

Minutes of a regular Planning and Zoning Commission meeting held February 10, 1982, at 7 P. M. at City Hall.

Present were Fred Tasker, Larry Butler, Bill VanAusdal and Councilman Dan Olson, with Ramona Rosenlund acting as clerk.

Mr. Tasker called the meeting to order and gave the opening prayer. Mr. Bill VanAusdal, who has been approved by the City Council as the new member of the Planning Commission (to take the place of Newell Checketts, who had been made a city Councilman), was introduced. A motion to accept Mr. VanAusdal was made by Mr. Tasker and seconded by Mr. Butler. Minutes of the meeting held November 18, 1981, were read by Mrs. Rosenlund. Mr. Tasker made a motion that they be approved and the motion was seconded by Mr. Butler. Motion passed unanimously.

The Zoning Ordinance was gone over in order to familiarize Mr. VanAusdal with the contents. Also, the Master Plan was explained to him. Mr. Tasker gave a short history of how the Zoning Ordinance was formulated. He said that when Mr. Doyle Crook was mayor and Zaloma Goodall was a councilwomen, they adapted a copy of a ~~Salt Lake City~~ ordinance. When the Planning and Zoning Commission was created, they found the Ordinance did not fit Santaquin and so were given the task of formulating a new one. He explained the steps whereby it became a city ordinance. *Utah State Code*

Councilman Olson had to leave the meeting early so asked if he might take care of the business he had with the Commission at this time. He asked that a new chairman of the Commission be chosen prior to Mr. Tasker's leaving. It was felt the other new member should be selected first and as soon as this was done a chairman and vice-chairman would be chosen.

Mr. Olson said he had three other assignments for the Commission which were:

(1) The Master Plan updated as the road from Main Street to 500 South Street on 500 West needs to be changed if the new school goes in the park. The plan is to close off the road with a cul-du-sac near the rodeo grounds.

(2) Possibly amend the Subdivision Ordinance as they are having so many problems with the Alexander Subdivision.

(3) Redo the Trailer Court Ordinance.

Mr. Tasker said he felt they needed to see the latest school plans before anything was done to change the Master Plan as when Mr. Hansen of the school board met with them before this was not in the plans and was not recommended to the city council. He said that at that time, Mr. Hansen had said he wanted the two schools seperated. Mr. Olson said they were thinking that possibly there could be a road put in further west and then have it come back in to meet with the piece of road at the west end of the Alexander Subdivision. It was felt that the school people should come back to a Planning meeting and present

their new plans. Also, Mr. Tasker said he felt the plans adopted should be the ones most advantageous to the city. Mr. Olson said they would arrange a meeting with a representative of the school board as soon as possible.

Mr. Tasker gave a brief background on the Alexander subdivision stating that the city council made the arrangements for the subdivision without the Planning Commission hearing it first. They also did the same thing with the Gaylan Peterson annexation and have had problems with that and it may have to be de-annexed. He also mentioned the Olson Greenhouses Annexation and the problem with it. He felt the whole area should have been annexed Industrial and then a zone change could have been put in to allow residential along the frontage where they wanted to build homes. Mr. Olson replied that this property would probably have to be de-annexed also.

Mr. Olson also requested that the building inspector be invited to all Planning Commission meetings. Mr. Olson left the meeting at 7:35 P. M.

Mr. Tasker explained that in the past when working on ordinances, etc. they had divided the work into areas for assignments so each member might become an expert in that particular area assigned to him.

There followed a discussion of persons who might be suggested to the city council for the new member to take Mr. Taskers place as his term of office is almost up. It was decided the following names would be submitted to the city council:

Donald Jake Wierman
George Higginson
Gerald Fowkes
Jake Kester
Richard Greenhalgh
Neil VanAusdal

Mr. Tasker mentioned that a dentist from Springville wants to put summer homes in Pole Canyon as he has a large piece of property there and needs to be put on a future agenda.

Mr. Tasker made a motion that this meeting be adjourned and reconvene when Mr. Olson sets up a meeting with Mr. Omar Hansen of the school board. Mr. VanAusdal seconded the motion and it passed unanimously.

Meeting adjourned at 8:30 P.M.

Feb. 27, 1982
Approved

Ramona Rosenlund
Clerk