

Minutes of a meeting of the Planning Commission of Santaquin City, held at City Hall, 68 East Main Street, on August 26, 1986, at 7:00 P. M.

Present were Chairman Lynnette Neff and commission members Wade Garner, Kevin Steadman and Ione Anderson. Minutes were recorded by Ramona Rosenlund.

Mrs. Neff called the meeting to order at 7:03 P. M. and prayer was given by Mr. Garner. Minutes of the meeting held June 24, 1986 were approved.

MASTER PLAN: (Streets): It was found that when the roads to be on the master plan were decided upon, the continuation of 300 South Street beyond the East city limits was left off. Also, the same thing for 350 South Street and 400 South Street east of the city limits. It was decided that it should be in the Plan that if any annexation or development took place in this area, these roads should be continued on.

MASTER PLAN: (Parks and churches): There was a discussion of the property that has been purchased by the city to extend the cemetery. Mr. Garner suggested the city fence off the west end and divide that portion into building lots and sell them. This would give needed revenue to the city. Mrs. Neff said perhaps they could sell this to the churches and allow them to construct ball fields there or sell building lots as suggested by Mr. Garner or perhaps the city should put in sprinklers and landscaping as though it were a cemetery and then use it for a park until such time as it is needed for cemetery use. This will probably be 35 or 40 years down the road.

It was felt that the city would have enough parks if the cemetery property were developed for one, unless more property were annexed and developed to the east of town both on the south and the north. Should any subdivisions go in these places, the city should require land for a park as outlined in the subdivision ordinance rather than cash as was done with the Cottonwood subdivision.

Mrs. Neff said she felt a small park or playground should be put in if the Ford Annexation ever develops into a subdivision. Also, that should the area east of the Westover subdivision develop perhaps it would be good to have a church built there. However, it was pointed out that this would depend on the needs of the churches in the community at that time.

Mr. Garner said he felt that since Squashhead Park was small and not used very much, perhaps the city should sell it, should the opportunity arise, for some sort of commercial business.

MASTER PLAN (Schools): Mrs. Neff said that she did not see any need for additional schools in Santaquin as we have the new elementary school which has just been built and the school board has already purchased property for the proposed junior high school. It was decided not to propose any additional schools in the Master Plan.

MASTER PLAN (City Utilities): It was decided to propose that the city continue to pursue the possibility of developing a hydroelectric plant to provide their own power, if it would make the cost to the citizens less than it can be provided by Utah Power and Light Company who presently supplies power to the city.

MASTER PLAN (Water): Councilman Jones was not able to attend this meeting tonight and since he is over the water department for the city, it was decided

to wait until he could be here before discussing the water.

MASTER PLAN (Sewer): There was a discussion as to why the city needed a sewer system. Mr. Steadman asked why industries need a sewer system. Mrs. Anderson said it would probably depend on the type of industrial business as to whether a sewer were needed. Mr. Garner said the number of persons employed by a given industry might determine if a sewer is needed and maybe it is controlled by the E.P.A. Mrs. Neff asked about the school because they have around 600 students there every day and are on a septic tank so why would a business with no more than that many employees have to have a sewer. Mr. Steadman said he felt that when the time arrives that an industrial business wants to come to Santaquin the issue of a sewer should be addressed. Since the proposed industrial area is near the Utah-Juab county line and between the freeway and the railroad, any sewer plant for an industry would have to be located in such a way as to be usable for a business in that area, so it was agreed to wait until such time as it is needed to plan for a sewer.

MISCELLANIOUS BUSINESS: Mr. Garner asked whether a property with a building in progress could be annexed T-5 and then finish the building or if it would need to be finished prior to the annexation. Mrs. Rosenlund was asked to check this out and have an answer for the next meeting.

There was a discussion of how some sort of business or industry could be enticed to locate in Santaquin. Mr. Steadman asked if anything had been done to encourage the orchard owners who surround the city to annex in as this would give a broader tax base. No one knew of anything in particular except all who were contiguous were sent a letter some time ago when the T-5 Zong was created, explaining about the zone and asking for contact if anyone was interested. There were very few property owners who even asked about it.

The next meeting is to be held September 9, 1986, at 7:00 P.M. The agenda will include continuation of the Master Plan and qualifications for annexation.

Mrs. Neff made a motion this meeting adjourn. Mr. Garner seconded the motion and it passed.

Meeting adjourned at 9:00 P. M.

Dynette Neff
Chairman

9-9-86
Date Approved

Ramona Rosenlund
Secretary