

Minutes of a Santaquin City Planning and Zoning Commission meeting held on June 22, 1983, in the city hall at 7:00 P.M.

Present were Steve Porter, Kim Barlow John Mayer and Ramona Rosenlund, secretary.

Meeting was called to order at 7:10 P. M. and prayer was given by Mr. Porter, followed by a short discussion of possible names for someone to fill the vacancy on the commission. One name was suggested to be given to the city council.

Minutes of the meeting held May 5, 1983, were read and a motion to approve them with the addition of the words "of the subdivision ordinance" inserted after Section 2, #22 in the first line of the fifth paragraph, was made by Mr. Barlow and seconded by Mr. Porter. Motion passed unanimously.

Mr. Barlow reported he has checked with Orem City and they do not have a transitional zone and he wondered if they understood what he was asking as they said they thought the cities could do anything they wanted to.

Mr. Porter said he thought the city wanted a zone where five acres was needed to build on and that if no water line was near, the owner would have to stand the cost of putting it in. Also, they would not have to give water shares to the city for annexation in this zone unless it was changed to another zone later. Mr. Porter read through the present annexation ordinance. It was felt this ordinance would need to be changed as it states that any or all the requirements for annexation can be waived as they are required for all annexations and so this part of the ordinance is in error.

Mr. Porter made a motion that the Planning Commission recommend that part F of Annexation Ordinance #161 be changed to read that "Part or all of items B or E requirements may be nullified or exempted in the event of an annexation for an Industrial Park for Santaquin City". Mr. Barlow seconded the motion. Motion passed unanimously.

There followed a discussion of the proposed transitional zone with the following points suggested:

1. The minimum size parcel or lot in this zone shall be not less than five acres.
2. When city culinary water is desired, the property owner (s) is (are) responsible for all cost, etc. of obtaining the water from the nearest existing line and this must be done according to city specifications.
3. Since by nature a transitional zone can be changed, if and when this change is requested, it must conform to the requirements of the zone it will be changed to.
4. If property is annexed T-5, use of the property must remain the

same as it was prior to annexation unless a change of zone is granted.

5. If any expansion of business or buildings or use of property in the T-5 zone is made for industrial or commercial purposes, it will require a zone change to the appropriate zone.

6. Any proposed expansion or building for residential purposes must come before the Planning and Zoning Commission for recommendations and to assure adherence to the Master Plan or if no master plan exists in that area, all buildings must be set back 30 feet with a minimum side yard of 12 feet from the property line.

The annexation ordinance will need a clause put in stating that if a property is changed from T-5 to R-A or C-I, it must conform to the new zone requirements of the Zoning Ordinance. Also, no irrigation water shares or well water appropriation will be required to be given to the city if property is annexed T-5 zone. However, if a property zoned T-5 is then changed to another zone, it must meet the requirements for the zone changed to.

Mr. Porter made a motion to adjourn this meeting and set the next one for July 14, at 7:00 P.M. with continued work on the T-5 zone and a clarification of the Zoning Ordinance, section 27, Non-conforming area. Motion was seconded by Mr. Mayer. Motion passed unanimously.

Meeting adjourned at 8:55 P.M.

7-27-83
Approved

Steven D Porter
Chairman

Ramona Rosenbloom
Secretary