

Minutes of a Planning and Zoning meeting held September 19, 1979, 7:30 P.M. at City Hall, 68 East Main Street, Santaquin, Utah.

Present were Lynn Crook, Fred Tasker, Dan Mendenhall, Fred Thompson, Helen Kester, Mike Olsen of the Payson Chronicle, Bill Wilde, Ramona Rosenlund, acting as clerk. Also present as citizens were Jake Wieirman, Charles Wieirman and Mark Williams.

Meeting was called to order by Mr. Crook and prayer was offered by Fred Thompson.

Mr. Wilde appeared before the Commission to present his plans for building a duplex at 185 West 200 North. He stated it would be two three bedroom units on a lot that is 85' x 125'. It will be frame with aluminum siding construction and will have one unit upstairs and one down. Mr. Wilde said the driveways, parking area and landscaping will depend upon what the city will require, but he felt possibly driveways on each side of the building would be alright. It was explained to Mr. Wilde that the city required two parking spaces per unit, a separate water hookup for each unit and felt some sort of playground space ~~also~~ should be provided. Mr. Wilde said they would landscape the grounds so they would appeal to the tenants, the city as well as to the owners.

Fred ^{Tasker}~~Thompson~~ made a motion that the Planning and Zoning Commission approve the building of this duplex with the improvements outlined above. Dan Mendenhall seconded the motion. Motion passed unanimously.

Sherman Jones entered the meeting at 8:05. Mr. Crook told the Commission they had received copies of the Subdivision Ordinance put out by the League of Cities & Towns together with a cover letter which he read to the group, and suggested that they all study the ordinance to perhaps get some ideas which would be helpful in formulating the one for Santaquin City.

Mr. Crook read the list of questions which the Commission has asked of the City Council concerning sidewalks, curb and gutter, etc. Mr. Jones and Steve Smith (who had just come into the meeting) were asked for their opinion as to which type of curb and gutter they felt was best in a subdivision. There followed some discussion of various types of curb, gutter and sidewalks and the placement of same in relation to the streets and the property line. Mr. Jones told of a large subdivision in Nephi where he had just finished doing the curb and gutter which was rolled curb. He said he felt perhaps this type would be the best and it is also less expensive than the high-back. Mr. Smith concurred with Mr. Jones on this.

There followed a discussion on possible ways to provide for adequate runoff of storm waters in the subdivision proposed by Harward, Dudley, etc. as there are two cul-de-sacs and the slope of the land would indicate poor runoff, unless they are engineered in such a way as to take care of the runoff. It was felt that if a strip of land was left between the curb and the sidewalk, it would help with the runoff and also have a place for snow when it is pushed from the road and not clog the sidewalk. It was felt there should be sidewalk and a planter strip on both sides of the streets. However, Mr. Jones recommended that there be 10" & 6" rather than 9" & 7" sides of the rolled curb and gutter as was diagramed in the subdivision ordinance by the League of Cities and Towns, as he felt this would work better.

Mr. Harward & Mr. Dudley were on the agenda to discuss the proposed subdivision they want to build in the Northwest section of the city but as they did not appear at the meeting, this time was given to reading and correcting minutes of the meeting held September 5, 1979. In the first paragraph, fifth line the words "negotiated to be bought" were inserted after "is now being". The fourth paragraph was changed to read "Mr. Hales, Mr. DeGraffenried and Mr. Crenshaw left the meeting at 8:30 P.M. and Mr. Harward and Mr. Coles left the meeting at 9:55 P.M." Mr. Mendenhall made a motion that the minutes be approved with these corrections and Mr. Tasker seconded the motion. Motion passed unanimously.

Mr. Jones and Mr. Smith left the meeting at 8:45. There followed more discussion on storm drainage and runoff water. It was mentioned that there had never been a flood in Santaquin because of the underground strata formation and because there is a great deal of open ground, and slope one way.

Mr. Johnson and Jake & Charlie ^{Wieirman} left the meeting at 9:00 P.M.

There was a short discussion of the set-back requirements on a cul-da-sac and where the house would sit in relation to the setback.

Mr. Jake Kester, Councilman in charge of the City Water came into the meeting and was asked for a report on the city water situation. Mr. Kester stated that one day this summer twice as much water was going out of the headhouse as was coming in. He said he felt if there was to be anymore annexation a study should be made to determine how many more homes the city could service with water, and still be safe for emergencies, should any come up. He said the tanks hold 760,000 gallons and possibly the parks and cemetery would have to be watered at different times or at night so as not to empty the head house. It was stated that ⁱⁿ order to use the irrigation shares the city owns they would need an other headhouse. Mr. Kester told the group that this is the first year he could remember when the pump had to be turned. Mr. Crook said he felt the city needed to have a water policy before the planning commission could formulate an annexation policy. He said it takes as much water for houses per acre as it does for farming per acre and that a lot of people are selling their irrigation water to people for use outside of the city and using culinary water to water gardens and yards, thus using more culinary water. If enough water shares could be acquired, every other day or so this amount of water could be put into the headhouse. It was thought an additional headhouse might be necessary if enough irrigation shares were available. It was thought that there should be a declaration of how the impact fee money was going to be spent and if for water, whether for a headhouse, an additional well or what, so a water policy could be formulated. It was suggested that perhaps a letter could go out with the water bills telling the citizens that the city was running out of water and would the citizens who had shares to sell give the city first priority. It was mentioned that there is a possibility of Santaquin City getting some C.U.P. water in the future. Mr. Tasker left at 9:55 PM. There was a short discussion as to where any possible new water lines would go if they were put in the Northwest part of the city.

on in September.

It was decided that the next meeting would be held October 10, at 7:30 P.M. and at that time they would report on the subdivision ordinance from the League of Cities and Towns.

Mrs. Kester made a motion that the meeting adjourn and Mr. Mendenhall seconded the motion and same passed. Meeting adjourned at 10:10 P.M.

approved 10-10-79