

Minutes of a Planning and Zoning meeting held June 26, 1979, at the Santaquin City Library, Santaquin, Utah, at 8:00 P.M.

Present were Lynn Crook, Dee Davis, Fred Tasker, Helen Kester with Ramona Rosenlund acting as clerk. Also present was Micheal Olson, correspondent for The Chronicle. Prayer was offered by Fred Tasker.

Meeting was called to order by Lynn Crook. Minutes of the meeting held June 20, 1979, were read and discussed. Following necessary correction, a motion was made by Mr. Tasker that the minutes be accepted and motion was seconded by Mrs. Kester. Motion was carried.

Mr. Crook reported he had spoken with Afton Smith about the well he ^{was} drilling in the fields south and west of town. He said it has only a 4" casing and Mr. Smith had planned to go 500 feet but hit water strata at 160 feet and at 243 feet and drilled 340 feet. He is above the 160' level now and is ready to put the pump down. The well is located ^{east} ~~west~~ of the railroad tracks but has a pipe going under the tracks to the ^{west} ~~east~~ side to water stock.

Mrs. Kester read the section of the Subdivision Ordinance "Approval Required" where a paragraph written by Mr. Tasker was to be inserted. (Copy of the paragraph is attached). Mr. Tasker read the paragraph he had prepared. It was suggested that the person who sells the lot should submit a plat and all proposed buildings should be shown in relation to the existing buildings and the property boundaries. There followed a discussion on the size of the plat plan and it was decided it should be 1" equals 50'. put in Sec. 2

There was some discussion as whose obligation it is to determine if a proposed street is on the master plan so a subdivision would not be planned across where a proposed street is on the map and it was thought the subdivider should check the master plan before making his plat. Mrs. Kester made a motion that this be inserted in the ordinance and Mr. Davis seconded the motion. Motion passed.

Mr. Tasker thought the definitions should include sketch or vicinity plan, preliminary plan and final plan. Also that in the section on safety all work had to be done in accordance with Occupation Health & Safety Act of 1963, and that all standards that are practical and pertinent to the city be adopted from the Utah County Development Standards Section 6, Construction standards. The commission is to write a letter to the city Council suggesting they adopt the standards in this section. put in Subd.

A check list is to be provided with the ~~subdivision~~ ordinance as a preliminary approval for the Planning Commission to check and make sure everything is okay and this is to be attached to the ordinance so the subdivider will know what is required. It was suggested they adopt a check list similar to the County's and give a copy to a sub-divider when he brings in the preliminary plans and then nothing will be forgotten.

Mr. Davis asked if there are monuments or survey points in this new ordinance and Mrs. Kester checked her notes and found this had been crossed off. Mr. Crook will call Mr. Mendenhall about writing a paragraph on monuments and survey points before next meeting. Mrs. Kester felt they needed to add the requirements of a hydrological survey in the Hillside section, also that there was to be no irrigation ditches in new subdivisions. If the subdivider was supplying his own water from a well, it would have to be tested to see that it met necessary health standards.

Mrs. Kester reported she would have the ordinance typed in rough draft form by time for the next meeting so it could be read and checked by that night. There followed some discussion as to which drawings from the county book should be included. It was

reported that Councilman Fred Thompson had checked on the 50' roads and found they were used only where existing roads joined a subdivision. Regular roads are 56' wide.

Mr. Lynn Crook left the meeting at 9:30 before which the next meeting was set for July 18, at 8:00 P.M.

There followed some discussion on sidewalks and curb drainage and felt the type put in could be left up to the developer although some walks should be included for the safety of children. It was thought perhaps the ordinance could stand as it is now and then adopt an ammendment if necessary or just put it according to city standards.

It was decided the testing of wells for adequacy and health should be in the ordinance. Also that in annexation of any property in the earthquake fault area be treated accordingly.

A few minutes was spent in explaining to Mr. Olson how the commission came into being and what it was for.

Mr. Tasker made a motion that the meeting be adjourned, Mrs. Kester seconded the motion and same passed.

Meeting adjourned at 9:45 P.M.

Subdivisions of less than ten lots on existing dedicated improved streets, require a plot plan to be submitted and are exempt to all other subdivision ordinance requirements, (unless required by the City Council).

A plot plan is a scaled drawing of information pertaining to a proposed development site, (scale of 1" equals 50') and shall include the following:

- (1) The name and address of the subdivider
- (2) The dimensions of the site and property divisions within.
- (3) The location of nearest existing streets (or city limits) in all directions, and/or any proposed streets shown on the master plan.
- (4) The location and size of water and gas utility service lines.
- (5) The location and any proposed re-location of existing irrigation ditches.
- (6) Location of existing and proposed buildings within the plot plan area.