

Minutes of a Planning Commission meeting held at City Hall on Tuesday, March 25, 1986, at 7:00 P. M.

Present were Commission members Kevin Steadman, Ione Anderson, David Smith and Lynnette Neff, with minutes recorded by Ramona Rosenlund.

Mrs. Neff called the meeting to order at 7:15 P. M. and prayer was by Mrs. Anderson. Minutes of the meeting held March 13, were approved.

GARTH SEEGMILLER - REQUEST FOR ANNEXATION : Mr. Seegmiller did not come to the meeting and no one had heard from him. Mrs. Rosenlund will contact him to see if he wants to be on the agenda of the next meeting.

BART OLSON REQUEST UPDATE : Mrs. Neff asked Mrs. Rosenlund for an update on the Bart Olson request for renegotiation of the agreement they have with the City for water at their green houses in the county. Mrs. Rosenlund reported the Council did not make a decision and asked that a history of the water use for the greenhouses be compiled to determine just how much water they are using. Mr. Sellers looked up this history and found they are using enough water for approximately 12 homes. Because the greenhouses are in the county, they are paying the county rate for water but are only paying one minimum, whereas if this amount of water were going to 12 homes the city would derive 12 minimums plus the overage as well as sales tax and franchise taxes from these 12 homes.

If the greenhouse property were annexed into the city the water bill would be halved but the city would receive franchise taxes on the utilities (power and natural gas) and property tax. However, as their business is classified as agricultural, there would be no sales tax from their wholesale sales and the greenbelt property tax is small. Mr. Olson had pointed out that he had a \$150,000 payroll yearly and most of these people lived in Santaquin. It was pointed out that the payroll did not make any difference to the city as no money for the city was derived from that. Mr. Olson said if they water is shut off for the two summer months, a lot of people would lose their jobs. He said he would like a guarantee of so many gallons per day.

Mr. Olson was told he could get additional water if he were to get a county hookup and in order to do this he would have to give two shares of irrigation water to the city or be annexed. Mr. Olson said the city wants too much to be annexed and he will not give any more water shares to the city.

Mr. Olson said he had received a check for \$10,000 for the return of franchise taxes. It was explained that if Mtn. Fuel had collected this amount as franchise tax it would have already been passed on to the city and they would have had to repay the Olsons. Mr. Sellers found out this was sales tax money that had been on wholesale sales and had been refunded by the State Tax Commission and had nothing to do with franchise taxes.

Mr. Olson was told that if the city guaranteed him a certain amount of water and the well went out or something like that and they could not provide the water, Olsons could sue the city for letting their plants

die.

UPDATING OF ANNEXATION ORDINANCE : The present annexation ordinance was gone over and the following is the proposed one:

SECTION 1: Policy for Annexations.

A. Boundaries set for future annexation as outlined in the Santaquin City Twenty Year Annexation Boundry Declaration are within the present area to which Santaquin City is furnishing fire protection.

B. Annexation requests will be considered under the provisions of this ordinance in the order in which written requests are received and only when culinary water is available for the growth anticipated in the area proposed to be annexed.

C. Property in the proposed annexation must be contiguous to Santaquin City.

D. Proposed use and the zone to be assigned to the property to be annexed, must be determined prior to annexation being granted.

E. A preliminary plat of the proposed annexation must be furnished to the Planning Commission. This plat must show streets, irrigation ditches, drainage and the number of lots. Also, the preliminary plat must show name of owner(s), size of property to be annexed, existing city boundaries in relation to the proposed annexation, the location and size of water and gas utility service lines and any existing buildings.

F. One share of Summit Creek Irrigation and Canal Company water stock or its equivalent in well water appropriation will be furnished Santaquin City for each one-half (1/2) acre or part thereof annexed and which is to be zoned residential or commercial. The type of water required is at the discretion of the Santaquin City Council.

1. The City Council may require monetary remuneration as well as any other requirements they may deem necessary.

2. No irrigation water shares or well water appropriation will be required to be given to the city if property annexed is to be zoned T-5 (Transitional Five Acre) or I-1 (Industrial).

