of the children was small consideration as they have to cross numerous ones getting to school. There was some discussion of putting the pony/colt league field on the 20 acres where the junior high school will go along with the track and soccer fields as it was pointed out that the children at the elementary school will not use a pony or colt league size field. After some further discussion where it was pointed out that if the road ~~was~~ changed from 100 feet to 56 feet, there would probably be enough room for the ball field wanted by the city council anyway as there would be that much less taken out of the property for the road.

Mr. Porter made a motion that the Planning Commission recommend to the City Council that 500 West street remain on the Master Plan but be changed from a 100 foot wide street to a 56 foot wide street, with a jog, if necessary to accommodate the Colt/Pony league field desired by the city. That this be because of consideration of the landowners in the area. Motion was seconded by Mr. Corry.

There was more discussion of possible alternatives to this recommendation, with Mr. Porter saying they should not cut up Mr. Robbins property any more than necessary and at the same time not landlock anyone. There were three alternatives suggested as follows:

1. Leave 500 West Street on the Master Plan but change it to a 56 foot wide road with a jog in it, if necessary to allow for the Pony/Colt league ball field.

2. Delete the 500 West street between Main Street and the north side of Darwin Robbins property. Put a 100 foot wide street on the Master Plan to go south from Main Street at the west end of the 20 acre junior high school site to the south end of the 20 acres, then east to join to the balance of 500 West street.

of 500 West.

3. Extend 300 South Street to 400 West then north past the city shops and then west into the rodeo arena area and join to 500 West which is to be changed to a 56 foot wide road.

A vote was taken on the three alternatives and the result was as follows:

Mr. Butler, Mr. Corry, Mr. Porter voted for #1
Mr. VanAusdal and Mr. Mayer for #2

Mr. VanAusdal said he felt parks were not just for people who enjoyed baseball and a road would open it up for others to enjoy more. Mr. Porter said he felt Alternative #1. would be less costly and open up landlocked property.

these 3 alternatives
A vote to recommend ~~alternative #1~~ to the city council was passed unanimously. It was pointed out that if any change was to be made on the Master Plan it would be necessary to have a public hearing and when it was changed, a revised plan would have to be filed with the county. 2

Mr. Butler made a motion to adjourn this meeting and to set the next meeting for April 17, 1982, at 7:00 A.M. to 8:30 A. M. and that consideration of a new Mobile Home Park ordinance be on the agenda. Mr. Mayer seconded the motion and it passed unanimously. Meeting adjourned at 9:20 A.M.

April 17, 1982
Approved

Larry D. Butler
Chairman

Ramona Rosenlund
Attest