

Minutes of a regular Planning and Zoning meeting held Saturday morning June 13, 1981, at 7:00 A. M. in the City Hall at 68 East Main Street.

Present were Fred Tasker, Steven Porter, John Mayer, Newell Checketts and Larry Butler with Ramona Rosenlund acting as clerk. Mr. Rex Olson entered the meeting ~~the meeting~~ at 7:10 and Mr. Bryce Taylor at 7:55 A. M.

Mr. Tasker called the meeting to order and Mr. Checketts gave the prayer. Minutes of the meeting held May 29, 1981, were read by Mr. Tasker. A motion to approve them was made by Mr. Butler and seconded by Mr. Checketts. Voting was unanimous for approval.

Mr. Tasker introduced the group to the the new members, Steven Porter and John Mayer and asked each to tell a little about themselves. Mr. Porter said he moved to Santaquin in 1978 from Napa, California by way of Provo. Attended collage at Davis for four years and now rebuilds damaged homes. Mr. Mayer moved here in August 1980 and lives near the Westover subdivision. His wife is a nurse at the Payson Hospital. Until recently he operated a gun repair shop and at the present time is unemployed.

Mr. Tasker read from the zoning ordinance where it created the Planning and Zoning Commission and allowed for terms of office, etc. He pointed out that the rotation date is March 1 and so their terms will expire on March 1, even though they came in during June. He said Mr. Porter was replacing Dee Davis and Mr. Mayer is replacing Dan Mendenhall. He stated they need to have elections for a chairman and vice-chairman for the commission as he was vice-chairman and has been acting as chairman since Lynn Crook went off the commission.

Mr. Tasker explained the Master Plan, the zoning ordinance #152, the subdivision ordinance #160, Annexation Policy Ordinance #161 and said they would be working on the Trailer Park ordinance and others. He said they meet twice a month most of the year but sometimes not as often in the summer as it is difficult to set the meetings with vacations, etc. and they try to set the meetings when it most convenient for the members. Mr. Checketts said it takes some time to learn and get involved in whatever the city council asks the commission to work on. It was pointed out that certain of the members of the commission could be assigned to do whatever research was necessary in a given area and so become experts in that area such as schools, roads, streets, etc. This has been done in the past and works very well. It was also pointed out by Mr. Tasker that the commission can only make recommendations to the city council. They are the elected officials and so have the final say in a decision.

Mr. Tasker said that Mr. Taylor would be in this morning to request annexation of some property to the city and so wanted to fill in the new members as to the situation. He said no annexation is being done now as it is felt the water distribution system is inadequate and the headhouse won't allow storage for very many more homes. Mr. Ross Syphus is doing a sewer/water study which is nearly completed and when it is, they will be in a better position to know how the city stands on the water situation.

Mr. Taylor entered the meeting and said he represented Mr. Floyd Martin from Arizona who purchased some fruit orchard property from Waymans as well as the James Herd property which is contiguous to Santaquin City. This property is 5.29 acres but has only 5 shares of irrigation water with it and so even though they would like to annex all of it, they are requesting at this time that only 2 1/2 acres be brought in. He showed a map of the property and indicated the east half was what they were requesting for annexation now which would give about 8 building lots.

Mr. Tasker read from the Policy of Annexation Ordinance and stated the property was OK on item #1, but that item #2 could not be met as according to Mr. Syphus they could only allow 65 more homes with the present headhouse and since then a subdivision of 25 homes had been approved. Mr. Taylor asked what bearing the water they were required to give for annexation would have on this and Mr. Tasker replied that at the present time this water could not be used for culinary purposes but in time with the necessary development it would be incorporated into the present system. Mr. Taylor asked what the possibility of annexation would be and Mr. Tasker told him there were some others ahead of him on the list of requests and when the new water study was completed it might change things. Also, those ahead of him on the list may withdraw their request.

Mr. Taylor asked if the property he was requesting for annexation was in the area where they would want the city to grow. Mr. Tasker explained that at one time they were advocating growth take place to the south but this is not binding. He went on to tell of the rezoning of Mr. Cy Bylunds property to T-R-5 against the recommendation of the Planning and Zoning Commission, and so maybe the city council would allow them to be annexed although Planning and Zoning does not recommend it. He said Mr. Taylor might be able to get on the city council agenda and request they grant the request. Mr. Tasker went over the list of persons on the list of requests and said Mr. Taylor was about 6th, although he felt some of them would not still be interested in coming into the city.

Mr. Taylor said he was under the impression, from speaking to people in the office and one of the councilmen, that there would be no problem in having his request recommened for approval and was disappointed.

Mr. Taylor asked what was the city's posture toward mobile home parks. He said a cliant was thinking of one in the east part of town, adjacent to Robert Hales property, he believes. They have 200' on the frontage road but he is not certain if it is contiguous. Mr. Tasker explained the city is having a lot of problems with the present trailer court, but how the council feels about any additional ones, he does not know. Mr. Taylor said he felt most cities were shortsighted and he wondered how Santaquin was. Mr. Checketts explained he felt the commission's intent is to leave things as open as possible but have some restrictions so as to not have bad problems.

Mr. Taylor said he will approach the city council about this and thanked the commission for their consideration, and left the meeting.

Mr. Rex Olson asked the commission if he could speak even though he was not on the agenda and he asked where he stood on his request for annexation. He said his attorney had written a letter to the city and they were to reply by June 1, 1981, and had not done so. He said the city had annexed the road between them and Petersons at the time Petersons were annexed and so he feels the city cannot refuse to leave it open.

Mr. Tasker explained to the new members of the commission what the situation was with respect to the Peterson annexation which was done by the city council without first going through the Planning Commission. Also about the dedication of streets and whos responsibility it is for improvements.

Mr. Tasker explained about the Board of Adjustments and their responsibilities so the new members would know about them. There followed a discussion of what would be involved in having a new headhouse and Mrs. Rosenlund read from the minutes of a planning meeting held January 7, 1981, when Mr. Ross Syphus was present and talked about when a new headhouse would be needed and what it might cost.

Mr. Tasker made a motion that this meeting be adjourned and the next meeting be set for July 11, 1981, at 7:00 A.M. to 8:30 A.M. It was noted that there was nothing on the agenda at this time but that something probably would come up. Mr. Porter seconded the motion and it passed unanimously.

Meeting adjourned at 8:30 A.M.

Approved July 11, 1981