

Minutes of Planning and Zoning Meeting held November 28, 1979 at 7:30 P.M. in the City Hall at 68 East Main Street, Santaquin, Utah.

Present: Lynn Crook, Helen Kester, Fred Tasker, Michael Olson of the Chronicle, Dee Davis, Dan Mendenhall and Ramona Rosenlund acting as clerk.

Meeting was called to order by Mr. Crook and Mrs. Kester gave the opening prayer.

Minutes of meeting held November 7, 1979 were discussed and approved with a motion by Mr. Mendenhall and seconded by Mr. Tasker, which passed unanimously.

Mr. Crook gave a brief report of a meeting recently held regarding the placement of a new water line in the South-east part of the city. The decision was made to put it along the frontage road as it was felt it would take too long to establish rights-of-way through private property if it went in the other way. Those at the meeting went on a tour through the springs in the canyon and it gave all a better understanding of the situation there.

There was a short discussion of the map that had been obtained to help in making the Annexation Policy. It was felt this was a good map but they still need to know the boundries of adjacent towns, which were not shown. Also, it will be necessary to know private property boundries in order not to propose annexation which would cut through rather than on the edge of a given property. It was reported that if the city submits an annexation policy including outside areas they will not be made TR-5 unless approved by the City. Also, that if an industrial park is built outside the city, the city would still have controll even though it were not within the city limits.

There was a discussion on a check list for the Preliminary Plan and the Vacinity Plan for the subdivision ordinance. Mr. Crook submitted a check list for the comment of the other members of the commission (see attached copy). A motion was made by Mr. Davis to accept the list with a few changes and this was seconded by Mr. Tasker. Motion passed unanimously.

Mr. Crook said the new Subdivision Ordinance was now ready as soon as the two paragraphs which were approved on October 24th, 1979, were added in the proper places. There followed a discussion of these two paragraphs and after some study it was decided to change the second paragraph to read as follows:

1. If all building lots in a subdivision are to be sold individually (buyer builds his own dwelling), building permits will not be issued until all improvements are installed to said lot.
2. Where the subdivider is building all buildings, it shall be unlawful for him to sell any dwelling without notifying the buyer an occupancy permit will not be issued until all improvements are completed in the subdivision.
3. When subdivider will do both of the above, special agreement must be approved by the Planning and Zoning commission and Santaquin City.

This paragraph is to be inserted on page 20, as #1, 2, and 3. of Section 11. The other numbers in Section 11 will be changed to correspond accordingly. The first paragraph refered to above is to be inserted in the ordinance on page 6, as #6 in Section 5.

A motion that these paragraphs be accepted and inserted into the ordinance was made by Mrs. Kester and seconded by Mr. Mendenhall and passed unanimously. (See attached copy).

Mr. Crook made a motion that the Mayor be advised the ordinance is now completed and the City Council can proceed with any necessary business needed to hold a public hearing. Motion was seconded by Mr. Davis and passed.

There was a short discussion on where the potential growth of the city might be if C. U. P. water comes in and how it might effect the city.

There was also a discussion on the trailer ordinance as there seemed to be some questions pertaining to renting of trailer houses on private lots. The ordinance was read through that no misunderstanding would exist.

Fred Thompson entered the meeting at 10:10 P.M., and reported he had just come from a meeting with the Central Utah Conservancy District which meeting was held to get the feel of the South end of the County communities about the bringing of water here. He said they were planning for about 1987 or 1988 to build the treatment plant here. The District will pay any expenses involved with the feasibility study but will need help from the city and the Planning and Zoning Commission with developing the information they will need.

Mr. Crook asked Mr. Thompson about obtaining the type of map needed for formulating an Annexation Policy and he replied he would be able to get what was wanted.

Next meeting is set for December 12, at 7:30 P.M.

A motion to adjourn was made by Dan Mendenhall and seconded by Lynn Crook and passed.

Adjourned at 10:30 P.M.

CHECK LIST for VICINITY and PRELIMINARY PLANS
for SUBDIVISIONS

1. Vicinity Plan showing relationship to existing streets and section lines.
 - _____ a. Utilities, including main water lines, power lines, gas lines, etc.
 - _____ b. Bridges and culverts in vicinity that are apropp.
 - _____ c. Drains, including pipes, channels or water courses.
 - _____ d. Adjacent property and owners, including name of subdivision.
2. Preliminary plan showing all of the above in detail.
 - _____ a. Name, address of developer, engineer, dates, etc.
 - _____ b. Proof of ownership or authority to develop land.
 - _____ c. All other information required by ordinance, ie. bench marks, North point, etc.
 - _____ d. Five copies.
 - _____ e. Numbers and dimensions of lots.
 - _____ f. Roadways, including name of streets.
 - _____ g. Fire hydrants, drainage, ie. culverts, bridges, collection ponds, etc.
 - _____ h. Profile and cross section of streets including curbs and sidewalks.
 - _____ i. Any utility easements.
 - _____ j. Changes or improvements of irrigation ditches.
 - _____ k. Land held for public use, ie. playgrounds, parks, including acreage.
 - _____ l. Notification of adjoining property owners of preliminary plan hearings.
3. All planning and construction must comply with City Ordinances, ie. Master plan, Zoning Ordinance #152 and Subdivision Ordinance.

The following paragraph is to be inserted in the Subdivision Ordinance on page 20, as #1, #2 and #3 of Section 11: GUARANTEE OF PERFORMANCE. The other numbers in the Section 11 will be changed to correspond accordingly.

- " 1. If all building lots in a subdivision are to be sold individually (buyer builds his own dwelling), building permits will not be issued until all improvements are installed to said lot.
2. Where the subdivider is building all buildings, it shall be unlawful for him to sell any dwelling without notifying the buyer that an occupancy permit will not be issued until all improvements are in the subdivision.
3. When subdivider will do both of the above, special agreement must be approved by the Planning and Zoning Commission and Santaquin City."

The following paragraph is to be inserted in the Subdivision ordinance on page 6, as #6 in Section 5.

"NOTIFICATION OF ADJACENT PROPERTY OWNERS. Unless waived by the planning commission, at least seven days prior to the planning commission meeting, the applicant shall mail to all property owners of property located within 500 feet of the boundry of the proposed subdivision written notice of the time, date and place where the planning commission will consider giving preliminary approval to the subdivision. The written notice shall also advise the property owner that she or he has the right to be present and to comment on the proposed subdivision. The applicant shall provide the planning commission with the names of all persons to whom the notice was mailed."