

Minutes of Planning Commission meeting held November 30, 1989.

Meeting was called to order by Ken Kelly acting chairman, at 8:20pm. Present were Ken Kelly, Glade Robbins, Jeri Bascom, committee members. Gil Cook and Dee Davis came late. Also present were Joel and Cindy Wright, Bart Olson, Lee Sorenson, and Dave Gardner. Prayer was given by Jeri Bascom.

Wright Annexation: Request annex property just north of Santaquin on 535 North 300 West. This annexation consists of one and one-half (1½) acres. Mr. and Mrs. Wright brought in a preliminary map to show how the property was contiguous to present city limits. A small piece of land had been traded so there could be a lane into the property from a dedicated street. This lane would probably stay a private road. Bennie and Carol Lee submitted a letter stating they were in agreement to this land exchange and the annexation as it is being submitted to the city. (Letter enclosed with minutes.) The road into this property would be the proper size as indicated by the city ordinance - Master Plan. The property would have a home built on it. The water to the home would need to come down the lane from where it ends by Lee's home. The cost will be borne by the Wrights. There is a possibility that some of the costs being shared by other property owners in the future. The Wrights would also find out the information they need to be in code for the water lines. Gil Cook asked why they needed to be approved again when they had had approval a couple of years ago. Mr. Kelly explained that there had been some differing circumstances and other people involved and that it hadn't gone past the city council for some reason. Since things had changed since that time, the annexation request needed to be re-evaluated.

The Wrights are prepared to give three (3) shares of water to the city in compliance with Ordinance 86-5 FI or to give money in lieu of shares. They will decide this with the City Council. Sherman Jones came into the discussion at this time to tell a little more about the water situation. He said the city does have shares to sell, but he doesn't know the cost. The agreement to help with water to a home is that a property owner would buy the materials and the city would put in the labor. Sherman stipulated that city water should not run out of city limits. If the Wrights are annexed into the city then the water is designated only for that particular area. He cautioned them to make sure they were annexing enough area for any buildings they may want water to. The city takes a dim view of their water going out into the county. Mr. Wright asked if in the future they could still annex more of their property. The answer was yes, as long as they conformed with existing ordinances. Mr. Kelly called for a motion to accept this annexation proposal and send it on to the City Council. The motion was seconded by Glade Robbins. The motion passed unanimously with the stipulation on the water requirements discussed.

Appointing a new chairman: The motion was made, after reading from Ordinance 84-0- Sec 3 about electing a new chairman; by Glade Robbins that Ken Kelly be nominated for chairman. Seconded by Gil Cook and passed unanimously to have Ken Kelly act as chairman of the Planning Commission. Sherman Jones left the meeting at this point.

Bart Olson Annexation: Mr. Olson wants to annex his Greenhouse property located at 550 South 500 West. He read from his letter of intent to annex. (Included with these minutes) He would like to donate money in lieu of water shares. He also proposed a payment plan to the city for this. He didn't bring in a map. The Commission members who were new wanted to know what the problem in the past has been with this proposed annexation. Mr. Olson replied that they couldn't come to a compromise on the water issue. He doesn't agree with the annexation ordinance requesting water shares. He has already seen the City Council. He is requesting annexation under the Residential R A 2, section 21. The Planning Commission does feel that the Greenhouses are more agriculture than residential and we don't want to cause future problems with others coming and wanting to have variances from existing ordinances. ~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXX~~
We need to conform as closely as possible to these existing ordinances. Mr. Olson is worried about the future possibility of the water being turned off the the Greenhouses if there were ever to be a problem with a water shortage. There is a stipulation that those in the county using city water would be the first to lose their water if there ever were a problem. Bart's reason for annexation is to stop this possibility as it would damage his business. He does feel he will be a benefit to the city.

The Commission asked if there would be a possibility of creating a new zone that would fit this annexation better. But it is not in our power to make ordinances. It was suggested to the City Council but it didn't get anywhere.

We don't have a agricultural zone but agriculture is allowed in the residential areas in the city. ~~XXXXXXXXXXXXXXXXXXXX~~

Another concern was if there was enough water to provide if things got tight. Looking at Mr. Olson's water usage shows that he uses about the same as five(5) homes. His usage also peaks at different times of the year than does the residential usage. Mr. Davis asked about any future growth for the Greenhouses. Mr. Olson stated that he would be annexing all of his property and that he could expand. His usage would then go up to the equivalent of 15-18 homes.

Gil Cook made the motion to accept this annexation as drawn up in Bart's letter and pass it on to the City Council. It was seconded by Mr. Robbins and passed unanimously.

Western Youth: Mr. Sorenson and Mr. Gardner wanted to meet and just show their proposed map and keep us informed about what they are doing. They still aren't ready to make a formal proposal for annexation as they are still working out some problems. Mostly trying to figure out to do with the water situation and making sure they can comply with the ordinances.
Proposal tabled.

