

- Minutes of a regular Planning and Zoning Commission meeting held July 11, 1981, at 7:00 A.M. in City Hall, 68 East Main Street, Santaquin, Utah.

Present were Bart and Brad Olson, Fred Tasker, Steve Porter, John Mayer, Newell Checketts and Ramona Rosenlund acting as clerk.

Meeting was called to order at 7:08 A. M. by Fred Tasker and prayer was given by Steve Porter. Minutes of the meeting held June 13, 1981, were read and a motion for approval was made by Mr. Porter and seconded by Mr. Mayer. Vote for approval was unanimous.

Bart and Brad Olson representing Olsons Greenhouse Gardens, came before the commission requesting annexation of property located to the southwest of town which would include Bart Olson's home and their new greenhouses. The address of the home is 450 West 500 South. They had a map of the area for which they are requesting annexation and stated they felt the taxes they are paying to the county might just as well go to the city. They said the property is a little over 12 acres, and counting the two shares of irrigation water given the city for a waterhook up at Barts home, they have enough shares to give for about one additional acre residential. They want to annex the greenhouse area as commercial and so feel it should require no water shares. Shown on the map were several building lots along 500 South Street extending to the road at 500 West which is the area they want to annex residential. It was pointed out that if two more lots were developed they would be considered a subdivider.

There was a short discussion of the problems the city has had with the Ben Alexander Subdivision accross the street from the Olson's property.

Mr. Tasker went through the Ordinance of Annexation item by item and then told Bart and Brad that their request for annexation meets the requirements of Section 1, Item A, but in Item B, the ordinance states that requests will be considered in the order in which they are received and they have requests on the list since July 25, 1978. Also, there has recently been a Water/Sewer Study completed by an engineering firm which the commission has not yet had an opportunity to study and which might make a difference as to whether the city could furnish water for additional houses. Mr. Checketts reported he had read the study and it says there is plenty of water but the system is in poor condition and the city needs additional storage. Mr. Tasker finished reading through the Ordinance of Annexation.

The Olson's asked about zoning the greenhouses industrial since the new juice plant of Rowleys was near it and so

maybe it could be considered industrial. Mr. Checketts said this would be island zoning which might not be good.

Mr. Tasker said that he understood that at one time Ben Alexander agreed to put in the water line for his subdivision only if when others hooked into it they paid him. It was pointed out that this was not so and was not in the agreement Mr. Alexander signed with the city.

Brad Olson said he felt they did not use any more water for greenhouses than a home. Mr. Porter asked how the city would get money for new water storage if there was no industry in the city. Mr. Tasker said he felt their hands were tied but that the City Council can do what they want regardless of what recommendation the Planning and Zoning Commission makes so he suggested the Olson's go to them. He said he felt they might go industrial but not residential. Brad mentioned again the Rowley juice plant is near and might be considered industrial also.

Brad said they would to the City Council and see what they will do.

Mr. Checketts said he had the copy of the Water/Sewer Study and would pass it on to someone else so each member of the commission might read it, and all would be familiar with it's contents.

It was mentioned that they need to elect officers for the commission as Mr. Tasker has been acting as chairman because he was vice chairman previously.

A motion to put the sewer/water study on the next agenda and to set the meeting for August 5, 1981, at 7:30 P. M., and that this meeting be adjourned, was made by Mr. Tasker and seconded by Mr. Mayer. Motion passed unanimously. Mrs. Rosenlund was asked to phone everyone on August 3rd, to remind them of the meeting.

Meeting adjourned at 7:45 A. M.

9-12-81
Approved