

Minutes of a regular Planning and Zoning Meeting held at 68 East Main Street, February 27, 1982, at 8:00 A.M.

Present were Fred Tasker, Steve Porter, Bill VanAusdal, Larry Butler, Councilmen Walter Callaway, Newell Checketts, Sherman Jones, Grant Pay and Dan Olson, Building Inspector Verl Hovey, Omar Hansen and Errol Smith from the Nebo School District, City Recorder Sam Sellers, Gladys Robbins and Darwin Robbins, with Ramona Rosenlund acting as clerk.

Meeting was called to order at 8:35 A.M. by Chairman Fred Tasker. Minutes of the meeting held February 10, 1982, were read and a motion to accept them with the words "Utah State Code" to replace "Salt Lake City" in the 2nd paragraph of page 1, was made by Mr. ~~Porter~~ and seconded by Mr. VanAusdal. Motion passed unanimously. *Tasker*

Mr. Tasker turned the time to Mr. Hansen for his presentation asking him to explain his position to the group and then allow time for a response from the planning commission and comments or questions from those present, at which time the commission could make a decision or recommendation.

Mr. Hansen said that last summer when he met with the mayor, city council and planning commission it was pointed out by the mayor that there is a planned 500 West street on the Master Plan and that it needed to stay in order to connect up with the south end of town. The District had not really anticipated there being a road to separate the two schools but agreed to go along with that because separating the Junior High function from the Elementary function would be alright. Later, the architect pointed out that the district and Santaquin City ~~were~~ making a basic mistake in projecting a 100 foot arterial road separating the two schools and that this proposed road might become fairly heavy with traffic. It was his advise that the street be reduced down to 56 feet with a cul-du-sac terminating where it could serve the rodeo grounds. Then move west 640 feet to the end of the property they have negotiated to purchase from Don Kay for the 100 foot roadway which might go in sometime after the junior high is built and the area has developed. In other words, the west side of the junior high school is where the arterial road ought to go. Mr. Hanen said this was suggested to the city council.

However, if even a 56 foot road were put in, it would not leave enough room west of the elementary school for a pony league field, and so the architect projected having the road swerve out to the west. Since all of the property for a road would come out of school district property and they would be required to improve it, they do not care where it goes, but when it got to the cul-du-sac, it would be the city's obligation to do half of it and the school district the other half.

Mr. Hansen said that in a discussion with Walter Callaway, the idea came up to eliminate the 500 West street and instead widen the road coming into the south side of the school and have a cul-du-sac at the end of it about between the two ball fields and then use the money that would have been put into 500 West and a cul-du-sac near the rodeo

grounds for this. The school board has not committed as yet just how much they would be willing to spend on this but probably what they were planning on for 500 West. This was to have been a 20 foot road to service the kitchen along with an 82 car stall parking lot. He said this number of stalls is not needed for the school, but they wanted to make it function as a joint thing with the school and the city. They now suggest this be a 60 foot road instead of 20 feet. This would leave about 20 parking stalls where the 82 were instead of 82 and for about 80 cars, some on each side of the 60 foot road, and the ball fields would not have to be moved to do this. What was to have been the parking lot for 82 cars would be for 20 cars and the balance would be grass. Mr. Smith pointed out that if this plan were followed, there would be room to expand the pony league field into a colt size (the school would do this) and the western most little league field into a pony size diamond, which the city would have to do. Although they do not have an agreement yet, they feel Mr. Kay would allow the expansion of the pony league field right now or he is committed to letting it be done by this fall.

Mr. Hansen said that what the school district is asking now is that the master plan be changed and the future arterial road be put to the west of the property purchased from Don Kay for the junior high school. Also, their agreement with Mr. Kay is that he may farm the property for five years so if they do encroach on this property to enlarge the ball field they will have to put up a fence to keep his cattle in the field. Mr. Hansen said he guessed the main concern of the planning commission was what is best for the city and the school children and as yet the district is not concerned with to what extent the city and the district would participate in joint areas. All they are considering now is the impact of a street on 500 West versus a street near the south side of the school ending in a cul-du-sac west of the south entrance. If the street is put in south of the building, there will be a lane winding behind the city sheds for access to the rodeo grounds, which is now open field, and into the property which the city is now in the process of negotiating for from Mr. Darwin Robbins. This will give them access to plenty of space for trailers, holding stock and parking, etc.

