

Minutes of Santaquin Planning and Zoning Commission meeting held January 7, 1981, in the City Library at 7:00 P.M.

Present were Dee Davis, Fred Tasker, Newell Checkets, Robert Hales, with Ramona Rosenlund acting as clerk. Grant Nielson, Scott Nielson, Fred Thompson, Ross Syphus and Cyrus Bylund all came into the meeting after it had started.

Meeting was called to order by Chairman Fred Tasker who also gave the prayer.

Mr. Hales came with a map of the proposed industrial area and said he was representing two of the owners, the Rowleys and Albert Oldham. He said the linen copy of the map shows the proposed roads but the one he brought does not. He pointed out where the road is to go which will divide the industrial sites from residential. He pointed out that everything on the east of this road would be residential and everything west of it would be industrial zone. Mr. Tasker said he was not aware there was to be any of the area residential and Mr. Hales pointed out that Oldhams wanted to put six more lots going west from their previous home and Mr. Neilson wants to put in about 40 residential lots.

There was some discussion on this and also that ^{or some other commercial business} a buffer zone is required between residential and industrial zones. Mr. Hales asked who maintains the buffer zone as the ordinance does not say. Also, Mr. Nielson would like to get a variance for a car dealership on the highway if this could be zoned commercial along the highway. It was wondered if commercial and industrial were interchangeable should it be zoned industrial. Mr. Hales said the three reasons for wanting an industrial and residential zone in this area are: 1) to encourage business, 2) enlarge the tax base and 3) increase the population enough for a junior high school. He said there would eventually be 91 homes in the new area which includes 25 for the Cottonwood Subdivision. Also, he wondered if the 66 ft. road could count for part of the buffer zone, with the balance between the road and the buildings. Mr. Hales stated that he had talked with the Mayor who in turn had spoken with the city attorney and since some of the people who want to be annexed do not have water shares, the city could go along with requesting only 1 share per acre rather than 2 as is now called for, as the request for annexation was made prior to changing the requirements. He also said that Fred Thompson had spent so much time trying to make all arrangements for this annexation and if it didn't go now, he would sincerely consider retiring as it seems there is no end to additional requirements by the city.

Mr. Hales said Mrs. Grace Ewells property has not been discussed with the Ewells as the owner just recently died. However, if 50% of the owners and 3/5 of the valuation of the property want to be annexed, all can be, according to information from the County. Mr. Tasker said he felt no one who does not want to be annexed should be forced to do so. Mr. Davis said he was not aware of any requests for residential to be annexed but felt it was okay. Mr. Checkets said he felt everyone involved should be contacted and annexation discussed with them before anyone is forced to be annexed. He asked if everyone had been contacted and Mr. Hales replied that Mr. Thompson had been given the assignment for this and he does not know the response from everyone for sure.

Mr. Hales explained that Mr. Nielson would put in a 8" water line to his property which would help with the distribution of water as the city has the water but not the distribution or storage needed. He said the city may have to bond to take care of this problem. He said the water company

will require their ditches piped all the way through the annexed area and the road will be deeded to the city.

Mr. Tasker asked if all adjacent owners of the proposed annexation area have been contacted and Mr. Hales replied yes that he thought they had been. Mr. Tasker also said he felt the water study should be finished first so there will be no question of just what the situation will be. He has asked several times and has been told it is not done.

Mr. Hales left the meeting as Fred Thompson, Grant Nielson and Scott Nielson came in at 7:25 P.M.

Mr. Neilson said he has two pieces of property, one of 22 acres and the other has 7 or 8 acres. He had a map showing placement of the 40 lots he wants and a road which he said goes a little way into Mr. Overman's property and hopefully will join the new church property.

A.D.S.

Mr. Thompson said he has spoken to everyone concerned except Ewells and as she just recently passed away the estate is not settled but if enough of the rest want to be annexed they will have to come in too.

