

Minutes of a Planning Commission meeting held on August 25, 1987, in City Hall, 68 East Main Street, at 8:00 P. M.

Present were Chairman Lynnette Neff and Commission members Ione Anderson, Ken Kelley and Grant Pay. Also present were Dorothy Robertson, Ray Steele, Joe Christensen and Marilyn Anthony. Councilman Sherman Jones entered the meeting at 8:35 P. M. Minutes were recorded by Ramona Rosenlund.

Mrs. Neff called the meeting to order at 8:05 P.M. and offered the invocation. Minutes of the meeting held June 30, 1987, were approved.

Joe Christensen & Ray Steele: Home Industry business license. Mrs. Neff read aloud the ordinance governing Home Industry. Mr. Christensen and Mr. Steele want to operate an aerial photography business and as the only thing being done on the ground is a filing cabinet and a phone the garage, Mrs. Anderson made a motion to recommend approval of the license application. Mr. Kelley seconded the motion which passed unanimously.

Dorothy Robertson & Wendell Hansen - discussion of annexation request: Mr. Hansen was not present so Mrs. Robertson called him and she reported he said he had mixed up the date so would not be here. Mrs. Robertson said Mr. Hansen wants to annex his property which is just up the hill east of hers and she would like to annex her 45 acres so they would turn over both springs to the city if the city would annex the whole thing. Mrs. Neff asked if they had found out how much water was in the springs and she said no, she had not.

Mrs. Neff explained that the amount of water which could be taken out was governed by the State. Mrs. Robertson said she talked with the State water engineer and was told to refile. She said she feels she still has rights to the water. Mrs. Neff read aloud the annexation ordinance which says the city has to have either Summit Creek shares or well water. Mrs. Robertson asked if the city has funds to build a headhouse for using the water from the springs if they were annexed and the springs turned over to the city. Mrs. Neff said no they do not as everything is very depressed right now. Mr. Pay said they would have to have enough water from the springs to equal 400 shares of Summit Creek water.

Mrs. Neff said she felt everything was at a standstill now until Mrs. Robertson contacted the State engineer and found out exactly how much water could be taken out of the springs and how much water they will allow Santaquin City to get out of them. Mr. Pay explained that the city has only enough water for the area inside the city limits now, so anyone being annexed in must bring in water with the land. Mr. Jones said there appears to be about enough water for 40 homes, based on what Mrs. Robertson showed from the State engineer. He said if the property were annexed, the owners would have to pay for the improvements. If she could come in and say exactly what they have, then maybe the city could do something. Mr. Jones suggested Mrs. Robertson talk to an engineer and he could advise her. He suggested Don Coles in Salem and gave Mrs. Robertson his phone number.

Mrs. Robertson said she has someone interested in buying her 45 acres for a business and who wants to drill a well. Mr. Jones said they probably won't give it for only culinary. When asked how deep they would have to drill, he said about 150 feet. Mrs. Neff asked what type of business and Mrs. Robertson said a mall, maybe, or a truck stop, coffee shop, etc. if her 45 acres can be annexed and zoned commercial and she then asked if the city would let this

happen. Mr. Kelley said this would generate revenue to the city and would be a good thing.

Mrs. Neff suggested Mrs. Robertson get with the Planning Commission again when she is ready. Mrs. Robertson said she suggests they allow 1/2 acre lots if the land is developed for homes. She said Mr. Hansen says he has the springs but she thinks she has them and thinks the state believes they are hers. Mrs. Anderson asked if she could give the city one spring and annex only her 45 acres and Mrs. Robertson said she did not think Mr. Hansen would do this as he wanted to give up both springs and bring in all his and her property.

Mrs. Neff again asked Mrs. Robertson to come back to the Commission when she is ready to go forward with this. Mr. Jones said they have to have a serious proposal with all the facts so the Planning Commission can consider the annexation request.

Mrs. Robertson left the meeting at 8:55 P. M.

Marilyn Anthony - Home Occupation: Mrs. Anthony wants to operate a pre-school in her home. As the requirements of the ordinance are all met, Mrs. Anderson made a motion that they recommend approval of a license for this business. Mr. Pay seconded the motion which passed unanimously.

Bart Olson - request for annexation: Mr. Olson did not come to the meeting and Mrs. Rosenlund was asked to write him a letter explaining the Commission could do nothing about this request as the greenhouse property is not contiguous until such time as the front 150 feet of property is annexed.

Mrs. Neff - resignation : Mrs. Neff said she has been on the Planning Commission for four years and nine months and now finds it necessary to resign. She said she has appreciated being on the Commission and it has been a growing experience for her. The other members expressed regret at her leaving.

Adjournment: Mr. Kelley made a motion that this meeting be adjourned, Mrs. Anderson seconded the motion, which passed unanimously.

Adjourned at 9:07 P. M.

Grant Pay
Chairman

Sept 8, 1987
Date Approved

Ramona Rosenlund
Secretary