

Minutes of a Zoning and Planning Meeting held April 18, 1979 at 7:30 P.M. at Santaquin City Hall, 68 East Main Street.

In attendance: Lynn Crook, Helen Kester, Dan Mendenhall Councilman Tom McCloud, clerk Kay Higginson, LaDue Scovill.

Lynn Crook called the meeting to order and the prayer was given by Lynn Crook.

Dan Mendenhall made a motion to accept the minutes of the previous meeting. Helen Kester seconded and the minutes were approved.

Mr. and Mrs. Paul Jarvis were to the meeting representing Lynn McClain. They presented to the commission his plan for a cabinet shop. Mr. McClain would like to build the shop 40' X 40' for now then would build more as he is able to pay for it. The lot is 65' X 208'. The problem of parking was discussed and it was decided that there is plenty of parking without using street parking. Mrs. Jarvis told the commission that she didn't know what Mr. McClain had planned for lumber storage or what he planned to do about the sawdust. Mr. Crook said he had no objection if they could get clearance for a septic tank. Mr. Crook didn't think that would be a problem because of the approval of the Santa Queen. The commission expressed concern for the interference the tools would cause with TV's in the area, noise and pollution. The commission told Mrs. Jarvis they could approve the building if Mr. McClain could answer their questions favorably on keeping it clean, keeping noise down, storage of lumber, and if they could get clearance for a septic tank.

Mr. LaDue Scovill was representing UVIDA. He showed on a map the access Santaquin has to routes to California and Denver. He told the commission that Provo is developing a larger air strip and will be able to handle larger planes. He pointed out the revenue Santaquin would obtain through industrial development. He also pointed out that Santaquin has land, rail and good access to the freeway. The Don Kay property was discussed. Although it is unlevel it could be very good for industry. Mr. Scovill pointed out that the land south of town out by the reservoir is also good for industry. He felt that the Ted Ahlin property was even better than Kay's. Mr. Scovill read the commission a list of the industries that may be interested in our area. A ski manufacturer would employ 70-80 people. A lawn sprinkler co. wants 25-50 acres near rail and would be a clean industry. A California glass manufacturer would need 25 acres. A publisher of year books would need 20 acres and an auto parts manufacturer would need 40 acres and would employ 300 people. A small appliance manufacturer would need 50 acres and would employ 500 people. A plastic co. would need 10 acres, would have a 50,000 sq. ft. building and would employ 100 people. Most of these industries would be heavy water users and would need a sprinkler system. Mr. Scovill felt the Kay property is ideal except for the ditch and leveling. He felt the city needed to be conscious of large sub-divisions near industries.

Mr. Crook said the commission is interested in finding good industrial area and then promoting it. He felt that as soon as the city gets their water system up to date the next priority should be an industrial site. Mr. Scovill suggested we have the industry people come and look at what we have. He pointed out that Santaquin needs to decide what they want and where they want it. Mr. McCloud told the commission that the city is looking at the Wilbur Shaw property on 4th East for the sewer. He told the commission that Santaquin is on the list of priorities with the state for a sewer.

Mr. Crook felt that wells may be the answer to the water problem. Mr. Crook asked Mr. Scovill to arrange a field trip and have some state people come down and see what we have. He would like it arranged so as many of the city council and the Planning and Zoning commission could go with them.

The possibility of using the Sanitary Landfill as an industrial site or maybe a golf course was brought up.

Mr. Hepple asked the commission to consider annexing 1/30 of an acre of his property into the city. He explained that he has a sign on the property and the state is going to make him take it down. Mr. Crook asked him if he had anything in writing stating they would let him keep the sign if it was annexed. Mr. Hepple explained the sign advertises agriculture and they have the other side reserved. It would be a financial loss for them to lose the sign. Mrs. Kester told Mr. Hepple they could not annex it commercial because that would be spot zoning which is against the law. Mr. Crook felt that before the commission could act, they would have to get some kind of statement from the state stating what conditions they would let him keep the sign. He also stated that the city would have to have an attorney's opinion. Mr. Crook asked if a company owned the sign. Mr. Hepple told him that Reed McMullin rents the property to the National Sign Co. to advertise agriculture and the west side of the sign is reserved for future use. Mr. Hepple also told the commission that they have a piece of property (6.92 acres) east of the freeway with a sign on it. They want to develop a fruit stand and plant the rest of the property in fruit trees. He explained that this property is east of the old highway just as you make the turn to go to Payson. They would like this property annexed commercial also. They would use one acre for a fruit stand. They have a well 400' deep. Mr. Hepple was asked why he didn't go TR5 with the county. Mr. Hepple would rather go with the city than with the county. Mr. Crook realized the size of the fruit stand would bring in a lot of revenue to the city. Mr. Crook told Mr. Hepple to draw up a plat of the property and how they want the fruit stand and the parking and present it to the commission. The commission would have to check the legality and have an attorney rule on both problems at the same time. Mr. Mendenhall thought the 1/30 of an acre with the sign on it would be skeptical. Mr. Crook told Mr. Hepple to get in writing from the state exactly what they will do then the commission can have an attorney rule on it and they will know how to act. Mr. Hepple agreed to do this and meet with the commission in two weeks with the information.

Mr. Joe Chapple presented a plan to the commission for annexation of a piece of property across Highway 6 across the road from Blaine Jones'. He explained he is in the oil business. They run the Huskey stations in Nephi, Salina and Richfield. They are interested in moving their business of warehousing and would like in the near future a mini market and gas outlet. They would like to put a nice trailer court on the rest of the property. He explained that the storage tanks would be underground and that they are not in the tire business. He explained that they do have a well. They went 200' deep but the water is just down 100'. If they developed it into a trailer park they would need city water. It would be almost impossible to have a sewer out there and it would have to be a septic tank situation on the extreme north end of the property. Mr. Crook thinks it would be good to get this kind of revenue into the city. Tom McCloud likes the idea. Mr. Chapple asked if there was anything they could do to help the commission in being able to annex the property. Mr. Crook told him and Mr. Hepple to bring their plats in to the commission. The commission rules on it but the city council makes the decision. Mr. McCloud expressed his feelings that trailers should be in trailer parks, but he wouldn't like it to turn out like the one we already have in town. He would like to see a real nice one move into town.

Mr. Crook told the commission that Gene Jones has 10 acres that he wants to have re-zoned TR5 (county zoning) and that he has applied for a well permit. He wants to build a house. Mrs. Kester said that she understood that they had to annex TR5 when it was requested. Mr. Crook said they can put all the restrictions into a proposal. Mr. McCloud told them to make sure they have an ordinance on everything.

Mr. Mendenhall felt that they needed more information on the TR5 before making a move

on it.

Dan Mendenhall made a motion to adjourn. Helen Kester seconded it and meeting adjourned at 10:00 P.M.