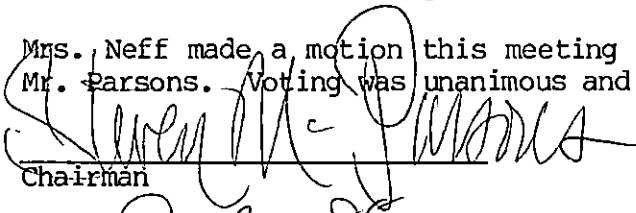


- 1: Minutes of a Planning and Zoning Commission meeting held at City Hall on June 11, 1985, at 8:00 P. M.
- 2: Present were Jack Etherington, Commission members Steven Parsons, Lynnette Neff and David Smith. Carol Lee came in at 8:30 P. M. and her husband Bennie Lee a few minutes later. Sherman Jones came into the meeting at 9:10 P.M. Minutes were recorded by Ramona Rosenlund.
- 3: The meeting was called to order by Chairman Lynnette Neff at 8:30 P. M., when a quorum was present. Prayer was offered by Mr. Parsons.
- 4: WMA. Neff explained that Mr. Etherington was here requesting approval of a minor subdivision located at the corner of Center Street and 400 South Street. She read from the Subdivision Ordinance #160, Section 3, which says approval is required for subdivisions. She also read from this same section which says in a subdivision of less than ten lots, located on an improved dedicated city street, land may be sold by metes and bounds and will be exempt from this ordinance with the exception of the following: 1. A plot plan must be filed with the Zoning and Planning Commission. Such subdivisions are exempt from all other subdivision ordinance requirements unless other improvements are required by the city council.
- 5: Mr. Etherington showed a map he had prepared of the property in question which showed the property divided into three lots, one with the home which is to remain and in which his mother lives and the other two to the south of it. Each lot contains more than the required 9,600 square feet in area and each has the require frontage and depth. Also the existing home is far enough away from the division line to meet the ordinance requirements. He explained he has paid for a new water hookup for Mrs. Etherington's home and the old one will be disconnected from her home and used for the southeast lot. The reason for this is that although her home faces Center Street, the water hookup is clear over on 400 South Street and goes through the part of the property which will be divided off.
- 6: After a short discussion following the reading of the requirements for this subdivision, Mr. Smith made a motion that the Planning Commission recommend to the City Council that Mr. Etherington's 3-lot subdivision be approved. His motion was seconded by Mr. Parsons and the voting was unanimous for this motion.
- 7: Mr. Etherington left the meeting at 8:45 P. M. after thanking the Commission.
- 8: Carol Lee presented her written request for annexation of part of their property located at 435 North 300 West. This property fronts on 5850 West County Road. They also request they be allowed to subdivide this property into four lots if it is annexed. Mrs. Lee showed a survey map of the property, and said they wanted to annex only 100 feet deep, not the entire property. Mrs. Neff noticed that the map did not give the measurements of the south part of the lot where the existing home is. A copy of the tax notice description was checked and by using the measurements which were on the map, it was thought the entire property would be approximately 781 feet frontage.
- 9: There was a discussion about the water line which ends at the lee's home. Mr. Jones said it was a two inch line but there is a four inch PVC line coming to that corner down 400 North street and ending at 300 West so maybe they could tie into this one which would be large enough for three more homes.

