

Minutes of a Planning Commission meeting held at 68 East Main Street on November 23, 1987, at 7:00 P. M.

Present were members Ione Anderson, Ken Kelley and Lynne Smith. Also present were Kevin Steadman, Cindy Wright, Joel Wright and Councilman Sherman Jones with minutes recorded by Ramona Rosenlund. Bennie Lee entered the meeting at 8:45 P. M.

Meeting was called to order by Mrs. Anderson, acting chairman, and the invocation was by Mrs. Smith.

Minutes of meeting held November 10, 1987 : These minutes were approved.

Update on the Dorothy Robertson-Wendell Hansen annexation: Mr. Jones reported he had received a phone call from Mr. Hansen and when Mr. Jones explained the situation to him, Mr. Hansen said it was not what he thought it to be. When it was explained that the city would not develop anything for the owners Mr. Hansen said he understood this as he is a developer.

Kevin Steadman-request for annexation: Mr. Steadman introduced Mr. & Mrs. Wright who are interested in purchasing his property if it can be annexed into the city. The Wrights have a honey bee business and want to locate near here. Mr. Steadman explained there is a problem with boundry lines on the property but they do know where the deed lines and the fence lines are. He said if he sells the property to the Wrights, they want to annex a portion to build a home on and put a building for their business on the county portion.

Mr. Steadman said he had left his letter of petition for annexation at his office but would bring it in. He had a map of his property showing he has 7 and 1/2 acres including a 33 foot strip running east and west which makes it contiguous to the city and on the west side of the property running north and south, amounting to about 6/10ths of an acre. He said he has a quit claim deed for this strip but not a warranty deed. Mr. Lee wants to add on to his home, which is in the county, but can't because this strip is between his property and the city, therefore he also wants to annex.

Don Coles is the surveyor they are using and he is familiar with boundary problems in Santaquin and they will have a mylar map when ready. Mr. Steadman said he knows they need 2 shares of water per acre in order to annex and they have 9 shares. He is a bit concerned because of the strips of land to which he only has a quit claim deed from the former owner, LeGrand Park. The name on the property is J.C. Stickney but he can't be located and Mr. Park and Mr. Steadman have paid the taxes for over seven years. Mr. Steadman said he understands that if 50% of the property owners with over 50% of the property want annexation, the remainder of the owners can not block the annexation so this Mr. Stickney could not block the annexation if he did show up.

Mr. Steadman said he will get a quiet title done on the strip of land and would like to annex at the first opportunity.

Mr. Jones asked about roads as the city ordinance does not allow homes to be built unless they front on a dedicated city street and Mr. Wright said Mr. Coles told them about the road to go through the Cottonwood Subdivision but this road is not developed so what happens now? Mr. Jones said the city will not approve it until the subdivider finishes. He explained that a private road can be allowed, it must be 26 feet wide and the property it leads to must contain at least 1/2 acre. Mr. Steadman said they have access to the road which is in the county and could go into his property from the north.

Mr. Jones suggested they might approach the owners of the subdivision and maybe they would deed the road property to the city and then Mr. Wright could finish it and thus have access into the property and a road to build on.

Mr. Steadman said the 33' strip is wide enough for a private road but the fence runs right down the middle of the strip. Mr. Fawkes will be willing to purchase the property on his side of the fence and Mr. Lee that on his side but it is not good for a road because of the fence and where Mr. Lee's buildings are.

Mrs. Smith said if they built a house in the city and a business building in the county, they would have to have two water hookups. Mr. Jones said they would have to give the city two shares of irrigation water for the county hookup and they could annex another acre for these same water shares and then use the same hookup and lines for everything.

Mrs. Anderson asked where the nearest water line was and Mr. Jones said he thought it was in the subdivision which is a 6" line and one coming from the south along 300 West which is a 2" line and stops at Mr. Lee's home. There is also a 4" PVC coming down 400 North, which hooks into the 2" line. Mr. Steadman asked if the property owner would have to bear the cost of bringing the water line to where they needed it and Mr. Jones said yes. Mr. Steadman asked if they paid for the water line to come through the subdivision could they be reimbursed when the subdivision finishes going in. Mr. Jones said possibly some.

