

1 **Providence City Council Meeting**
2 **Providence City Office Building**
3 **15 South Main, Providence UT**

4 **Tuesday, November 22, 2005 6:00 p.m.**

5 **Attendance:** Mayor: Alma H. Leonhardt
6 Council: Stan Checketts, Stacie Gomm, Deon Johnson, Ron Liechty,
7 Vic Saunders
8 City Recorder: Skarlet Bankhead
9 Public Works Director: Randy Eck
10 Policy Management: Dee Barnes

11 **The Providence City Council will hold a study session at 6:00 p.m. in the City**
12 **Council Chambers; including the canvass of the municipal election held November**
13 **8, 2005, and a discussion with property owners along 100 South, west of 200 West.**
14 **This session will be open to the public; however limited public comment will be**
15 **heard and no action will be taken on agenda items.**

16 100 South Improvements

17 Mayor Leonhardt explained the City has listened to the property owners on 100 South,
18 west of 200 West. Some have asked for a cul-de-sac; some have asked for a through
19 street. The City is proposing a round-about.

- 20 • V Saunders felt the round-about would act as a calming devise. He felt it would
21 act as an obstruction for drivers traveling at a high speed, while providing for
22 through street traffic.
- 23 • Reese Peterson, 386 West 100 South, explained he wants to eliminate all traffic,
24 except for the existing residents. He asked why the cul-de-sac idea was shut
25 down. Mayor Leonhardt explained the people who own the property west of the
26 homes want a through street.
- 27 • Elaine Anderson, property owner, explained 100 South has been a public right-of-
28 way for years and years. She felt it needed to stay as a through street. She felt the
29 round-about was a good compromise.
- 30 • Terri Dunkley, 285 West 100 South, was very upset. She felt traffic currently
31 traveled as fast as 90 mph with the pot holes; a round-about would not slow them
32 down. She felt their narrow road would become dangerous.
- 33 • V Saunders explained roundabouts are traffic calming devises. Tim Kohler, 275
34 West 100 South, felt roundabouts were used to keep traffic flowing – not to slow
35 traffic down. V Saunders explained, in Utah, roundabouts have been used
36 successfully as calming devises.
- 37 • Kent Dunkley, 285 West 100 South, reported he spoke with S Gomm, at which
38 time she expressed concern that the homeowners had not been not up front with
39 the Council, not everyone west of 200 West agreed with the cul-de-sac. K
40 Dunkley reported there are 38 families that live on 100 South, from 386 West to
41 200 East. He felt improving 100 South would everyone on 100 South; not just
42 those west of 200 West. He reported at one time Seth Alder felt those living on
43 the road should decide what should be done; however, now S Alder would like it
44 be done in fairness to everyone. K Dunkley felt the farmers' interest to keep the
45 road open was not in farming, but in developing. He proposed that S Gomm chair

