

Minutes of the Santaquin Zoning
and Planning Commission March 22, 1977
at 8 PM, Santaquin city Hall.

All members were present. The
minutes from the meeting of March 22⁸
were ~~accepted~~ read and accepted.

Mr. Hale offered a sample copy of
rules and regulations for a planning
commission and it was decided to
consider them again at our next
meeting. It was then decided that
the next meeting would be
Tues. April 12 at the Santaquin
City Hall at 8 PM with the public
invited at 8:30 PM.

15 citizens arrived at 8:30 PM.

Mr. Hale greeted the public and
gave guidelines for conducting
the meeting. All conversation would
be taped and speakers were limited
to 5 minutes each.

Mr. Ron Powell wanted to know

the purpose of the committee.

Mr. Hale explained that our present ordinance was inadequate and we were to update a Master Plan started in 1968.

We were open to all suggestions + had no thoughts for private ~~business~~ ^{interests}. We were starting with the questions the city fathers felt ^{were} most important.

Don ~~R~~ Nelson explained that the city was growing in leaps and bounds. 19 ^{Bldg.} permits had already been issued this year. Mr. Grant Neilson wants to start a sub-division. We need definitions for lot frontages. Do we want to be rural? We want to know what the people want. The rapid growth of Santaquin was the most pressing problem. He introduced Mr. Calleigh Crausby from the Mountainlands Assoc.

Mr. Crausby explained that he was to act as a recommending consultant to the commission to help us update the Master Plan that had been done in 1968. His job was to supply data.

Mr. Hale explained that all

3.

zoning need not be bad. An orderly system to benefit the people and be of use to all of us was needed. He asked those present what type of city they wanted and what size lots. Ray West asked about our water supply. Don Ray said the present headhouse was inadequate and a new one was being built. New one would double our supply.

Mr. West asked if Santagui would be able to double in population. Mr. Crausby said the population could be as high as 5000, 3 times more than the 1990 projection. Lynn explained the function of the well. Lynn and Mr. West discussed the water situation in the South East end of town and Lynn explained that eventually a new water line would be put in to serve the people on the bench.

Mr. West wants a rural environment. An acre for any lot in the ~~east~~ S.E. end of town or any new annexations. Allow people in town to build on

existing lots.

4.

Elfin Wall wanted to know if any zoning would be imposed on livestock. Mr. Hale said no but it was a possibility that livestock might be limited in a sub-division as in the Westover contract but that in this case it was the builder himself who wanted no animals.

Fred Thompson - wants a rural setting with lots at least $\frac{1}{4}$ acre even in sub-divisions. Closer lots defeat a rural setting. He wants to own livestock in the future.

Mr. Hale - no ordinance will go into effect without a lot of time to consider all aspects.

Mr. Thompson commends the committee for the way in which it was handling itself.

Mr. Hale asked for a show of hands as to how many supported the view that Santaguni should stay rural and 9 raised their hands.

Karl Greenhalgh said a lot should

be as small as a person needs for the kind of house he is building as long as drainage qualifications and a minimum ~~with~~ width ~~are~~ from the surrounding homes are met.

Mrs. Kester asked what the minimum size lot to meet drainage requirement would be.

Don Ray said he didn't know.

Mr. Thompson asked if there was anything in the present ordinance now that dictates size.

Mr. Hale said no, but the city had been following the policy of 80x100. Mr. Thompson said 80x100 was OK. with him.

Mr. Greenhalgh again repeated his opinion that the lot size should be determined by the size of the home to be placed on the lot.

Mr. Hale said that in this case the width on each side of the fence line would be the key. Then he

asked "What is a lot"?

Mr. West said he was worried about congestion that would be caused by sub-divisions.

Mr. Hale said that apparently Mr. Neilson was successful with small homes on small lots. Do we want this?

