

Minutes of a Planning and Zoning meeting held August 22, 1979, 8:00 P.M. at the City Hall, Santaquin, Utah.

Present were Lynn Crook, Fred Tasker, Fred Thompson, Helen Kester and Ramona Rosenlund acting as clerk. Also present were Mr. Grant Neilson and Mr. LaVar Oldham. Prayer was by Fred Tasker.

Mr. Neilson came before the commission to discuss the possible annexation of his property where he wants to build a subdivision and also a type of trailer park where the houses will be of special construction with a process he is doing with laminated materials. Mr. Neilson brought copies of maps of the city showing possible places for roads through this property and there was some discussion as to how the roads should be to best serve everyone concerned. It was thought that if Mr. Neilson gave the city land for a road through his property it should be 66' wide as would be a collector road. Mr. Neilson stated he was looking forward to working with the city and would be willing to consider anything fair that would benefit both himself and the city. He thought there would be no restrictions on developing this land as long as everything passes the State Board of Health. He said the State must do test holes on each lot for septic tanks and he needs to know where the road is going for the new church which is to be built in the Northwest area of the city before they can make definite plans. Mr. Crook said he had checked with the Stake Presidency about the road for the church and they would have an answer after next Sunday.

There was a short discussion of the ruling by a Salt Lake City judge that the new annexation law is unconstitutional. It was thought this would change annexation policies of all towns and cities and that it would now need a ruling by the Supreme Court. It would have to be determined if the old ruling could be applied until such time as a ruling on the new one was handed down. Mr. Neilson said this wouldn't hold back his giving the city the right-of-way for the road discussed above.

Mr. Crook thought that to expediate things, Mr. Thompson, as a member of the City Council should ask the Council to make some decision regarding the water lines first and then the decision on the roads could come later. If the Council wanted them to, some of the people from the Planning and Zoning Commission could come to the Council meeting for input.

Mr. Neilson told the commission there is no water with the land and so they would have to compensate for same. Mr. Neilson was told the city is looking for more water first, so the Planning Commission is held up on annexations, and they felt Mr. Neilson must be realistic and fair as possible and not do anything that would be detrimental to the city. Mr. Thompson told of the spring just acquired by the city which gives them more water but would perhaps need pumping.

Mr. Neilson said he needed an ordinance on subdivisions and Mr. Crook told him they were working on same and would have it soon. There was a discussion of the size of lots on curves and cul-de-sacs and also as to the definition of "set-back", the minimum of which is 30'. Mr. Neilson said he would study the ordinance and then meet again with the Commission. He will also study problems with mobile-home parks and thus eliminate many of them if he builds his. Mrs. Kester read the mobile-home section of the new Subdivision Ordinance for Mr. Neilson. Mr. Neilson explained that a modular home is delivered on a trailer and/or is assembled on the site, whereas a mobile home comes on wheels already assembled. He also stated he would make available for each home storage sheds to put on slabs. He said he can laminate and build a house on the foundation in ten days, providing the water, sewer, driveway, etc. is already in, which would save about \$1,500.00 in financing charges.

Mr. Neilson left the meeting at 9:30 P.M.. Mr. Thompson said he would advise of City Councils decision.

At this time the minutes of the meeting held July 31, 1979, were approved with the addition of Fred Tasker's name as being in attendance. Motion was made by Helen Kester and seconded by Fred Tasker. Motion passed.

There followed a discussion of the things Mr. Neilson wanted to do and it was felt that in light of past experience there be a specification that all work be entirely completed before anyone was allowed to move into the houses he might build. There was also some discussion as to why the gas company will not put in lines until roads, etc. are finished and it was decided to check this out with Mr. Neilson next time he came in.

There was a short discussion on a checklist for the subdivision ordinance and it was decided this would be gone into at the next meeting.

There was some discussion on proposed industrial areas. Mr. Crook stated that three weeks ago he, Tom McCloud and Fred Thompson met with Grant Neilson and went over the property West and North of the city limits that is being considered for a possible industrial site. He stated that Oldhams were not sure if they wanted to be annexed but agreed they could not stop progression and maybe could work out something. This area and the Southwest area were compared as to which would be the most useful for industry.

A short discussion of the annexation policy followed and it was thought that in as much as they did not yet know the outcome of the judgement that it was unconstitutional, they could closely look at future plans for annexation and should perhaps go as far as the water supply would allow, as lots in town are filling up rapidly.

It was decided that the next regular meeting would be held on September 5, 1979, at 8:00 P.M.

Fred Tasker made a motion that the meeting adjourn and Helen Kester seconded the motion. Motion passed.