- 1 a task force working with the neighbors. He felt the City was ramming the round-
2 about process down their throats.
- 3 • S Gomm explained when the cul-de-sac was proposed the Council was told all the
4 land owners were in agreement. The next meeting other property owners
5 presented that they did not want a cul-de-sac. She did not feel she had the whole
6 picture when the cul-de-sac first proposed. She did not feel there was anything
7 underhanded – only a miscommunication.
 - 8 • K Dunkley reported, shortly after the September 27 council meeting, he asked the
9 Mayor to allow him to use Knighton and Crow (Skyline) to design 100 South with
10 a cul-de-sac. During that conversation the Mayor agreed. The Mayor explained
11 he changed his mind, feeling that because Skyline acts as the City Engineer,
12 designing for residents may be a conflict.
 - 13 • Mark Thompson, 375 West 100 South, felt the City Engineer worked for the
14 public; anyone should be able to use him. Mayor Leonhardt explained the City
15 Engineer works for the public through the City Council and staff, not through
16 private citizens. The Mayor felt the cul-de-sac may come to neighbor against
17 neighbor; he did not feel the City should be involved.
 - 18 • S Checketts asked if it was possible to close an established road. T Kohler felt
19 closing 100 South was the same as closing the deer fence trail. S Checketts felt
20 the deer fence was a different issue. He felt closing the road was a touchy
21 situation.
 - 22 • Jill Peterson, 386 West 100 South, felt there should be some protection against
23 commercial trucks.
 - 24 • M Thompson felt if this is a public right-of-way, it is as it is – anything else
25 would need to be taken by eminent domain. Mayor Leonhardt explained many
26 of the raw land owners are willing to work with the City and the City does have
27 some dedication through the residential area.
 - 28 • R Liechty asked for clarification on K Dunkley’s blame comment. This Council
29 has not made a decision.
 - 30 • Jennifer Anderson, 260 West 100 South, asked about the width of the road on the
31 east end. Mayor Leonhardt explained the east end would be limited. However,
32 from Peterson’s west the road is proposed to be a 50-foot right-of-way.
 - 33 • J Anderson asked about preserving trees and existing structures. Mayor
34 Leonhardt stated at this point it is not reasonable to speculate the end result. The
35 City would like 24 feet of asphalt, but every effort would be made not to disrupt
36 the existing properties.
 - 37 • M Thompson stated for the last three years, the City has not maintained the road.
38 The homeowners have maintained it.
 - 39 • J Anderson stated this was a private lane, but the title could be quieted.
 - 40 • S Gomm explained simply placing a “not a through street” sign on a street, does
41 not create a private lane.
 - 42 • Ken Campbell, property owner, explained about 6 years ago it was decided 100
43 South would be maintained by the City; it is a public road. The “not a through
44 street” signs were left for traffic calming. He felt 100 South should be kept a
45 public road. He did not feel it should be a thoroughfare, but it should be open for

- 1 whatever is developed to the west. He felt if the raw property owners were not
2 wanted in Providence, maybe they should annex to Logan.
- 3 • James Allen, 575 West 300 South, asked if the west end of the road would be
4 developed with the Macey's development. Mayor Leonhardt explained the
5 Macey's developer will dedicate the property and make the improvements.
 - 6 • Mayor Leonhardt reported Seth Alder called earlier today. S Alder does not want
7 a cul-de-sac. S Alder does not want to go all the way around to get to his water.
 - 8 • Adriel Bracken, 156 West 100 South, felt the safety of the children was more
9 important than someone's ability to get water. He bought his home with the
10 intent this would not be a through road.
 - 11 • R Peterson suggested the cul-de-sac could be moved further west, making it at the
12 east end of the commercial area.
 - 13 • Scott Jones, 225 West 100 South, explained titles say people own into the road. It
14 is a public right-of-way by use, not a public road. He did not feel the City could
15 put the services in without cooperation of the homeowners. S Jones did not want
16 the round-about until a north/south road was built. He felt traffic being slowed
17 depends on the amount of traffic; if there is not enough traffic, it does not work.
18 He also felt there was substantial space between the round-about and the narrow
19 east end of the road to pick up speed.
 - 20 • V Saunders explained when the residents presented the cul-de-sac, the Council
21 liked it. Then the property owners to the west presented their views; the round-
22 about was a compromise.
 - 23 • K Dunkley felt the water and sewer lines could go under a cul-de-sac. He did not
24 feel the raw land would lose value because of the cul-de-sac; but he felt the
25 homeowners would lose value. K Dunkley felt the raw ground would develop as
26 commercial – not residential. He expressed an interest in buying the raw ground
27 owned by E Anderson.
 - 28 • S Gomm explained her concern was with residential properties below the cul-de-
29 sac. They would want to travel east.
 - 30 • Bryce Berry, 231 Harvest Road, felt the key issues were to separate residential
31 from commercial and to keep the area private and quiet.
 - 32 • S Checketts explained he did not realize he owned the road when he originally
33 purchased the property where Berry and Jones live. He explained the road was
34 there when he bought his property.
 - 35 • K Dunkley said they do not want to live on a road like 100 North. With good
36 planning this can work for everyone.
 - 37 • J Peterson asked if winding roads were a problem. V Saunders explained winding
38 roads will work and can have a calming affect.
 - 39 • M Thompson explained even with the cul-de-sac property owners will have
40 access to the north and south road. He felt the west owners were gaining an
41 access not losing one. He felt the cul-de-sac was the simplest way for the City
42 because the homeowners are willing to dedicate the right-of-way; with a through
43 street, it will mean imminent domain.
 - 44 • E Anderson felt a cul-de-sac devalued the west property. People traveling east
45 will have to go north or south, even if they want to travel east. K Dunkley felt the

