

Minutes of Planning and Zoning meeting held June 20, 1979, at Santaquin City Hall, 68 East Main Street, Santaquin, Utha at 8:00 P.M.

Present were Lynn Crook, Fred Tasker, Helen Kester, Dan Mendenhall, Ramona Rosenlund acting as clerk and Mrs. Lucille West, citizen.

Meeting was called to order by Lynn Crook and opening prayer was by Fred Tasker.

Minutes of meeting held June 6, 1979, were read and approved with the following changes: Paragraph 7, page 1, should read on the fourth line "Mr. Darrell Kay whose property borders the city and was turned down when he made an earlier request" and on the last line the word "not" before "a great deal of difference" was struck out.

Mr. Crook said he had received no comment from the Mayor or Council concerning the letter which was drafted at the last meeting.

It was hoped the sub-division could be finished and brought to a vote at this meeting to night but Mr. Davis has the County Standards book and was not present. An attempt to reach him by phone failed.

There followed some discussion on various aspects of the subdivision ordinance, including ^{check list} references in the back of the ordinance to help clarify as is done in the county book, length of cul-de-sacs, fire hydrants, sketch plan, preliminary plan and plot plan, a check list at the end of the ordinance so each item could be checked off as completed was suggested so nothing is forgotten as the subdivision goes in. It was also mentioned that the water standards of new wells ^{brought in through annexation} must meet the county standards for health. There was some discussion as to the number of lots on a dedicated street which constituted a subdivision. Mr. Crook read from the minutes of a meeting with the City Council on October 25, 1978, when a motion was passed to allow up to 3 building lots in 5 years on existing streets without being defined as a sub-division. The state law reads from 3 or more up to 10 make a sub-division. Also that anytime a sub-division with new roads is planned, the sub-divider should put in all improvements.

Mrs. West left the meeting at 8:45.

It was suggested ^{that} a sub-division ~~not~~ on an improved road would need a plan so it would be known that it was ~~not~~ on a roadway, etc. as outlined on the master plan. There followed some discussion on a vicinity plan or neighborhood plan which would show the sub-division in relation to everything else around it such as water supply, roadways, other houses, etc. It was felt an accurate plan of the full block involved including existing buildings and proposed buildings, footage between fire hydrants, ^{2 are} (it was established that ~~it is~~ required by the city that there be no more than 600 feet between a house and a fire hydrant). It was mentioned there must be some way to keep track of the 5 year period when three lots can be exempt from the sub-division ordinance. It was decided that private irrigation ditches must be shown on above plan. *

Fred Tasker was given the assignment of writing up a paragraph pertaining to a plat plan to be added to this section of the sub-division ordinance. ^{Approval required} ~~for sub-divisions on already improved city streets.~~

It was decided in as much as they did not have the County Standards book here tonight, there would be one more meeting held to go over the suggestions members of the commission have come up with after study of the book and then the ordinance could be written up and after a final checking it could be finished. The meeting was set up for June 26, at 8:00 P.M.

Dee Davis entered the meeting at 9:35 P.M.

Mr. Crook advised he had a meeting set up with Afton Smith regarding the proposed well ^{measuring} ^{log at the} in the proposed industrial area, and will report what Mr. Smith's well is doing at the next meeting. ^{fine} ^{the} ^{well} ^{was} ^{drilled} ^{relating} ^{to} ^{depth} ^{of} ^{water} ⁱⁿ ^{the} ^{strata}

It was suggested the Fish & Game people come and go over the bench area as it is considered a critical area. Robert Hales has a meeting set up with the City Council to arrange a field trip over the proposed industrial area out beyond Oldhams. The commission feels the South West area would be better if can get water there. Fred Thompson will set up this field trip with the U.V.I.D.A. people. Mr. Crook will follow through on this.

It was noted that the commission can recommend about land ^{for industrial sites} to the council.

Fred Tasker made a motion that the next regular meeting be set for June 26, 1979 at 8:P.M. and Dan Mendenhall seconded the motion. Motion carried.

Adjourned at 9:45 P.M.