

Minutes of Planning and Zoning Meeting held October 10, 1979, 68 East Main Street Santaquin, Utah, at 7:30 P.M.

Present were Lynn Crook, Fred Tasker, Helen Kester, Mayor Robert Steele, Steve Smith, Councilman Clement Kester, Robert Mecham of the Mecham Trailer Court and Ramona Rosenlund acting as clerk. Dee Davis came in at 7:50 & Fred Thompson at 8:05.

The meeting was called to order by Mr. Crook and the prayer was offered by Fred Tasker.

Minutes of the previous meeting were discussed and the name Mark Williams was changed to Mark Johnson in the list of those in attendance and in the second paragraph of page 1, the name of Fred Thompson was changed to Fred Tasker. On page 2, paragraph 2 the name "Wieirman" was added after the name Jake. Fred Tasker made a motion that the minutes be approved with these corrections and the motion was seconded by Helen Kester and passed unanimously.

Mr. Mecham was before the commission regarding enlarging his trailer court. Each member of the Planning & Zoning Commission has had a copy of the Trailer Court Ordinance #118, to study for the past four or five days.

Mr. Crook asked Mr. Mecham to give a little history about his Court and tell what he was doing and would like to do there. Mr. Mecham said he originally purchased the land from Mr. Jack Hudson when it was in the county. He worked with the city council and the then mayor, Howard Armstrong to have the property annexed and zoned commercial, which was done. Since that time as he has had the money to do so he has increased the number of lots. He now has six more lots to go. Mr. Mecham stated he thought it was legal to go ahead and has made arrangements with the power and gas companies to bring in their services in the next few days. Some people from the O'Brian Trailer Court in Spanish Fork have contacted him and he has taken deposits from eight people and only has two vacant lots and the deadline for having the other six ready is October 31, so he feels he has to hurry to have them ready. He said Councilman Kester told him he should go before the Planning & Zoning Commission since there may be some problem with expanding the trailer park because of the septic tank. Mr. Mecham showed on a plot map he brought with him how the trailer park is laid out and where he proposes to put the additional six lots. He said it would cost quite a bit of money to improve the sewage problem, and that sometime back the gas company broke a line and hit the drain and so he just put in dirt to help keep the sewage down. Since most trailers used to be about 50' long and now most are about 70' long, the longer trailers covered part of this area. He said that Mr. Sagers of the County Health Department wants him to use one space and some yard so he will have about 650' for the drain and this would give a rest for the other tank. Mr. Mecham also said he has seven acres in his park and will have 52 lots if he can put in the additional six he now wants.

Mrs. Kester asked Mr. Mecham if he had a playground in the trailer park and he answered yes, he had left an area on the side closest to Main Street and is planning to fence off a playground area near the point of the land toward the freeway and the south side. Also that the field drain area will be used as well as the area around the utility building. It was pointed out that there needs to be 7/10th of an acre allowed for playground and common use. Mr. Mecham said his lots are about 40' wide which allows for a mobile home and 2 parking spaces if a single width trailer which are the only kind he is planning on allowing. Mr. Davis suggested he have the play area near the center of the park rather than by the roadway into it.

There was a short discussion on blacktopping of various areas for parking, etc. and Mr. Mecham said he plans to do all that is necessary next spring if he can afford it. He said the spaces for parking will be 24' wide or whatever the city will require. He mentioned he had a one way street going through to the top of the park for convenience in the event of a fire, etc.

Mr. Mecham was asked about recreation vehicle parking space and he said he did not need any as he no longer took overnitters. It was pointed out that the ordinance called for such a parking area for the property of his tenants to be stored.

There was a discussion regarding a building permit for the original trailer park construction and Mr. Kester said nothing could be found except a permit to build the laundry building and there are no plans, etc. Mr. Mecham said he definately had a permit to go ahead on everything.

Mr. Crook read from the ordinance regarding where Mr. Mecham needed to conform and Mr. Mecham said he would do everything possible to conform. Mr. Crook said in defense of Mr. Mecham he felt it was general knowledge that he would develop the trailer park but that over the years there have been a number of complaints, some in regzrds to roads and sewage. Mr. Mecham replied that he has fixed the roads and taken care of the other problems. It was pointed out that because of the type of some of his tenants there were a lot of problems brought to the city marshall and also the school. There was a discussion as to the agreements between the tenants and the owner and also what was charged for each trailer (\$70.00). It was pointed out by Mayor Steele that one half of all police calls to the city come in from this trailer court including everything from drugs, fights, truancy etc.

Mrs. Kester asked Mr. Mecham what gaurantee the city has that he will do all the things necessary to conform and Mr. Mecham replied he will do so without any quarantine. Mayor Steele said the City Council will have to see that Mr. Mecham will comply to the ordinance. That he will need to bring in a definite plan and a time limit, that there is need to upgrade outlets for recreation, etc., since people who are too closely packed together are in great need of these outlets and some evidence of this upgrading needs to be seen before six more units can be allowed.

There followed a discussion of the street on the west side of the park and it was thought that if the present entrance into the park were closed off and fenced for a play area a new entrance could be made in the center of 400 East Street and this would better serve the park as well as make a more safe and larger area for a playground. Mr. Mecham liked this idea and said he would do this if the city would help with the road by filling in the gully. Mr. Steele said they will.