- 1 Anderson property would be commercial not residential. He requested the
 2 Council contact him in writing from now on.
- 3 • R Liechty suggested the cul-de-sac the east end, blocking at 200 West. The east
 4 road is narrow, commercial traffic would not travel east.
 - 5 • Lloyd Baer explained when he annexed into the City, he was told the City would
 6 provide the services. He did not feel the west property should be isolated by a
 7 cul-de-sac.
 - 8 • K Campbell asked if the cul-de-sac had been presented to the Planning
 9 Commission. The Council explained nothing formal had been presented.
 - 10 • S Gomm felt the cul-de-sac on the east end increases the need of the north south
 11 road because Highway 165 would be the only access. She felt may be a better
 12 option, but would need to be studied.
 - 13 • V Saunders agreed with the task force idea. They can look at the legal
 14 ramifications and bring back a proposal.
 - 15 • Jon Mock asked to be notified also.
 - 16 • S Gomm suggested the task force be made of 2 City Council members, 2 west
 17 owners, and 2 east owners. The people selected to the task force will need to take
 18 the responsibility of communicating to the neighborhood.
 - 19 • D Johnson explained he was enthused about the cul-de-sac. He explained the City
 20 has 100 North and 300 South; he did not feel another access for commercial was
 21 needed. He felt if the City gets the right-of-way for the sewer and water that
 22 would be good enough. He did not feel the City needed another outlet to serve
 23 commercial.
 - 24 • S Gomm explained the task force would go though the entire process.

25 **The Providence City Council will begin discussing the following agenda items at**
 26 **7:00 p.m. Anyone interested is invited to attend.**

27 **Pledge:** Mayor Leonhardt **Opening:** Stan Checketts

28 **Minutes:**

29 Motion to approve the minutes of November 9, 2005 – R Liechty, second – V Saunders

30 Corrections:

- 31 • Page 1 line 22 is not
- 32 • Page 3 line 35 would not only enhance, but also keep

33 Vote: Yea: S Checketts, S Gomm, D Johnson, R Liechty, V Saunders

34 Nay: None

35 Abstained: None

36 Excused: None

37 **Item No 1. Presentation. Employee of the Quarter.**

- 38 • Mayor Leonhardt recognized Rob Stapley as employee of the quarter for the 2nd
 39 Quarter of 2005 and Dee Barnes as employee of the quarter for the 3rd Quarter of
 40 2005.

41 **Item No. 2. Discussion. The Providence City Council will hear a progress report**
 42 **from Imagine Development for Providence Highlands Subdivision Phase 1.**

- 43 • Mark Cohen reported 1000 South is complete. The pump house for the booster
 44 pump is underway. He explained it took about eight weeks to get all the parts –
 45 the supplies blamed the hurricane season. They are very happy with the progress
 46 of Phase 1; nearly half of the lots are sold. They are waiting until spring to

1 complete the sidewalk on the back part. The utilities are all in; including the
2 waterline that increased fire flow. The playground, putting green, etc is an open
3 asset to the entire City, not just the Subdivision. The developers are very excited
4 about the progress. He felt the parade of homes was a great success. There will
5 be a number of homes in the May Parade of Homes – they will not be hosting the
6 parade in May.

- 7 • Mayor Leonhardt explained the new booster station is located behind the reservoir
8 at the mouth of the Canyon. This booster is in compliance with state law; its
9 purpose is to provide a second source of culinary water to Comb Flat in the event
10 of an emergency.
- 11 • M Cohen explained the hearing for the water conveyance is scheduled for
12 December 1 at 10:30 a.m. There will be three hearing officers, Bob Fotheringham
13 and two representatives from the state office. The attorney for the City will
14 present, then the protests will be allowed to present. They are hoping for an
15 answer late January to early March.
- 16 • Jeremy Jensen reported they are glad they could invest in Providence City's
17 infrastructure and be partners in positive growth.

