

Minutes of Planning and Zoning meeting held May 30, 1979 in Santaquin City Hall, 68 East Main Street, Santaquin, Utah at 8:00 P.M.

Meeting was called to order by Lynn Crook and Dan Mendenhall gave the opening prayer. Present were Lynn Crook, Dan Mendenhall, Fred Thompson, Helen Kester and Dee Davis with Ramona Rosenlund acting as clerk. Fred Tasker was absent as had to work.

Minutes of meeting held May 16, 1979, were approved with the addition of the date of next meeting which had been left out. Helen Kester made the motion and it was seconded by Dan Mendenhall. Motion carried.

Mr. Crook had a copy of the Utah County Development Standards book and sections of it were compared with the sub-division ordinance now being written. As there seems to be a difference in the drawings and the wording in the book concerning arterial roads. Mr. Thompson will discuss this with the people at the county and see why the difference. Also what is the purpose of 50' streets and where they are used.

Mr. Crook said there was a paragraph on irrigation ditches in the book that would be apropos to the ordinance. He also mentioned that this book seemed to be much better than others they had studied as it has many drawings and diagrams showing streets, etc. rather than just descriptions.

Helen Kester then read the chapter of the sub-division ordinance Hillside Development Standards. This covers General Purpose, Grading, Drainage, Vegetation and Re-vegetation, Fire Protection and Streets.

Concerning Vegetation, the ordinance states certain areas must have fire resistant vegetation and Mr. Thompson was also assigned to get a list of acceptable vegetation species.

There followed some discussion about streets and various cut and fill requirements. Mr. Crook felt that 2/3 cut and 1/3 fill is about all that can be done on slopes and the ordinance calls for 1/2 cut and 1/2 fill which he said might be impractical. He suggested they consult someone with more expertise to advise on this before putting it in the ordinance. There was also some discussion on split streets to the effect that the streets and sidewalks might need to be of different widths to conform to the contour of hills and slopes or maybe side walks only on one side of a split street so as to have enough width for the street on a steep slope. The intent of the ordinance is that the subdivider would draw a plan with roads, etc. on it and the City representative and the subdivider would decide which streets would be what, depending on the slope of the land. Lot sizes, roads, etc. would depend on the slope, etc. of the terrain.

Mr. Crook had to leave the meeting at 9:15 P. M. and suggested the others either go through the County Development Standards book or discuss a Policy of Declaration for annexation. It was decided at this time to hold the next meeting June 6, 1979 at 8:00 P.M.

Mr. Thompson had large maps of the Santaquin area taken from the air and there was some discussion of the various land around the city that might possibly be considered for future annexation for commercial and industrial use. Mr. Thompson explained that property presently in the Green Belt could be annexed if necessary to bring in other land beyond it and still remain in Green Belt. Part of the annexation agreement might be that they would not sub-divide this property but remain agricultural. Mrs. Kester thought this would not be fair to annex and then restrict use just to annex someone else next to them.

The question came up if someone was forced to annex would they still be required to give the city water and it was agreed they would. It was suggested that the people whose land was being considered for annexation in the future plans of the city be spoken to about it before just arbitrarily deciding to annex.

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Mr. Thompson said that if three-fourths of the people in an area want to annex, others could be forced to do so in order to have commercial land as it is commercial or industrial which brings more revenue to the city. Mr. Davis said that Mr. Crosby of Mountain West said that ^{Assoc. of Gov't} when a commercial area is divided one area will develop and the other will go down. He felt we had to make plans for the future but maybe plan very carefully and not just jump into it. Mrs. Kester wondered if some of the commercial that was being considered would be more advantages to tourists or our city. Mr. Davis said that maybe what was being considered would not be fair as some have been turned down and now let someone else come in. A discussion followed concerning people who in the past wanted to annex and were refused.

There followed a discussion of possible industrial areas, wind direction over the city in the event of any air pollution from industrial concerns. Also the price of land for industrial purposes. Possible sites for a Junior High school and future subdivisions areas were discussed. The possibility of a well to develop water in future industrial areas. Also discussed was how wide an area the future planning should take in and it was pointed out that the Commission must be realistic and not go too far out just yet. The placement of future water lines and where a lagoon could be if they went that way for a sewer. Since the price of land is going higher all the time, it was wondered if the city should purchase land now and hold it for future sewer. It was mentioned that land for this purpose could be condemned just as the school board can. Also with some sewer systems cleaned water can be used for parks or golf courses or turned back to water farms, but with the lagoon system most of the water goes back into the ground so there is not a great deal for reuse. Discussed different types of sewage disposal plants and the number of acres needed for each kind. It was mentioned that from 20 to 60 acres would be needed depending on the type put in.

Mr. Thompson said maybe the city should have an ^{industrial} area ready and ~~then~~ go out of its way to get industry here, as the city has to go them, they don't come to you. He told of how Fillmore got a government grant and purchased land to resell to industry.

It was decided that at the next regular business meeting there would be a spot review of the subdivision ordinance and a date set for a public hearing on same. Mr. Thompson said the city council wants to work out the details of the Policy of Declaration, then a public meeting will be set to have input from the public on same ^{after} and on the Sub-division Ordinance. Next meeting to be held June 6, 1979, at 8:00 P.M. ?
 → not at same time

Mr. Davis made a motion that this meeting adjourn and Mr. Mendenhall seconded the motion. Motion carried and meeting adjourned at 10:10 P.M.