

Minutes of a Planning Commission meeting held in City Hall on October 27, 1987, at 8:00 P. M.

Present were chairman Grant Pay, commission members Ken Kelley, Lynne Smith and Ione Anderson. Minutes were recorded by Ramona Rosenlund.

Mr. Pay called the meeting to order at 8:05 P. M. and the invocation was offered by Mrs. Smith.

Minutes of meetings held September 8 and October 13, 1987, were approved.

Discussion of zoning for commercial, industrial, etc. as relates to Olson Greenhouse annexation request: Mrs. Smith said she had contacted Orem and Provo cities asking about their zoning as regards greenhouses. She reported that Provo has a Commercial Agricultural zone and Orem has a Light Industrial zone and they also have a horticultural zone. They let greenhouses in the residential zones as non-conforming use to protect the residential area.

Mrs. Smith said she checked our ordinance and found that greenhouses and nurserys are already allowed in both residential zones and she suspects this was written to accomodate the Olsons. Because it is in the ordinance, Olsons property could be annexed residential but they would need water shares.

Mrs. Smith said someone asked her what use irrigation water was to a culinary system and why the city did not accept money for annexations and use it to update the system.

Mr. Jones said the State Water Board told the city to require irrigation shares as they can be converted to culinary. Summit Creek has all the water rights except what the city owns but if we give them shares, we will get culinary water but money won't make shares. Mr. Kelley said it is like Utah Lake water shares. Although the lake is down here, the shares are owned in West Jordan.

Mrs. Anderson said Bart Olson has committed to giving the city shares of water and asked if Bart gave the city money could the city buy shares from Summit Creek. Mr. Jones said no they could not. Mrs. Smith asked why they could not let Olsons pay for pumping the well and allow them that water. Mr. Jones explained they can't pump the well unless it is needed to make up the number of second feet allowed for the city system and the State won't let us have any more water. He said they have found another spring down below the present ones that could be developed but the pipe line won't hold it. The city needs to settle the problem with Genola and make them help with the pipeline.

He explained that the well pumps 1 1/2 second feet and with 3 1/2 second feet from the springs, at the peak we are using 50% of the water. It takes about 350 shares to equal a second foot. The city's spring is consistant with its' output but Summit Creeks is not so much so and they have a well. They are able to store water in the winter and then use it in the summer so if we traded with them, they would lose a little bit. If the city put in a dual system to water the parks and cemetery, it would help our problem as they take about as much water as the rest of the town and West Park already has the pipe.

Mr. Pay asked if Olsons could hook into Summit Creek's pressurized line and use our irrigation water for the greenhouses, especially in the ~~winter~~, when it is not needed for the farmers. *Summer*

Mrs. Smith said Bart would need 20 shares to annex and they probably are not available. Mr. Jones said he knows of 8 shares Bart could buy. Someone came into the city hall and said he had shares to sell and he would rather the city to have them but if they did not want them they would go to fruit farmers. If Bart advertised in the paper he could maybe get some shares. He said Payson City requires water shares for annexation and Mrs. Smith said Crem does also.

Mrs. Anderson asked if Bart were aware that these shares were available and Mr. Jones said no, it just happened. Mrs. Smith asked if Bart could buy from the city and Mr. Jones said yes, and then give them back to the city for the annexation. Mr. Pay said we could lease it back to Bart and if he could hook into the pressurized line he could use that water in the winter. Mr. Jones said Summit Creek has the say in how they deliver the water.

Mrs. Anderson said she would like to see something done as this thing with Olsons just goes on and on. Mr. Kelley said that is the fault of Bart, not the city.

Mr. Pay asked if Bart has any shares and Mr. Jones said no, but the city has a few other shares besides the 8 he mentioned but we need to hold some in reserve. He said he would like to see the greenhouses in the city. Mrs. Anderson said she would too as it does not deteriorate but brings up the city.

Lynne Robbins - annexation request: Mrs. Rosenlund reported that Mrs. Robbins had phoned her saying she would not be in to the meeting to night but that she had met with a number of people about obtaining grants to help the city with what they need to do in order for her to build the health care facility she is planning on. She said there are several grants available to the city where the money can be spent for roads, water lines, etc. needed in order to attract new business into the city. She has asked to be on the agenda for the City Council meeting next week at which time she will discuss these things with them.

Mr. Jones said Mrs. Robbins has decided at this time to only request annexation of two acres for which she has water shares to give the city.

Continuation of discussion of Olson annexation request: Mr. Pay asked if there was anything to stop the city from allowing Olsons to annex residential? Mrs. Smith said if Olsons are not willing to come in residential there is no reason to re-zone. However, they can't retail from a residential zone. Mr. Jones said they would do better if they retailed near a highway. Also, he worries about big trucks and traffic with a rest home right by. They could open a retail outlet in a commercial zone.

Mr. Pay said they need to make a recommendation to the City Council that Bart be allowed to annex residential and that he must meet all the requirements.

Mrs. Smith made a motion the Planning Commission recommend annexation of Bart Olsons greenhouse property and zone it residential if the criteria of the ordinance is met and there are to be no retail sales allowed.

Mrs. Smith said they could let him bring in that amount of property which is already developed using the 8 shares of water the city could let him use if he can't get any more water.

Mr. Kelley seconded Mrs. Smiths' motion which passed unanimously.

Mr. Pay said he still felt there were advantages if he could hook into a pressurized irrigation system and lease the shares from the city. Mr. Jones said if the city would hook on to it to do the park, maybe the people on the line could use it too.

Housing Survey: Mrs. Rosenlund had a map of the city and it was divided into four sections with each member of the commission taking a quarter of town as follows: Mrs. Anderson the South West quarter, Mrs. Smith the North West quarter, Mr. Kelley the South East quarter and Mr. Pay the North East.

Each person is to mark the map with the houses they feel are sub-standard and the ones that are vacant and bring this information back to the next meeting.

Update of the Zoning Ordinance: There was a discussion of the amount of property needed for animal rights and it was decided to leave it at 12,500 square feet. There was a discussion of allowing corrols closer than 40 feet from a street. Mrs. Rosenlund suggested they change the ordinance to read "40 feet from city property lines" as there have been some questions about the present wording which says "40 feet from a city street". Mrs. Smith said since we are a rural community and one of the things the Master Plan says is that we want to retain this rural atmosphere, maybe it won't hurt to allow corrals, etc., up to the city property. No decision was made on this.

Mr. Pay made a motion to adjourn this meeting. Mrs. Smith seconded the motion which passed unanimously.

Adjourned at 10:10 P. M.

Leon M. Pay
Chairman

Nov 10, 1987
Date approved

Ramona Rosenlund
Secretary