18 **Item No. 3. Resolution 05-045. The Providence City Council will consider for**
19 **adoption a resolution approving a preliminary plat for Hillcrest Subdivision, a**
20 **residential subdivision containing fifty-five lots, located generally at 870 South 400**
21 **East, requested by Jared Nielsen**

22 Mayor Leonhardt reported the City had the City Engineers survey the road. The concern
23 expressed by the Council was the safety of 400 East. He explained the north end of the
24 road is fairly narrow. From the project going south, he felt there was a better possibility
25 to improve the width of the road.

- 26 • Sharel Eames, 98 East 400 South, asked where the money would come from to
27 widen the road and what path would the road take – it does not look straight.
28 Mayor Leonhardt explained as homes are built they pay impact fees that can be
29 used on the road. V Saunders explained the impact fees can be used anywhere
30 within the City limits. R Eck felt it was premature to estimate the cost.
- 31 • Mayor Leonhardt explained the map is showing current ownership. S Gomm
32 explained it is too early to discuss the actual placement of the road.
- 33 • Gene Miller, 935 South 400 East, felt there were swales that would need retaining
34 walls, if the road was widened on the west side.
- 35 • S Eames asked where the water would come from. Mayor Leonhardt explained
36 this area is within the City, this was counted in the study.
- 37 • Eleanor Hansen, 720 South 400 East, asked how the City would resolve the
38 ownership of the road. Mayor Leonhardt explained the current traveled portion is
39 the City's, the additional property will have to be purchased.
- 40 • Mark Thompson felt it was time for the City to resolve their issues before
41 allowing development.
- 42 • Tanya Astle, 175 East Edgehill, asked what would happen if people did not want
43 to sell. She asked if anyone would step up and require larger lots. She felt
44 everyone should have a right to say if they want the development.
- 45 • E Hansen felt many people would travel north. She said she is not against
46 developing the property. However, she has enjoyed watching the horses; it has

- 1 been beautiful. But the people are here because they have a love from the open
2 area. She read a letter written by Darcy McEvoy. D McEvoy expressed her desire
3 that the open space be kept.
- 4 • Craig Schvaneveldt, 710 South 400 East, asked about the budget. S Bankhead
5 explained the City has an account specifically for road impact fees. The money
6 would be taken from that account. She explained there are reasons the City waits
7 for development to install public infrastructure. The City can require developers
8 to construct their share of road improvements and also collect impact fees.
9 However, if the City builds the road first, the City cannot require the developer to
10 reimburse the City for the road improvements; the City can only collect the
11 impact fees.
 - 12 • Jerry Fuhrman, 110 Canyon Road, asked about using eminent domain. He felt
13 it would be a terrible thing to use eminent domain. R Liechty explained the
14 Council is not considering eminent domain. It has not been discussed.
 - 15 • Noreen Schvaneveldt, 710 South 400 East, felt there would be many problems
16 widening 400 East. She felt there should be alternatives to 400 East. She
17 suggested using the money to improve 300 East and build 500 East.
 - 18 • Pat Johnson, 690 South 400 East, explained since the last widening of the road,
19 speed increased. He felt it was a safety hazard to widen the road. He explained
20 he could not let his children play in the front yard because of the safety. P
21 Johnson asked who would be responsible for areas outside of the development.
22 Mayor Leonhardt explained the impact fees will be used; the existing citizens will
23 not pay for the widening.
 - 24 • R Liechty explained as developers develop, they improve the road. S Gomm
25 explained a good example is 300 East – it has been built by developers.
 - 26 • Jon Mock, 95 South 100 West, felt the City’s approach to road building clogs up
27 interior streets. He felt the intended affect may not be accomplished. He felt the
28 City should take care not to impact the people in the downtown area.
 - 29 • J Mock felt approval of the preliminary plat would lead the developer on and
30 force the zone change.
 - 31 • Laura Fisher, 1590 Canyon Road, felt development would put in roads that would
32 not be good for the City. Mayor Leonhardt explained the City requires the
33 developer to build to City standards. S Gomm explained the same road would be
34 built by developers or the City.
 - 35 • S Gomm explained the City’s roads are planned. The interior roads of the
36 development are not planned, but must be built to standards.
 - 37 • M Thompson felt development was being allowed before the infrastructure was
38 ready. He felt the ownership of the right-of-ways should be cleared before
39 development is allowed.
 - 40 • S Checketts felt the real issue was that area residents did not want additional
41 neighbors. He explained most of the people would not be living in Providence if
42 the old-timers had that attitude. He suggested the neighbors get together and buy
43 the property. He offered to put \$20,000 of his own money toward the purchase, if
44 the neighbors would participate. He reported he has looked at many large lots –
45 they require a lot of water and a lot of care. However, if that is what the