Ron Powell stated that the cost of building a home was the same ~~whether~~ ^{whether} in a sub-division or on an individual lot. Therefore, he didn't see any need for subdivisions. He wants a minimum of 75x110 lot with a 10ft width on each side of the fence line.

Mr. Hale asked Arden Le Baron, city councilman present, if ~~Mr.~~ Neilson had filed a sub-division plan with the city. Arden said he had submitted one last fall. Mr. Neilson would pay for improvements and the min. lot was to be 8,000 sq. ft. The city has not yet approved annexation of additional land outside the city limits.

Mr. Hale said that it appears that in the present existing ordinance that the city has a minimum participation and the ~~builder~~ ^{builder} is responsible for almost every thing. No specification is made for lot size. You have a sub-division if you divide your property into 3 or more pieces for the purpose of sale and they are under 5 acres. The ordinance was passed in 1973. He then asked for questions.

Lynn - Arden, according to your own ordinance, now that we have a commission, the first thing that should be done is to present a plan to the commission. How can we work on a sub-division ordinance unless we know what you guys are working on and have passed. That's why I asked for copies of ordinances the last time. Are we a planning commission or are we not. That's my first question right now. If we are going to follow ~~our~~ our

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own ordinance, then I would like a copy of Grant Neilson's plan if he is going to build a sub-division.

Arden - the city wanted some sort of organized planning and will respect the decisions of the committee. The Commission was formed to get input to help the council. ~~I don't~~ ^{He doesn't} understand all the aspects of the commission but the city council would put these things into law. About the sub-division -

• At the time, there was no commission so the council went ahead. The city council doesn't have time to get community input and that's why the commission was formed.

Lynn - Don Ray asked us to work on a sub-division ordinance to recommend to the city. We knew of the Westover ordinance. Then we got a copy of an ordinance which the city didn't even know it had.

Arden - The ~~commit~~ commission was organized to correct injustices that may have transpired in the past.

Mr. Hale - We have no pressure from the city council and now that we have a commission we will work with the ordinance already in existence. He then quoted Section 4 of Santaquin City Ordinance #120. He stated that we'll try to work on it.

Mr. Davis - We should try to support the city officials and work with the council according to agreements already made. We should honor the Neilson commitments and put in our own planning too.

Mrs. Kester suggested ^{that the commission} ~~we~~ first decide what ~~it~~ wants and then we can discuss it with the planners.

Mr. Hale asked if there was a county Master Plan.

Mr. Gausby said that the 1968 Master Plan was part of a county study.

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According to that ordinance, now that we have a commission, the first thing a developer should do is to present his plan to the planning commission. If we are the planning commission then Mr. Neilson's plan should be brought before us. Then there's the Ross agreement we don't know about. How are we going to work on a sub-divisions ordinance, when already 2 sub-divisions have been approved and a ~~3rd~~ third one has been submitted. We're working at the wrong end. We've got to know what the city has done as a basis to work on.

Arden - We have no desire to withhold information.

Hyman - I wasn't accusing you of that. I said that you've already agreed to rules, regulations and comments of 3 sub-divisions and that we ought to know what they are.

12.

Sy. Byland. - was concerned with Mountain lands association with the project. How much has the city payed?

Mr. Crausby explained that the project is funded 90% by Federal and State funds and 10% by the city. The city requested an update of its master plan and could not possibly afford a consultant if it had to pay for ^{one} alone. ^{There were no strings attached to the money.} Private consultants don't always have their ear to the people. Different kinds of plans can be developed according to the needs of the individual community.

~~Mr.~~ Byland didn't feel like we needed a consultant that the commission could do it themselves.

Mr. Hale explained that this would be a real cost to the city + that Mr. Crausby has no vote. He just gets the facts for us and we have an expert to lean on.

Mr. ~~Crausby~~ eased the minds of the citizens by saying he had no

Don Ray stated that the Master Plan ^{11.} was not good because it was written by outsiders not towns people.

Mr. Causby said that only the towns people can best update the plan.

