

Minutes of a regular Planning and Zoning Commission meeting held on November 12, 1980, at 68 East Main Street, at 7:00 P.M.

Ramona

Present were Dee Davis, Larry Butler, Fred Thompson, Terry Harward, Randy Deschamps, Mike Olson, Sam Sellers, Sherman Jones, Ross Cyphua and Mayor Robert Steele with Ramona Rosenlund acting as clerk. Fred Tasker came into the meeting a few minutes late.

Meeting was called to order and prayer was given by Dee Davis. Mrs. Rosenlund was asked to read the minutes of the previous meeting which was done. She reported the list or petition of names opposing the frontage being zoned commercial which she had been asked to locate could not be found. A correction was made on the minutes changing the person who prayed from Fred Tasker to Newell Checketts. Also, in the last line of page 2, the words "was going" were changed to read "felt he was willing". With these changes the minutes were approved unanimously.

Mr. Harward presented a new drawing to the Planning Commission of his proposed subdivision to be known as "Cottonwood Subdivision". Mr. Harward indicated they had changed to a cul-de-sac at the end of the proposed 350 West Street. This changed the configuration of some of the lots and therefore reduced the number of lots to 25. This brought the size of the lots to an average of 1,100 square feet which is closer to that suggested by the health department. He reported he had met with Councilman Nelson who is over the streets and gave the commission a letter from Mr. Nelson which reads: "Please be advised that as Street Commissioner, I am in favor of taking 350 West street from 200 North ^{road} North and putting a cul-de-sac to the far North end of Cottonwood Subdivision. I want service to be available at the end of the street for future annexation and development. Concerning the radius on 200 North, I request the curb and gutter to end at property line but asphalt will radius out to 200 North. Developer to arrange to cover the irrigation ditch and put catchers in. Sincerely Yours, Floyd A. Nelson, City Councilman over Streets."

Mr. Harward also said there would be three street lights so the area will be well-lighted. Also, there will be a catch basin and drain at the end of the 350 West Street so no waste water or run-off will accumulate. He has arranged with the Board of Health for the necessary perk tests as soon as he gets approval for the subdivision from the Planning Commission and the city council. Mr. Harward also said he had been told by the city that they have the necessary water.

There followed a discussion of the irrigation ditch which runs through the subdivision area. Mr. Davis said the ordinance states all ditches shall be covered or piped but Mr. Harward replied that the irrigation company wants it fenced with gates and catchers. They will have to sign the plat and so will be aware of what they will be doing with the ditch and they (Summit Creek Irrigation Co.) own the ditch and easement so they have the control. He felt they would rather cap the ditch but must go with whatever the irrigation company says.

There was a question about where the utility lines would go and Mr. Harward said they have an easement shown on each lot and the utility company determines how they want them in. Apparently one fire hydrant was left off the plans but Mr. Harward said there would be two plus the one which is now on 200 North Street. It was pointed out the placement of fire hydrants is set by the City Council.

It was pointed out that Lot #20 did not have the necessary depth to conform with the zoning ordinance and also that the cul-de-sac does not meet

the requirements of the subdivision ordinance as it is longer than 400 feet. It was felt by the City Council that by allowing the cul-de-sac to go in at the end of the street which ends at the city limits, it would allow for future annexation and development whereas, if made at the 400 foot distance, it would close it in so this could not be done. Mr. Tasker thought they should go before the Board of Adjustments for a variance on this before the plan was approved. Mr. Harward agreed to do this and Mrs. Rosenlund was asked to set up a hearing for both the cul-de-sac question and the non-conforming lot.

The question of snow removal and garbage pickup for the homes on the 300 North street was discussed and since it is very short it was decided the trucks could back in to do this.

At this point in the meeting, Councilman Sherman Jones called Mr. Don Kay, who is chairman of the irrigation company, about the ditch mentioned earlier and he wants to meet with the developer and the Planning Commission about the possibility of covering the ditch. Mr. Jones will call him again and make an appointment for this meeting.

After some discussion it was suggested that the curve of the cul-de-sac be shown as an easement and then if the easement is abandoned it will revert back to the property owners and the street can be carried through in the event of annexation or further development at the end of 350 West Street. Mr. Harward said he would agree to this. No motion was made, however.

There was another discussion of the placement of fire hydrants. The ordinance was checked and it states they should be according to the City specifications. It was thought that a hydrant should be put in at the end of the cul-de-sac in line with the street and that will flush out the lines and provide the number needed.

Mr. Tasker asked about a bond by the developer and was told they would put up as many lots as necessary for this bond.

Mr. Harward also stated that if necessary, they would put a drain at the west end of 300 North street.

Mr. Harward gave the Commission a Summary Statement of the subdivision showing the number of acres, peak water demand, etc., a copy of which is attached.

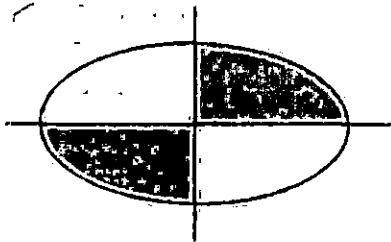
As the Commission had already recommended that this subdivision be approved when the ditch and cul-de-sac problems were resolved, no further motion was made.

Mr. Tasker made a motion that the next meeting be held at 7:00 p.m. on December 3, 1980 and that this meeting adjourn. Motion was seconded by Mr. Butler and passed unanimously.

Meeting adjourned at 8:40 p.m.

Approved: Dec. 3, 1980

Attest: Ramona Rosenlund



PRESIDENT
Roger D. Dudley
VICE PRESIDENT
Randall Deschamps

DUDLEY & ASSOCIATES, Inc.
ENGINEERS PLANNERS SURVEYORS

November 12, 1980

City of Santaquin

SUMMARY STATEMENT

COTTONWOODS SUBDIVISION

- 1. There are 8.9 acres within the boundaries of the Cottonwoods Subdivision.*
- 2. The Cottonwoods Subdivisions will require a peak water demand of 22,500 gallons of water per day.*
- 3. The area for each lot is illustrated on the attached drawing.*
- 4. There are no natural water courses crossing the subdivision.*
- 5. There will be no sanitary sewer system in the project.*