

Santaquini Zoning and Planning Commission Minutes of the meeting of Jan. 19, 1978.

The meeting was opened at 7:30 PM by Chairman Robert Hales. Present were members Lynn Crook, Dee Davis and Helen Kester. Newly appointed member Fred Taster came in later. Councilman Reed Jensen has been appointed by the city council to replace Dee Clements. Raleigh Crosby of Mountain Land Assoc. of Governments was also present.

The minutes of the meeting of Jan. 12th, 1978 were read and accepted as read.

The Rosenlund family came in to find out about the newly proposed roads through their property. They were told that a North-South road was proposed along the west boundary of their property at a width of 100 ft. An East-West road was proposed thru the center of their property at a width of 66 ft. They suggested the road be moved along their South

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property line but we told them that by placing the road where it was it would allow development of lots on both sides of the road thus increasing the value of the property. They were told that this road would not be put through their property until after they sold it.

They asked when the west road would be put in and we said we didn't know. They asked ~~who~~ who would be responsible for putting in a new fence line next to the new road & we said ^{the} problem would have to be negotiated with the city ~~thought the city would be responsible.~~
at the time the road is put in.

They said their property was $18\frac{1}{2}$ acres and they would be willing to discuss its sale with the Neko School District for the ^{possibility} ~~possible~~ sale as a Jr. High School Site.

The Rosenlunds then left.

A motion was made by Robert Hales and seconded by Dee Davis that 4th East in the RA-1 zone from the state frontage road south up the

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hill until as far as the city limits shall be extended shall be designated as a collector Road at a width of 80 ft. The motion was passed unanimously.

Mr. Tasker came in at this time.

It was suggested that sites for 2 new elementary schools and 1 new Jr. High School be proposed for consideration to the Nels School District.

Tentatively chosen were the properties of Bert Rosenlund, Jr. High site; Wilbur Shaw, elementary School site in conjunction with a new city park of 10 acres.; + Gene Jones, elementary School Site. The property of Gus Peterson was also suggested.

Mr. Causby suggested that Federal Funds would be available for the ~~des~~ purchase of land for the city park.

A dicussion was held on the ~~need~~ need for a sewer system for the future growth of Santaquini.

Mr. Causby said he would

invite a Mountain ^{Valley} Sewer expert to meet with us on Jan 31, to help answer our questions. It was suggested that the city council also be invited to this meeting. 4.

A sewer system is a definite necessity to the growth of the industrial area. Would a sewer system or Lagoon System be best for Santaquin? At what point must the population be before Santaquin can consider such a system financially possible? What alternatives do we have? Possibility of sharing with another city. How do we get started? How much water do we need? How much water could be recovered to be sold? How do we design a master plan for a sewer system? These are a few proposed questions to present to the expert.

We then went back to the suggested Ordinance proposals on page 6 of the Minutes of the

meeting of Dec. 13, 1977.

A motion was made by Bob Hales and seconded by Lynn ^{Crook}, that 6 off street parking places be necessary for each Doctor's office located in a residential zone. The motion was passed, 3 for, 1 against and 1 abstention.

No definite decision was made as to the size of a barn but it was suggested that the size of a barn be governed by the property on which it is to be located.

Leon Jensen from Jensen Bros. Const. in Orem ~~present~~ asked the commission members for their opinions of a proposed 900 home ^{development} to be located on the bench adjacent ^{North} to the present RA1-zone ~~for~~ to include 300 acres. He wanted to know the possibility of having this land annexed.

He was told that the biggest drawback to the proposed site was the availability of water. There

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was no way the city could supply him. Other ~~prop~~ problems mentioned ~~was~~ ^{were} the huge influx of population. New church, park + school sites would have to be considered + he would have to be responsible for the development of these, as well as the usual curb and gutter + sidewalks. Also, Santaquin is unable at this time to provide adequate police or fire protection as the present size of the whole existing community is only 560 homes. ~~The~~ Board of Health would also need to be contacted as to the septic tanks. ~~and the property is located extremely close to the Earthquake fault.~~ In general it was felt that ~~the impact~~ ^{Santaquin} ~~of~~ ^{was} not ready to handle the impact of such a high development and we did not think it advisable. Other properties ~~ab~~ for sale were suggested to Mr. Jensen.

The proposed agenda for the next

meeting will include; at 7:30,

Mr. Phillip Biggle from the Nelo School District, Asst. Superintendent who will discuss with us the proposed school sites and the proposed city growth. He will try to bring the newly appointed Superintendent with him.

At. 8:30 - the sewer expert.

The entire city council will be invited.

At. 9:45 - Proposed Changes for the city ordinance if time permits.

It was suggested the Charles Weierman, head of the Fire Dept. be invited to discuss the future needs of the Department for the Feb. 16th agenda.

The meeting was adjourned at 10:30pm.