

Santaquin Zoning and Planning Commission Minutes of the Meeting of August 30, 1977

The meeting was opened at 8PM by Vice chairman, Robert Steele, at the Santaquin City Hall.

Present were Lynn Crook, Dee Davis, Robert Steele, Helen Kester, Arden LeBaron, Raleigh Crausby. Robert Hales came in late.

Jolene and Ben Alexander presented the commission with their plan for a sub-division of 15 homes. Only one of the lots had actually been sold so technically the property was not yet a sub-division.

As their fence line is the county line, the problems of where to place sidewalks and water lines was discussed. Raleigh will ~~do~~ research the old Santaquin Street maps to see if any of their property had been dedicated as a street which would effect the sale of 1 lot. He said he would also check the property lines to see exactly where the county line was.

It was recommended that

the City Council send one of its own members to look over the situation and that the City Council should consider the situation on its own merit as to the various problems involved.

This included the problem of how to get water to Blaine Smith's home. As the road belonged to the county, could the city dig it up to run a water line? The line could also run directly across Alexander's property.

Arden Le Baron was advised to talk to the city council and to tell the council to meet with Mr. Alexander to advise him that the city would put in the water line, but at such time as the rest of the property became a subdivision, the commission believed that Mr. Alexander should reimburse the city for the water line.

The minutes of the meeting of August 24th were read and accepted with the following correction:

In the discussion the commission had with Mr. Powell and Mr. Dancy as to their request that they be allowed to continue building homes on properties of 75 ft frontages which had not legally been recorded in the new owners names ~~until~~ after the June moratorium of 80 ft frontages, but ^{about} which they had entered ^{into} legal financial contracts prior to the moratorium, Mr. Cransby is to be placed officially on record as recommending that the commission follow the letter of the law even in this case of hardship.

His recommendations included

- a) Buying additional property to meet the requirements.
- b) reducing the number of building lots on the original property from 4 lots to 3 lots
- c) wait for the creation of a Board of adjustments and let them make the decision.

End of correction

4.
The commission then started a general discussion on the Santaquin Sub-division ordinance.

Some of the things the committee will be thinking about for future meetings are the extension of streets and width of roads, requiring sidewalks on both side of the streets, covered irrigation ditches, ~~p~~^{and} placing water lines before paving streets.

As it is generally assumed that most contractors will build their subdivisions on the minimum size lot necessary it was proposed that animals, home industry and home occupation not be allowed in sub-divisions.

The next meeting will be held Tuesday Sept 20th ^{at 7:30,} with the city council. It will be a public hearing for the zoning ordinance just completed.

Another meeting was set for Thurs. Sept. 22nd at 7:30 to discuss any changes that may have been made necessary by the public hearing.

A third meeting will be held Wed. Sept 28, at 7:30 to resume discussion on the sub-division ordinance.

The meeting adjourned at 10:25 P.M.