

Minutes of a Planning and Zoning meeting held at 10:00 A. M. Saturday, September 13, 1980, at 68 East Main Street, Santaquin, Utah 84655.

Present were Lynn Crook, Dan Mendenhall, Fred Tasker, George Allen, Albert Oldham, Gorden Heelis, Dennis Heelis, Nelda Oldham, Robert Hales and Cyrus Bylund with Ramona Rosenlund acting as clerk.

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

Minutes of the meeting held August 13, 1980, were gone over and the following corrections were made: In paragraph 4, page 1, line 2, the word "size" was changed to "width"; and on line 5 the words "belong to them" were struck out and "was an established right-of-way because of prior use and said the county map". With these corrections and following a short discussion of the fact that the lot Olsens want to annex is a corner one and so either side could be designated as the front, homes could be built on either street. It was felt the city should not allow usage of the west side as frontage until the Master Plan was completed and this street designated to be wider. Mr. Tasker made a motion that the west side of the Allen ^{Olson} property not be considered as frontage until the Master Plan was completed and that this motion be added to the motion made by Mr. Davis on page 2, paragraph 5. Dan Mendenhall seconded the motion and it passed unanimously.

A motion to approve the minutes as read with the above corrections and additions was made by Mr. Tasker and seconded by Mr. Mendenhall and passed unanimously.

Mr. Cyrus Bylund came before the meeting to request a change of zoning from R-50 to Zone T-R-5. The property in question is north and west of the city limits and contains approximately 30 acres. Mr. Crook explained that since this property is within the bounds of the map of future annexation which was required by the County from the City and so they probably would go along with the request. The county Planning Commission said if the city agreed to a zone change they would probably go along with it. It would create no responsibility on the city but the county would look at it as eventually being annexed. Mr. Bylund indicated he was not planning to sell off any lots at this time.

Mr. Crook made a motion that the Planning & Zoning Commission recommend to the city that Mr. Bylund's property be rezoned to T-R-5 as it is within our annexation policy area map. Mr. Tasker seconded the motion and it passed unanimously. The clerk was requested to draw up a motion to this effect and give it to Mr. Bylund which he can take to the County Zoning Commission with a map, and request to be on their Agenda. (copy is attached). Mr. Bylund left the meeting at 10:30.

Mr. Gorden Heelis came to the meeting requesting annexation of his property on 400 East Street. Mr. Crook read the letter requesting annexation and Mr. Heelis brought a small map showing the property which has a frontage of 342' on the east side of 400 East Street and a depth of 100'. It was pointed out to Mr. Heelis that the 300 North street, if it were to go through (it ends at 400 East), would go right next to his home and so it would be necessary to jog the street to give him a side yard. It was thought that if the annexation were recommended, it might have to be subject to the completion of the master plan. After some discussion in which Mr. Heelis said he would not mind the street being put on the master plan if it jogged to allow him a large enough yard and he would not be allowed to build a permanent building where the road would go. Also, it was pointed out Mr. Heelis would need to deed the property for the road to the city where it would go through his ground and the city would be responsible for maintaining the road. However, when Mr. Heelis learned of the city policy of requiring 2 shares of irrigation water for each acre of land annexed, as well as having to give the city the road area, he felt he could not go for this and so Mr. Crook suggested the request be tabled. Mr. Heelis felt the city should pay for any water required and not insist on it being given to the city as this was a form of bribery.

Mr. Hales came before the meeting representing the Oldhams and the Allens who are requesting annexation of their property. (Maps of these two requests are attached). The Oldhams are requesting that part of the property in question be rezoned to R-A-2 as they want to build homes on the property that faces Lark Lane and goes west to the proposed road at the end of their land. This amounts to approximately 26 acres they want to annex and enough of it rezoned R-A-2 to build 9 homes. There was a discussion of the proposed roads and possible sizes of water lines needed and where the placement of them would be.

Mr. Mossburger came into the meeting at 11:00 A.M. and said he was opposed to any annexation for industrial purposes as he felt it would raise taxes for everyone with less service being provided by the city. It was explained by Mr. Crook that if an industrial area could be built up it would provide a much needed tax base to increase the income into the city. He felt Mr. Mossburger had the facts wrong and explained that it would indeed help the city.

