

Ramona

Minutes of Planning and Zoning Meeting held December 3, 1980, held in the city library at 7:00 P.M..

Present were Fred Tasker, Newell Checketts, Dan Mendenhall, Dee Davis, ^{also} Brian Maxfield and Jeff Mendenhall of the County Planning Commission and Ramona Rosenlund acting as clerk.

Mr. ^{Jan} Tasker called the meeting to order and the prayer was offered by Mr. Mendenhall. It was explained that although the men from the County Planning were not on the agenda, they had phoned asking for an opportunity to explain the county's position as relates to the T-R-5 Zone.

Mr. Mendenhall told that Mr. Cyrus Bylund had come to them requesting re-zoning of about 70 acres of his property north and to the west of the city limits. The county planning commission denied his request as they felt it was good agricultural land and there was no need for more residential. Mr. Bylund appealed the decision to the County Commissioners today and they have not as yet made a decision. Mr. Mendenhall and Mr. Maxfield showed a map of the county and of Santaquin City with relation to the property of Mr. Bylund, which is not contiguous to the city. They said there is not now any T-R-5 zoned around Santaquin they felt perhaps the city did not understand what was involved in this zone, and felt they could help with this understanding if they came in person to explain.

Back in 1976, they had asked the cities within the county in which areas they wanted to grow and Santaquin indicated they felt they had room within the city limits to grow and so were not interested in any annexation at that time. Mr. Mendenhall went on to explain that T-R-5 was limited to 5 acre lots so if they were annexed they would not put an undue burden on the smaller cities in providing roads, etc. when the 5 acre plots were annexed. The cities also made verbal agreements with the county to continue to annex any T-R-5 zoned property as it was requested by the owners. The reason for the T-R-5 zones was to develop areas the cities would want annexed in the near future.

He said a Mr. Westover and Mr. Greenhalgh who own the property between the city limits and Mr. Bylund's property have also petitioned for zoning to T-R-5. The county has no desire to change the zone just for Mr. Bylund and his property is not contiguous and so it can not be changed by itself. He said they had received letters from the city council and the planning commission saying the city was not opposed to Mr. Bylund's land being rezoned but apparently the city did not understand the land was not contiguous and that they would have to annex the property within 1 to 5 years. The county does not want to be responsible for servicing T-R-5 areas and so will not change them to that zone (which means "Transitional Residential of 5 acres") unless the cities are going to annex them in from 1 to 5 years. He explained they want the cities to determine what they want on their boundaries but it will cause the county a serious service problem if these areas are rezoned but the city does not intend to annex them right away. They want to work with the cities for the best of both and even though the final decision for rezoning is with the county they want input from

the cities . It does not have to be zoned differantly in order to be annexed but needs to be adjacent to the city limits. They will not let anything be zoned T-R-5 or annexed unless it touches the city limits. He stated that changing the property from agricultural to transitional will raise the tax levy and thus the taxes on the property.

The question was asked regarding the amount of property needed to build a home in the county in an agricultural area and Mr. Maxfield explained this was based on a formula which took into account the type of soil, the type of agriculture, etc.

There was some discussion about the time the boundary line agreement was being worked out and Mr. Naylor came to a Planning meeting to explain the county's position on the different zones. The minutes of that meeting were looked up and Mr. Tasker read from them where Mr. Naylor said T-R-5 zones were to be annexed "in the future" and everyone was of the impression this might be as long as 20 years hence depending on the growth pattern of the city. Mr. Mendenhall, at Mr. Taskers request allowed a copy to be made of that portion of the county 's Declaration of Legislative Intent which pertains to T-R-5 zoning and which explains the county's position. This was put in the files for future reference.

Mr. Davis mentioned that when Mr. Bylund came to planning and zoning meeting to present his request for recommendation for changing his property to T-R-5, his map showed approximately 30 acres and the map which the county has shows approximately 70 acres, and so is not the same now as when he presented his plans to the city. Mr. Mendenhall pointed out that if this large area is rezoned it will cause the county to be responsible for a large tract which the city should be servicing. Also, as this is an agricultural area, if it is rezoned prematurely it will phase out to development.

Mr. Mendenhall said two neighbors of Mr. Bylunds, Mr. Gene Greenhalgh and Mr. Larain Goodall, objected to the rezoning request but apparently the other neighbors did not. He felt perhaps some of the people did not realize the rezoning would raise the taxes on their land if they are between Mr. Bylunds and the city limits and go for the T-R-5 to accomadate him. Mr. Tasker stated at the time they wrote the letter saying they did not have any objection to the rezoning, they were not aware they were doing anything but a favor for Mr. Bylund, and did not know it would involve anyone elses. Also, there are a number of people who are adjacent to the city who have requested annexation and requests are to be considered in the order in which they are received and so this would put Mr. Bylund way down the list.

There was a short discussion on the boundary declaration after which Mr. Tasker thanked Mr. Mendenhall and Mr. Maxfield for coming and explaining the county's position on Zoning as it was very enlightening, to which they replied they are happy to come to the cities at any time to help with any questions they might have.

The question was asked about county roads on the master plan and Mr. Mendenhall replied they were only good for a year and after that time

they could only hope people would go along with them as the county has no way to build roads.

Mr. Maxfield and Mr. Mendenhall left the meeting at 8:05.

Minutes of the meeting held November 12, 1980, were read by Mrs. Rosenlund and a motion to approve them was made by Mr. Checketts and seconded by Mr. Davis. Motion passed unanimously. Minutes of a special meeting held November 19, 1980, were read but as a quorum was not present at that meeting, no approval was needed for these.

A motion that the meeting adjourn and that the next meeting be held on January 7, 1981, at 7:P.M., was made by Fred Tasker and seconded by Dan Mendenhall. Motion passed unanimously.

Meeting adjourned at 9:00 P.M.

Jan 23, 1981

Approved

Ramona Rosenlund

Attest