

Minutes for a Planning Commission meeting held at City Hall, August 23, 1988 at 8:00 P. P. Because of the failure on the part of the Provo Police Dispatch to contact the Santaquin officer about the need to have the City building unlocked, the meeting started 20 minutes late and was conducted on the lawn until 9:00 when the officer happened to drive by and opened the door.

Present were commission chairman Grant Pay, members Ken Kelley, Ione Anderson and Lynn Smith. Mr. and Mrs. Ben Lee were also present. Sherman Jones entered the meeting at 9:10. Minutes were recorded by Mrs. Smith.

Mr. Pay called the meeting to order at 8:20. Mrs. Anderson offered the invocation.

Mr. and Mrs. Ben Lee - annexation: Mr. Lee first applied for annexation in December of 1987. Mrs. Anderson had the minutes from that particular meeting and reviewed them with the commission. For one reason or another, annexation has been delayed until the present time. Delays included the City Councils reluctance to allow annexation of Mr. Lee's property along with two other property owners under the City's T-5 Zone despite the preceding Councils' already having voted for this annexation.

The Planning Commission agree as a body that the Lees have been put off and inconvenienced enough. Mrs. Anderson, therefore, made a motion to allow the Lee's annexation. Mr. Kelley seconded and the vote was unanimous.

Mr. Kelley questioned Mr. Lee about a 6'x20' strip of property across the front of the Lee property that the Lees do not hold title for. Mr. Lee explained that a trade of equivalent property with Kevin Steadman, owner of the 6 ft. strip would eliminate any problems.

For the record it should be noted that since the Lees have a city water hook-up and meet all other requirements for annexation they can annex up to one and a half acres which is what they are proposing.

Grant Pay reported to the commission about his meeting with the City Council on the T-5 question. He told them that we as a commission felt that we could word the T-5 in a way that the City Council would feel good about it. The Mayor has requested the commission meet with the City Council on Sept. 20th to discuss the T-5 and also to explain a change in the State Planning and Zoning statute.

At this point Mr. Jones entered and Mr. Pay explained what had taken place in the meeting to that point. Mr. Jones agreed with the vote for the Lees. He explained that if the County had concerns about the 6'x20' strip of property the Lees will have to take care of it.

T-5 Zoning: The commission then turned to the question of the T-5 Zone. Mr. Jones had been thinking about the problem since the last meeting. He had concluded that T-5 was fine for a larger city with the personnel i. e. full time building inspectors, to police the zone, but for a town the size of Santaquin it was almost impossible to regulate. For each positive point for the T-5 there is a negative except for the fact that the T-5 zone would bring more property into the City.

Mrs. Smith questioned Mr. Jones about whether it would make a difference if one property owner were applying for T-5 and met all requirements, could the City Council still deny annexation. Mr. Jones explained that the City has the last word and that there is no such thing as precedence in annexation. Mrs. Smith asked if Mr. Kelley wanted to re-introduce his motion made at the last

meeting to eliminate the T-5 Zone. The commission agreed to wait to talk with the City Council.

Minutes: Minutes for the meeting held August 9, 1988 were read and approved. Mrs. Anderson asked about Joe Davis' application for a business license. Mr. Pay reported that because of County health requirements Mr. Davis would not be opening a snow cone shack.

Adjournment: Mrs. Anderson made motion to adjourn and the motion was seconded by Mr. Kelley. The vote was unanimous. Next meeting will be on September 20th unless there was a need before.

Grant P. Pay
Chairman

Nov 8, 1988
Date approved

Lynn Smith
Secretary