

Minutes for a Planning Commission meeting held at City Hall, December 13, 1988 at 8:00 P. M. Present were Commission Chairman Grant Pay, members Ken Kelley, Glade Robbins, Ione Anderson and Lynn Smith. City Councilman Shermen Jones was also there. Paul Sorenson had attended to get information on rezoning his section of T-5 property. Minutes were recorded by Lynn Smith.

Mr. Pay called the meeting to order at 8:05 and the invocation was offered by Mr. Robbins.

Paul Sorenson was interested in rezoning a parcel of T-5 property that he is purchasing. He is concerned about what is involved and the limitations he faces. Mrs. Smith explained that because the property is T-5 that no construction that would require a building permit is allowed. Mr. Sorenson asked if that would include improving a shed which is already on the property but has no walls. Mr. Pay checked the ordinance and told Mr. Sorenson that if he checked with the Variance Committee and met with their approval there would be no problem. Mr. Kelley noted that if there was no change in the foundation size there would be no problem anyway and Mr. Sorenson could make the improvements he wanted with that one limitation.

Mr. Sorenson then asked about his options if he sold the existing home and built another. Mr. Pay explained that before that could be done the property would have to be re-zoned as the T-5 zone does not allow for construction. Mr. Sorenson asked what would be involved to re-zone. Mr. Jones explained that Mr. Sorenson could annex up to $1\frac{1}{2}$ acres without water with an existing City water hook up. Water Shares would not be required.

Mr. Sorenson determined that for the time being he will not rezone. Mr. Kelley explained that the commission has been concerned about how to rezone T-5 without leaving pockets of T-5 sandwiched between other zones.

Mr. Sorenson was curious about procedures involved with putting a business on part of his property and Mr. Jones explained that when that time came the area would still need to be rezoned. When the Zoning map was checked it was determined that part of the property Mr. Sorenson is interested in buying is already next to a Commercial Zone.

Returning to the question of improvements on the property Mr. Sorenson asked about improving the shed. Mrs. Smith read from the Ordinance that if the Planning Commission determines that proposed improvements are in harmony with the Master Plan and there is no change in existing foundations the improvements are O. K.

Mr. Jones explained that when the property in question was annexed T-5 it was because the owners at that time, the Ford's, had run into problems with the County. They had built the home without the approval of the County and the County required that they either annex with the City or tear down the house. The Ford's annexed T-5 to avoid the expense of water shares.

Mr. Pay asked about the well that is used by the property in question. Mr. Jones explained that the well could be used by the City as the City's other wells are as long as the ownership or rights to the water are clear.

It was agreed that rezoning later would be no problem and that Commercial seemed the natural choice.

Mr. Sorenson asked if the fence running along the property could be moved and since it belongs to the State Mrs. Smith suggested that he contact the State Engineer. Mr. Sorenson wants to be able to have access to his property from

the Highway. Mr. Kelley said he thought there was a distance requirement for access road onto a Freeway entrance or exit road and that could be checked with the State also.

Miscellaneous business: Mr. Jones filled the Commission in on the latest plans from the City Council. A study on the feasibility for a sewer system has been requested by the Council because of Grant money available in the next few years. Three options are being considered; a lagoon system, joining our system with Paysons to the North, and drainage fields similar to the system we now have on an individual basis. Mr. Jones cautioned that the system would be built about double what the current demands are.

Mr. Pay noted that he understood that the E.P.A. recommends that the septic tank system the City now has should be used as long as possible and Mr. Kelley agreed that the rocky soil and the location of the hard pan in Santaquin is ideal for a drainage system.

Mr. Jones explained that the Grant available is with the Clean Water Bill and that there is a possibility the Federal Government would pay for the whole thing. He also mentioned that all the citizens of Santaquin would be bound to connect to a sewer system and Mrs. Smith noted that could be very expensive if the Grant were not available.

There is also some interest in upgrading the water system in the 3/4 of town that have not been worked on but that there is no money available for this now. Both of these proposals were made by Sunnyside Engineering.

Mrs. Smith suggested that if there was no more business that the meeting adjourn. Mr. Robbins seconded and the meeting adjourned at 9:00.

Grant J. Pay

Lynn H. Smith