

Minutes of a Planning and Zoning Commission meeting held on April 24, 1984, at 7:00 P. M. in the City Hall.

Present were commission members Kim Barlow, Lynnette Neff, David Smith and Sherman Jones. Also present were Mrs. Lester (Irene) Charlesworth and Councilman Art Adcock. Mrs. Charlesworth left at 7:15 P.M. Mr. Bruce Dickerson and Bill Hickman came in at 7:25 P.M.

Mr. Barlow called the meeting to order at 7:20 P.M. He introduced Mr. David Smith, a new member of the Board, welcoming him to the commission and calling on him for the prayer.

Minutes of the meeting held on March 27, 1984, were approved.

Mr. Paul Stahli was first on the agenda but as he did not come in, Mr. Dickerson was asked to tell the Board of his subdivision proposal. He introduced Mr. Bill Hickman who was with him and said they have negotiated with Zion Bank to develop the former Cottonwood subdivision and he explained they would like to do it in several plats instead of all at once, with Plat A being the first one developed. This plat includes lots 1 through 5. These lots were the former 10 through 14 on the previous subdivision map.

Mr. Barlow brought up the subject of 300 North street which is out of alignment with the existing street and the continuation of it shown on the map. Mr. Dickerson said if this road went straight through Gus Peterson's property it would not line up but they measured the area and suggested a change in the layout of Mr. Peterson's proposed division of his property which would work for him by still giving him the same number of conforming lots with the road curving slightly in his property and thus meeting 500 West street without going through someones home. He presented a plat showing this curve in the road and how it would line up and what it would do to Mr. Peterson's property if the curve were there. He explained that the existing 300 North street is 99 feet wide and it will narrow to 56 feet where it enters Mr. Peterson's property and goes through theirs. By lining up the center of the road, it lays out well as shown on the plat he presented.

Mr. Dickerson mentioned the ditch running through the property and said it may also be a concern but they would meet it when it came up.

Mr. Dickerson read a Letter of Intent he brought with him which was as follows:

"Dear City Council:

This letter is to inform Santaquin City the intent of the developers, with regard to Cottonwood Subdivision, Santaquin City, Utah.

It is our intent , as the pruchaser of said recorded subdivision to acquire the 22 platted lots and re-record the revised plats of B,C,D,E over existing plat A of Cottonwood subdivision. It is our intent to develop each plat individually and post a cash bond from Zions First National Bank of Provo, for each individual plat. It is our intention

to make our connection to the main water line at 200 North and then stub the water lines into each individual lot. We also intend to use roll back curb and gutter and no sidewalk in the development.

Our time table is to go as fast as possible, this being dictated by sales, with each individual plat and seek final approval on each revised plat as we feel necessary.

Sincerely yours, Bruce Dickerson, Blueridge Construction."

Mr. Jones said they could have either type of curb and gutter according to what the city council wanted but he did not know if the sidewalk would be required. Mr. Dickerson said they preferred the roll back curb and gutter as they did not know where the driveways would be and they did not think there was enough drainage to warrant putting in highback. Mr. Barlow said sidewalk was required.

Mr. Dickerson said he understood the old Cottonwood subdivision agreements were not fulfilled on the waterlines but they would like to make one main connection on 200 North. Mrs. Neff asked how they would tie into the existing water line and Mr. Jones said there would need to be a "T" put in and that there are already about 20 homes on this 8" line. Mr. Dickerson said they would pay the fee for the main hookup, put in the stub lines and then asphalt.

There was a discussion of the bond to be put up by the developer and Mr. Dickerson said all the lots are the same but they want to cut down on expenses and so would rather put up a cash bond than lots. It was asked who made the decision on this and Mr. Jones said the Planning Commission would make the recommendation to the City Council and they would make the decision.

Mr. Jones made a motion the commission recommend approval of Plat A of the proposed subdivision. Mr. Barlow seconded the motion.

There was another discussion of the proposed 300 North street extension and the type of homes that would be built in the subdivision. Mr. Dickerson said they would file an amended plat with the county and that the type of homes they were planning on were approximately 1100 square foot ramblers, bi-levels and 3-level homes. They are planning on selling the lots for \$9,500 and they have had some inquiries already from people working for I.P.P. The question was asked what if some one wanted to buy a lot and later build on it and Mr. Dickerson said he did not know what they would do about that. Mr. Barlow asked if they could guarantee the type of homes on lots bought without homes on them. It was suggested they recommend the City Council that all homes conform to a certain standard and that no mobile homes be allowed. Mr. Dickerson said they will specify foundation built homes and no mobiles. He said they are building some twin homes in other cities but feel it is not practical in Santaquin where there are still septic tanks and plenty of land.

Mr. Dickerson went on to say they will be selling both lot and homes for \$55,000 to 59,000 unless the people want them to be larger. They

will pre-sell but set the standards for themselves.

A vote was called for on the motion to recommend approval and it passed unanimously.

Mr. Barlow said he felt the biggest problem was the 300 North road and Mr. Dickerson said it has to be so it would end to miss homes. Mr. Jones said they were lucky about the ditch as the irrigation company is putting in the ditch this year.

Mr. Barlow asked about the park area that is to be given to the city. It can be either 7% of the gross land area or the equivalent in money, this to be determined by the City Council. It was pointed out that if this was done by plat it would come to about \$1,600 or 1 lot.

Mr. Dickerson and Mr. Hickman left the meeting at 8 P.M.

There was another short discussion on the subdivision and the water line on 200 North and then work on the trailer park ordinance was begun. It was decided to limit the number of mobile homes per acre to six. Mr. Barlow continued reading the present ordinance with corrections and additions made as they went along.

Mrs. Neff made a motion to adjourn this meeting. Motion was seconded by Mr. Barlow and the vot was unanimous to adjourn.

Meeting adjourned at 9:04 P. M.

Kim J. Barlow  
Chairman

May 8, 1984  
Date approved

Ramona Rosenlund  
Secretary

Minutes of a Planning and Zoning Meeting held on May 8, 1984, at 7:00 P. M. at City Hall.

Present were Commission members Steve Parsons, Kim Barlow and Sherman Jones.

Meeting was called to order at 7:10 P. M. by Mr. Barlow and he offered the prayer.

After going through the balance of the proposed mobile home park ordinance and making suggested changes, etc. it was decided to have it typed up and ready for the next meeting for final checking and possible approval so it could be sent to the City Council.

Mr. Barlow made a motion the meeting adjourn. Motion was seconded by Mr. Parsons. Voting was unanimous and meeting adjourned at 9:06 P. M.

Kim J. Barlow  
Chairman

May 22, 1984  
Date approved

Ramona Rosenbinder  
Secretary