

Minutes of Planning Commission meeting held June 30, 1987, at 8:00 P.M. in City Hall, 68 East Main Street.

Present were Commission members Ione Anderson, Grant pay and Ken kelley. Chairman Lynnette Neff entered the meeing at 8:10 P. M. Also present was Paul Staheli. Minutes were recorded by Ramona Rosenlund.

Meeting was called to order at 8:05 P. M. by Mrs. Anderson and the invocation was by Mr. Pay.

Rezoning of Reed McMullin property: : Mrs. Anderson said Mr. Staheli was back tonight representing Mr. McMullin who has been able to acquire a share of water and is now ready to re-zone the small property he owns which contains a large sign adjacent to the freeway. Mr. Staheli said the use of the property will remain the same, they just want a zone change because UDOT will make them remove the sign if the property is not zoned either commercial or industrial. It is presently zoned T-5. He said the water certificate has already been made out to the city. He said the sign company which leases the property has just paid a lot of money to update the sign and so they need to take care of this as soon as they can.

Mr. Pay made a motion they recommend that Mr. McMullin's property be rezoned from T-5 (transitional) to C-1 (Commercial). Mr. Kelley seconded the motion, which passed unanimously.

Mr. Staheli left the meeting and Mrs. Neff entered it at 8:10 P. M.

Minutes of the meeting held June 6, 1987, were approved.

Master Plan : Mrs. Neff said she was disappointed that none of the Planning Commission was invited to the UP&L seminars but she has spoken with Clara Goudy and Jim DeGraffenreid and it was suggested there be a one month time open to anyone who wants to annex. This would raise the taxes received by the city as all they have is property tax. Mrs. Neff explained the Boundry Line Agreement which the city has with the county. There was a discussion of annexation and possible industrial businesses coming into the city. Mrs. Neff said the city gets lots of flack about the requirement for giving up water shares for annexation.

There was a discussion of page 15 of the current master plan which deals with existing landuse within the city. Mrs. Rosenlund was asked to find out the total acres within the city limits and then divide this by the estimated population at this time to come up with the present population density so this could be included in the updated master plan.

Mr. Pay told about the new state requirements for landfill areas which includes a barrier between the land and the trash deposits. This will probably eliminate small landfills as the requirements are too stringent for small cities to have their own. He said the new Provo one at Elberta has to have this barrier and will probably be for all the state by the year 2000. Mrs. Neff said there might be environmental problems in the future so the City Council needs to be aware of this although no one knows what they will be.

Mr. Kelley recommended that the streets and houses in town be properly marked and identified according to the city map. He asked if the street extentions on the master plan street map conform to the present ones for the right-of-way

width. Mrs. Rosenlund said the city crews had measured the width of all the streets in town but as they could only go by existing fences it was probably not accurate but perhaps the map could reflect approximately the width of each street.

There was a discussion of page 21 of the current master plan titled Commercial Development. The population growth has somewhat stabilized and has not reached what was projected in 1978. Santaquin is a bedroom community and most people travel outside of the city for employment and the primary revenue for the city is from property taxes.

There was a discussion about the possibility of putting a load limit on the streets in town as there seems to be a large number of very large trucks using our streets and causing more rapid deterioration but it was decided this was probably not possible at this time. Mr. Kelley said the state puts a tax on diesel fuel for highway repair and the city gets its share from the Class "C" road funds from the state.

Mrs. Neff suggested there be no meetings during July unless there are any requests for annexation and all agreed, so the next meeting will be August 11, 1987.

Mrs. Neff said Bart Olson is again requesting annexation for the greenhouses which are now in the county. As there is no way he can annex this property unless he gives the city water or has a 100 foot buffer zone, neither of which he wants to do, she wondered if maybe there could be another type of industrial zone with a different classification so the buffer zone could be less or maybe write a zone for light industry which could not be changed to heavy industry as it would have a smaller buffer zone.

Mrs. Neff made a motion that this meeting be adjourned. Mr. Kelley seconded the motion which passed unanimously. Meeting adjourned at 9:10 P. M.

Lynette H. Neff
Chairman

Aug. 25, 1987
Date approved

Ramona Rosenlund
Secretary