3. Any unincorporated property to be annexed as streets, as determined by the Master Plan or as a requirement by the Planning Commission or the City Council, must be deeded to the city as part of the annexation procedure.

G. All annexation applications and requirements must be completed within three (3) months from the date they are approved by the City Council. If procedures cannot be completed within that time limit, a written request for an extention must be submitted to the City Council who may grant additional time, the length of which is to be determined by the City Council.

SECTION II: Annexatons of territory less than five acres.

The annexation law provides that unincorporated territory may be annexed on a two-thirds vote of the municipal governing body after the governing body has received a written petition signed by a majority of the real property owners who own at least one-third of the value of the real property as shown by the most recent assessment rolls. The petition must have attached to it an accurate plat or map certified by the municipal enginer or a licensed surveyor. The petition and plat or map must be filed with the city recorder. The annexation must follow a public hearing on the proposed annexation.

SECTION III: Annexations of territory over five acres which are protested.

If the city decides to annex territory, affected entities have ten (10) days from date of receipt of written notice to protest. If no protest is received, the city may annex the territory.

SECTION IV: Instructions for requesting annexation.

A. A request, in writing, must be addressed to the Planning Commission and received by the city prior to the request being placed on an agenda for a Planning Commission meeting.

B. A request to be on the agenda of a Planning Commission regular meeting must be received by the city at least seventy-two (72) hours prior to the meeting.

C. After reviewing the preliminary plat and all other pertinent information relative to the request for annexation, the Planning Commission will make a recommendation to the City Council. The person requesting the annexation will be notified of the date when he is to appear before the City Council to present his request and hear their decision.

D. If annexation is approved by the City Council, the person requesting annexation must furnish a certified mylar map, the water share certificates and/or well water appropriation certificates (if required), and whatsoever else the Council requests.

SECTION V: This ordinance shall become effective three days after publication in its final form, duly approved by the governing body of Santaquin City.

SECTION VI: If any part of this ordinance shall be deemed unconstitutional by a competent court of proper jurisdiction, that part may be severed without effecting any other part of this ordinance.

SECTION VII: This ordinance shall supercede and nullify any prior ordinance or resolution dealing with annexation of property into the city limits of Santaquin City.

ROADS AND STREETS ON THE MASTER PLAN UPDATE : Proposed street extentions were marked on a small map of the city streets as follows:

1. 100 West Street is to extend south into the county beyond the city limits.

2. 500 West Street is to go from 200 North Street to 500 South Street as a 56' road and extend on into the county to the South, (this street is part of the Alexander Subdivision. That portion measures 56 feet east to west and 93 feet north and south on the east side of the road and 86.25 feet north and south on the west side of the road. This difference is due to the fact the subdivision property is more narrow at the west end).

3. 400 South Street is to extend from 300 West to 500 West.

4. 300 South Street is to extend from 300 West to 500 West if the time comes when any buildings now existing and in the way of the street going in, are removed.

5. 200 South Street is to extend to 500 West.

6. 100 North Street is to extend to 500 West.

7. 300 North Street is to extend to 500 West.

8. 500 East Street is to be extended from 300 South Street north to the frontage road known as Highland Drive (this street is part of the Hales Subdivision).

9. 350 West Street is to be extended from 200 North Street, north to the city limits (this street is part of the Cottonwood Subdivision).

10. 400 East Street is to extend north from the present city limits into what is now the county, in the event property adjacent to the city limits and facing 400 East Street is annexed.

Mrs. Rosenlund was asked to order an aereal photo of the city and the territory included in the Boundary Line Declaration.

Mrs. Rosenlund was also asked to contact Mr. Seegmiller and tell him if he needed a special meeting to consider his annexation, we might be able to set one up.

April 8th is the time for the next meeting but Mr. Steadman said it is also the night for the Church Roadshows, although they may change that date. He will contact the city office as soon as he finds out for sure what day the shows are. If it is the 8th, the next meeting will be scheduled for April 22nd.

Mr. Smith made a motion this meeting be adjourned. Mr. Steadman seconded the motion which passed unanimously. Meeting adjourned at 8:50 P. M.

Lynette H. Neff
Chairman

April 22, 1986
Date Approved

Ramona Rosenlund
Secretary