The Mayor asked Mr. Mecham if he would be willing to have the city hold a lien on the trailer court lots rather than require a bond until such time as everything was done to bring it into conformation with the ordinance. Mr. Mecham replied he did not want to let the city have a lien. After some discussion it was agreed Mr. Mecham would let the city hold the certificates on six shares of irrigation water until such time as necessary upgrading was finished.

There was a discussion of the width of roads, speed limits, size of lots, location of fire hydrants. It was felt there was a need for more fire protection and a hydrant was needed near the northwest corner and also near the present entrance way. There was a discussion as to whether a fire hydrant could be hooked up to a 2" water line. Mr. Crook said the city used to have some hydrants of this size which were replaced by larger ones and wondered if the city could let Mr. Mecham have two for use at these points of the trailer court. It was also mentioned that there was a need to hook into the city water system in another place so as to have circulating water and this would require another meter but it was felt

the fire hydrants are a priority.

Mr. Crook made a recommendation that the city help him get the new entrance away from main street and if the city has old fire hydrants they be given to him and that a time table be set on black top, landscaping, etc., and if the city agrees Mr. Mecham can be given the go ahead for expansion. Mr. Mecham said he could not do these other things first as he had to have the six spaces finished by October 31. Mr. Crook replied they must have a timetable and asked if Mr. Mecham could have everything ready and present it to the city council which is having a regular council meeting tomorrow night. These things would include a list of requirements for tenants. Mr. Crook mentioned that Mr. Mecham had presented a plan to the Planning & Zoning Commission as required and was to use his water shares for a guarantee for the city.

Mrs. Kester made a motion that if Mr. Mecham meets all the City Council's requirements according to the code of Ordinance 118, he can go ahead with expansion with his water shares as guarantee. Mr. Davis seconded the motion and it was passed unanimously.

Mr. Mecham left the meeting at 9:20 P. M.

Mr. Don Kirk came into the meeting at 9:15 P.M. Mr. Kirk stated he wanted to know about frontage requirements for building lots and where the 9,600 square foot area for lots came from. Mr. Crook explained about the Planning & Zoning Ordinance and since he is on the Board of Adjustment, as a representative from the Planning and Zoning Commission, he was aware of the problem Mr. Kirk had presented to the Board for consideration and Mr. Crook explained to the rest of the Commission what had taken place at the Board of Adjustment hearing and why they had turned down Mr. Kirk's request to divide his property into two nonconforming lots, which was because there was not enough distance from the existing house for a field drain from the septic tank without it going into the other lot. He pointed out that with six feet behind the house to the septic tank, 4' for the tank would only leave 5' for the drain or if it were to go the other way on the west side of the house, there would only be about 35' from the house to the fence line which is not enough room for the drain.

Mr. Kirk said he had talked with the County Health department and they felt there was some way it could be done and he showed a small drawing he had made. It was suggested that he might enlarge the drawing and make it to scale and again present it to the Board of Adjustment, if he felt he wanted to. Mr. Kirk asked if the prospect of a sewer for the city was in the remote future and was told it most likely was. He thanked the Commission for their time and left the meeting at 9:35 P.M.

Mayor Steele, who had left the meeting after Mr. Mecham's presentation and discussion returned to the meeting at 9:35 P.M.

Mr. Crook told the group that the proposed industrial park area has recently been purchased by the Rowley brothers and will be held for future industry if the city will annex it. However, Councilman Fred Thompson said they had told him they will not let the water go as that is why they bought the land, to obtain the water.

There followed a discussion on water and the problems connected with it and it was thought there should be no annexation if there was no water to bring with it.

Mr. Crook told of the water board which had been set up to explore the possibility of additional water for the city, and which consists of Clement Kester, Howard Armstrong, Dean Ellsberry, Justin Lamb, Darrell Horrocks and himself. There followed a discussion of the work the group is doing and it was mentioned that when the spring was developed there might be enough water for up to 100 more homes. However, they recommend no more annexation be allowed until more water is available, or if the ones requesting annexation have their own water source, such as irrigation shares to give to the city. It was mentioned that if the city could acquire enough water shares, it could possibly be be traded for natural flow with the irrigation company.

Mr. Crook felt the city should look into each possibility the water committee comes up with. Because of the problem of limited water he felt the Planning & Zoning Commission needed guidance from the city council as to any annexation policy in the event the city would want to annex something. Possibility of an industrial enterprise needing only culinary water should be considered when thinking about annexation.

There was a short discussion on the Gus Peterson property which was to be considered for sale for the purpose of putting in a sub-division. Mr. Don Peterson has decided not to sell and so maybe the Petersons should be approached for a school building in this area as was originally on the master plan.

Mayor Steele left the meeting at 10:10 P.M.

There followed a discussion as to what to have on the agenda for the next meeting and it was decided to do something about an annexation policy of some kind first and then to study the League of Cities and Towns copy of a subdivision ordinance before the next meeting and then discuss this.

Mrs. Kester made a motion that the next meeting be held on October 24, at 7:30 P.M. and this was seconded by Dee Davis. Motion passed.

Meeting adjourned at 10:30 P.M.