

Minutes of a Planning and Zoning Meeting held at City Hall on April 9, 1983, at 8:00 A.M.

Present were Steve Porter, Kim Barlow, Art Adcock, Grant Nielson, Douglas Nielson, Junior Kester and Ramona Rosenlund as clerk.

Meeting was called to order at 8:05 A. M. and prayer was by Mr. Adcock.

Minutes of the meeting held March 31, 1983, were read and a motion to approve was made by Mr. Barlow and seconded by Mr. Adcock. Motion passed unanimously. Minutes of the meeting held March 5, 1983, were not ready so Mrs. Rosenlund was asked to have them ready for the next meeting.

Grant Nielson and his son Douglas said they own 22 acres of land to the west of Santaquin with 8 of the acres inside the city limits and they were just wanting to get a feel of how the city stands on annexation at this time so they would know whether to go ahead or wait. He had a map showing where the property joins the city. He said the part of the property in the county is zoned by the county as industrial. He pointed out that what he wanted today was listed wrong on the agenda. He just want to find out how the city felt about development in that area. He feels housing development is poor at this time. He was thinking of perhaps developing a good mobile home park but if the city will not support this he will back away and wait.

There was a short discussion of the industrial area and Mr. Porter said he felt the city was looking to the south for one at this time and the area where Mr. Nielsons property is may no longer be suitable for industry because of the new schools and new church going in near it and that it would likely be better for residential. Mr. Nielson said he thought this made sense as having an industrial area toward the freeway exit and the railroad would be much better.

Mr. Nielson said he felt mobile homes are the answer for young couples and retired people to go for a home as the big problem with regular housing is that a small one costs \$50,000 plus the cost of a lot to put it on and this is without any frills. That is why he feels a mobile home park is good. Mr. Adcock asked if he would rent the lots or sell them for individuals to own and Mr. Nielson said either way, but he would prefer that they owned them. He said that right now there are a number of mobile homes for sale in Evanston, Wyoming. They were rented to an oil company but are now on the market for \$10,500. They are only two to three years old, are 40 X 70 feet in size and built with 2x6 studs in the walls and are insulated like a house with shingles. He thought if they had a place to put them it would maybe help low income working people get into a home. The financing is not as good but the payments are less than a conventional home. He said a 40x70 foot home looks pretty good if set up and anchored to the ground so it looks permanent. He said they used to call them mobile homes, now it is manufactured homes. He said he did not think this would be a fast moving thing even if he sold the lots and so would do it in phases although perhaps the waterlines would have to all be put in at once. Also, there would have to be restrictive covenants in a mobile home

park.

Mr. Nielson said he felt the strong market for housing development was in the northern part of the county, that they were having a loan approved for a home here and there but there is no job market in the south of the county as it is further to go to work and shopping but we do have the clean air here. He said people need homes they can afford. He told of a new mobile home park Miller's are putting in Payson with new homes. He said if he did put one in it would not be restricted to new homes, but would have the commission's approval of whatever was put in.

Mr. Porter said that six or seven years they would not even consider buying a mobile home and he asked if the standards have changed. Mr. Nielson said yes. There is now a national standard they have to conform to. He said he has had some experience with mobile homes. In 1966 he put duplex mobile homes in Dixie and a year ago he sold them to Ted Garfield. They were built by Phon H. Long in Phoenix with 2x4 studs, 6 inch insulation. They were not maintained for seventeen years on the outside but inside they are almost as good as new with re-carpeting only once, so if they are built more like conventional houses they should be good.

Mr. Porter told Mr. Nielson that they are trying to work out a new trailer court ordinance and he feels they can't recommend any action until the new ordinance is approved. When the Planning Commission finishes with the ordinance it will go to the City Council for their approval then a public hearing will be held. The City does not want a shanty town. "A mobile home park can be nice but the city's experience has been with ~~with~~ bad trailer courts. Mr. Nielson said he was just trying to get the feeling of the city as it might be a good potential. Mr. Porter said they are trying to work out problems with the ordinance and he doesn't know what will happen. Also, that Santaquin does allow mobile homes on private lots but with a project like Mr. Garfield and Mr. Neilson are proposing, he feels they need some management.

Mr. Nielson said that when the builder is through, it can be turned to a local committee and the owners control it with the city. He feels it would be better for them if they owned the lots but whatever the city wants but the developer needs to put in an investment in paved streets, etc. and if the places are junky they won't sell. They need to be well maintained. Mr. Porter said they are not completely against trailer parks but feels they need the new ordinance and then things will be better.

Mr. Nielson thanked the commission for their time and asked that he be notified of the public hearing when the new ordinance was ready. He left the meeting at 8:55 A.M.

Mr. Junior Kester came to the meeting and gave a brief history of what happened the last time he came to the commission, (see minutes of the meeting March 31, 1983). Mr. Kester said there was an error on the original annexation of his property. He showed a map to help understand what had happened. Apparently when the map for annexation

was made, the fence line was in the wrong place and showed part of his property already inside the city. However, when the fence was in right and the deed was checked, a small part was still not annexed.

Mr. Adcock asked if they were to decide if this little part was to be annexed. Mr. Porter read the annexation ordinance and said all these conditions must be met. The ditch which runs through the property did not appear on the plat brought to the meeting on March 31, so the commission was not aware of it and this can be a problem. The fact that all the problems were not pointed out previously makes it difficult for the commission now. Also, according to the annexation ordinance Mr. Kester will need to give the city water for the annexation. He explained that Mrs. Rosenlund had spoken with the city attorney at his, Mr. Porters request, and she had typed up what he said. Mr. Porter read this note which is attached. He then said if this is a clerical error, it is not the problem of the Planning Commission, if it is not a clerical error, then we have to follow the annexation ordinance.