Mr. Hansen had drawings from the architect showing the proposed road, etc. and said that even if the deal with the city for property for the elementary school does not go through, they will still build the junior high school on the Don Kay property which they have purchased. He pointed out on the map that the reason for a suggested 60 foot road to the south of the school building was because there is a 13 foot fall from the ground level at the south side of the proposed road to the present tennis courts, which means the road would have to be cut and a great deal of fill would have to be brought in to build the school. They propose to have the ground slope rapidly four feet from the fence on the south side of the proposed 60 foot road and then the slope would be to the west with the drainage toward the cul-du-sac although he did not know how they were planning to get rid of the drainage but it would have to come off the cul-du-sac somewhere. In order to provide space for the 4 foot slope, the road would have to be kept to 60 feet wide.

Mr. Hansen said that the district felt it would be better not to have a road between the two schools. Also, he pointed out that probably the maximum number of buses coming to the elementary school as most of the residential area is within walking distance, with the exception of those above the freeway, would be two, so what they were anticipating is that the bus come down 400 West street and turn into the 60 foot road and unload the children on the curb along the sidewalks, turn around in the cul-du-sac and leave either on 400 west to Main street or out on 100 South Street. Or the children could be let out along the sidewalk on the East side of the school, which they feel makes for pretty safe bus loading. He also felt the area was wide enough for cars to come into the 60 foot street and let the children out without interfering with the bus should they be there at the same time. He said many of the schools in the district use the parking lot for loading and unloading of the busses and it works just fine.

Mr. Callaway said he had talked with Mr. Bills, the principal of our elementary school, about any problems that might arise with the elementary school and the junior high side by side and Mr. Bills said they older children tend to stay away from the younger ones and that if a problem did come up, a fence could be put up between the schools, but he did not see any problem arising. Mr. Hansen pointed out that the Payson high school and junior high are near each other. However, they have a six foot fence and a road between them. They originally had locking gates between them but the kids rammed them down and so instead of putting them back up, they just left the gates open and there hasn't been any problem.

Mr. Tasker asked why the whole school could not be shifted to the north and east since they planned to cut out the parking space to the east of the building. This would give more room for the ball field and not eliminate the road as well as give more play area in one space. After some discussion, Mr. Hansen said he was sure the main reason for having the school set back this far was because of the fall of the land. The slope was so great, it would require a great deal more fill if the position of the school was moved and thus increase the cost.

There followed a discussion on various reasons for the school being where it is shown on the drawing, such as distance from streets because of the noise factor, etc. Mr. Hansen said there was no set rule for this and with this plan they were following the advise of the architect. Mr. Smith said having most of the playground area together was not a good idea as different aged children did not like to play together. Mr. Tasker pointed out that a jog in the 500 west street in order to make more room for the pony league would not be a problem. In fact, in some areas it is encouraged in order to slow down traffic. He said the Planning commission was not aware of the proposed purchase of property from Mr. Robbins, and felt the 500 West street would give access to the rodeo grounds as well as park on both sides of the street for them. Mr. Hansen explained that the additional property would be for parking, a place for horse trailers, etc. Mr. Olson explained that part of that property would be for expansion of the city shops area as they are already crowded. Mr. Tasker brought out

that on the other side of Main street a new Stake House is to be built and the projected 500 West Street is lined up with the road into the Oldham subdivision by the planning commission to give ready access to the Stake House as this is the only place a road can go through on the north side of main street where there are no homes in the way, although perhaps a way through could be found further west. Mr. VanAusdal said he felt the proposed plan might create a problem with buses loading and unloading and that perhaps a cut-out area for this would be better as it would separate the buses from other roadway traffic and keep the children away from the roads and cars. This would put the bus loading on school property and away from other traffic. Mr. Hansen said this just costs more money which they are not willing to pay and their experience has been that it will work very well as planned.