Mr. Thompson wanted to know the personal commitments ~~of~~ or predjudice of the commission members.

Mr. Hale stated that we were not yet committed and had come to the meeting with an open mind. The question was pre-mature because we were just getting input + hadn't had a chance to think about it.

Mr. Steele said he liked the ideas that had been presented and would like to keep Santaquin a rural community. He wasn't sure yet how to work it out and felt he would like to give it further study.

influence over our decisions. We are
his boss. 13

Bob Steele stated that as a member of the commission, no one would be twisting his arm.

Mrs. Dianne Butler asked if the town got to vote on the ordinance.

* Mr. Hale explained that the commission was only an advisory board and that the city council would pass it into law. He then read a ~~tentative~~^{proposed} ordinance from the city to be considered as a tentative ordinance. (see copy attached) (read into minutes.)

Mrs. Kester ~~then~~ asked if this was part of the interim ordinance the council was to have considered tonight.

Mr. Hale - not necessarily, it was just a starting point.

Lynn. We thought an interim ordinance would be planned tonight according to the agenda. He thought the most important thing was a

sub-division ordinance for Grant Neilson.
 so he could start right away. The purpose
 of the agenda was so it could be posted each week for the

* Mr. Hale wanted a discussion on public to see it

the above mentioned proposed ordinance.
 He said it was just a place to start, we
 may want different regulations
 concerning sub-divisions.

Mr. Davis asked if this was the city's
 recommendation to us.

Don Ray said that this was just for
 consideration & but that the
 ordinance ^{would} put into ^{law} ~~now~~ a policy that
 was already in practice.

~~Lynn said that~~

Bob Steele felt that 80x100 lots were
 O.K. with him.

Lynn wanted a clarification of
 the variance clause.

Bob Steele said his decision would be
 based on whether or not the person
 was building the home for himself
 or building it to sell.

15.
Mrs. Butler wanted to know who said
lots had to be 80×100 .

Lynn said it came from the old original
lots of 10 rods by 15 rods.

Mrs. Butler said she wanted 75×110 lots +
who was going to grant the variance.

Mrs. Kester explained that if the lots
were to be changed from 80×100 to
 75×110 it wouldn't make any difference
on corner lots for a person trying
to sell 4 building lots instead of 3,
you still couldn't fit them in on a
lot 10×15 rods.

Mrs. Butler wanted to know how hard a
variance would be to get.

Mr. Hale said that it would depend
on the commission's recommendation
and whatever gets voted into law
by the council.

Mr. Greenhalgh said there should be
some consideration for the size
of the home.

Mr. Hale agreed ~~by~~ but wanted to know how. 16.
this might affect the ~~values~~ ^{lots} around it.

Mr. DeGraffenreid said the homes he is
presently building ~~are~~ on lots of 110'x300'
and 97'x105'

Mr. West suggested that the present
city limits be left as is but that
future annexation should be governed
by larger lots. He felt that 80x100
was a city lot not a rural lot.

Mr. Hale said that 80x100 would only
be a minimum figure.

Mr. Thomas said he would like to have
the variance tied to the Planning
Commission and not the city council.

Mr. Powell wants to leave the city
limits as they are - no annexation

Mrs. Kester suggested that this
would sky-rocket real estate values
within the city and that there
were presently lots now in the
county that were no longer large

17.
enough to meet the new county
standards and that people had been
waiting for the new head ~~house~~ to be
~~built~~ built to end the annexation
moratorium because of the water
supply.

Arden stated that the more rural you
are the more individual responsibility
each one has to pay the bills. There is
a burden on the individual to maintain
streets, etc. He said our tax base needs
broadening.

Mr. Hale said you can't prevent growth
but we can prevent mistakes. There
was good wisdom represented
and he thanked the citizens for
coming.

Mrs. Naomi Greenhalgh asked if there
was a ~~time~~ ^{time} limit to completing
and updating the Master Plan.