Mr. Thompson came into the meeting at 11:15 A. M. and there followed a lengthy discussion on roads, waterlines, etc. in the proposed industrial area and what the city might do and what might be required of the property owners. Mr. Hales felt that if the developers were required to put in all improvements, they should not be charged an impact fee. Mr. Allen also felt it would increase his property taxes and water fees if the industrial area went and all he could do would be to sell out and he does not feel good about annexing. Oldhams felt they did not want to annex unless the zone change was made so they could build some houses as it might be a long time before any industry sites would be taken up and they feel they need some advantage also. Mr. Thompson suggested the Oldhams consider building homes on the proposed road running north and south at the top of the property requested for annexation. They replied they did not want to wait for the road to go in but preferred to build where they already had a road and power, etc. Also, they felt they would not want to annex unless the city is planning on putting in a 6" water line to the corner near their property at 500 West and Lark Lane. They feel the city is going to grow and they might as well go with it and make something out of it as the frontage on the road is there on their property and this is an advantage to them as well as to others who might annex for the industrial area.

Mr. Hales interrupted the discussion to say the Oldhams proposed to have their property annexed with the zoning change and would like a decision by the commission. Mr. Crook made a motion that if negotiations and plans can go through for the industrial zone the Commission will recommend approval for the zoning and the annexation as requested by the Oldhams. The motion was seconded by Mr. Tasker and passed unanimously.

Mr. Allen was then given time to state his position and say if he still was requesting to be annexed. After some discussion and after Mr. Thompson pointing out a number of developments coming in near Santaquin such as the MX missile program, the I.P.P., the cement plant near Leamington and the one to be built near the quarry, etc., which all have an impact on our city and the city needs to be ready if it is to be the type of city we all want to live in, Mr. Allen asked if there was any guarantee that Industrial Zone would go and was told no but we need to be ready when the opportunity presents itself. Mr. Crook asked Mr. Allen if he wanted to go ahead with the annexation request and he said yes, his questions had all been answered and he would make the request. It was pointed out to him that his being annexed would hinge on the whole project going through or his property would not be contingent, and if he changed his mind, he was to let the City Council know before their next meeting which will be on September 17, 1980.

Mr. Mendenhall made a motion that the request for annexation of Mr. & Mrs. George Allen of their property for part of the industrial zone be considered. Mr. Tasker seconded the motion and it passed unanimously.

It was pointed out to the Oldhams that if they developed more than 9 lots, the present ordinance would require they put in the improvements and also that they would have to

wait for the entire Industrial area to be annexed before they would be.

There followed a short discussion on the Commercial Zone and the changing it to go all the way to the west city limits. Mr. Crook told of a letter he had written to someone making a bid for building the new post office, telling them the city would not refuse to change the zone to accomodate the new building, should it be built on that part of Main Street which is not now in the commercial zone. The area the building might be put in is at 200 West and Main Streets. Mr. Hales mentioned that he had turned in a written request for changing an area along the frontage ^{to} Commercial from R-A-1. He stated the city had 30 days to act on it or it becomes automatic. It is on the master plan as a proposal and so can be handled this way.

Mr. Crook announced he was resigning from the Commission due to a new church calling and Mr. Tasker will chair the commission, possibly until the first of the year.

A motion to set the next meeting for October 4, 1980, at 7 A. M. and to adjourn this meeting was made by Mr. Mendenhall and seconded by Fred Tasker and motion passed unanimously. *was changed to 10/11/80*

Meeting adjourned at 1:15 P.M.