1 neighbors want, he suggested they negotiate with the developer to develop 2-acre
2 lots.

- 3 • Mark Stimson, 480 Hillsborough, felt there was more impact with new growth
4 now that was not here years ago, such as pollution, air quality.
- 5 • Leon Jensen, 870 South 400 East, reported he has lived in this area for 51 years.
6 People don't like development. People that are buying want smaller lots; they
7 water their lawns with culinary water. There is more bang for the homeowners'
8 dollar on smaller lots. He explained he has watched Providence change.
- 9 • E Hansen said the neighbors are not saying don't develop. They just think there
10 needs to be a plan. She felt this development was not in harmony with the
11 surrounding area.
- 12 • Del Friedly, 180 North 200 East, felt the situation depended on whose ox was
13 getting gored. He felt the population will increase. He felt things should be kept
14 in order; it cannot be stopped. He felt building on high ground made more sense
15 that in low areas.
- 16 • Jared Nielson, Developer, explained the City has a master plan. They are
17 requesting the zone in the master plan. He explained they have changed the
18 design to meet the requirements of the City. V Saunders asked about larger lots.
19 J Nielson explained more and more people are looking at smaller lots because of
20 maintenance costs. He felt small lots were better for water use in the City.
- 21 • Jeff Strong felt big lots could be landscaped for minimal water use. He asked if
22 the City needed to rezone. V Saunders quoted two court cases that the courts
23 have ruled against the cities when a developer has complied with all the cities'
24 demands and was still denied the zone change. He explained temporary
25 moratoriums can be established; but not permanent, only for 6 months. He
26 explained the City has control of changing the zone.
- 27 • S Checketts asked about creating a park. With the residents reimbursing for the
28 park.
- 29 • J Fuhriman felt high density should be near main roads so the traffic does not
30 need to travel the entire road. Mayor Leonhardt explained 1000 South is a main
31 road and is approximately a block away from the development.
- 32 • Wendell Liechty, 730 South 400 East, asked about the amount of the road impact
33 fee and the development of 500 East. Mayor Leonhardt explained the current fee
34 is \$500; but it is under review. The development will be required to build its
35 share of 500 East.
- 36 • D Johnson explained small farmers can no longer make a living on small farms.
37 He questioned denying development on the property, when the farmer can no
38 longer farm it.
- 39 • V Saunders asked what would happen with approving the plat. Development
40 cannot change until the zone is changed. He did not feel anything could not be
41 accomplished by approving the plat.
- 42 • R Liechty felt the City needed more time to evaluate 400 East. D Johnson agreed.

43 Motion to table S Checketts would like to meet with the builder and the residents to
44 discuss rough costs on the road improvements – S Checketts, second – V Saunders

45 Vote: Yea: S Checketts, S Gomm, D Johnson, R Liechty, V Saunders

46 Nay: None

1 Abstained: None

2 Excused: None

3 **Item No. 4. Public Hearing – Ordinance Modification 014-2005. The Providence**
4 **City Council will consider for adoption an ordinance modifying Providence City**
5 **Code Title 10 Chapter 15 Section 1 Electronic Message Sign and 10-15-5: Permitted**
6 **Signs; Table from the 15” x 12” size requirement to 39 square feet for electronic**
7 **signs.**

8 Mayor Leonhardt explained this was passed several years ago by the Planning
9 Commission; but never came to the Council.