Mr. Kester said what Mrs. Rosenlund had written as to what he told her after she spoke with the attorney was not right. He said he had talked with someone on the water board and that is what they told him. Mrs. Rosenlund changed the note to correspond with what Mr. Kester said.

Mr. Kester said Councilman Jones would not tell him how much it would cost to cover this ditch and he needed to know so he would know what to do and that these things need to be worked out. Mr. Porter said he felt they needed a letter from Mr. Don Coles, the surveyor who did the maps, stating if this was a clerical error and if it was, it did not concern the planning commission, it is up to the city council.

Mr. Kester said the proposals the planning commission made in the March 31 meeting were not read at the city council meeting and Mr. Porter told him the city council could not act on these proposals until this problem with the annexation was worked out. Mr. ^{Porter} said Mr. Coles was out of town and he could not contact him. He was asked when he would be back in town and Mr. Kester said he did not know but would still try to contact him.

Mr. Porter said he knew Mr. Kester was under pressure as he already has a home in Spanish Fork which he wants to move onto his property and needs to do this right away. Mr. Adcock asked if this was not declared an error, did he have the water to give to the city and Mr. Kester said no he had no water shares and no wells.

There followed another discussion of the problem with the original annexation with Mr. Kester saying he had approval for the whole property. He understood the fence matched the deed but it did not. Mr. Adcock asked if anyone checked the deed at that time and Mr. Porter said he understood that Mr. Coles was asked to show annexation to the ditch which he did.

Mr. Kester said he only put in to the fence. It was 70 feet inside the fence lines and so he assumed it was all right.

Mr. Porter said it was not the fault of the city. The city council is not willing to act on the recommendations of the planning commission until Mr. Kester talks to Mr. Coles and gets a letter stating there is an error on his part with the original annexation. Mr. Kester said Mr. Coles has to write the letter, not his partner and he hasn't been able to get hold of him. Mr. Porter said he feels it has to be rectified by the person who made the mistake.

Mr. Kester complained that he had been to four meetings and they were no good. Mr. Porter said do you understand the situation, nothing happens until the problems are straightened out first. If Mr. Kester gets the problem resolved with Mr. Coles, then it is up to the City Council.

Mr. Porter said the planning commission has recommended that the Master Plan be amended to continue on south with 100 West Street but the full road needs to be given to the city. The Master Plan must be adhered to and if the full road goes in, Mr. Kester still has a problem as he only has 70 feet of frontage on the proposed road and so will need a variance as the ordinance requires 80 minimum frontage on a dedicated city street and no one can guarantee that a variance will be granted. This is very frustrating for Mr. Kester but there is not much the planning commission can do until he has all the details worked out as he still has to meet the requirements of the ordinances.

Mr. Barlow asked why he needed to go back to the Board of Adjustment if they denied him once already and Mr. Porter explained that the first time was for lack of area to build on a private right-of-way which requires a half acre. If building on a dedicated city street an 80 foot frontage is necessary but the area only has to be 9,600 square feet. He also pointed out to Mr. Kester that should a variance be granted, he would have to place the house fronting on the city street, not on the right-of-way.

Mr. Kester said he would get a letter from Mr. Coles and meet with the City Council and would that take care of everything. Mr. Porter again repeated that if the City Council agrees a mistake was made, then they will have to amend the annexation and no water will be required. If it is not an error there will be problems as if the road continuing on from 100 West is not full width, they cannot grant a variance for the frontage since it needs to be a road prior to a variance being given. No one can promise anything.

Mr. Kester again said he would go to Mr. Coles. He said Mr. Jones said he would be here but is not and won't give any facts on the ditch and so he doesn't know what to do. Mr. Porter again read the attorney's opinion and said maybe Mr. Kester should get his attorney's opinion and maybe Mr. Jones doesn't know how much it would cost to cover the ditch. Maybe he should speak to someone on the irrigation company board about this as they should know. He again told Mr. Kester he should work out all the details before he comes to the meetings as we don't know all the answers, you need to come up with the answers regarding the easement on the ditch, etc. and it may take longer than thirty days to when different things keep coming up and we can't guarantee anything.

April 7, 1983

Mr. Porter said he understood the house Mr. Kester has bought can be moved onto the property but not hooked up or anything until all problems are resolved. Mr. Adcock suggested Mr. Kester do his home work before coming to city council meeting.

Mr. Kester left the meeting at 9:48 a. M. There followed a short discussion of his problems with all agreeing he should have cleared up everything about the property before purchasing a home to set on it.

Mr. Porter said there are two problems the city council would like worked out with the proposed business licence ordinance:

1. We need a diffination of what a business is. Mr. Porter said he would work on this.

2. We need to decide if multiplex rental units need a business license. Provo city is working on something to help regulate problems they have with these units.

Santaquin City is having problems with the Kling Apartments on 100 West and maybe if a license were necessary it would be easier to make them clean up the place. The Board of Health can close them down but they want some help from the city.

It was decided that Mr. Barlow would check with Orem, Mr. Adcock with Provo and Mr. Porter would work on the definition.

A motion to to adjourn this meeting and set the next one for Thursday May 5, 1983, at 7:00 P.M. was made by Mr. Porter. Mr. Barlow seconded the motion and it passed unanimously.

Meeting adjourned at 10:15 A. M.

May 5, 1983
Approved

Steven D. Porter
Chairman

Ramona Rosenlund
Secretary