

Minutes of a regularly scheduled meeting of the Santaquin Planning and Zoning Commission held on October 29, 1980, at 68 East Main Street, at 7:00 P.M.

Present were Fred Tasker, Larry Butler, Newell Checketts, Fred Thompson, Ramona Rosenlund acting as clerk and Mr. & Mrs. Myron Mosbarger, Carl G. Miller, Bernice Liston, Russell Liston, Glan Sagers, Gerald Fowkes, Doyle Crook, Idonna Crook, Dennis C. Lewis and Lenard Johnson.

Meeting was called to order and prayer was offered by ~~Fred Tasker~~ ^{Newell Checketts}. Minutes of the previous meeting held October 11, 1980, which were taped as a clerk was not present, were read. After several minor corrections, a motion was made by Larry Butler to approve them and was seconded by Newell Checketts. Motion passed unanimously. (See previous minutes for corrections).

re-read again
First on the agenda was a discussion of the proposed rezoning of the frontage road to a depth of 250'. Mr. Thompson said the City Council is in favor of the rezoning and would like a recommendation from the Planning Commission on it. Mr. Crook asked that the minutes from the last meeting with regard to this request, which was done by Mr. Tasker. Mr. Crook then said that about three years ago a petition was sent to the Planning Commission requesting no more commercial zoning in that area. Mrs. Rosenlund was asked to go to the files and try to locate this petition or list of names. Mr. Tasker said he had asked six or seven families in the area if they were opposed to additional commercial zoning in the area of the frontage road and none were opposed.

Mr. Tasker then asked the citizens present for their views on the proposal and the following commented: Russell Liston, Bernice Liston, Myron Mosbarger, and Dennis Lewis. The opinions seemed to be that it was better not to divide the business district, but to keep it concentrated in the main street area. There were also some comments as to the need for an industrial zone and how one would be handled - by the city or real estate people. Mr. Thompson commented that the city is looking for private individuals, rather than involve the city in any financial way although the city can set the standards and screen the industry that might be wanting to come in. There was also a comment by Mr. Lewis that some realtors were saying that 7 or 9 lots constituted a subdivision and it was 3. Mr. Tasker replied that the city ordinance sets it at 3.

It was felt that if the commercial along Main street is extended to the West city limits, it will help the situation although it was pointed out that there is very little property there for sale although there are a number of vacant lots. Following some discussion on this Mr. Checketts made a motion that a recommendation on the proposed rezoning along the frontage road be held up until such time as more research could be done on it and until the Main Street extension was finished. Mr. Butler seconded the motion and it passed unanimously.

Maps of the Master Plan were checked and it was found that the proposed rezoning of the frontage road was not on the Master Plan. Mrs. Rosenlund was requested to contact Mr. Hales and advise him of this. Also, someone present suggested that the City Master Plan had never been registered at the County office and so was not valid.

Mr. Terry Harward was next on the agenda. He stated they had a little over 9 acres which they wanted to subdivide. He presented plat plans to members of the commission and pointed out that the ditch which went through the property would be fenced with chain link fencing and piped under the

road and would have gates at either end. Also that 300 North Street will go through the subdivision and corresponds to the Master Plan. This street will deadend at the end of the development. The developer will pay for the 6" water line to 200 West and the city will pay the additional to bring the line up to an 8" one along 200 West, he said. He also said he had gone over the question of the water with Sherman Jones who told him there is enough water but that about 40% of the lines are only 2". Mr. Harward said they are replacing about 650' of present 2" lines with 6" and the city will go the difference to make them 8". He stated all the homes will be either Farm Home or F.H.A. standards and will be in the category of \$50,000 to \$60,000, and all lots will be 9,600 square feet or larger.

Mr. Sagers from the County Health Dept. said he felt 10,000 square feet lots were too small and that the new state regulations which may go into effect will require one-half acre and the County is going to recommend a one-third acre lot unless there is a sewer rather than septic system. He also mentioned that any irrigation stream or open ditch must be at least 100' from any sewage system. He also said that new federal regulations be forced on the cities and the State will require 20 pounds pressure per home and all water lines must be so this pressure is there or the city will be penalized. He also stated there must be a perk test and soil exploration under the supervision of the health department so there will be no problem with sewage disposal. There must be one test per every three acres and one on each lot. The size of the home determines the space needed for the system and he felt there should be enough room for a second system should the first fail. Mr. Sagers gave a copy of the State regulations on system for sewage to the Planning Commission, stating that these regulations must be met. Mr. Sagers also commented that they had handled septic systems here in Santaquin for a number of years and have had trouble with some of them.