Minutes were deferred till the next meeting as the hour was late and Mr. Robbins called for adjournment, Dee seconded, motion passed un-animously. (Mr. Cook left the meeting at 9:30)
Meeting adjourned at 10:00pm.

Kenneth D. Kelley
Chairman

Veri Bascom 1/30/90
Secretary Date approved

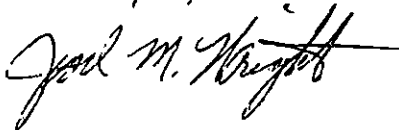
November 30, 1989

Santaquin City Planning and Zoning Commission
68 East Main
Santaquin, Utah 84655

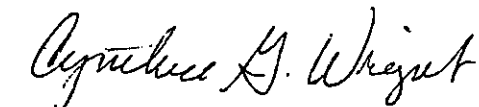
To Whom It May Concern:

Please consider our request for annexation of property located at approximately 535 North 300 West. The property consists of one and one half acres. We understand that the property would be zoned RA-2 for residential and agricultural use.

Thank you,

A handwritten signature in cursive script, appearing to read "Joel M. Wright".

Joel M. Wright

A handwritten signature in cursive script, appearing to read "Cyndia G. Wright".

Cyndia G. Wright

Feb 29, 1989

Bernice Carst. Lee

P.O. Box 192

435 N 300 W

Santaquin, UT

84655

Santaquin Planning Commission:

I have reviewed the map
being submitted by Joel and
Cindy Wright concerning
their annexation into the
City. Everything is in order
and we agree to the map
as now drawn up.

Thank you,

Carst. Lee

EDWIN L. WESTOVER
et ux J.T.

41532-18 1684-117

M455-A
(14)

EDWIN L. WESTOVER
et ux J.T.

41532-78 1684-117

(04)
M448

S. 2 1/4° W. 9.97 chs
N. 8 1/4° E. 9.97 chs

RICHARD DAVID SALAZAR
2817-68

(10)
M453

5.13 AC

RICHARD DAVID SALAZAR
2817-68

N 88 3/4° W 4.40 chs

N 88 1/2° E 5.10 chs

N 88 1/2° W 5.12 chs
20805-75

Bennie Lee

(11)
M454

Kevin Steadman

et ux J.T.
20807-75

16039-76

(12)
M454-B

Chains to on March 15
S. C. Stickney
E 4.05 chs
N 88 1/2° E 15.15-74 M455-1

300 West ST.

N 0° 10' E 10 chs

N 10° E 4.21 chs

N 10° E 4.21 chs

S. 0° 10' W 3.74

N 0° 10' E 4.76 chs

(25)
M470

E. LeRoy Westover

9481-50
1787-63
5.81 AC

E. LeRoy Westover
9481-50

(22)
M445

5.99
5.89 chs

S. 35° W 8.84 chs

5.67195

Glen E. Thomas
et ux J.T.
2411-68

(06)
M451

N 89° 30' W 12.48 chs

S 89 1/2° E 5.89 chs

(23)
M466

EDWIN L. WESTOVER
et ux J.T.

26054-74 1758/284

(05)
M450

Ellis Tucker
et ux J.T.
13040-66

S. 89 1/2° E 5.89 chs

35045-74 1758/105

RICHARD RIVALLA et ux
M446-A 10.59 chs

13040-66

et ux J.T.

Ellis Tucker

S. 89 1/2° E 5.89 chs

35045-74 1758/105

RICHARD RIVALLA et ux

M446-A 10.59 chs

13040-66

et ux J.T.

26054-74 1758/284

EDWIN L. WESTOVER

S. 82 3/8° W 12.51 chs

5.67195

5.67195

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5.67195



250 South 300 West
SANTAQUIN, UTAH 84655
Telephone (801) 754-3617

November 30, 1989

Santaquin City Council/
Planning and Zoning Committee
68 East Main
Santaquin, Utah 84655

Dear Sirs/Madams:

We at Olson's Greenhouse Gardens respectfully request an annexation of our 550 South 500 West Greenhouse location into the Santaquin city limits under a residential zoning.

It is to our understanding that in order to annex under the residential zoning it is required to provide two shares of Summit Creek Irrigation water or money equivalent per acre being annexed. The annexation would include approximately ten acres.

Our proposal would be to provide Santaquin City with the money equivalent to the 20 shares of water, which shall be determined between Santaquin City and Olson's Greenhouse Gardens. Olson's Greenhouse Gardens would further propose that Santaquin City would carry a contract of the value of 20 shares of water with a payment structure as follows:

Olson's Greenhouse Gardens is currently paying a double water bill. Our proposal is to keep paying a double water bill with 50% of each month's water bill to go towards money owing on contract between Olson's Greenhouse Gardens and Santaquin.

The annexation of Olson's Greenhouse Gardens could prove to be beneficial to both Santaquin City and Olson's Greenhouse Gardens.

I hope that you will find this acceptable. If you have any questions, please contact Bart Olson at Olson's Greenhouse Gardens.

Sincerely,

Bart L. Olson
Managing Partner
Olson's Greenhouse Gardens

BBD:kw