

Minutes of a Planning and Zoning meeting held February 20, 1980, at 7:30 P.M. at City Hall, 68 East Main Street, Santaquin, Utah.

Present were Lynn Crook, Fred Tasker, Dan Mendenhall, Robert Hales, Helen Kester, Dee Davis and Fred Thompson, with Ramona Rosenlund acting as clerk.

Mr. Crook called the meeting to order and prayer was given by Dan Mendenhall.

Mr. Robert Hales came before the Commission to request consideration of subdividing of some of his land, stating that under the existing Subdivision Ordinance, he was proposing nine building lots, some of which are his and some being to his son. He wants to be able to trade lots with another party and wants to be sure, before the transaction is made, that the other party will be able to build on these lots. There is a half block of road which has never been dedicated within the property in question and Mr. Hales will quit-claim this to the City if this transaction goes through. Also, Mr. Westover's road extending 300 South to the end of his subdivision must be finished. Mr. Westover has already made arrangements for this road to be completed by July, 1980. Two of the lots concerned face on this road so building permits can not be issued until the road is finished. Mr. Hales requested that no Occupancy Permits be granted until the road was finished rather than not grant building permits until the street was in.

Mr. Davis had to leave the meeting at 8:15 P.M. but first gave his approval of Mr. Hales proposal.

Mr. Crook made a motion that the four lots owned by Mark B. Hales and the seven lots owned by Robert and Joan B. Hales between Third South and State Frontage road in Santaquin, be allowed to be sold or exchanged under metes and bounds without the requirements of any further approval, subject to 300 South Street being extended beyond Lots #16 and #17, before occupancy is permitted in any homes on lots #16 and #17. Requirements for sidewalk, curb and gutter, etc., are not required under Section 3, of Ordinance #120. A tracing and a copy of the description of the property is to be furnished by Mr. Hales. Also, Mr. Hales gave to the City a Quit-Claim deed showing ownership of the portion of 300 South street which is undedicated and the City is to make a Quit-Claim deed transferring ownership from Mark B. Hales to the City, which Mr. Hales will sign for his son as he has Power of Attorney.

Fred Tasker seconded the motion and it passed unanimously. Mr. Hales left the meeting.

Mr. Crook told of the City Council Meeting held on February 6, where the new subdivision ordinance was discussed and that the Council was to let the Commission know of any changes or suggestions they might have. None had been received. Mr. Thompson told the group the City Council wanted the Ordinance returned to the City Attorney for his approval before they went any further with it.

Reading of the minutes of the meeting held on January 30, 1980, were gone over at this time instead at the beginning of this meeting as several of the members were late in arriving. These minutes were approved with the number 6 being put in front of the last paragraph of the Policy of Annexation. The motion to approve was made by Fred Tasker and seconded by Helen Kester and passed unanimously.

Mr. Thompson told the commission that the City had applied for a grant through M.A.G. for a water and sewer system study which would include all the annexation policy area. In as much as Mr. Davis is the member of the Commission over the sewer, Mr. Crook will advise him of this and Mr. Thompson asked that Mr. Davis meet with Mr. Harvey Hutchings who is a consulting engineer, and get his ideas and bring



them back to a Commission meeting as the City Council felt the Planning Commission should be involved in the planning of this study. It was suggested by Mr. Crook that one other member of the Commission also attend the meeting with Mr. Davis and Mr. Hutchings, then when the City hires an engineer and he starts planning, the Commission might then be involved and make suggestions to the City Council.

There was a short discussion on a possible site for a Junior High School in Santaquin followed by a discussion of names of persons to fill vacancies on the Planning Commission and the Board of Adjustments. As Fred Openshaw is staying on the Board of Adjustments, there is need for only one new person there.

There was a short discussion on what the Planning Commission still has to work on. The Mobile Home Park Ordinance and the Commercial Zoning Ordinance were mentioned.

Fred Tasker left the meeting at 9:30 P.M.

There was a discussion on a possible Annexation Request Form and it was decided that in Item #4, after the words "number of lots" the words "and etc." would be deleted and the following added: Also, the plat will be scaled one inch equals fifty feet. The name of owners, size of property to be annexed, showing existing City boundaries in relation to the proposed annexation. Also location and size of water and gas utility service lines and existing buildings." This change in the Policy of Annexation was made into a motion by Helen Kester and seconded by Dan Mendenhall and passed unanimously. By adding the above to the Policy it was felt there would be no need for a request form.

There followed a short discussion of the present Mobile Home Parks Ordinance after which a motion that the next meeting be set for March 5, 1980, providing a new member to replace Mrs. Kester had been called by the City Council, and to adjourn was made by Helen Kester and seconded by Dan Mendenhall and meeting adjourned at 10:45 P.M.