

Minutes of a Planning and Zoning meeting held July 18, 1979 at 8:00 P.M. at the Santaquin City Hall, 68 East Main Street.

Present were Lynn Crook, Helen Kester, Fred Tasker, Dan Mendenhall and Ramona Rosenlund, acting as clerk. Also present were Steve Woolstenhulme and Lynn Finlinson and Councilman Fred Thompson.

Prayer was offered by Helen Kester, and meeting was called to order by Chairman Lynn Crook.

Mr. Woolstenhulme and Mr. Finlinson have recently purchased a duplex and a fourplex in Santaquin and are requesting permission to convert these units to condominium units so they can sell them rather than rent them. They had all the documents necessary to file with the State and they will be recorded with the County upon City approval of the proposal. Mr. Woolstenhulme gave each member of the council a copy of these documents together with a plat plan showing landscaping, parking, driveways, etc. which improvements have already been started, including a sprinkling system. They plan for a playground area and picnic area as well as paved and gravel parking stalls. They explained that when a condominium is set up, the owners become responsible for all yard work, upkeep etc. but the present owners will continue this responsibility until all units are sold at which time a covenant of restrictions and requirements will be drawn up by the owners which will be binding on any and all owners and by which they must abide. This covenant will be enforced by a Management Committee drawn from among the owners of the units. The city can enforce compliance if there is any nuisance by using the zoning ordinance.

Mr. Woolstenhulme reported he had studied condominium projects, bylaws, etc. from a number of areas and felt they were using the best material available in writing up the regulations for these units and he felt they would be well taken care of. Also they will be ready to start selling in about one month when all the landscaping is in. They requested a drawing of where the septic tanks and field drains are. There was no plan showing this with the building permit which was granted at the time the units were constructed.

The commission told Mr. Woolstenhulme they would check further on this matter and meet with them again at the next Planning meeting on July 31, 1979. Mr. Woolstenhulme and Mr. Finlinson thanked the commission for their time and said they would be back for the next meeting.

Minutes of the meeting held June 26, 1979, were read and a motion was made by Mr. Tasker to approve them with 4 changes in the first paragraph where "east" and "west" were interchanged. Motion was seconded by Mr. Mendenhall and the motion passed.

There followed a discussion on monuments and a paragraph that was to have been put in the subdivision ordinance by Mr. Mendenhall and it was thought it could be put according to city specifications or could use what is outlined in the County Book of Standards.

There was a discussion of the rentals units being changed into condominium units and it was thought that since they were already built and approved before the ordinance was in effect, and was felt that owners would take better care of property than renters and since there would be no changes in size, etc., and if no legal barriers were present, the Commission would recommend to the City Council that the request be granted. However they felt the landscaping, etc. should be completed first.

As a result of this discussion a letter was drafted to be sent to the Mayor and City Council recommending that the Chapel View Apartments be changed from rental units to condominiums if the planned landscaping is completed and there are not any legal problems.

Mr. Crook said he had a map of the Alexander subdivision and all the lots are conforming except for the far west one. The city has agreed to hold this lot until such time as the water line is paid for by Mr. Alexander.

There was a discussion as to what kind and size of plat is required for subdivisions and it was decided they should be on a scale of 1" equals 50' and they should be on Mylor material. *No Mylor for subdivisions on dedicated city streets,*

It was decided that the Plot Plan and Vicinity Plan should be separated in the definition section of the new ordinance.

Mr. Crook explained that in Nephi City they don't charge over the minimum rate for culinary water if irrigation water is given to the city, when property is divided into three or more lots. He suggested they ask that the city set up a citizens committee with one councilman and 1 person from the Planning and Zoning Commission on it, to help work on problems of water and perhaps also serve to help with the annexations. There should be a public hearing on the annexation policy but the water problem must be taken care of first. Mr. Crook felt volunteers would learn more of the problems of the city and could give help to those who make the decisions.

The letter to the Mayor and the City Council about the apartments also informed them that the Subdivision Ordinance is now ready for public hearing, which hearing is under the direction of the City Council. Copy of letter is attached.

The agenda for the next meeting was discussed briefly and then a motion to adjourn was made by Dan Mendenhall and seconded by Fred Tasker. Motion carried and meeting adjourned at 11:30 P.M. *Next meeting July 31, 8 P.M.*

Santaquin City

68 East Main

SANTAQUIN, UTAH - 84655

754-3211

July 19, 1979

7/19/81
cc mtg
minutes

To: Mayor and City Councilmen

From: Planning and Zoning Commission

Re: Chapel View Apartments and Subdivision Ordinance

The Planning and Zoning Commission hereby recommends to the City Council that they approve the change of of the Chapel View Apartments from rental units to a condominium if the planned landscaping is completed and there are not any legal problems.

The new Subdivision Ordinance is now ready for the public hearing, which hearing is under the direction of the City Council.

Lynn Crook ex

Lynn Crook, Chairman
Planning and Zoning Commission

cc: Robert Steele
Clement Kester
Dee Clement
Tom McCloud
Fred Thompson