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Minutes of a Planning & Zoning meeting held July 31, 1979, 8:00 P.M. at the City Hall, Santaquin, Utah.

Present were Lynn Crook, Helen Kester, Councilman Fred Thompson, Payson Chronicle correspondent Micheal Olson, Steve Woolstenhulme, Lynn Finlinson, Robert Hales and Ramona Rosenlund acting as clerk. *Fred Tasker also present.*

Prayer was offered by Fred Thompson. Minutes of meeting held July 18, were read and were approved with a change in the 2nd paragraph on page 2 where the words "exempted under Sec. B, top of page 4" was inserted after the word "subdivision" and those following "50" were deleted. Motion to approve was made by Helen Kester and seconded by Fred Thompson.

Mr. Woolstenhulme and Mr. Finlinson were at the meeting to hear the answer of the City Council to the letter sent to them from the Planning Commission on July 19, 1979, regarding the changing of the Chapel View Apartments to a condominium. Fred Thompson was asked to report what the City had decided to do about allowing the condominium. Mr. Thompson said the council was in favor and it was passed by the council. However, they would need a certified copy of the minutes of the meeting when the decision was made and they will not be approved until the next regular council meeting which will be held on Thursday August 2.

Mr. Hales and Mr. Ed DeGraffenreid (who came after the meeting began) appeared before the board to discuss a parcel of land they are suggesting the city annex for a possible industrial site. They explained that part of the property bordered Oldhams, that one long side bordered the railroad track and a large power line was running along it also. It contains 37.11 acres and at present is mostly agricultural in use. Mr. Hales said to make best use of the property would require a road and since it is not contiguous to the city limits, it would be necessary to also annex adjoining property at the same time or before. It was suggested that possibly the Oldhams would want to become annexed and was stated that at one time they did desire to be annexed so as to build for their business but later decided against this. Mr. Thompson said he had just attended a meeting about annexation and that the county felt that to be contiguous at least 25% of a property must touch the city limits. This apparently was not spelled out in the law but was interpreted that way. It was felt that Oldham's would meet this possible requirement, as they have 15 to 20 acres.

There followed some discussion of water in that area and also proposed roads on the west side of the city. Also some discussion of forcing of annexation and Mr. Thompson said he thought that if 1/3 of the owners or more wanted annexation, it could be forced. He said the council feels this older part of town needs increased water lines and that it qualifies for use of impact fees for this purpose.

There followed some discussion on the Policy Declaration on Annexation which needs to be formulated by the Commission, possibly before anything can be done with the proposed industrial annexation. Mr. Hales said the property could be sold to some one for speculation but felt it would be better for the city if it were industrial. Mr. Crook said he felt the city needed to have a site to show prospective businesses and that possibly the city could take an option on the land long enough to do what was necessary to eventually annex it and stipulate what it could be used for. Mrs. Kester asked if the city could afford to purchase sites for a sewer and for industrial and Mr. Thompson stated that grants could be obtained to do this. Mr. Hales said the owner of the land would consider an option for one year for a sum which would apply against the purchase price if it was bought. Several alternative ways of annexation for this property were discussed. It was felt all the people owning land around the considered purchase ground should be contacted to see how they felt about annexation and explain what the city might want to do in this area. Mr. Hales said he and Mr. DeGraffenried had until possibly December to sell the land and could not hold it for the city if another buyer became available before that time.

It was stated there are 10 shares of water with the property in under discussion.

Mr. Thompson was asked to go over the things discussed in this meeting with the City Council and report back what their feelings were regarding this property and report back to the Planning & Zoning Commission at their next meeting. He was also to speak to the other people involved and get back to Mr. Hales with his findings.

There followed a discussion of the Gayle Finch property. She and her brother desire to sell some frontage lots and want to know how many they can sell until the new subdivision ordinance is passed. The new ordinance is to be discussed by the City Council at their meeting this Thursday and then it can be advertised. It was explained that the brother was desirous of building a subdivision on this property.

Dee Davis entered the at 9:10 P.M. and there followed a short discussion of possible school sites.

Mr. Hales and Mr. DeGraffenried left the meeting at 9:30 P.M. A short discussion of his proposal that the city buy the 31.11 acres he was trying to sell followed.

There was a discussion of the check list for the subdivision ordinance and whether it or the Annexation Policy Declaration should be the subject of the next meeting. It was explained that the only time the County Boundry Committee became involved in an annexation was when there was a dispute between taxing entities. Mr. Thompson had a copy of a booklet "The Annexation Process and Your Local Government" and copies of the boundary commissions general session from a meeting he attended yesterday. Members of the zoning commission were asked to study this. Mr. Thompson related some of the things discussed at this meeting in Park City and mentioned they needed to consider natural boundries in making the policy declaration.

It was felt a list from the City Council on priorities for the planning and Zoning Commission was needed but that the Annexation Policy of Declaration needed to be the first thing.

Dee Davis made a motion that the next meeting be held August 22 at 8 P.M.. Helen Keister seconded the motion and meeting adjourned at 10:30 P.M.

*approved 8-22-79*