There was further discussion of getting roads into the property. It was suggested maybe there could be property acquired in order to put a road between Mr. Lee's property and that which he has sold to Bill Brost that is just north of his. Mrs. Smith explained the reason for the city requiring a street was for water lines, meters, snow removal, etc. Mr. Kelley said if there were no street there would be no way to get the water in without going through someone else's property.

As Mr. Lee had not yet come to the meeting, Mr. Steadman called him on the phone and he came in at 8:45 P.M.

Mr. Steadman introduced Mr. & Mrs. Wright to Mr. Lee and said that they were interested in buying his land but only if it is annexed so they can build a home. He explained about the need for a city street or a private right-of-way off a city street. He told him about the proposed road through the subdivision and the problem there would be if the strip of land between Bennie and the city were made into a road. If they could position the house so it fronted on a lane between Ben and Bill Brost, perhaps they could buy some property from Ben and/or Mr. Brost to make this lane. If Bennie could then trade some other of his property to Kevin for the strip Kevin owns between Bennie and Fowkes, this would make Bennie's contiguous so he could annex.

Mr. Lee said he did not have a problem with the lane but he only wants to annex 1 and 1/2 acres in now as he only has 3 shares of water and has 2 and 1/2 acres more land. Mr. Jones explained that anyone giving the city water shares for annexation has the right to rent the water back from the city for use on a year to year basis. Mr. Lee said Charles DeGraffenried wants to pipe the water into his orchard and he (Mr. Lee) can hook into this pipe for his water. Mr. Jones said it is the same thing, he would just get his shares from the pipe rather than the ditch. He explained the city charges a handling fee and the person using the water is also responsible for the assessment charged by the irrigation company. Mr. Lee said he thought Mr. Brost would go along with the lane between their two properties as this would maybe help him also. Mr. Jones said the city would put in the water line and the owners would pay the cost.

Mr. Lee asked if this lane would make his property too small to build a new house if he sold his present home. Mr. Kelley said no, there was plenty of property as each lot needed to be only 80'X120'. Mr. Wright said Mr. Lee would pick up 8 to 12 feet on the south of his property when he traded for the strip now belong to Mr. Steadman. Mr. Lee said Mr. brost can't annex as he is not contiguous until my property is annexed. Mr. Kelley suggested that possibly Mr. Brost would trade some of his property to make the lane, taking some from the east side of Steadmans for some where they want the lane to go. Mr. Lee said he thought could be a consideration.

Mr. Steadman said he asked Mr. Fowkes what would happen if the strip he owns were made into a road. He said they are aware of the strip so said since it is his property he can do what needs to be done.

There was a discussion of the placement of the home Wrights want to build if the property is annexed and they can make a lane into it. Mr. Steadman said if Mr. Brost knew the utilities were going, it would help him. Mr. Lee said if Mr. Brost would not go for giving up some of his property for the lane, he

would go the full 26 feet out of his property, since he will be getting around 12 feet on the south of his property, this will work out.

Mr. Jones said all the people involved need to get together, decide how they are going to work out everything and then submit it for annexation on one plat. This will save costs for all of them. Mr. Kelley and Mrs. Smith both agreed with this.

Mr. Wright asked if there would be any problem annexing because of the strip of land and both Mr. Jones and Mr. Kelley said they did not think so. Mr. Jones said they may need a fire hydrant which would help with their insurance. He said the water line will have to be a 6" one and the pressure there is good. Mr. Lee said they might be able to get a well permit and Mr. Jones said no, the state is not allowing them unless it is a mile or so away from a city source.

Mr. Lee asked if the planning commission could make a decision tonight about the annexations, water lines, etc. Mr. Jones said they could not as they have to have the plats and everything in front of them and for the files first. Also, if everything could be taken care by the planning commission at that meeting, they could go before the city council the following week and this would hurry things up. Mr. Steadman, Mr. Lee and Mr. & Mrs. Wright indicated they would try to have everything for the next meeting on December 8th.

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

Walter Ray  
Chairman

12-8-87  
Date approved

Ramona Rosenlund  
Secretary