There was more discussion of where an alternate place for the proposed 500 West street might be and Mr. Tasker pointed out that if it went in at the end of the property purchased for the junior high school, they would run into reservoirs, grades, etc. and it would be 640 feet further west as there are 495 feet to a block. Mr. Porter pointed out that it seemed necessary to have a collector or some kind of street through that area of town. Mr. Robbins said if they went further west they would go right through the middle of his property which is the only objection he would make. Actually, he said, either place would divide his property. Mr. Hansen said that at such time as someone with property where the road might be to the west side of the junior high, was ready to develop something, the road would not go in. When that time came, the school board would donate enough property for half and the other property owners would have to donate the other half and pay for their share of the improvement of the road. Mr. Tasker said he could see where having a road on the west of the junior high school would be advantageous for those people coming from Genola, Goshen, etc. Mr. Smith said the positioning of the junior high is far in the future and no one knows now how it might be, where it would front, etc. so that may not be a consideration at this time. Mr. Tasker said that if the road were there it would be advantageous to use it. Mr. Hansen said the district prefers schools facing west rather than north because of where the sun is. However, no one knows what the situation will be as that will be 10 to 15 years from now which is the projected time for that school.

Mr. Hansen said that if the city approved the plan he is proposing today, (if it is an advantage to the city to develop it that way), it could be developed at their expense right now but the school district is not willing to put the money in to help develop that now and turn around and help develop a road later too as they do not have the money. Mr. Tasker said they were going to put a 20 feet road in there anyway and they would save money by cutting back on the parking area, they should be able to save some money there.

There was a discussion of the property the city is trying to buy from Mr. Robbins and Mr. Tasker said if they do purchase this there would need to be a road into it somewhere and it would have to meet up with something to keep the traffic flow going through. It was suggested

that possibly a road could go through the south end of the park east and west with a jog in it to go around Olson's greenhouses and this would provide access to the shops and the rodeo grounds. There was also a discussion of alternate ways to get access to the rodeo area and it was felt this would have to be worked out by the planning commission. It was felt a cul-du-sac represents problems as to snow removal and traffic flow. Mr. VanAusdal asked about the 56 foot piece of ground at the west end of the Alexander Subdivision which has been put aside for part of 500 West street. If the street does not go in there is this piece of property which is no good to either the city or Alexanders. Mr. Olson said that a street still would have to be in there to provide access to property where people already own that is in the city and in future when these people, Rosenlunds and Robbins want to develop, a road needs to be there if growth goes that way, we will have to look for a roadway to come off of third west. Mr. Tasker said this would not provide the intent of getting use of the interchange and to get traffic to Genola, Goshen, etc. without going through the town. It was suggested that 600 West could make some loops and then meet with main street west of the junior high school. It was pointed out that these loops would go right through Robbins property. Also that these things need to be put on the Master Plan even though it might be some time until the area is developed. It was suggested that 500 West go in from the south to the end of Robbins property and end in a cul-du-sac for access into these properties. Mr. Olson said he felt they had to work out something that would not land-lock somebody. Mr. Tasker said he felt it would be better to move the 500 West street 50 feet west and go through and tie in to the west end of the Alexander subdivision, rather than move the road 640 feet west. Mr. Porter asked what would be the difference of a street with a fence or just a fence that the children could not go through dividing the schools as far as protecting the children from traffic etc. is concerned. Mr. Hansen said it would be about the same unless the front of the junior high faced east and they would not put a fence at the front.

Mr. Hansen suggested that whether 500 West was put in and the road sagged to allow for development of the pony league diamond or if the 60 foot road were put in at the south of the school with a cul-du-sac and they built the smaller parking lot instead of the larger one, then the black top could be put on 500 West as far as the school property to be purchased from the city goes at the school district's expense, then either the city would have to develop the rest of the road to the rodeo grounds or the school district would help as far as the junior high school property goes to the south, depending on what is decided about the street. If a place for the 500 West street could be found other than where it is on the master plan, it would let the school district commit the resources they were going to have to put into this street anyway, to help develop the 60 foot road to the south of the school and it would increase the safety of the schools. On this basis, if the commission is in agreement and the city council is also in agreement, they could still bid the school and work out negotiations later and the commission could really study the road situation throughly. Mr. Tasker said they needed time to study where to put a road as they did not want to delete it completely and they

should consult with Robbins and Rosenlunds and see where they would prefer having a road, and Then he would be in agreement with Mr. Hansens suggestion.