- 10 • V Saunders explained the current Planning Commission recommended denial.
- 11 • Mayor Leonhardt explained the City has a chart for sign sizes.
- 12 • V Saunders felt electronic signs should be discouraged. He felt small signs were
13 hard to read and large signs created visual pollution.
- 14 • Mayor Leonhardt reported St George kept smaller signs and now feel they should
15 be larger.
- 16 • S Gomm felt electronic signs were the way of the future.
- 17 • J Mock explained the current Planning Commission was concerned about light
18 pollution. He felt they would infringe on residential areas.
- 19 • S Checketts explained that are towns that restrict signs.
- 20 • Mayor Leonhardt explained the Master Mechanic reader board is 20.2 square feet.
- 21 • R Liechty felt the sign should be kept at the minimum point that is constructive
22 for the City.
- 23 • R Eck reported J Beazer was the person that measured the signs. He suggested
24 staff getting measurements of several message signs.

25 Motion to table Ordinance Modification 014-2005 to the next meeting allowing time to
26 look at Logan City’s ordinance and the staff measure some signs – R Liechty, second – V
27 Saunders

- 28 • S Gomm felt Macey’s would want something different. She wanted an ordinance
29 that would work for parties in the future.
- 30 • V Saunders expressed concern that 100 North would become trees with a bunch
31 of reader boards.

32 Vote: Yea: S Checketts, S Gomm, D Johnson, R Liechty, V Saunders

33 Nay: None

34 Abstained: None

35 Excused: None

36 **Item No. 5. Public Hearing – Resolution 05-047. The Providence City Council will**
37 **consider for adoption a resolution opening and adjusting the Providence City**
38 **budgets for fiscal year 2006.**

- 39 • Clint Thompson felt Jack Nixon had built 35 homes had been built without
40 transferring water to the City.

41 Motion to accept with the amendment to change the amount to reimburse Baer/Nixon – S
42 Gomm, second – V Saunders

43 Vote: Yea: S Checketts, S Gomm, D Johnson, R Liechty, V Saunders

44 Nay: None

45 Abstained: None

46 Excused: None

1 **Item No. 6. Resolution 05-048. The Providence City Council will consider for**
 2 **adoption a resolution approving an Agreement between Utah Retirement Systems,**
 3 **Public Employees Health Program and Providence City for benefit programs.**
 4 **(amended 11/20/05)**

5 Motion to approve – Resolution 05-048 – S Checketts, second – V Saunders

6 Vote: Yea: S Checketts, S Gomm, D Johnson, R Liechty, V Saunders

7 Nay: None

8 Abstained: None

9 Excused: None

10 **Canvass – Municipal Election**

11 OFFICIAL CANVASS of the municipal election results held 11/08/05 for the Providence City.
 12

Precinct	1	%	2	%	3	%	4	%	5	%	Totals	%
Registered Voters	702		1324		680		851		422		3979	
Total Persons Voting	303	0.43	635	0.48	346	0.51	370	0.43	255	0.60	1909	0.48

MAYOR												
SIMMONS, Randy	101	0.33	400	0.63	184	0.53	182	0.49	136	0.53	1003	0.53
THOMPSON, Clint	200	0.66	229	0.36	154	0.45	186	0.50	98	0.38	867	0.45

COUNCIL												
BAKER, Kathy	158	0.52	303	0.48	193	0.56	230	0.62	120	0.47	1004	0.53
CALL, Ralph	118	0.39	240	0.38	105	0.30	138	0.37	89	0.35	690	0.36
RASMUSSEN, Trent	200	0.66	327	0.51	180	0.52	183	0.49	124	0.49	1014	0.53
SAUNDERS, Vic	98	0.32	330	0.52	158	0.46	135	0.36	117	0.46	838	0.44

13
 14 Motion to accept the canvass as presented – V Saunders, second – S Checketts

15 Vote: Yea: S Checketts, S Gomm, D Johnson, R Liechty, V Saunders

16 Nay: None

17 Abstained: None

18 Excused: None

19 **Council Reports:**

20 Council Member Vic Saunders

- V Saunders has been out of town. He has no new report

22 Council Member Ron Liechty

23 Leaf pick-up:

- R Eck reported pubic works started picking up the bags the first week of November. R Eck asked that people that still need pickup call public works.

