

SANTAQUIN CITY CORPORATION
PLANNING COMMISSION MINUTES

The following are the minutes of the regular meeting of the Planning Commission of the City of Santaquin, Utah. The meeting was held on Thursday, May 14, 1992 in the City Civic Center. The meeting commenced at 7:00 p.m.

The following Commission members were in attendance. Chairman Glade Robbins, Jeri Bascom, Brent Vincent and Brenda Wall. Also present were Mayor Lynn Crook, Councilmen Keith Broadhead and Hottt Carter.

Marilyn Clayson representing the Economic Development Committee was in attendance.

A motion by Jeri Bascom to approve the minutes of 3-12-92 as written. Glade seconded. All voted aye.

Minutes of the 4-09-92 were tabled until next meeting.

1. Mr. Carl Craner appeared before the Board to review placement of the new State Road sheds.

Mr. Craner's Remarks: The State purchased property on the East Bench and in 1986, and allocated funds for the building of new sheds at that sight. Later, the State purchased and additional 9 acres with the stipulation the sheds would be built in that location.

He noted that the Economic Development of Santaquin has some concerns with the sheds being built on the East Bench. Particularly with the possibility of, in the future, large homes in that area. He would like to keep the sheds in Santaquin, however, he does not want to build on the South end of the City. (the 2nd exit area). He has looked at several options, including land owned by McMullins and land owned by Paul Sorenson. He did not pursue those options. He noted that all hazardous material will be contained on sight. If they were to build on the East Bench, they would leave as many trees as possible in front of the site. 16 acres are owned by the state on the East Bench. The State also owns property in South Payson, West of the Fruit Growers and that area is also an option. The State is not willing to improved the road sheds at the present location. If the present sheds were to be sold, the existing underground tanks would have to be removed. However, the State would give Santaquin City first right of refusal. Vera Kay owns land on the West of the City. That land will include all utilities. The State would be willing to swap, acre for acre, for the Kay property.

Ms. Clayson's Remarks: She feels the future growth on the East Bench would not be attractive were the State Road sheds be located there.

Mayor Lynn Crook: Mayor feels the City is not in the real

estate business and at present has no money in the budget for land. He also does not want to see the sheds out of the City limits because the State allows the City to purchase gas from their tanks, located where the present sheds now are. If they were to move it would cause a problem for the City in that they would have to go to Payson to get gas and diesel for the City trucks. He said he would approach Vera Kay to see what her price would be for her land.

Commission Remarks: The general consensus was to keep the State sheds in Santaquin if at all possible.

Commission Decision: Glade made a motion to recommend to the Council to look at the options for property purchases. Brent seconded and all voted aye.

2. Ray Shepherd appeared before the Board to request a business license at 41 East 100 South to be called C & R Plumbing.

Mr. Shepherds Remarks: The business would entail mostly an office phone and a file cabinet. A small amount of material would be store on the property.

Commission Remarks: Glade read the City Code concerning Home Industry and the requirement of a covered storage area for any storage required by the business.

Commission Decision: Glade motioned to recommend to the Council approval of this business license. Jeri seconded. All voted aye.

3. Unfinished business. Brenda asked the Board for consideration on a fee for annexation applications. The fee would be tagged for the Planning and Zoning budget. After discussion, Brent moved that a \$50 fee for each annexation application be recommended to the Council. Brenda seconded and all voted aye.

The matter of Mr. Elray Davis and his expansion of his trailer court was reviewed. Councilman Carter has not received any answers from the City Attorney concerning Mr Davis' property. Keith noted that Mr. Davis would have to apply for a zone change if the expansion was approved since the commercial zone does not extend that far back.

Glade would like to get started on a Master Plan. He thought it would be a good idea for a representative of the Economic Development Committee to help the Planning Commission in accomplishing this task. He feels they would have good input in identifying future problems in the City. He suggested to start with a survey to the citizens questioning them as to how they would like to see Santaquin City grow. He assigned the Board to have several question ready by the next work session, which will be May 26, 1992 at 7:00, for the survey.

Brent motioned to adjourn. Brenda seconded. All voted aye.