Mr. Hale said no.

Mrs. Butler asked if the amount of time
spent on the project effected Mr.
Crausby's Salary.

Mr. Crausby answered that he was

being paid a set salary.

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Mr. Davis - favors an 80x100 lot - He said suggestions of $\frac{1}{4}$ ~~acre~~ ^{acre}, an acre, the size of the home were good suggestions for a community of this size. There was lots of different input. We were the 10th fastest growing county in the U.S.

Jim DeGraffenreid - lots for subdivisions should be the same as regular lots.

Mrs. Kster asked if the responsibility of the cost of the improvements within the sub-division would necessitate allowing smaller lots to the subdivider if he were to make any profit.

Mr. De Graffenreid said the cost of the subdivision shouldn't make any difference. He said he wouldn't object to variances in special circumstances. Perhaps we could have a board of appeals.

Mr. Hale - We don't want the job to become so unpleasant ~~as to~~ that we become everyone's enemy.

Lynn - We should write the variances ~~into~~ into a program of law rather than have men vote on the variances. We should build the requirements for the variance right into the ordinance. Parawan's minimum is 60 ft. Spanish Fork's is 65' and I think these are too narrow. Whatever the number of minimum ~~ft.~~ feet someone will always want a variance, but it narrows down the number of variances that will come before the commission.

Mr. Hale - I wouldn't want to eliminate the human element.

Mr. ^{Jack} Butler - with a frontage of 80 ft you can only build 3 homes on a corner lot. You can fit 4 if you reduce the frontage to 75 ft.

Arden tried to show this with a drawing.

Mr. Hale - Does this involve you personally.

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Mrs. Butler - yes.

Mr. Hales - The next meeting will be
April 12th. ~~The~~ ^A ~~meeting~~ ^{motion} was ~~made~~ ^{made}
~~to~~ to adjourn the meeting and the
meeting adjourned at 10:30 PM.

Ordinance

"An Ordinance Adopting certain regulations concerning building regulations in Addition to Building Code, Ordinance No. 133"

BE IT ORDAINED BY THE CITY COUNCIL OF SANTAQUIN CITY:

- Section 1. Minimum size lot requirements: 80 foot frontage with 100 foot depth, totaling 8000 square feet or more on lot. Anything under 80 foot frontage must have a variance from the City Council or Board of Adjustment.
- Section 2. Set Back on property: Each dwelling or building must be set back 20 feet or in line with existing dwellings or places next to this property.
- Section 3. Side Clearance: Minimum side clearance will be 20 feet, with a minimum of 8 feet on one side and 10 feet on other side, or 10 feet and 10 feet.
- Section 4. Steel Requirements: #4 bars at 24" on Center Each Way, Two #4 in Footings, and Two #4 around all openings, extending 24" past opening, Rebar to be tied in place as necessary to maintain spacing.

Effective Date: This Ordinance being necessary for the immediate preservation of the peace, health, and safety of the municipality shall take effect immediately.

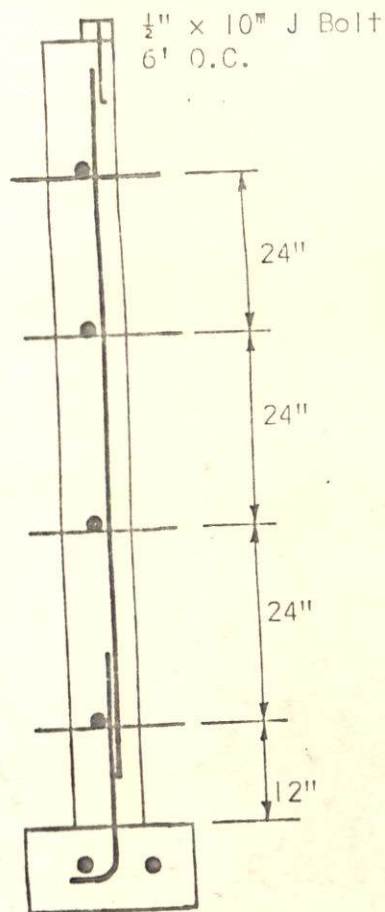
Passed and adopted by the City Council this ____ day of ____.