There followed another discussion of whether there is enough water for that many new homes as well as industry and Mr. Tasker asked if the adequate water and storage he says they have available includes enough for the 500 vacant lots already within the city limits. Mr. Thompson said it would depend when they are sold but yes the city has enough water. There was a short discussion on moratoriums and maybe building would have to be stopped in certain areas until water lines were updated or if a longer period of time were needed the city might have to declare a resolution to stop building for more than 6 months. He said there is more than enough storage and if necessary to turn on the well, new homes will pay for pumping. Mr. Davis stated that some time ago when Mr. Neilson requested annexation in order to build a number of homes it was necessary to refuse him because of septic/sewer problems but if it is granted this time he feels it will bring in a tax base and extend the water lines. He feels this industrial area will get the city going as now they don't have enough of anything to move forward. He asked Mr. Nielson when he thought he might start building, etc., and he replied no one can see very far ahead but have to plan. Money is so high just now nothing is moving and there is no way to tell what is coming. He also said the impact fees from new homes will help alot towards paying for pumping of water from well.

Mr. Thompson left the meeting to see if Mr. Ross Syphus of Engineering Associates was still in the city council meeting and could come to talk to the commission about the water study which his group is doing. They both came into the meeting at 7:40 P.M.

There was a short discussion on the water situation while Mr. Thompson was gone, with Mr. Checketts saying the commission will have to go on faith that the city council knows what it is doing when they say there is enough water and he feels they should go ahead with approval of the annexation. Mr. Tasker said he felt they should wait and ask the engineer about the water study. There was also a short discussion of the possibility of the health department requiring 1/2 acre lots for a septic system.

Mr. Thompson returned with Mr. Syphus and introduced him to the group. He explained they were concerned about the city having adequate storage as required for water if a number of new homes and an industrial area were allowed to be added to the city.

Mr. Syphus said the water study will not be finished until April. He said our present headhouse holds 750,000 gallons; it is necessary to allow 100,000 gallons for fire protection which leaves 650,000 gallons. The requirement is 1,600 gallons per unit per day with half that in storage. The city has at this time close to 700 units to supply water to without counting the parks and cemetery and this leaves nothing for the lots not yet developed in ^{city limits} town if 91 more were developed. However, this does not count use of the well, which cannot count as storage water. He said when the study is finished, he can give exact figures. He was asked how much a new headhouse for additional storage might cost and he replied between \$145,000 and \$150,000 and would give about another half million gallons or about 625 more homes. Mr. Davis asked if there were any government grants available for building another headhouse and was told grants are not as available as they used to be but if our rates were high enough there may be some Farmers Home grant if a need is shown.

There followed a discussion on zoning and if part of the area proposed for annexation could be commercial. Mr. Syphus stated that most ordinances read that any property annexed comes in as residential and then is rezoned to whatever is wanted. He read from a copy of the city zoning ordinance and pointed out there is no industrial zone provided for in it so it will have to be amended.

Mr. Checketts made a motion that the commission accept the proposal as presented for annexation. There followed further discussion with Mr. Tasker saying he felt there were still some questions to be answered such as 500 West Street which cannot go through as a house has been built in the way, so maybe 600 West should be the through street. He also feels all roads, building lots, etc. should be shown on the map before accepting the proposal as some of the property owners have never been before the Planning and Zoning Commission yet and should be; also, the map does not indicate where proposed residential zoning and industrial zoning is to be. Mr. Thompson said he thought all persons involved had been before the Planning and Zoning Commission during the time Lynn Crook was chairman. Mrs. Rosenlund commented she did not think this was the case and offered to get the minutes of previous meetings but was told never mind.

Mr. Checketts restated his motion to say that the commission accept the proposal as presented for annexation on the condition that the city receive water shares from the owners as a condition of annexation. Mr. Davis seconded the motion and it passed unanimously.

Mr. Tasker asked about Mr. Neilson's letter of request for annexation and he replied he had given it to Mr. Thompson two or three weeks previous. Mention was made that several other requests were ahead of this one.

Mr. Syphus, Grant Neilson and Scott Neilson left the meeting at 8:45 P.M.

Mr. Cyrus Bylund came into the meeting to discuss his request for rezoning of his property to T-R-5. Mr. Tasker told him they would take a few minutes to hear him but no binding decision could be made as he had not requested to be on the agenda. Mr. Bylund explained he had been to the County Zoning Commission after coming to this one and to the city council requesting his property be rezoned to T-R-5 as he wanted to

build a home on it. Mr. Tasker asked if he was thinking of requesting annexation as he is not on the list of requests and there are many ahead of him on the priority list. It was pointed out that his property is not contiguous to the city and also, that Mr. Bylunds original presentation to the commission was for approximately 30 acres but in city council meeting it was for approximately 70 acres. Mr. Bylund was told the commission was not opposed to rezoning of his property if the county would furnish services. Mr. Bylund told of the county rejecting his request but that they would hear it again later. Mr. Bylund asked to be on the agenda of the next meeting and asked to be notified when it would be.

