

*mayor*  
Minutes of a Planning and Zoning meeting held May 1, 1980, at 68 East Main Street, Santaquin, Utah, at 8:00 P.M.

Present were Lynn Crook, Dan Mendenhall, Floyd Nelson, Dee Davis, Ed DeGraffenried, Robert Hales and Claude Rowley with Ramona Rosenlund acting as clerk, and City Manager Steve Smith.

Meeting was called to order by Mr. Crook and prayer was given by Dan Mendenhall.

Minutes of the meeting held April 2, 1980, were discussed and Mr. Nelson moved they be approved as written with Mr. Mendenhall seconding the motion. Motion passed unanimously.

Mr. Hales and Mr. DeGraffenried came to present a plan for a proposed industrial park. They brought large maps of the area which they are proposing for annexation to the city for this purpose. They are representing Mr. Rowley, the present owner of 37 acres of the tract under discussion. Mr. Rowley entered the meeting at 8:15. It was pointed out by Mr. DeGraffenried that the majority of the property value owners are agreeable to annexation. The proposed industrial park was divided into 1 acre plots on the map but it was stated they could be sold any way necessary to accommodate the industry that might come in. Also, they felt there were natural boundaries around the outside perimeter of the entire proposed annexation property. Mr. Rowley stated he was not real anxious to sell but felt there was a need for an industrial site and so felt it would be a good thing for the city. Another advantage with this area is that water was already into the general area although the system would have to have a larger line put in to supply necessary water for sprinkler systems in commercial buildings for fire protection but that very little water would be needed for culinary use.

There followed a discussion on the size of water line which would be needed to supply pressure necessary for fire protection. It was felt at least a 6" would have to be supplied in order to get full protection with fire insurance. Mr. Smith said he felt a 12" line would not be too big as it has been the experience with most cities that too small a line is usually put in and the difference in the cost of a 6" or 8" or 10" is not great enough to pay for putting in too small a line. There was also some discussion as to the width of roads which should be put in to accommodate possible use of large diesel trucks. Mr. DeGraffenried said the engineers they were working with said 60' roads would be ample. There was some further discussion of the best way to get a water line into the area and it was thought it might be necessary for the city to bond in order to pay for it. It was mentioned that since a large part of the property proposed for annexation belongs to Grant Nielson and in the past he has stated his willingness to participate on water lines and roads if his property were annexed and perhaps he would still be willing if he could put in houses in some of the area.

Mr. Hales called the commission's attention to Item #6 of the City's Policy of Annexation which says part or all of the requirements may be nullified or exempted in the event of an annexation for an industrial park. He felt Mr. Rowley should not be held to giving shares of irrigation water as a condition of annexation. They felt if the area was to be for homes then water should be required but not for industrial purposes.

Mr. Rowley stated he would like a time frame set up for beginning to work on the annexation if it is granted as he does not want to have it drag on indefinitely without a decision being made. Mr. Hales said they were looking at the date of August 1, 1980, for a decision to be made. If the proposal is not accepted by the Council then he will plant trees and this will tie the land up for about

thirty years. If the decision were made soon, it would probably be ready to have lots sold in about a year. It was mentioned a proposed road would go through a gully and about the roughest part of the ground, and possibly another road parallel to the railroad.

Mr. Crook asked for comments or questions from the commission and Mr. Davis said there have been three areas considered for industrial park development but this one here proposed looks like it would be the quickest to be developed of the three since there is already water near and most of the land owners are already prepared to sell. There was some discussion as how was the best way to put roads into the area without going through residential areas. There was mention of a piece of about one acre in the center of the area which belongs to the Irrigation Company. Also, it was felt since the railroad bordered the proposed annexation, it could serve as a highway because the freeway is  $1\frac{1}{2}$  miles away, which is a drawback. It was also mentioned that if the proposed cement plant goes in out near the quarry it would help a lot to increase the desirability of this area for an Industrial Park.

Mr. Crook then asked for a motion of what the commission should recommend to the City Council.

Mr. Nelson made a motion that the Planning Commission recommend that the City Council consider for approval the proposed annexation as outlined on copies of the map which will be given them. Mr. Mendenhall seconded the motion and it passed unanimously.

There was a short discussion of possible expansion over the landfill area as it was filled up and more room was needed. Mr. Rowley left the meeting at 9:10 P.M.

Mr. Hales asked the commission if the frontage road on the Master Plan as Commercial was to be included in the new proposed commercial zone. He was told that this was what was being considered. Mr. Hales also asked about the possible annexing of a parcel of land of his and one of Mr. Junior Ross and wondered if there was any possibility of this being considered without giving any water shares until such time as the land was changed from agricultural to residential. Mr. Crook explained it was the policy for any one desiring annexation to submit the proposal in writing and the requests would be considered in the order in which they were received. Mr. Smith mentioned that possibly the land could be deeded to the city with the stipulation that he could use it for agriculture until it is ready to be developed. There was a short discussion of Mr. DeGraffenried's property in the Northeast of town and his desire to perhaps annex it for the new Junior High School, if it were, in fact, to be built in Santaquin, and /or residential. He has well water developed on the property and owns shares in it.

Mr. Hales and Mr. DeGraffenried left the meeting at 9:20 P.M.

There followed a discussion of how smaller parcels for annexation in relation with the larger ones of Rowley's and Neilson's would be handled as far as requiring shares of water was concerned. It was felt they could not be forced to give water if they were forced to annex. There was some discussion as to possible ways which would be best for roads to connect with existing roads and the freeway.

Mr. Nelson had copies of Spanish Fork City's Mobile Home Park ordinance and also a copy of the Rules and Regulations used by one of the newer Mobile home parks in that city for members of the Commission to study. There was a discussion of the need to have skirting on the trailers and utility lines, etc. underground if it were possible or at least enclosed under the trailers for safety. It was felt the Commission should perhaps study ordinances from several other cities and then make

a composite one which would serve for Santaquin City. A short discussion was held concerning size of yard, depth, width, etc., fences, storage areas and park/play-ground areas. Also necessary space for parking of automobiles, etc.

Next meeting is set for May 15, 1980 at 8 P.M. Each member was asked to study the existing ordinance as well as the one obtained from Spanish Fork and the set of rules and regulations before this next meeting so a new Mobile Home Park Ordinance could be worked on further. There will also be a request for annexation on the agenda for that meeting.

Mr. Davis made a motion the meeting adjourn and Mr. Nelson seconded the motion. Same passed unanimously. Meeting adjourned at 10:30 P.M.

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Date Approved