

Santaquin Zoning and Planning Commission

Minutes of the meeting of Jan. 3, 1979

The meeting was opened at 8:10 PM. by Chairman Lynn Crook. Present were Fred Tasker, Helen Kester, Dee Davis, Councilman Reed Jensen and guest mayor Robert Steele. Absent were Louella Kay and Secretary Cheryl Gee. Dee Davis gave the prayer and Helen Kester was asked to take the minutes in the Secretary's absence.

The minutes of the meeting of Dec. 6, 1978 were dispensed with due to the absence of the secretary.

Lynn Crook read a letter to the commission that he had received ^{clerk at the request of the Mayor.} from the Mayor. It stated that the city had no official moratorium on annexation due to water restrictions. The city can annex if

it is of benefit to the city.

Mrs. Kester mentioned the fact although the moratorium may not have been officially on the books, that it has always been the official policy of the city council and therefore could be followed as a policy or precedence if the city wished to continue it.

Dee said he wasn't so sure that the city had a policy because he had attended the meeting public hearing on the county Master Plan that was held in the Senior Citizens Hall (Doyle Crook was Mayor then).

The letter also said that the county zoning commission had come in to see the city council concerning the Hiskey property. It said that it had refused to give Mr. Hiskey a permit for another home on his property because he was not in a TRS zone (transitional Sare zone), as Santaquin had not requested such a zone when the county master Plan was made up a few years back. Mr. Mendenhall, from the commission, said he would like to meet with our commission

... sometime after the first of the year.

Lynn said that ^{Gay} Peterson from the North-East corner of town, had requested annexation for a small triangle piece, oiled road on 3 sides and already having a water meter, and lying right on the city limits.

He said the Mayor had referred the Peterson's to us. He asked the Peterson's ^(via phone) if they were in a big hurry as he felt the zoning commission needed to discuss the whole annexation question with the city council in light of the previous policy of no annexation. Mr. Peterson said he wanted to build in the spring and would wait. *Lynn then suggested that Reed tell the city council that it was necessary that we meet with them.

*
Reed

Reed * Lynn felt that the meeting should be held after the city council had first appointed its new members to the zoning commission as Lynn felt that the new members should get in on the meeting so they would know first hand what was going on. He asked that each member bring a list of questions concerning annexation policies that they would like to have discussed. He said there were several decisions that had to be made concerning annexations and subdivisions. He wants to see all decisions made by the city attorney, written down and duplicate copies sent to the city council, zoning commission, Board of Adjustments, Building Inspector and anyone else concerned so that everyone ~~would~~ would know exactly what was going on. He also felt that a copy should be kept on file at the city hall for future reference.

Lynn said he had written a letter
 * to the Mayor asking the following
 Reed questions: 1. Is the Master Plan legal?

2. Are the Zoning changes legal?

3. How are the impact fees used?

Do we have a trust fund for the impact fee. ~~It~~ Is it to be used for just sewer or sewer and water. Has the city council made a decision?

4. Has the city ever considered putting an 8 in. line down the proposed 350 So. road which will run through Rosenlund's property instead of ~~down~~ the road (now the county road) in front of Ben Alexander's property.

* Reed The county has said they were going to oil the ^{Alexander} road and this raises the problem of weather or not the city will want to put a possible 6 in. line down the road before it is oiled

This problem is only one of several sub-division problems that

Lynn feels needs to be discussed ^{6.} with the city council. He wants everyone to write down any questions they might have concerning city policy for sub-divisions, so we can incorporate any decisions into the ordinance we are now writing.

*
Reed
Lynn would like the city council to decide when the term of offices should end for both the zoning commission and the board of adjustments. He suggested that February or March would be better than Jan. as the city council changes every 2 years and the new city councilman may want to get adjusted before having to make new appointments. He asked Reed to take this suggestion to the city council.

The commission then had an

open discussion on the problems of annexation.

Reed * Lynn suggested we should first try to find out exactly how much water we do have available to be able to determine just how serious the problem really is as far as annexation is concerned. If we allow annexation, how much can we allow?

Reed * He said the city council could check with Utah Power and Light about the actual costs of running the pump. He said there are peak periods during the day when it is ^{more expensive} ~~cheaper~~ to run the pump than at other times. What time is best? Is it cheaper to run the pump consistently? How much reserve do we really have? Perhaps the water company would be willing to share the costs of running the well with the city if they can use the run off ~~water~~ overflow.

Reed * Lynn said he believes the city has a valid well filing for ~~the~~ one

8.
of the corners of the cemetery
that was filed in 1956 and ~~never~~
dug. As far as he has been able
to research, the filing is still good
as he checked with former Mayor
Howard Armstrong and the filing
was not sold. He suggested that
Reed have the city council
check to see if in fact the city
could still dig the well.

Reed* The Mayor had asked Lynn to
give the city council some
nominations of people to fill
the vacant ^{commission} ~~board~~ positions.

Reed* Mrs. Kester asked Lynn if he had
considered staying on. Lynn said
he had, in face of the fact that
the ~~board~~ ^{council} would be replacing
2 instead of one new member,
and the commission needed
continuity. He did not, however,

... wish to have the full 5 year term,⁹
but said he would consider taking
the remainder of Mrs. Kay's 3 year
term. The commission then recommended
that Lynn's name be submitted
to the city council as a replacement
for Mrs. Kay.

reed * Lynn then polled all the members
for names to be submitted for the
5 year term. After discussion, the
following 3 names were selected
to submit to the city council.
Floyd Nelson, Sherman Jones, and
Dan Mendenhall. Of course, the
city council may also have
names of their own they wish
to submit.

At this point, the Mayor came
in. We told him of our selections
and also recommended to him
some names for people who
might be on the school
committee to get a Jr. High for
Santaquin.

The following people were suggested: 70.

Brent Sorensen, LeVar Odham, Bob Hales and Linda Broadbent, PTA President. The Mayor said that he had written to Mrs. Rosenlund in her position as Secretary of the Citizens advisory Board and asked her to see if the advisory board would help. The Mayor said he would call her again and set a meeting for the School Committee for Sat. Jan 6th at 9 AM.

The ~~Council~~^{Commission} then related to the Mayor the above problems discussed in these minutes and suggested that perhaps a special meeting would be more appropriate than trying to fit us in as part of the regular City Council agenda. The meeting was set for Wed. Jan. 31, 1979 at 8 PM.

The next regular zoning ~~Commiss~~^{commission} was set for Jan. 17, 1979 at 8 PM. The agenda will be the completion of the sub-division ordinance. The Meeting was adjourned at 10:30 PM.