

Minutes of a Planning and Zoning meeting held at City Hall on Tuesday March 13, 1984, at 7:00 P.M.

Present were commission members Steve Parsons, Kim Barlow, Sherman Jones and Lynnette Neff, Councilman Art Adcock, and Paul Staheli.

Meeting was called to order at 7:00 P. M. and prayer was by Mr. Parsons. Minutes of the meeting held on January 24, 1984, were approved.

Mr. Paul Staheli said he represented Mr. Reed McMullin, his uncle who lives in Santaquin and he mentioned that Lucille West is his mother-in-law. He showed a plat map of the area north and east of Santaquin containing about 9 acres belonging to his uncle. He explained that about a year ago they were approached for a Budget Fuel type of operation to be put on this property but as it was not zoned commercial either city or county, the people went to Nephi. He said this pointed out to them that the property needed to be zoned commercial or it would just sit and grow sagebrush and be of very little value. He stated they would prefer it be in the city rather than the county because of the water charges being double in the county. Although it does satisfy the primary prerequisite for county commercial zoning which is that it serve the traveling public, which it would, they prefer it be in the city.

Mr. Staheli went on to say that they had been waiting for the T-5 Zone to become effective. He said that until just yesterday he thought the Sorenson brothers were the only people between their property and the city limits but now finds there are five owners if they go the way they planned. In looking at the latest plat map it shows that by going east from 400 East Street there would only be the Lester Charlesworth property, the Floyd Martin property and the freeway between them and the city as Charlesworth's is contiguous.

Mr. Jones said the roads were no problem as they could annex across them. Mr. Staheli said going this way would be easier if Charlesworths and Martins would be agreeable to annex T-5, it would make Mr. McMullin's property contiguous and they could then be annexed as a commercial zone. He said that today Mr. Sellers told him the city was planning to approach the property owners involved to ask them to annex T-5 Zone anyway.

Mr. Barlow asked if there were any access roads to this bench property and Mr. Staheli said yes, there was a metal gate on the Sorensens property and three on the McMullen property, each with a cement culvert. He went on to say they have the water shares to surrender to and also a well so the city can go for either one they want. He said he does not have the figures on the well as to how much it pumps but it could be found out. He said the farmers do not want to give up water but they have it to give in order to be zoned commercial.

Mr. Barlow asked when the city was planning to approach the people in that area asking that they be annexed T-5 and Mr. Adcock replied he thought it would be this summer sometime. Mrs. Rosenlund said Mr.

Sellers had told her today it would be a month. Mr. Charlesworth's mink farm was brought up. The Zoning Ordinance says there are to be no mink farms in the city limits. It was thought if it were T-5 it would be no problem.

Mr. Barlow said the city would like to have the Staheli property in the city and Mr. Staheli said he thought this interchange is the most valuable in Santaquin. He said Mr. McMullin also owns a very small piece of property with a billboard on it which needs to be annexed commercial or they will have to take the billboard down because of the federal ruling.

Mr. Barlow said there is nothing the Plannning Commission can do at this time for Mr. Staheli since the property they have been discussing is not contiguous to the city. Mr. Staheli said he knows this but he wanted to know how the Commission felt and what they might recommend. He said he had tried to contact both Martins and Charlesworths but there was no one home at either place. Mr. Adcock went to the library where the city council was holding an executive session to ask when they were planning to contact the people about coming in the city T-5 zone. He came back and reported it would probably be the end of April.

Mr. Adcock suggested that perhaps Mr. Staheli might proceed on his own to approach the Martins and the Charlesworths. He replied that he would do this when he can and if he is successful he will notify the city office so he can set it up to be on the next agenda.

Mr. Adcock asked just what type of business ^{they} ~~their~~ might put in the property if it is annexed and Mr. Staheli said probably a Dennys type restaurant, truck stop or possibly just an R. V. camp. He asked if anyone had heard of Vacaville, California where there is now a huge hotel, gift shop, etc. called the Nut Tree. It started out as a small concession centered around the fruit and nut growing business. He said Mr. McMullin likes the motel business and recently sold out one he had in Ely, Nevada. This is a good place and if they could throw in with a chain like Holliday Inns they felt they might do well.

Mr. Staheli left the meeting at 7:25 P. M.

Mrs. Rosenlund reported that Mr. Garfield's secretary had called today and he will not be to the meeting since he was out of town and would not get back in time. He will call the office when he wants to be on an agenda again. She also reported that Mr. Dickerson was not planning to be at the meeting but was to have brought his plans, etc. to the city hall to-day so they could be considered tonight but had not done so.

Mr. Barlow started reading the present Trailer Court Ordinance. It was discovered that the new Zoning Ordinance did not allow trailer courts in any of its zone. Mr. Barlow made a motion to recommend to the City Council that they ammend the ordinance 84-2 Section 22, C-1 Zone to include (1) Mobile Home Parks and (2) Travel Trailer Courts. Mr. Jones seconded the motion and it passed unanimously.

Mr. Barlow continued to read the Trailer Court Ordinance with everyone making suggestions for changes which were written down.

Mrs. Neff made a motion to adjourn this meeting. Mr. Barlow seconded the motion and it passed unanimously.

Meeting adjourned at 9:00 P.M.

Kim J. Barlow
Chairman

March 27, 1984
Date approved

Ramona Rosenlund
Secretary