

Minutes of Planning and Zoning commission meeting held at 7:30, 68 East Main, Santaquin, Utah, City Hall.

Present were Lynn Crook, Tom McCloud, Dan Mendenhall, Dee Davis, Ramona Rosenlund, acting clerk. Councilman Fred Thompson was also present to discuss setting up meeting with the commission and Buck Roose from the Council of City Governments to discuss the new state law on annexation. Also present was Dave Lierley as a citizen. Opening prayer ~~was~~ offered by Dee Davis.

Minutes of meeting held April 18, 1979 were read and Dan Mendenhall made a motion that they be approved. Dee Davis seconded motion and motion carried.

Mr. Pete Hepple came before the commission with plans and maps of the property he is asking the city to annex. He stated there needs to be a new survey there are some discrepancies. He also said if this was annexed his engineer would draw plans showing spaces for 100 R.V. parking. The frontage of the property is 175 feet and is 100 feet deep. An area will be black topped and the balance in fruit trees. They have their own well and would have a water storage tank holding 5,000 gallons located on the highest point of the land. Mr. Crook suggested the commission wait to vote on this annexation until they have gone through the new state law which becomes effective May 8, 1979. Mr. Hepple agreed to this. Mr. Hepple was told he might have to provide his own fire protection. He agreed to this so that in case of fire he could not come back on the city and that it would so state in the annexation agreement, if granted. He said he thought it might take as long as a year to complete the building, etc. on the property. Mr. Crook stated they would also have to come to some agreement about water shares for the city, if annexed.

There followed a discussion on Mr. Hepples property where the sign near the freeway is. He stated that if it was drawn out too long in getting it annexed as Commercial Zone, he would like to have it annexed as Residential now and then changed to Commercial later on, if possible. He had a copy of the state law concerning this which he left with the commission to be studied. He stated this points out the various license requirements for signs such as distance from roads, cemetery freeway, etc., and that he is in conformation with everything except the zoning. The commission was to check with attorney on this.

There followed more discussion of the property for the fruit stand and R. V. park. Mr. Hepple said their fruit stand property in Nephi had been condemned to make way for the freeway. He also said the state had certain spacing requirements for R. V. spaces, and he will find out what this is. There is to be a centrally located septic tank for R. V. waste disposal, also restroom and shower facilities. He said he thought this would bring revenue into the city.

Paul and Darla Jarvis appeared before the commission to report on the questions which were raised at the last Planning and Zoning meeting. Mrs. Jarvis stated they have approval of the septic tank from the County board of health. Sawdust would be disposed of every night by being hauled to Genola and deposited on land owned by Mr. McClain. She stated they would have a system for dust collection that would keep it from going into the air. Storage of lumber would be at the east end of the first building. Scraps would be disposed of weekly. Also, the building would have 8" block walls and there would be no noise. There would be special parking for employees and plenty of off-street parking for customers. When asked about electrical interference of T. V. in the area, Mrs. Jarvis said she did not know about this. Dee Davis said if there were any complaints, the Federal Communications Commission would ticket the shop. A motion was made by Dan Mendenhall that the commission approve the application to build the cabinet shop and motion was seconded by Dee Davis. The motion was carried. Mr. Crook stated the approval would have to go before the City Council for a vote on acceptance since the ordinance does not specify cabinet shops to be in the commercial zone. Mrs. Jarvis said she would write a letter to the city to be considered by the council at their regular meeting on May 10, 1979 and would also send a map showing the layout of the proposed shop. Was suggested a sprinkler system be installed in building for fire protection. This would also reduce fire insurance rates a great deal. Mr. Jim Olson, partner of Gordon Johnson, appeared before the commission to request

approval for building a fourplex on the property just south of the fire station. There was some discussion as the size of the lot. Mr. Olson thought there was half an acre but in stepping it off, Mr. Crook thought there was not a full half acre, as there has to be before approval can be given for a fourplex. Mr. Crook from the Planning and Zoning Ordinance #152, the requirements for building fourplexes. (Pages 17- 23). Mr. Olson will bring a legal discription of the property to verify the size. The provision of the ordinance for off-street parking for tenants was stressed as well as a playground area. there should be 2 parking spaces per unit. Plans must be presented 14 days before a planning and zoning meeting for approval.