26 Council Member Deon Johnson

- No new report.

1 Council Member Stan Checketts

- 2 • No new report.
- 3 • V Saunders stated there were two vicious attacks published in the Herald Journal
- 4 regarding S Checketts. He admired S Checketts for filling the council vacancy.

5 Council Member Stacie Gomm:

- 6 • S Gomm gave the Council copies of zoning laws from Taylorsville. She
- 7 explained most cities only have three residential zones and a multi-family zone.
- 8 She felt it important to have ½ acre zone. She also recommended using R with
- 9 the square footage allowed.
- 10 • S Gomm felt the general plan needed to be updated and define the zones. She felt
- 11 the current plan contained too much SFT.
- 12 • V Saunders did not want to increase the number of 6,000 square foot lots. S
- 13 Checketts wanted to preserve the zone that the retirement community was built to.
- 14 • S Gomm explained she looked at lots in the Highlands, but could not build the
- 15 home she wanted on their lot design. She felt the City needed buildable lots.
- 16 • Mayor Leonhardt explained his home is 2,000 square feet on a 3,500 square foot
- 17 lot. Mayor Leonhardt explained many of the people in the high density zones do
- 18 not want large lots to take care of.
- 19 • S Gomm felt the City provided plenty of ¼ acre lots. She felt there needed to be
- 20 more variety between ¼ acre and 1 acre lots.
- 21 • S Gomm proposed the Planning Commission start looking at the general plan.
- 22 • R Eck did not think developers would want larger lots.
- 23 • Gary Stauffer reported Mike Cooper told him the bank was hesitant to loan on the
- 24 Rocky Hollow Subdivision because of the large lot size; however the Rocky
- 25 Hollow lots sold very well.
- 26 • S Gomm reported Craig Kendrick did not have to advertise his lots, other than
- 27 word of mouth, and they sold.
- 28 • S Checketts felt area resident comment should be considered.
- 29 • R Liechty suggested the Planning Commission start working on the ordinance.
- 30 And then have some joint workshops.
- 31 • S Gomm felt it was important to have the ordinances on line in the future.

32 Randy Eck, Public Works Director:

33 Water Concerns

- 34 • R Eck reported the City has taken care of the water by Dean Shaffer's property.
- 35 • R Eck reported Gary Anderson is working with Lloyd Baer to create a drain
- 36 system for a home in Brookside Village.

37 Minimum Improvement Requirements – Sidewalks:

- 38 • R Eck discussed the minimum improvement requirements, sidewalks are not
- 39 included. This creates a problem when a lot has not sold and the sidewalk does
- 40 not get built. R Eck suggested including sidewalks as the minimum
- 41 improvements.
- 42 • V Saunders asked about construction damage. R Eck explained the driveway
- 43 portion should be 6 inches thick. The City would require the developer to install
- 44 4 inch sidewalks. When a lot is built on, the portion that will be traveled can be
- 45 broken by construction because it will be removed and replaced with 6 inch.
- 46 • S Checketts felt it was a good suggestion.

1 • V Saunders asked if this could be enforced with the contractors. Mayor
2 Leonhardt explained many other cities require the sidewalks as part of the
3 minimum improvements.

4 • The Council felt the staff should proceed with the ordinance change.

5 Skarlet Bankhead, City Administrator:

6 Historic Preservation Commission – oral histories

7 • S Bankhead reported the Historic Preservation Commission is working with two
8 consultants to obtain oral histories from some of the City’s long-time residents.

9 Motion to adjourn – V Saunders, second – R Liechty,

10 Vote: Yea: S Checketts, S Gomm, D Johnson, R Liechty, V Saunders

11 Nay: None

12 Abstained: None

13 Excused: None

14

15 The meeting adjourned at approximately 9:30 p.m.

16

17 Minutes taken and prepared by S Bankhead.

18

19

20

21

Alma H. Leonhardt, Mayor

Skarlet Bankhead, City Recorder