There followed a question and answer period. Mrs. Crook asked if the proposed 300 North street will go to 500 West and Mr. Harward said no. She also asked about the ditch in relation to their property as it was shown wrong. Mr. Harward replied they had only the property which they control surveyed and the others were just estimated. Mrs. Mosbarger asked to have the water lines explained again which was done with Mr. Harward explaining the city was only responsible to his property line and he would take it from there. Mr. Lewis asked about room to turn around for snow removal and trash pickup on the North end of the proposed 350 West Street and Mr. Harward said they had 68' turn around space. The subdivision ordinance Item 12, line 7 was quoted which requires a cul-de-sac. Mr. Crook said he believes there is not enough water to supply this subdivision as they can't count the well and there is not enough from the canyon. Mr. Harward said he had gone over these questions informally two weeks ago and had been assured there was no problem if bottlenecks were eliminated. The proposed water system within the subdivision would not help 500 West Street's 2" line much but a subdivision of this size will not create a problem. He again explained the type of homes they proposed to build must fit the guidelines of F. H. A. and that the lots were all 9,600 square feet or larger. Mrs. Mosbarger asked if the subdivision is approved will it have any bearing on land-locked property and so require roads. Mr. Thompson answered this question saying that would depend on the property owners, and what they want. It is unlikely the city would condemn anything as the city is not in a position to dictate to private property owners. Mr. Fowkes asked how much water is used daily by an average family and Mr. Sagers replied, saying 300 to 400 gallons per day just for culinary and probably double that for lawns, etc. Mr. Johnson asked if Mr. Peterson is going to develop his adjoining property. Mr. Harward replied that Mr. Peterson was going to deed 56' for a road to

felt he was willing

the city but is not yet ready for it. When he does develop he will have to put in the road and the city dictates what the requirements are.

Mr. Sagers then said he would recommend to the Planning and Zoning Commission that they recommend to the City Council a revision of the ordinance making lots a minimum of 1/3 acre in size because of possible problems with sewage disposal.

Mr. Tasker thanked the citizens for coming and for their input to the meeting, and said he felt the subdivision might be approved if the city can provide adequate water, if the health department approves and if a turn-around can be arranged at the end of the 350 West Street. He then asked for an informal straw vote by the persons present other than the Commission and the results were unanimously opposed. He also thanked Mr. Sagers.

There followed a discussion again about the water or lack of same and about the possible sewage problem, with Mr. Sagers saying the city would have to bail out the home owners with a sewer if the septic system fails. He said the city will not need a sewer system for many years if they plan right and do not let lots remain too small.

Mrs. Crook stated she wanted it on the record that they did not want any road going through their property and did not want it on the Master Plan.

Mr. Harward said they could not change their plans to make the lots 1/3 acre and if they plan a cul-de-sac as required by the Ordinance and have the necessary perk tests, they felt they had done all they needed to do to comply with the ordinance and now needed a decision from the Planning Commission.

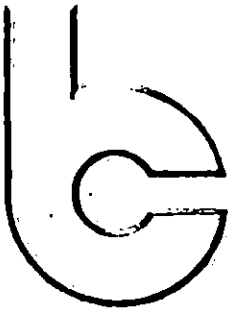
Mr. Tasker made a motion that the proposed subdivision be approved by the Planning Commission if the city council indicates there is adequate water, if they understand the possible need of advanced sewer lines and if the required cul-de-sac is put in. Mr. Checketts seconded the motion and it passed unanimously.

Mr. Butler made a motion that the next meeting be held on November 12, 1980, at 7:00 p.m. Motion was seconded by Mr. Checketts and passed unanimously.

Meeting adjourned at 9:10 p.m.

11-12-80
Approved

Ramona Rosenlund
Attest



Oct. 21, 1980

re: Cottonwood Subdivision, Santaquin City, Utah

To Whom it may concern:

As required by Santaquin City, this letter is to inform you that a purposed development known as Cotton wood Subdivision is to be discussed with the Santaquin City Planning and Zoning people. The subject property is located approximately 200 North 400 West.