Oct 11, 1980

Approved

Ramona Rosenblatt
Attest: Acting clerk

UTAH COUNTY PLATS

NW Section 2

Township 10 South

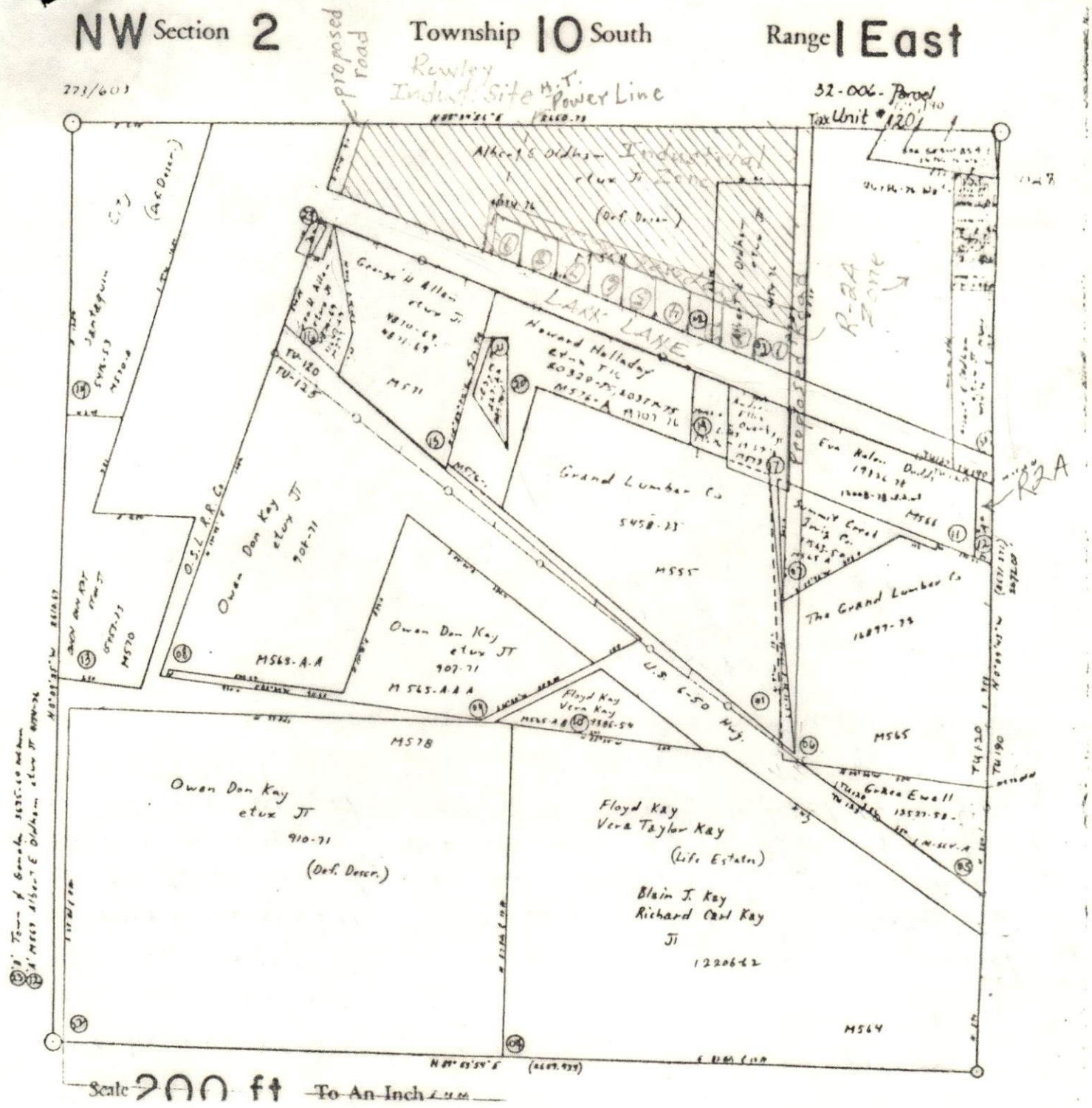
Range 1 East

773/603

Rawley
Indus. Site H.T.
Power Line

32-006-Parcel

Tax Unit #120



27 Aug. 1980

To the Santaguito City Council:

We hereby request the annexation of our property near the Northwest corner of town consisting of approximately 26 acres (13 of which to be industrial). We are attaching a drawing indicating our desires as to the zoning of the property and the proposed roads. We do not expect to furnish water to the city for the land which is zoned industrial.

