

Santaquin Zoning and Planning Commission  
Minutes of the meeting of Mar. 22, 1978

The meeting was opened at 7:30 P.M. by Chairman Bob Hales. Present were members Dee Davis, Fred Tasker, Helen Kester and Lynn Crook. Also present were city councilman Reed Jensen, Raleigh Cransby from Mountainland Assoc. of Governments, Fire Chief Charles Wiernman and Contractor Grant Neilson.

Mr. Neilson presented a proposal for a sub-division he wants to develop. He owns enough property within the city to develop about 12 homes and 18 acres adjacent in the county. As the FHA won't give loans for sub-divisions on septic tanks of more than 25 homes, He would like the commission to dedicate a street within the city limits so he could develop the property he has there as he can build homes with septic tanks on a dedicated city street and still be eligible for the loans. He wanted a private contract for this.

He was advised of the proposed new St<sup>th</sup> west which is planned to go through his property and he said it would take away more building lots than he could afford to give + he would not donate the land.



2.  
He would like to have the entire property annexed into the city and all the homes put on a sewer system which he said he could help the city to pay for. He would also donate some of the lots for a park. He said that it would cost him \$750 dollars to put a septic tank into each home plus another \$450 per home for an impact fee for a total of \$1200 per home he has to pay anyway; For a total of \$84,000 if he builds 70 homes. He said that normally, gov't grants pay 75% of the cost of the sewer with the city paying the additional 25%. If the sewer were to cost \$336,000 for example, his \$84,000 would be enough to pay for the sewer with the city <sup>not</sup> having to pay anything. Of course he predicts the cost will be more, <sup>about \$2,000,000</sup> but he said corresponding sums might be obtained by additional sub-divisions coming in. He said he could put the \$84,000 in the bank until the city needed it and would like to keep the interest it earned and he would put up his home as collateral for improvements in the sub-division.



Mr. Neilsen <sup>said</sup> ~~asked~~ <sup>he had already</sup> ~~the commission~~ to suggested 3.  
his proposal to the city council so that  
they could consider it. He left his phone  
number, 489-4766, so that he can be  
contacted if there are any questions.

Mr. Neilsen left a copy of his proposed  
development with Chairman Robert Hales.  
He then thanked the commission for its time  
and left.

Mr. Weirman was then asked about  
the needs of the fire department for the  
Master Plan. He said Santaquin has 3  
brush trucks and one 1,000 gal. pump truck  
and a new pumper truck with a capacity  
of 100,000 gal. per trip.

These can handle about 750 homes.  
At present the fire dept. can make it to  
Genola in about 10 minutes.

We'll need to have some statistics  
as to the average number of fires  
served by the dept. each year and a  
breakdown of the number of brush  
fires vs. the number of structure fires.

The city has a 20 ft. ladder which  
is fine for the average home but will  
not reach the top floor of the school.

Mr. Weirman said he would ask Mr.  
Caletta to provide us with the fire



data we need. Such figures will help us to determine a rate of growth for the city.

\* Bob Hales said it might be wise for the city to try <sup>get them to give the water if annexed.</sup> ~~to purchase the 2/5 water share~~ <sup>given it was</sup>.

Mr. Shaw owned in the well on his property. The well, <sup>(only 2/5 share)</sup> now has more water than the city has coming out of the canyon.

\* Also, Reed should propose to the city council that they vote now to buy land for a lagoon as recommended in the Call engineer survey. It could be bought on a contract over a long period of time. This was voted unanimously by the Commission.

\* It was also recommended that the exact status of the Blaine Kay property be looked into. It was suggested that the city find out in the event the land is needed in the near future for the industrial area. It is believed the land was left in trust to his children & is not under one ownership.

Bob Hales suggested that definite assignments be made to each member to make him more or less an expert in his area in case questions need to be answered.



The following assignments were made:

Helen Kester; public relations and the School Board.

Fred Tasker; Roads, sidewalks, curbs and gutter and irrigation ditches.

Dee Davis; Sewer Proposals

Lynn Crook; Drinking water, lines and sources.

Bob Hales; future annexation possibilities.

- \* A motion was ~~was~~ made by Helen Kester and seconded by Dee Davis that the commission recommend to the city council to hire Mrs. Gee as secretary to the commission for the purpose of taking minutes at the meeting. The motion was passed unanimously.

Dee Davis said he would try to <sup>contact the businessmen to see if they wanted</sup> ~~organize~~ a chamber of commerce.

The minutes of the meeting of Mar. 8, 1978 were read and accepted as read.

- \* A discussion was held as to an interpretation of the area regulations as stated in our city ordinance. The city lawyer has stated that although the ordinance as written may have some grammatical errors, the courts will



uphold the <sup>intent</sup> ~~intent~~ of the ordinance which 6.  
states, <sup>in the</sup> ~~an~~ R-2, <sup>section, an</sup> area of 9,600 sq. ft., at 80' x 120'.  
This needed to be clarified so that City  
Recorder Idonna Crook, and assistant Nadine  
Alexander can give correct information  
when asked by citizens.

Our next agenda will include developing  
an annexation growth policy, master plan  
requirements for multiplex dwellings,  
and a total master plan update for the  
public hearing to be held Wed. April 19th  
at 7PM, San Jacinto City Hall.

The meeting was adjourned at 10:15 PM.