

Minutes of a regular Planning and Zoning meeting held January 28, 1981, at 7:00 P. M. in the Santaquin City Hall, 68 East Main Street.

Present were Fred Tasker, Newell Checketts, Larry Butler and Ramona Rosenlund acting as clerk. Fred Thompson came in the meeting at 7:30, Cyrus Bylund at 7:50 and Dee Davis at 8:00 p.m. Also present was Mike Olson.

The meeting was called to order by Fred Tasker and prayer was offered by Newell Checketts. *minutes of Jan 7 & Dec 3 were read & approved.*

Mr. Tasker read a letter that had been written to the mayor from the County Planning Commission over the signature of Mr. Jeff Mendenhall, concerning Mr. Bylund's request for a zone change. (A copy of the letter is attached). Planning & Zoning had been asked to consider the letter.

Mr. Thompson entered the meeting and as Mr. Bylund had not yet arrived, he was asked if the city council had answered the letter and he said it had been discussed and they would not answer it until they can do some planning and work out an agreement with Mr. Bylund on it.

There was a short discussion on the industrial area being considered for annexation and Mr. Thompson was asked to obtain copies of industrial zoning ordinances from some other cities for our commission to consider in making one for Santaquin, and he said he had one from Payson but not with him tonight. He said he would get several others for their consideration. Mr. Thompson stated he just this evening got a letter and a quit claim deed for part of the proposed road from Mrs. Helen Dodds. Also that quit claim deeds had been signed by Summit Creek Irrigation Company and Grant Nielson for the rest of the proposed road. He said this amounted to the equivalent of about \$100,000.00 value to the city. He said the deed for Taylor's calls for one acre and shows an old right-of-way between him and the Dodds property but this can be worked out.

Mr. Tasker asked why the deeds were signed before the annexation was approved and mentioned also that the proposed road on 500 West Street as on the Master Plan may need to be changed now since Rowley's had built their home where the road would have gone. Mr. Thompson replied that the City Council felt the Planning and Zoning Commission was in agreement with them. Mr. Tasker asked if he meant as to residential and industrial zoning in the proposed annexation and Mr. Thompson replied Yes, as some was to be residential and some industrial and commercial. Mr. Checketts said he understood the zoning was to come after the annexation, not before. Mr. Thompson replied there was an understanding that the road would be as shown on the map and that west of the road would be industrial and east of it would be residential, schools, etc. Also, that they had agreed on six residential lots on the west side of the road on Oldhams property. Mr. Tasker commented that this did not leave any buffer zone between residential and industrial zones.

Mr. Thompson was asked to please furnish Planning and Zoning with maps showing the proposed annexation and the west part of the present city where they joined so they would be able to use them for working up an industrial zone ordinance and he said he would do this in time for the next meeting. He also said if necessary to bend the road from the industrial area to the south freeway entrance, this could be done if 500 West Street can not be put in.

Mr. Bylund came in the meeting to discuss the re-zoning of his property west and north of the city limits. He explained he was having a difficult time getting the county to zone this to T-R-5, and he felt they were trying to discourage him. Mr. Tasker explained they had given their opinion as to the answers to the questions asked by the County and had turned this information back to the City Council and so they felt they could take no action since it is now up to the City Council. Mr. Bylund said he could not understand why the County would not go for the rezoning and Mr. Thompson explained the county is not favorable for re-zoning to T-R-5 unless the city is willing to annex the property into the city within a year as they do not want to be liable for services they have difficulty providing. Also, his property is not contiguous to Santaquin City. Mr. Bylund was asked if he was selling any of the property and he said he may sell 10 acres off the north side but that is all.

Mr. Bylund left the meeting at 8:00 p.m. and also Mr. Checketts as he had another meeting. Mr. Davis came in at 8:00 P.M.

There followed another short discussion on the proposed annexation area and Mr. Tasker asked Mr. Thompson about the legality of the motion that was passed by the city council to annex this property as the newspaper had indicated it had not passed since the law requires a 2/3 majority vote which is four out of five and they had only three out of five vote for the annexation. Mr. Thompson replied that a majority of the people requesting annexation have to submit a petition to this effect and when this and other loose ends are tied up, it will be brought back for another vote. He was asked to please advise the Planning and Zoning people when this was done.

Mr. Checketts asked where they could check for help as to legality, etc. of what the planning commission is doing and Mr. Thompson said if it is not in the Utah Code, the city attorney can check it out for them.

Mr. Thompson stated there is a signed agreement from property owners to cover the irrigation ditches and that all water line agreements are signed except one. He explained how the water was going to get to the industrial area with the city putting in a 6" line to the Cottonwood Subdivision and them taking it to the edge of the area and then the developers would take it to their individual sites. The commercial zone was mentioned and it was stated that since the ordinance states from city limits to city limits, if this were annexed it would probably just extend to the new city boundary. Mr. Thompson stated the water will be in by spring to the area.

It was stated a public hearing is necessary for zoning after the annexation and Planning and Zoning needs to work on the planning of roads, etc. in the area proposed for annexation.

Motion to adjourn and set the next meeting for February 14, 1981, at 7:00 A. M. to 8:30 A. M. was made by Larry Butler and seconded by Dee Davis. Motion passed unanimously.

Note: The meeting on February 14, will be the last one for Mr. Davis as his term is up. Mr. Thompson was asked to carry this information to the city council and suggest names for a replacement.

Feb 14, 1981
Approved

Ramona Rosenlund
Attest



PLANNING COMMISSION

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

January 15, 1981

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

RECEIVED JAN 16 1981

Dear Mayor Steele:

At their regular meeting held Tuesday, January 13, 1981, the Planning Commission briefly discussed the application by Mr. Cyrus Bylund to rezone properties from A-1 to TR-5 north of your city. After reviewing the City's letter of January 8, 1981, in which you state that the City would like further review on this matter, the following motion was made:

Motion: Lew Christensen Second: Clair Porter

That the application for rezoning by Mr. Bylund be denied without prejudice to let the City of Santaquin comment prior to the next meeting of the County Planning Commission scheduled for February 10, 1981.

This motion passed unanimously.

We would appreciate the City's input on this matter as soon as possible after it has been discussed.

If you have any further questions, please contact this office.

Sincerely,

Jeff Mendenhall
Director

JM:mb

cc: Cyrus Bylund