Sincerely,

Albert C. Oldham

Milda Oldham

Oldham
26 acres
S. 2780

UTAH COUNTY PLATS

NW Section 2

Township 10 South

Range 1 East

273/603

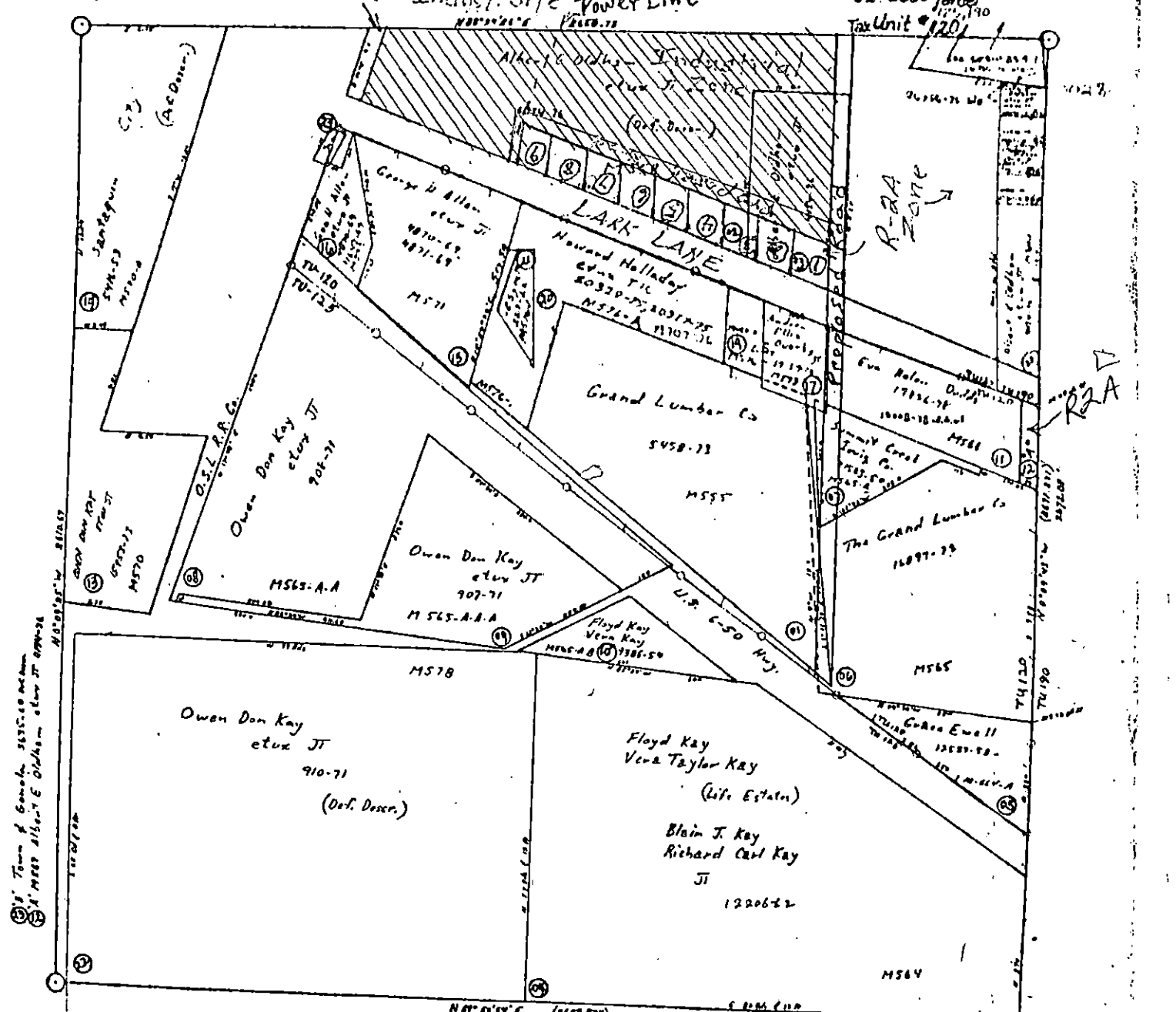
Rawley
Indust. Site H.T. Power Line

32-006-Parcel
Tax Unit #1201

proposed
road

R-2A
Zone

R-2A



Scale 200 ft To An Inch

27 Aug. 1980

To the Santaguin City Council:

We hereby request the annexation of our property near the Northwest corner of town consisting of approximately 26 acres (13 of which to be industrial). We are attaching a drawing indicating our desires as to the zoning of the property and the proposed roads. We do not expect to furnish water to the city for the land which is zoned industrial.

