

Minutes of a Planning Commission meeting held on January 28, 1986, at 7:00 P. M. in City Hall.

Present were Chairman pro tem Wade Garner, Commission members Kevin Steadman and David Smith. Also present were Sherman Jones, City Councilman, Morris Ercanbrack and Randall Ercanbrack, with minutes recorded by Ramona Rosenlund.

Mr. Garner called the meeting to order at 7:12 P. M. and prayer was given by Mr. Jones.

*Morris Ercanbrack*

ERCANBRACK ANNEXATION REQUEST. Mr. Ercanbrack was first on the agenda, but as he was not there until 7:20 P. M., there was a short discussion of the problem with a mink farm near the city limits, about which the neighbors are complaining because of the odors. Mr. Jones said most of the neighbors complaining are in the county but are thinking of being annexed into the city so they can possibly force something to be done about the mink farm.

Mr. Jones gave a brief history of the property on which Mr. Ercanbrack has built a large fruit packing shed. He explained that Mr. Ercanbrack wants to be annexed because the county is requiring him to have a fire hydrant near the building. In order for him to have the hydrant, it will be necessary for Mr. Ercanbrack to annex and to give property to the city for a road to run the water line along. What would be 500 West Street would seem the best way to go as it is already on the Master Plan. They could use an extension of 100 North Street which would have to go through some other people's property and it may be difficult to get a right-of-way. Mr. Ercanbrack owns property on both sides of what will be 500 West Street so there will be no problem that way.

Mr. Ercanbrack and his son Randall came in the meeting at 7:20 P. M. and Mr. Garner introduced the Commission. Mr. Garner then read through the Annexation Ordinance to make sure everyone understood it. When he read Section 1, A it was explained that this meant fire protection provided by the fire department of Santquin City, not a fire hydrant.

Mr. Ercanbrack said there were several ways they could go for fire protection or to be annexed. He said they own property in both the south and the north parts of the county and that taxes are lower in the south than the north and he is trying to see what to do that would be of benefit to everyone involved. He said he has a problem because he is without adequate fire protection for the building. The county has told him he needs 1,850 gallons per minute for one hour and a water tank is not feasible.

He has looked at the annexation possibilities and is not sure which zone would be best. He said he wants to add to his facility for packing and storage in two phases. In two years he wants to add a 4,000 square foot bin for storage and in two more years add another 4,000 square feet for cold storage. If he is in the city he wants to be zoned so he can do this additional building.

Mr. Garner asked which direction they planned to build and Mr. Ercanbrack said they wanted to go east. Mr. Garner asked if 100 North Street goes through as it is on the Master Plan would it run into the planned buildings and Mr. Ercanbrack said no, it would not. He explained that the building is about 250 feet west of the city limit line and as he has around four acres in the city there would be no problem with a road going through for 500 West Street. He said if this road went in he would like to build homes on both sides of it and

he would still have room for the 100 foot buffer zone required if the area containing the building were to be annexed industrial zone.

Mr. Jones said he felt 500 West was the logical place to run the road and the water line would tie into an existing 8" line on 200 North. Mr. Ercanbrack said when they planted their trees they followed the contour of the Summit Creek canal which is on an angle and not parallel to the proposed road. They spoke with the Summit Creek people who told them the canal was to be piped some time in the future so thinking it would be a long time away, they planted that way. Had they known the pipe was to be put in this year, they would have planted differently.

Mr. Garner asked what the county requirements for a fire hydrant were and Mr. Ercanbrack said between 200 feet and 40 feet from the building but they would have to go by the city requirements if they were annexed. He asked what they require and Mr. Jones said the hydrant has to be so the building is no more than 600 feet from the hydrant. Mr. Ercanbrack asked if the roadway was approved would they put the hydrant on the south side of the property as there is a hydrant at 200 North and 500 West and another one about a block or so east of that. Mr. Jones said there is a possibility of the one at 200 North and 500 West being moved further north at a later date.

Mr. Garner said they most likely would not use the line of the canal for the water line and Mr. Ercanbrack said it would be okay to go along where the road would be and if the trees were not too big maybe some could be moved. He showed a map of all the ditches and how they run through the property and said he set the building so they could add on the east side and also have room for a pad area which could also serve as part of the buffer zone. He said he would like to build homes on both sides of the road so all frontage would not be looking at the packing shed and some of the back yards would be facing it.