There followed another discussion regarding the moving of the school to the east and the north of where it is now proposed, Mr. Porter asking if they could not use the money to better advantage for fill instead of black-top, and then the wider road at the south of the school would not be needed and it would be a gentle slope without need of cuts. Mr. Hansen said this would be a good trade although he thought the architect was striving to eliminate big slopes to the playground areas and a way of draining. When asked how the cul-du-sac would drain, Mr. Hansen said he did not know if that problem had been solved yet. Mr. Olson asked if the elevations shown on the map were since the National Guard had put fill into the park and Mr. Callaway said the fill they had put had been further west and also south of where the school is proposed to be located. He also said he likes the idea of a lot of grass around the school for use as a park as well. Mr. Tasker said he felt they should consider the safety of the children and there should be a buffer between the two areas. Mr. Callaway said he had talked with Mr. Bills about this and that Mr. Bills felt a road would be more of a danger to elementary children and that just a fence would be the best way to go although he did not recommend a fence right now as he thinks the children will play in their own groups but if they do have any problems then he and the other principal of the junior high would recommend a fence to keep the bullies away. Mr. Tasker read from the minutes of the meeting when Mr. Bills met with the Planning Commission which was that a fence should be required between the two schools. Mrs. Rosenlund said she felt a 56 foot road should go in and a fence could be put on the east side of the road it would eliminate the safety hazard for the younger children but still have a street to prevent the west side of town from being landlocked. Mr. Hansen agreed that if a street was to be put in there a 56 foot one would be much better for the school and the arterial road could be west of the junior high school. Mr. Callaway said that speaking from a park point of view, it would be better to have all grass between the schools.

Mr. Tasker asked if there was anything anyone else wanted to say and when there was not, he made a motion that 500 West street not be eliminated until they had time to study the problem, and that they recommend the district and the city council agree on how much blacktop they want to include, so the contract can be let now. That if it was decided not to put in 500 West, the funds which would have been used there would be used to put in the 60 foot road terminating in a cul-du-sac. Also, a recommendation that if 500 West Street did not go in, that a fence or some other form of barrier be put in to separate the two schools at such time as the junior high is built.

Mr. Hansen said they would let the contract with only the 20 foot road and anything that might be decided on later could be a separate contract in a year or two, and that any barrier would be up to the school district.

There followed another discussion of the roads with Mr. Robbins pointing out that if 500 Street did go in it would cross the pipe line and ditch going into Don Kay's field. Mr. Hansen explained that they are giving Mr. Kay a 20 foot access in order for him to service the line, etc. and ~~also~~ the cement ditch that is there stays as an emergency ditch. Also, if this road goes in either the district or the city would have to put a section of cast iron pipe under the road for the water. It needs to be cast iron so pounding of traffic will not beat it down. Also, if the road goes along Mr. Kays pipe line, that will have to be taken into consideration. Mr. Robbins said he did not want his property cut in two without some consideration as to how he would get into it.

Mr. VanAusdal seconded the motion, and it passed unanimously.

Mr. Olson introduced Mr. Verl Hovey, the new building inspector to the group and asked that he be invited to all planning meetings. He also asked if Mr. Tasker would stay on until a new member could be chosen and familiarized with his work on the commission. Mr. Tasker replied he would be glad to stay as an advisor but his term expires tomorrow. Mr. Butler agreed to be acting chairman until such time as they have a full quorum and could elect officers.

Mr. Tasker made a motion that the meeting be adjourned and the next meeting be set for Saturday morning March 20, 1982, at 7:00 A.M. to 8:30 A.M. That the agenda include the consideration of 500 West street in conjunction with the new school and election of new officers. Motion was seconded by Mr. Butler and passed unanimously.

Meeting adjourned at 10:00 A. M.

Mar 20, 1982

Approved

Ramona Rosenlund
Clerk