Sincerely,

Albert C. Oldham

Milda J. Oldham

UTAH COUNTY PLATS

NW Section 2

Township 10 South

Range 1 East

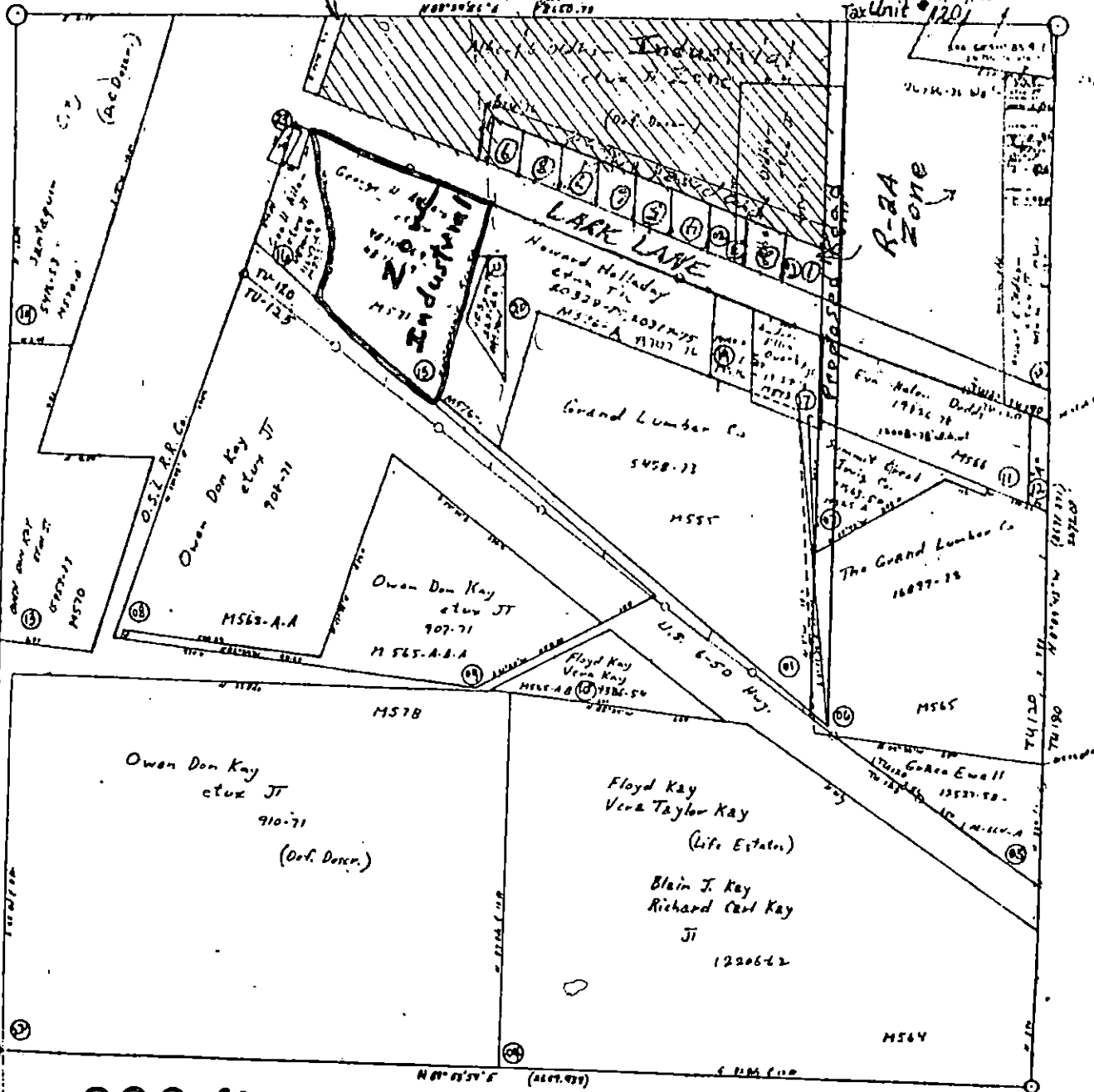
Rowley
Indust. Site

32-006-Prop
Tax Unit #120

771/601

proposed
road

H.T. Power Line



Scale 200 ft To An Inch

29 Aug. 1980
To the Sanfaguin City Council
& Planning Commission:

We hereby request annexation of our property, as outlined on this map into Sanfaguin City, to be zoned light industrial. We understand that with this type of zoning we will not be required to furnish water (which we do not have) to the city as a prerequisite to annexation.