Mr. Steadman asked how many homes he was planning on and Mr. Ercanbrack said whatever is feasible when the times comes. He suggested that perhaps a cul-de-sac could be put in somewhere if others developed behind the east side of the road.

Mr. Smith said that the Utah Power and Light Company building is right near here and so it looks like it should be industrial zone. Mr. Ercanbrack said that Orem is putting an industrial research center right in the middle of a residential area but it looks like Santaquin is being a little more careful how they plan the town.

Mr. Steadman said it looks like the question is what can the city do for you and what you can do for the city. He asked what the land value was and Mr. Ercanbrack replied that it is in Greenbelt both here and in Orem and Provo, so it is all about the same. He said he would like to do what would fit in but hates to pay a lot of taxes and not have any concessions from the city. Mr. Jones said the Planning Commission is not a voice for the City Council but he is a councilman and would approach the Council as he feels the city owes a little something as his building is good. However, he is the councilman over the water department and would consider helping put in the water line as a concession if the council will go along. He also said that if Mr. Ercanbrack decides to be annexed and zoned Industrial, the 100 foot buffer must be adhered to although it can be a road.

Mr. Ercanbrack said his building is equal to 10 to 15 homes as far as taxes are

concerned. He wondered how wide the road would need to be and was told the minimum would be 56 feet, although 500 West was on the Master Plan as a 99 foot road because the city was looking for a way to the south exit of the freeway. Since then, the school has gone in and taken part of the space so this will probably be a 56 foot road.

There was a discussion as to which zone the property should be put in if it is annexed and Mr. Jones said maybe he should annex the building area Industrial Zone and leave everything else in the county until he was ready for the homes, etc.

There was a discussion of the buffer zone and the 30 foot setback required in industrial zones and Mr. Garner said he thought the 30 foot setback could be part of the 100 foot buffer. Mr. Ercanbrack said the traffic would be seasonal only and they would need about 70 feet for a turn-around for large trucks when they loaded and unloaded. Mr. Garner said the landscaping required apparently was to act as a screen.

Mr. Steadman suggested Mr. Ercanbrack measure the area and bring back a plat plan so it would be easier to understand how everything would be set up. Mr. Ercanbrack said he would like to come in T-5 where homes might be later and industrial where the building is so he can do the additions when he is ready if the city would give some help on the water line. Mr. Jones said maybe the city could do the work and put the line in if Ercanbracks would buy the pipe, etc. He suggested Mr. Ercanbrack come to the work meeting the city was having Thursday of this week and present his plans but Mr. Ercanbrack said he had a previous commitment that night and could not come but he would do up some plans and come to the next city council meeting and show what he wanted to do and see what the city would do. Mr. Jones mentioned that when the C.U.P. water comes here Santaquin may get some of it and it may be possible to trade water around so maybe this will help out later.

Mr. Ercanbrack said he will measure everything out showing how he wants to be industrial and T-5 and bring it to the City Council to see what will be needed now and then plan from there.

The Ercanbracks left the meeting at 8:20 P. M.

UPDATE OF ORDINANCE #84-1-ANNEXATION: Mr. Garner asked Mr. Steadman to read through the proposed ordinance. As he read, there was discussion and notes made of any suggested changes. Section 1, F was changed to read: one share of irrigation water for each one half acre or part thereof must be furnished to the city for annexation of property to be zoned residential or commercial. Mr. Jones said that every time a fire hydrant is put in we need so many feet of water stored, so if too much comes in an additional headhouse might be needed and so this is why the city can require payment in money for an annexation if they feel it is necessary. The people who have lived here or built homes here have already paid their share for storing water but newcomers need to pay their share.

Mr. Steadman continued reading. It was decided to require all annexations to be completed within three months from the date they are approved by the City Council with the provision that if a procedure can't be completed within that time, a written request for an extension of time be submitted to the City Council who may grant additional time, which period of extension is to be determined by the Council.

Mr. Steadman continued to read to the end of Section I of the proposed ordinance.

Mr. Smith made a motion that this meeting be adjourned. Mr. Garner seconded the motion which passed. Meeting adjourned at 9:00 P.M.

Lynette W. Ruff  
Chairman

March 13, 1986  
Date approved

Lamona Rosenlund  
Secretary