

Minutes of Planning and Zoning Meeting held October 24, 1979, 68 East Main Street Santaquin, Utah, at 7:30 P.M.

Present: Lynn Crook, Dan Mendenhall, Helen Kester, Mayor Robert Steele, Dee Davis, Michael Olson and Ramona Rosenlund acting as clerk.

Meeting was called to order by Lynn Crook at 7:45 P. M. and the prayer was offered by Dan Mendenhall.

There was a short discussion on the Mecham Trailer Park concerning what the city council had decided had to be done to bring the park up to code. It was felt the playground area needed to be checked to determine that the necessary amount of space was allowed as it did not seem enough if the necessary landscaping was put in. Also that his proposed play area is near the entrance and so is not a good place. It was mentioned that the building inspector would check from time to time to determine if every thing is done as necessary and on schedule.

Clement Kester entered the meeting at 7:55, and Dee Clement at 8:05.

Minutes of the meeting held October 10, 1979, were discussed and the names of Justin Lamb and Darrell Horrocks were taken off the list of members of the Water Board committee that had been set up. A motion to approve them with the corrections was made by Dan Mendenhall and seconded by Helen Kester.

A discussion of the Annexation Policy which is required under the new State law, was next on the agenda and inasmuch as the mayor and some of the city council were present, they were asked what their feelings were about an annexation policy which has to be made up and submitted to the county, who recommend a 20 year policy which was also recommended by the Water Committee.

Mayor Steele felt the limitations are that the city can't expand for residential now, can only allow industry which will not require heavy use of water (culinary only) and plan only as far as additional water might become available, would allow.

Mr. Crook mentioned a possibility of picking up some wells with annexation or require that anyone desiring annexation be prepared to furnish their own water for culinary use and fire protection.

A discussion of natural boundaries such as the canal to the north, railroad tracks to the west and the hills or mountains on the other sides, followed and it was thought these should possibly be used but it would be necessary to establish where the boundaries of near-by communities are such as Spring Lake, West Mountain and Genola, so as to know how far Santaquin might be able to go. This would eliminate the possibility of going into the boundary of another community. It was suggested that a county map be obtained to show this and Mr. Crook took the assignment of asking Fred Thompson to obtain such a map before the next meeting. Also, to find out if any other town had already submitted an annexation policy so our commission might see what their proposed annexation boundary lines were.

It was felt that a stipulation that any residential annexation must have it's own water supply and could not coerce the city into providing services. There was a discussion on possible commercial areas and also as to whether the county would automatically make proposed areas still in the county into T-R-5 zones. It was thought a ruling on this question must be had before the annexation policy could be made. Fred Thompson came into the meeting for a few minutes at 9:05 P.M. and was given the assignment to obtain the maps, etc. mentioned above.

The subdivision ordinance put out by the League of Cities and Towns was discussed and compared to the one being put together by the Commission. It was felt two additional paragraphs from the League's should be added to ours and this was made into a motion by Helen Kester that the following be inserted into the Santaquin City subdivision ordinance:

"NOTIFICATION OF ADJACENT PROPERTY OWNERS. Unless waived by the planning commission, at least seven days prior to the planning commission meeting, the applicant shall mail to all property owners of property located within 500 feet of the boundary of the proposed subdivision written notice of the time, date and place where the planning commission will consider giving preliminary approval to the subdivision. The written notice shall also advise the property owner that she or he has the right to be present and to comment on the proposed subdivision. The applicant shall provide the planning commission with the names of all persons to whom the notice was mailed."

"BUILDING PERMITS PROHIBITED. Unless waived by the planning commission or governing body, it shall be unlawful for any person to receive a building permit until all improvements including road base and utilities are installed on the lot^{on} which the building is to be constructed. There shall be no human occupancy of any building until the improvements have been accepted by this ~~municipality~~ ^{Santaquin City} and the buildings fully comply with the subdivision and zoning ordinances of this ~~municipality~~ ^{Santaquin City}. It shall be unlawful for any subdivider to sell any portion of an approved subdivision until the prospective buyer or builder has been advised that occupancy permits will not be issued until the improvements are completed. All water hazards shall be covered or fenced."

Dan Mendenhall seconded the motion and it passed unanimously.

There was a short discussion on type of curb and whether it should be changed. It was decided to leave it as it is. It was felt a good check list should be attached to the ordinance and then, with the above insertions, it would be finished.

It was decided to set a work meeting for next time and not put anything else on the agenda unless a high priority problem should come up.

Dan Mendenhall made a motion that the next meeting be set for 7:30 P.M. on November 7, 1979 and that this present meeting adjourn. Helen Kester seconded the motion and it passed unanimously.

Adjourned at 10:07 P.M.

Special Improvement requirements