Mr. Bylund left the meeting and Mr. Tasker made a motion that the meeting be extended as adjournment time was here and the minutes had not been gone over nor had the list of points the mayor had asked them to consider. Motion was seconded by ~~Newell Checketts~~ and passed unanimously.

The mayor received a letter from the Utah County Planning Commission asking four questions regarding the Bylund request for rezoning and this was given to the City Planning & Zoning Commission to be considered by them and then the city council will review their recommendations on the four questions. This letter was gone over and the questions were answered as follows: (a copy of the letter and a map of the property in question is attached)

1. No
2. No
3. City Council needs to answer this one
4. There is a possibility it would.

The list of Points of Discussion - Annexation from the Mayor was gone over and comments given on each point. A copy of this list with the comments is attached.

A motion was made by Fred Tasker that the next meeting be set for January 28, 1981, at 7:00 P.M. if a quorum can be present and that this meeting be adjourned. Motion was seconded by Newell Checketts and passed unanimously.

Adjourned at 9:00 P.M. (as no time remained for taking care of the minutes of the past meeting, they will be done next time.)

Jan. 28, 1981

Approved

Ramona Rosenlund
Attest



PLANNING COMMISSION

188 EAST CENTER / PROVO, UTAH 84601 / TELEPHONE (801) 373-5510 EXT. 340

Larry

December 18, 1980

Mayor Robert E. Steele
Santaquin City
68 East Main
Santaquin, UT 84655

RECEIVED DEC 19 1980

Dear Mayor Steele:

Mr. Cy Bylund is returning to the Planning Commission on January 13, 1981, with his petition for rezoning properties north of your city from A-1 (Agricultural) to TR-5 (Transitional Residential). We have a copy of your letter dated December 4, 1980, indicating that the City Council is not opposed to such a zone change since it is within your policy declaration area and is planned for annexation at some future date.

We would appreciate the City Council elaborating on certain questions brought out in both the Planning Commission meeting and the County Commission public hearing. Answers to these questions would be helpful in making a proper decision concerning the rezoning.

1. Can the City of Santaquin provide water service to this area at the present time if the applicant was willing to bear the cost of line extension?
2. Would the City's policy on annexations provide for immediate annexation on petition from the property owners?
3. Is the City Council in favor of adjacent county zoning that permits five acre building lots and subdivisions that can be reduced to one acre minimums with a plan of roads and drainage?
4. Would development in this area cause any problems with possible future sewage plant siting?