Mayor:

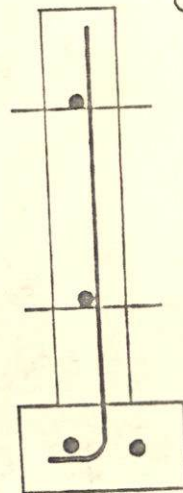
Recorder:

RECOMMENDED STEEL REQUIREMENTS *
FOR CITIES AND TOWNS IN UTAH COUNTY

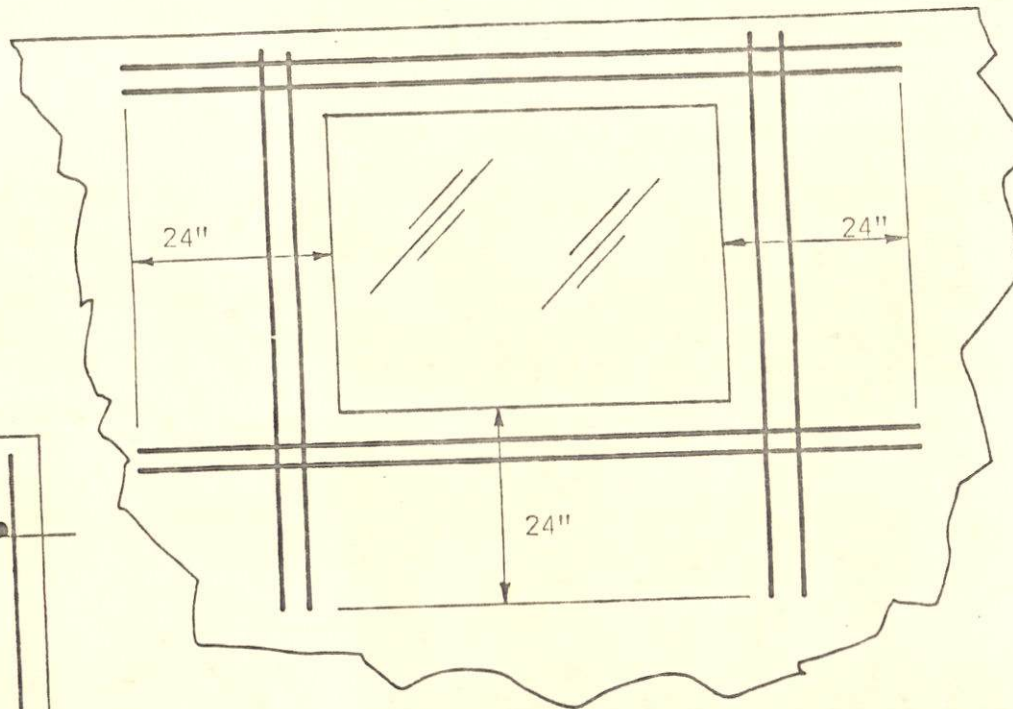
#4 Bars at 24" on Center Each Way, Two #4 in Footings, and Two #4 around all openings, extending 24" Past Opening, Rebar to be Tied in Place as Necessary to Maintain Spacing.



8 FOOT
FOUNDATION



4 FOOT
FOUNDATION



A Recommended Rebar Cutting Procedure: Cut Two 33" Lengths For Dowels, and Two 7' 3" Lengths for an 8" Wall. Bend a 4" Hook as Shown. For a 4" Wall, Cut Four 5' Lengths and Bend Hook as Shown. Lap all Joints 15" Minimum.

*Recommendations are made by the Utah County Building Inspectors Committee