

Minutes of a regularly scheduled meeting of the Santaquin City Planning and Zoning Commission held September 30, 1981, at 7:00 P.M. in the city hall.

Present were Fred Tasker, Newell Checketts, Larry Butler and Ramona Rosenlund acting as clerk. Steven Porter entered the meeting at 7:35 P.M.

Meeting was called to order by Fred Tasker and opening prayer was given by Larry Butler. Minutes of the meeting held September 12, 1981, were read by Mrs. Rosenlund. A motion to approve the minutes as read with two corrections (Paragraph 2, page 1 "because of the following discussion" was added and page 2, first paragraph the word "water" was added after "low") was made by Mr. Checketts and seconded by Mr. Tasker. Motion passed unanimously.

Mr. Tasker stated they had been asked to formulate an agricultural zone. He said he didn't feel anyone would want to be annexed into the city and stay agricultural as the only thing it would do would be to raise their taxes. He also pointed out that the present Industrial Zone Ordinance #167 Section 1, 3rd paragraph reads "Representative of the uses within this zone are agriculture, livestock raising, manufacturing, fabricating and processing plants, storage warehouses, railroad trackage and commercial uses. However, uses which give rise to excessive noise, smoke, odor, dust or danger of explosion to a degree which will depreciate industrial and commercial values in the zone or surrounding zones shall be excluded from this zone."

There was a discussion of why the city wants an agricultural zone since this clause is in the existing zone, unless perhaps they want a zone where there can be nothing except agricultural uses. Mr. Tasker said he had made up a sample agricultural zone using the 1979 land development code. This sample was read and discussed. It was pointed out that it would be foolish to allow fairly large parcels of land to be annexed and then allow them to use city water for irrigation of any kind and so maybe the industrial ordinance is not specific enough for an agricultural zone.

It was felt that they needed a statement from the city council as to why they want an agricultural zone as it seems the industrial ordinance covers it. There followed a discussion of the need for a buffer zone between the agricultural annexations and the residential areas if any one came into the city under the industrial zone as agricultural or if an agricultural zone was made. The present industrial zone calls for a buffer zone of a required 100 foot road right-of-way between residential and industrial zones. It was pointed out that if the Olson Greenhouses were to be annexed under the present ordinance, the buffer zone would have to be enforced and since there is no road planned between the residential and industrial areas perhaps a variance could be requested, allowing some thing other than a road for a buffer zone.

Mr. Tasker made a motion that in the opinion of the Planning and Zoning Commission the present Industrial Ordinance covers agricultural purposes

as far as annexing is concerned and they feel there is no reason or feasibility for the city to have such a zone. It is more of a county zone. (See the third paragraph of Section 1 of Ordinance #167). Mr. Checketts seconded the motion and it passed unanimously.

After the city hears the recommendation of the planing commission's recommendation, if they still want an agricultural zone, they can give more direction to them.

A motion was made by Mr. Tasker to set the next meeting for October 29, 1981 (Thursday) 7:00 to 8:30 P.M. Mr. Porter seconded the motion and it passed unánimously. If there is no agenda, the meeting will be cancelled.

Meeting adjourned at 8:25 P.M.

Nov 18, 1981  
Approved

Ramona Rosenlund  
Clerk