A discussion followed on Mr. Crooks suggestion to the city council that a strip of land along the freeway from the city limits to the Chapple property be annexed to the city in the future, as a commercial zone. He said when they consider new waterlines, they should consider some for that area for as soon as there was water, there would be businesses wanting to go in there. Tom McCloud felt they should be sure to consider some way of access/egress into this property if annexed so they would not be cut off from the rest of the city the way the freeway cuts off the east end of the city from the rest.

A discussion of T-R-5 zoning followed and Mr. Crook said they would need to know exactly what is involved in getting T-R-5 zoning. He thought water in these zones is not necessairly a city responsibility, and that well permits could be obtained. It was mentioned that if any annexation took place, owner must give the city 1 share of water per acre.

The Mayor came into the meeting and there was some discussion on annexing the small lot where Mr. Hepple has a sign. Dan Mendenhall wondered if annexing this ^{small} ~~Commercial~~ ^{lot} would start more requests for commercial zoning in that part of the city. It was pointed out if it was done for one, it must be available for others if they want it. Mayor Steele said he thought maybe Mr. Hepple should provide fire hydrants and water for fire protection at his fruit stand and R. V. Park and the city could provide fire protection. He also said Mr. Hepple has 14 shares of water and would need to give the city 1 share for each acre that might be annexed.

Mr. Crook read a note from the City Recorder saying the Mr. Joe Chapple needs office space in the city if his property is not going to be annexed right away. If it is he would build office space there. Dee Davis is to get in touch with him and help ^{show} him ~~find~~ ^{the possibility of his} a building in the city, possibly his own on main street.

^{Chapple} Mr. Hepple had mentioned the possibility of building a mobile home park on some of his property. There was some discussion of the problems of mobile home parks the city was having and was thought that it might be alright if it was well planned.

With the approval of all present, a special planning meeting was secheduled for Thursday evening at the City Hall from 6:00 to 8:00 P.M. to discuss the new State law on annexation.

Tom McCloud said he wanted to advise the commission of what was decided at Council meeting about the Ben Alexander property. He read from the minutes of City Council meeting held April 25, 1978 as follows: "Mayor Steele made a proposal that (1) we declare Ben Alexander a sub-divider, (2) the city would be responsible for water line down to Blaine Smith's and for partial payment of that the city would accept the 56' property, (3) from Baline Smith's on down west that Mr. Alexander put in a 6" water line. From Blaine Smith's down he is a sub-divider. Councilman McCloud asked who pays for all the fire hydrants that would be put in west of Blaine Smith's. Everything east of Blaine Smith's is the city's. Mr. Anthony asked if Mr. Alexander would be able to hook a 6" line onto a 2" line. Councilman McCloud doesn't like the idea because the city is responsible for fire protection for each resident. Mayor Steele said that the city has a responsibility to put the water line in and they will probably do it this summer." Also read: "Councilman Greenhalgh made a motion that Santaquin City

will be responsible for a 6" line from the Canyon Road to where it exists at Blaine Smith's. Ben Alexander will be responsible to put a 6" line from where the 2" line exists now at Blaine Smith's on down west. Council Thompson seconded the motion. Motion carried with Councilman McCloud voting opposed. Councilman McCloud made know to the council that he is not opposed to the sub-division but he is opposed to going from a 2" line to a 6" line."

Mr. McCloud said the road in front of this property is half the city's and half the county's and the county is not going to pave the road this year.

Mr. Lynn Crook made a motion that in as much as the city has made a stand and that Ben Alexander is a sub-divider, that if any other houses are to be built on his property, he must submit plans as a sub-divider to the Planning and Zoning Commission. Dee Davis seconded the motion. Motion carried.

Dee Davis made a motion that the next meeting be held on May ¹⁶~~17~~, 1979 at 8:00 P.M. and that the meeting be adjourned. Dan Mendenhall seconded the motion which carried and meeting adjourned at 10:35 P.M.