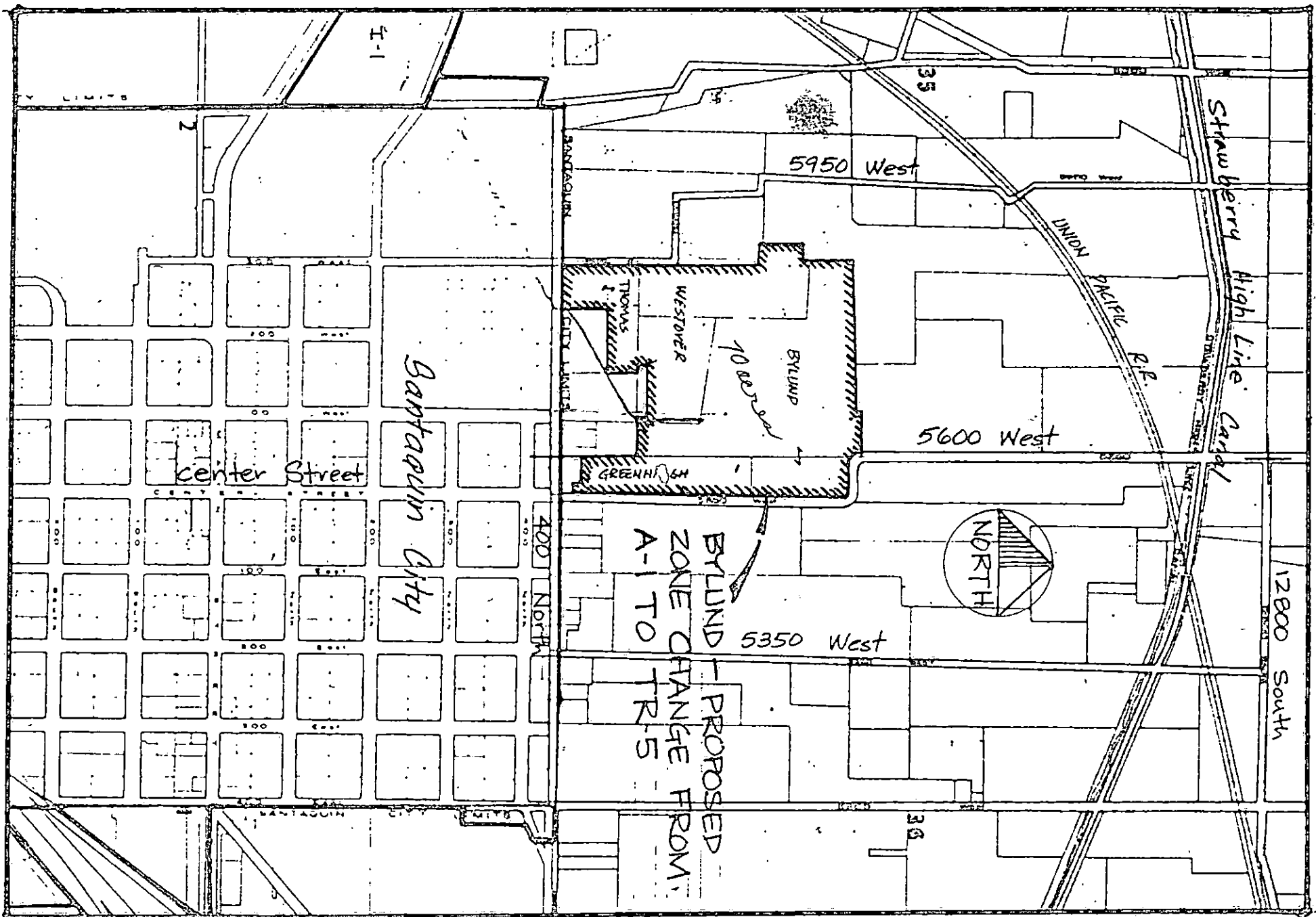
We would appreciate your comments on these matters. If we can be of any assistance, please contact our office.

Sincerely,

Jeff Mendenhall
Director

JM:mb





I-1

35

5950 West

UNION PACIFIC R.P.

Strawberry High Line Canal

5600 West

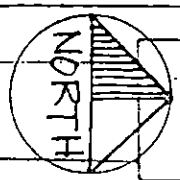
Santaquin City

Center Street

400 North

5350 West

12800 South



BYLUND - PROPOSED
ZONE CHANGE FROM
A-1 TO TR-5

THOMAS
WESTOVER
GREENH

10000 sq ft

POINTS OF DISCUSSION - ANNEXATION - PLANNING AND ZONING COMMISSION

- 1/ 25 Shares of Summit Creek water or \$12,500.

Comment: Has there been a decision as to where the city will spend this money? Will it be for water and updating the lines?

- 2/ New water lines in half way down Lark Lane.

Comment: We will be pleased with this.

- 3/ At least 30 industrial lots north of Lark Lane and approximately 10 industrial lots south of road.

Comment: Recommend possible consideration of commercial zone along state highway. Have plans been made for the 40 lots? We would like to see this plan.

- 4/ Meets the recommendations of City Master Plan.

Comment: No industrial zone is included in the Master Plan. We would like to have a chance to include this in the Master Plan before large scale development begins.

- 5/ Increased tax base.

Comment: We understand this and this is why it was recommended for approval.

- 6/ Increased employment within city with decreased in travel for citizens.

Comment: This is part of the commissions goal.

- 7/ Land utilized is not prime agriculture ground.

Comment: That is why this area was chosen.

- 8/ Opportunity for Farm Home housing for young families.

Comment: Not applicable.

18/ Taxes (95 homes), 13 mills on both land and improvements.

Comment:

Were under the impression this was 91 homes. Is this a type error?

19/ Additional city revenue through expanded water use.

Comment:

See #14.

20/ Additional 2% utilities tax for 91 households and industrial lots.

Comments:

21/ 200 more children will justify (new schools in Santaquin).

Commission feels a new school is badly needed.