

Minutes of a regular Planning and Zoning meeting held February 14, 1981 at 68 East Main Street, at 7:00 A. M.

Present were Fred Tasker, Newell Checketts, Dee Davis, Fred Thompson, Larry Butler and Ramona Rosenlund acting as clerk.

Meeting was called to order by Mr. Tasker and Mr. Butler offered the prayer.

Minutes of the meeting held January 28, 1981 were read. Approval of the minutes of meetings held January 7, 1981, and December 3, 1980 was left out. Approval of January 28 minutes was made with motion by Larry Butler and second by Newell Checketts, with the following inserted: "Minutes of meeting held December 3, 1980, were read and approved with Larry Butler making the motion and second by Newell Checketts. Minutes of meeting held January 7, 1981, were read and approved with Newell Checketts making the motion and second by Larry Butler. Approval was unanimous in each instance."

Mr. Checketts read from the newspaper that the County Zoning Commission had denied Mr. Cyrus Bylund's request for rezoning his property west and north of Santaquin. Mr. Thompson mentioned that Mr. Bylund had intended to sell the property in ten acre lots if the rezoning had been granted.

Mr. Davis said there were three areas near the city which the Commission had felt were suitable for industrial areas. These were north of town between the highway and the canal; the Don Kay property and above the reservoir toward the south entrance to the freeway. He felt maybe it was greed on the part of some of the people involved wanting their property zoned residential and a problem about the water which had kept the so-called Rowley-Oldham area from being annexed, and that these things need to be considered when talking about an industrial area.

There followed a short discussion on the present position of the city on the industrial area which had been proposed for annexation. Mr. Thompson said that several people including himself and Mr. Lynn Crook, who was at that time chairman of the Planning and Zoning Commission went over the property and at that time decided there should be residential east of the road and industrial west of it. Mr. Davis replied that this did not go through Planning and Zoning but was just an agreement among those present at that on-site visit. Mr. Thompson said he was under the impression it had been before Planning and Zoning. Mr. Checketts commented that some times things are talked about informally at meetings and so are not included in the meeting minutes. It was mentioned that a buffer zone was not allowed along the proposed road and a question of what is required was not considered.

Mr. Thompson reported he had been unable to get copies of industrial ordinances but was working on it and should have some soon. Maps which Mr. Thompson had obtained of the city and surrounding area were given to everyone and there followed a discussion of various areas which might be suitable for industrial zoning. Mr. Thompson stated there were 200 acres in the south near the freeway exit which are available at a reasonable price but Rowleys are in between it and the city limits and they are not desirous of annexation and so it would require cherry-stemming which the county may not allow. Mr. Davis said he thought Rowleys were only leasing and did not own the property south of Lyle Kays but Mr. Thompson said he felt sure they had purchased it.

Mr. Tasker asked Mr. Thompson which way the City Council would prefer they move and he replied he would let them know after the next council meeting which is scheduled for February 18, 1981. He said he felt they wanted the Annexation Ordinance updated and an industrial ordinance is a high priority.

Mr. Thompson was asked as to the status of the water/sewer study and he reported it was not finished but they have determined there is enough water for double the size of the city if an additional headhouse were to be built.

Mr. Davis reported our town uses more water per capita than other towns its size as so many use it for gardens and yards. It was reported the parks, school and cemetery are the biggest users. Mr. Thompson said the city was looking at a piped pressure system to utilize irrigation water for them and thus have more culinary water for use as the city grows.

There was more discussion of the industrial area and the question was asked if the other property owners involved could be annexed even though Oldham's did not. Mr. Thompson explained that Rowleys are not contiguous and Oldham's is between them and the present city limits. He suggested considering residential all the way down Lark Lane to the railroad tracks one lot deep, but it was pointed out that with that many more homes, an additional headhouse would be necessary. The question was asked who was to pay for putting in the proposed road if the deeds were already signed over to the city, and Mr. Thompson replied there would have to be an agreement as to who would pay for them.

There was a discussion on whether Phil Rowley's house would be in the way if 500 West street were to go through as on the master plan and as to possible alternative routes. It was felt an ordinance was necessary before any more planning could be done with an industrial area.

It was decided that a member of the Planning and Zoning Commission go to the next city council meeting to get the feel of the council as to what they would like the commission to work on and in what order. Mr. Davis said he would go. Mr. Checketts said he feels a need to find out to what extent the city council considers recommendations from the Planning and Zoning Commission.

There was a short discussion on possible sites for a new school and the projections of the school board. The general feeling was that our town is being short-changed by the school board in the decisions they make.

Mr. Thompson made a recommendation that Mr. Davis continue to serve on the commission for another three or four months. Mr. Tasker said that decision was up to the City Council, not the planning people. Mr. Davis said he is willing to stay until May 1, 1981, but it would be impossible to stay any longer. It was thought that if he did stay on until then, the term of the person who replaces him would run from March 1, and not from May 1.

After a short discussion, it was decided to hold one meeting a month in the morning and one in the evening. A motion to adjourn and to hold the next meeting on March 7, 1981, at 7:00 A. M. Was made by Fred Tasker and seconded by Larry Butler. Motion passed unanimously.

Meeting adjourned at 8:17 A. M.

3-7-81
Approved

Ramona Rosenblum
Attest