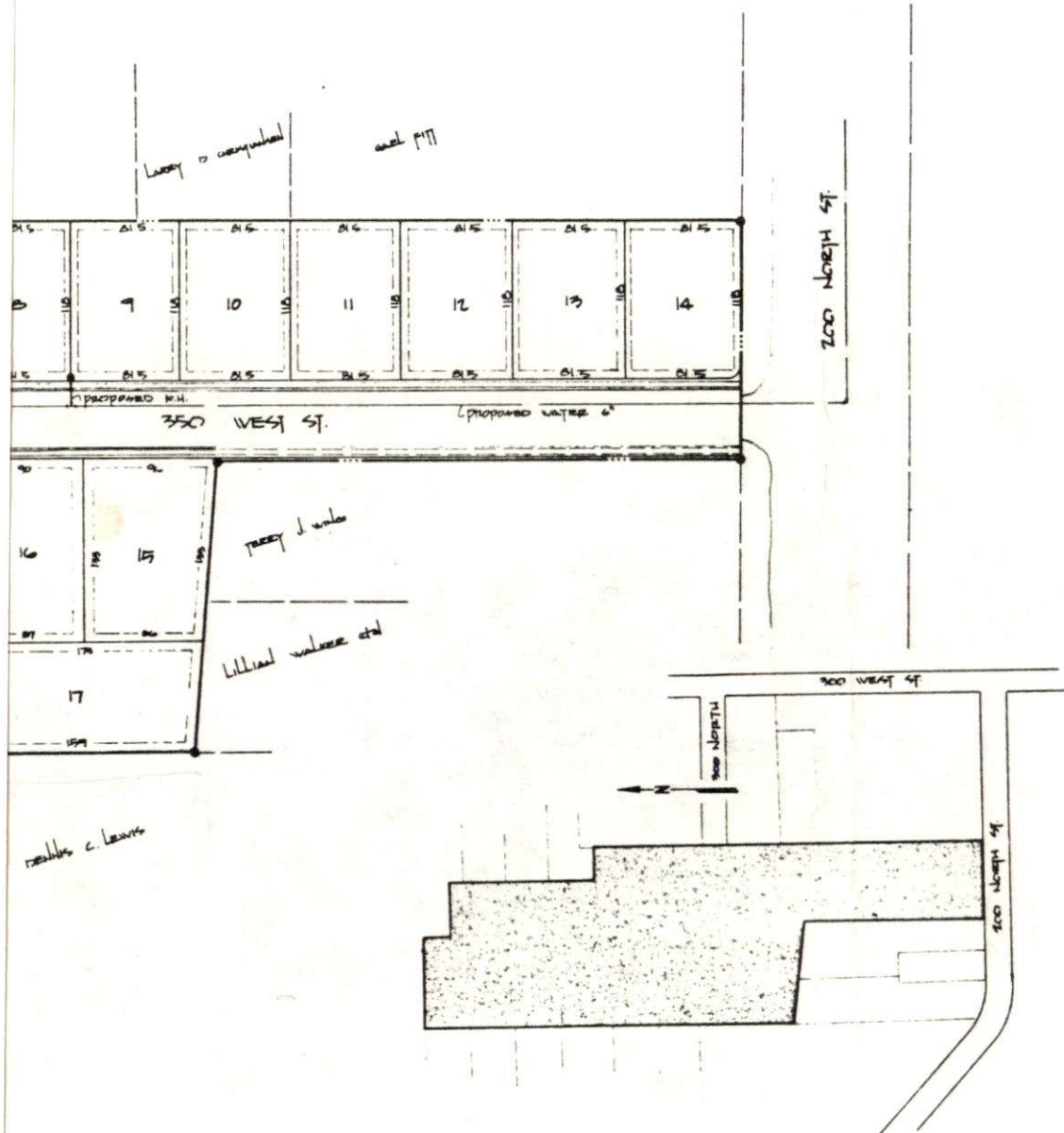
This meeting is to start at 7:00 p.m. on the 29th of Oct. 1980. This item is on the agenda at 7:45 p.m.

After you left the last meeting, I made it to the meeting. We went over the water problems in your area and hopefully came up with some answers to your questions and solutions. I think you will find more satisfaction at this meeting as there are now some answers for your questions.

I apologize for your inconvenience in coming to the last meeting.

Sincerely yours,

Terry C. Harward
Col/Terr Development



ORS

PRELIMINARY PLAN

SANTAQUIN,

UTAH

DATE: 9-10-80

SCALE: 1"=50'

BY: LAS

TRACING NO. L 4007

