

Minutes of a Planning and Zoning Work Meeting held on July 27, 1983, at 7:00 P.M. in the Santaquin City Library.

Present were Steven Porter, Lynnette Neff, Kim Barlow and Ramona Rosenlund, clerk.

Meeting was called to order at 7:15 P.M. and the prayer was given by Mr. Barlow.

Minutes of the meeting of June 22, 1983, were read and after a short discussion of these minutes, a motion was made by Mr. Barlow to approve them with the word "in" inserted after "it" on the third line of the 6th paragraph of page one and "this" inserted after "line and" in item 2 on page 1, the words "If property is annexed T-5" taken out of item 4, page 1, and in item 6, page 2, the words "in a T-5 Zone" taken out and "from the property line." added at the end of this item. Motion was seconded by Mr. Porter and passed unanimously.

Mr. Porter welcomed Mrs. Neff, the new member of the commission, saying he was glad to have her and that he felt it would be good to have a woman on the commission as maybe she would have a different perspective. Mr. Porter briefly reported for Mrs. Neff's benefit how the commission operated and explained that they can only make recommendations to the City Council and the Council can then do what they want to with each situation. Also, that persons requesting annexation or a change in a zone have to first come to the Planning Commission for their recommendations before going to the City Council.

There followed a short discussion of whether there should be a clause in the T-5 Zone stating that no more than one residence would be allowed on any one lot, unless there were already more than one existing on the lot at the time of annexation. It was decided to put this in the ordinance. There was a discussion of whether taxes on property now in the county would increase or decrease should the property be annexed to the city. ~~It was decided to put this in the ordinance.~~

Mr. Porter said he felt they needed to write a definition of the T-5 Zone and the following was suggested: The purpose of this zone is to allow for annexation without changing the present use of the property.

Mr. Porter said they had not allowed for the city to obtain shares of irrigation water should a person annexed T-5 decide to build another house or change the status of the property in any way. Councilman Sherman Jones was in the building and so he was asked to come in for a minute to get his feeling on this. After discussing this with Mr. Jones it was decided to put the following in the ordinance: When a zone change is requested from T-5 to any other zone, two shares of Summit Creek Irrigation and Canal Company stock or it's equivalent in well water appropriation must be given to the city for each acre or part acre that is changed.

Mr. Jones said they would like some kind of provision for small lots existing just outside the city limits which are already hooked into the

city culinary water system to be able to be annexed even though they do not have 5 acres. After a discussion of this it was decided to include the following clause in the ordinance: Property existing as non-conforming county lots (lots of less than 5 acres) which are already connected to the city culinary water system, may be annexed as T-5 non-conforming lots.

There followed a disucssion of problems with persons requesting annexation not following through with supplying the necessary map and Mr. Porter made the motion that they recommend to the city council that it be in the annexation ordinance that a mylar map is required for property annexed. However, this may be waived should the council so stipulate. Mrs. Neff seconded this motion and it passed unanimously.

Mrs. Rosenlund was asked to retype the T-5 Zone ordinance and rearrange the paragraphs in a more suitable order. See the attached.

Mr. Porter made a motion they recommend to the city council that Item F be added to the annexation ordinance and that this item be the T-5 Zone. Mr. Barlow seconded the motion. It passed unanimously.

Mr. Porter made a motion that this meeting be adjourned and the next meeting be set for August 10, 1983 at 8:00 to 9:00 P.M. Motion was seconded by Mrs. Neff and passed unanimously. Adjourned at 8:30 P.m.

August 10, 1983  
Approved

Steven D. Foster  
Chairman

Ramona Rosenlund  
Secretary