

Santaquin Zoning and Planning Commission

Minutes of the Meeting of March 7, 1979

The meeting was opened at 7:30 by Chairman Lynn Crook. Fred Taster said the prayer. Present were Lynn Crook, Dee Davis, Helen Kester & Fred Taster. Don Mendenhall, a representative from the city council and secretary Cheryl Gee were absent. Helen Kester was asked to take the minutes for the meeting. The minutes for the meeting of Feb 21st were not available to be read.

Mr. Buck Rose of the County Zoning and Planning Commission appeared before us at our request. He said that planning should run about 25 years ahead of zoning.

He said the county had 5 priorities for zoning.

1. If possible, within the present cities
2. The T-R-S zone - for fringe areas around cities.
3. The RR-S zone - for rural residential areas such as Spring Lake,

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who are unincorporated but have their own central water system. Mobile Homes are allowed in this area. A lot size of 5 acres is allowed outside a developed sub-division but a lot size of 10,000 sq. ft. is allowed within a developed sub-division.

4. Areas like Leland & Benjamin who have no central water system.

5. ^{The} Creation of new towns.

The TR-5 (or Transitional Sacre zone) zone allows lots of 5 acres, to be split at the time of annexation. The city must agree to allow development of the lots thru annexation, or a special plan must be written stating the specific conditions as to the development and annexation of the zone and the city must adhere to that plan. Thus if such a zone were to be put around Santaguni, the city would have to provide a plan to coincide annexation to water

development. In a TR-5 zone the city is paid ~~to~~ either 1) 5 mls. ^{per house} of tax levy for fighting fires (standard rate) or 2) is paid for the actual man hours and equipment used. 3.

In figuring future growth for a T-R-5 zone Mr. Rose suggested using 4 homes per acre in keeping with the present area footage required by our present Zoning Ordinance. The Tax base would add about 8 ~~mls~~ ^{mls} to the city but without a specific annexation plan (relating to a specific problem or cause) the city must annex anyone in this zone who requests it or if the county requests it be annexed.

If and when Santaquin should ever want to change to a TRS zone or to change the present location of its industrial zone, the our Commission need only go before the county commission and

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request the change. The county zoning commission then votes on the change and sends it to the County Commission who must then vote on it.

The present zones around Santagui are: 1) Industrial 2) ~~CE~~ CE-1. This is a critical environmental zone. A 50 acre minimum is required but if agriculture is being pursued, no frontage is required. 3) The A-1 zone which is agricultural. A caretaker dwelling may be built on any ~~1 acre minimum~~ size of the land ^{providing} such land ~~being used~~ requires a caretaker. ~~Some~~ Some frontage on a county road is also necessary.

Mr. Rose then thanked the commission and left.

Mrs. Nora Ydst (754-3338) presented a plan on behalf of the Santagui Senior Citizens for a 12 unit apartment complex. They would be rental units and ~~per~~ perhaps

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government funding might be available. The units would be centred around a main Kitchen area where residents could come at least once a day for a common meal if they wished. The Commission said they would be glad to support such a project if more information could be gotten as to how much land might be needed for sewage, parking, etc. Mrs. Ylst said she would start researching the project and report back to the commission.

Mark Hales then appeared before the commission and said that Robert Hales had 9.6 acres of land that he would like zoned as TR-5. He also said that Mr. Hales would like to have his frontage property, already in the city, be zoned commercial as already proposed in the City's Master Plan.

6.
Mr. Guy Overman and Mr. Robert Nielson then appeared before the commission.

As Mr. Nielson had previously appeared before the commission to request permission for the development of the property ~~they~~^{he} owns within Santaquin's City limits, it was suggested that Mr. Nielson contact Mr. Overman who owns the adjacent property, so that perhaps the whole area could be mapped out at one time. ~~as~~ The problems relating to both properties were mutual and the commission wanted to see an orderly growth for the area. At that time, no one was sure just exactly how much property Mr. Overman owned.

The Santaquin city lawyer requested a letter from Mr. Nielson as to exactly why

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he did not want to record his
...development as a sub-division
but rather, develop it under private
contract with the city, before
he could approve or disapprove
the measure. The Commission
decided to approve the project
if it were O.K. with the lawyer.

Lynn Crook agreed to find
out about the possibility of
putting the continuation of
100 North through the church
Stake property as indicated
on the Master Plan.

Both Mr. Nielson's + Mr. Overman's
proposals were acceptable to the
commission providing ~~there~~ ^{there} were
no costs to the city and the ^{in Mr. Nielson's}
lawyer's decision was favorable. ^{case}

It was agreed to send the
new city council a letter, asking

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them to send two of their councilmen... along with one member from the zoning and planning commission to meet with Ben Alexander at their earliest convenience, to discuss the matter of putting in a water line under Mr. Alexander's Road before the county oils it, if Mr. Alexander plans to develop his property along that road.

It was decided that the next meeting would be a ^{closed} work meeting devoted exclusively to finishing the new sub-division ordinance. Lynn also wants to have a new election for ^{planning} commission officers.

It was also decided that the commission develop an annexation policy at the meeting of April 4th.

The following guests were present at today's meeting: Nora + ~~Ege~~ ^{Eege} ~~Vest~~ ^{Vlost}, Linda Eggers, Mark Hales, Guy Overman + Robert Nielson and Steve Smith, Daily Herald Reporter.

The meeting adjourned at 10 P.M.