Sincerely,

B H Allen
Margaret Allen

Sanfaguin City Council
Planning Commission
29 Aug. 1980

UTAH COUNTY PLATS

NW Section 2

Township 10 South

Range 1 East

273/603

Rawley
Indust. Site
Power Line

32-006-Parcel
Tax Unit #120

proposed road

R-2A
Zone

R-2A

LARK LANE

Grand Lumber Co

The Grand Lumber Co

Owen Don Kay
et ux JT
910-71
(Def. Descr.)

Floyd Kay
Vera Taylor Kay
(Life Estate)
Blain I Kay
Richard Carl Kay
JT
1220642

1/4 Sec. 2, T. 10 S., R. 1 E., S. 34 N. 34 W. 1/4 Sec. 2, T. 10 S., R. 1 E., S. 34 N. 34 W. 1/4 Sec. 2, T. 10 S., R. 1 E., S. 34 N. 34 W.

Scale 200 ft To An Inch

27 Aug. 1980

To the Santaguin City Council:

We hereby request the annexation of our property near the Northwest corner of town consisting of approximately 26 acres (13 of which to be industrial). We are attaching a drawing indicating our desires as to the zoning of the property and the proposed roads. We do not expect to furnish water to the city for the land which is zoned industrial.

Sincerely,

Albert C. Oldham

Milda V. Oldham

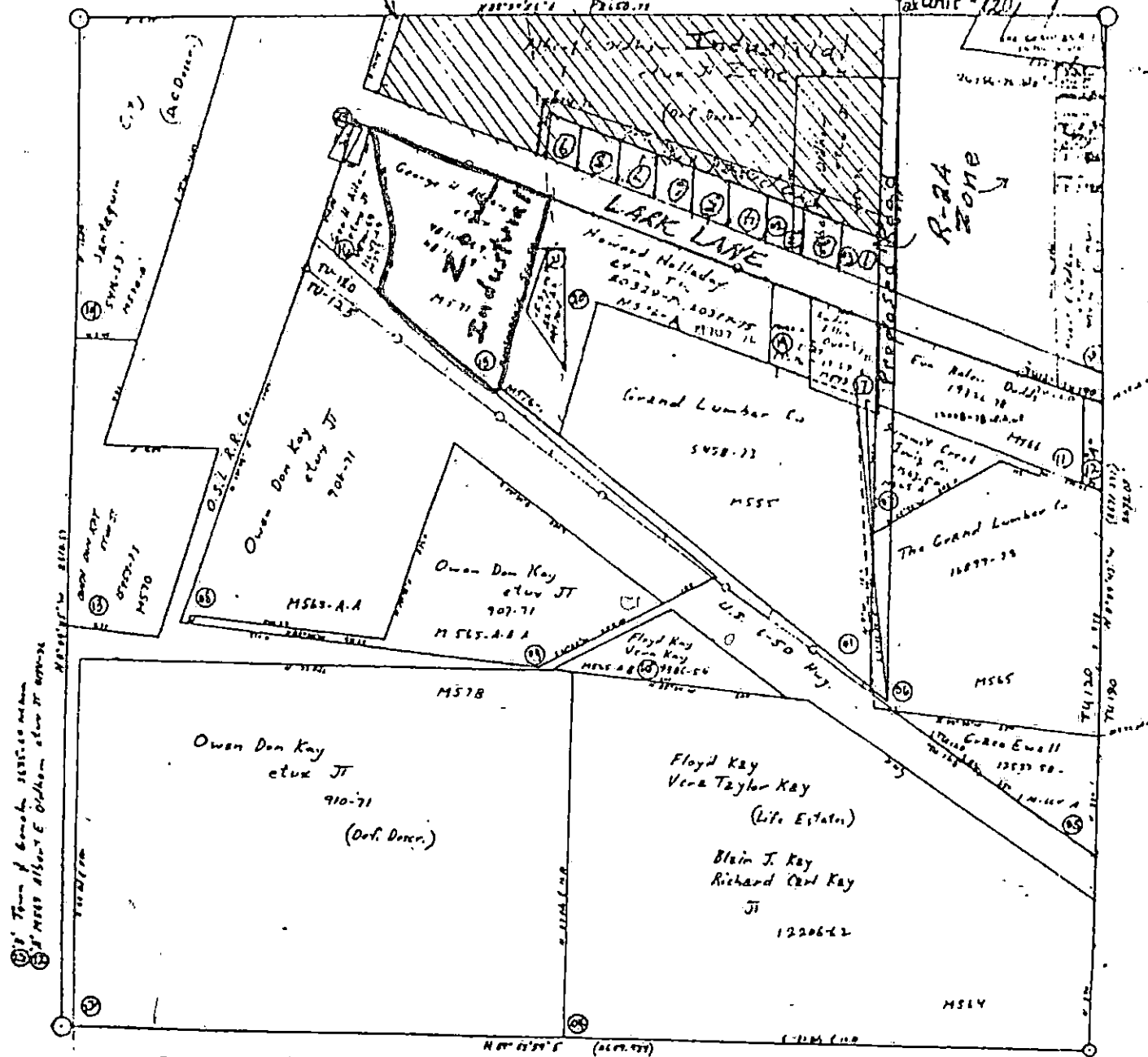
NW Section 2

Range | East

27.1/602

Rowley
Indust. Site ^{N.T.} Power Line

32-006-Panel
Tax Unit 1201



29 Aug. 1980
To the Sanfaguin City Council
& Planning Commission:

We hereby request annexation of our property, as outlined on this map into Sanfaguin City, to be zoned light industrial. We understand that with this type of zoning we will not be required to furnish water (which we do not have) to the city as a prerequisite to annexation.

Sincerely,

J H Allen
Margaret Allen

Santaquin City

68 East Main

SANTAQUIN, UTAH - 84655

754-3211

September 13, 1980

Pa 3 copy

TO WHOM IT MAY CONCERN:

At a regularly posted meeting of the Santaquin City Planning and Zoning Commission held on September 13, 1980, Mr. Cyrus Bylund requested a zone change on his property, a description of which follows, to T-R-5. As this property within the Santaquin City annexation policy area map, the Planning and Zoning Commission hereby recommends this request be granted.

Survey Description:

Beginning at a fence intersection on the West side of a County Road, which point is South 1193.895 feet and East 346.378 feet (based on the Utah State Coordinate System, Central Zone) from the West quarter corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian. Thence South 89°-40'-40" West along said fence line 334.543 feet to a fence line, thence South 0°-23'-54" East along said fence line 889.923 feet to a fence line, thence North 87°-58'-33" West along said fence line 253.604 feet to a fence line, thence North 0°-55'-44" East along said fence line 471.416 feet to a fence line, thence North 83°-25'-48" West along said fence line 849.677 feet to a fence line, thence North 0°-15'-11" West along said fence line 693.729 feet to the extension of a fence line, thence South 87°-27'-51" West along said extended fence line 393.436 feet to a fence line, thence North 0°-02'-14" West along said fence line 350.685 feet to a fence line, thence North 86°-58'-37" East along said fence line and extension thereof 728.761 feet, thence South 3°-01'-23" East 22.770 feet, thence North 87°-27'-37" East 712.597 feet to the West side of said County Road, thence along said road as follows: South 0°-41'-58" East 7.812 feet, South 79°-39'-42" East 184.00 feet, South 71°-34'-04" East 153.482 feet, South 8°-31'-44" East 266.407 feet, South 1°-03'-28" East 407.266 feet to the point of beginning. Containing 38.991 acres.

This property is contiguous to Santaquin City on the northern side.

Sincerely,

Lynn Crook

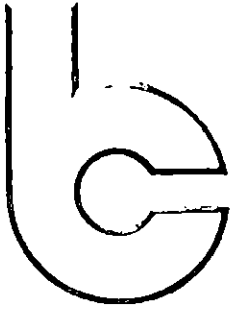
Lynn Crook, Chairman
Planning and Zoning Commission
Santaquin City

LC/lr

CC: Cyrus Bylund
file

Copy

INVESTMENTS, MARKETING, LAND DEVELOPMENT



October 2, 1980

re: Cottonwood Subdivision, Santaquin City, Utah

Dear Neighbors:

As required by Santaquin City this letter is inform you that a purposed development known as Cottonwood Subdivision is to be discussed with Santaquin City Planning and Zoning October 11, 1980, at 7:00 a.m. Subject property is located approximately 200 North 400 West.

Sincerely yours,

Terry Harward
Col/Terr Development