- 10: Mrs. Neff^{paid} they need to be sure of the exact measurements and to be sure that part of the 100 feet they intend to annex is not included in the road, which is possible. If this is the case it will be necessary for them to deed the street portion to the city and extend the lots that many feet to the rear in order for them to annex the amount of property shown on the map. She also said they would have to have a line shown on the map which would show where the annexation was to end to the west, as this is not shown.
- 11: There was a discussion as to whether it would be necessary for them to install a fire hydrant near the north end of the subdivision as the nearest one would be nearly two blocks away. It was thought this should be considered when the request for a subdivision is considered.
- 12: Mr. Jones suggested they make a clause in the subdivision covenants that if the neighbors ever annex and build, they will have to reimburse you for half the cost of the water line you will have to bring down to the new lots.
- 13: Mrs. Lee asked if they made the lots smaller so they equalled one acre, could their home and ground be annexed T-5 so they would only have to give two shares of water to annex the three lots they propose to sell. It was thought this would be a good way to do it.
- 14: Mr. Lee asked if they saw any reason why this annexation would not be approved by the City Council and Mr. Jones said he saw no problem unless it was that the water line is not large enough to add three more homes to. Mrs. Neff said she saw no problem if they change the map as suggested and have it ready for the city Council meeting.
- 15: Mr. Parsons made a motion to propose the Planning Commission recommed to the City Council that they annex the Lee's property and zone it according to use; T-5 and residential. Mr. Smith seconded the motion and the vote was unanimous in the affirmative.
- 16: Mr. & Mrs. Lee left at 8:43 P. M.
- 17: There was a short discussion of the number of mobile homes coming into the city on private lots and how, if possible the ordinance could be changed.
- 18: Mrs. Neff asked if it would be feasible to hold meetings only once a month during the summer months unless there was something special on the agenda, such as annexations, subdivisions, etc. The next meeting will be on June 25, 1985, at 8:00 P. M. with the sign ordinance on the agenda.

- 19: Mrs. Neff made a motion this meeting be adjourned. The motion was seconded by Mr. Parsons. Voting was unanimous and meeting adjourned at 10:00 P. M.

20: 
Chairman

21: 23 July 85
Date Approved

22: Ramona Rosenlund
Secretary

300 SOUTH STREET

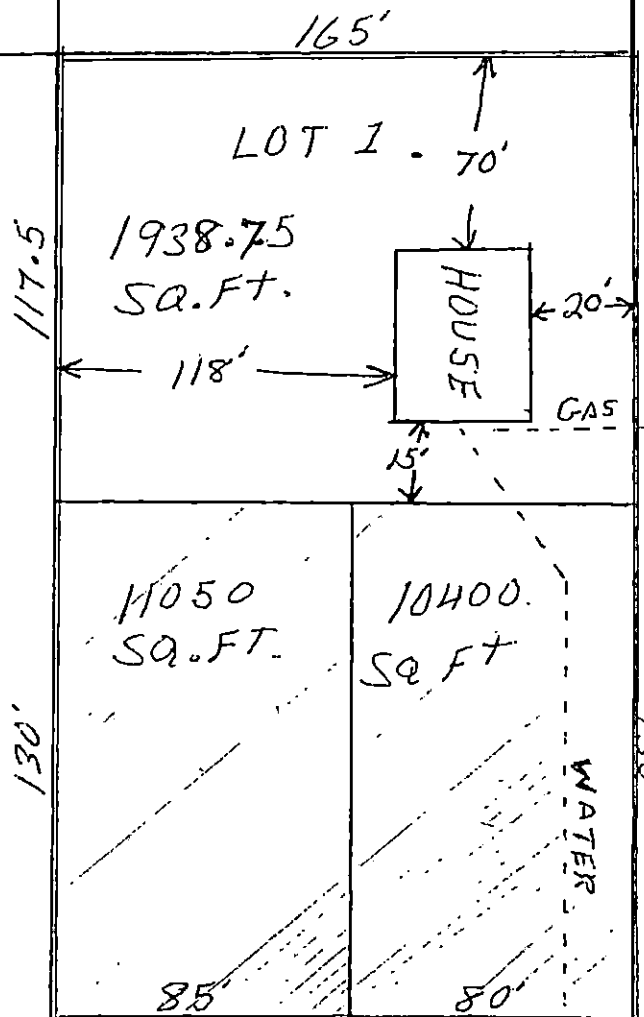
MINOR SUBDIVISION - INVOLVING
BLOCK 2, PLAT "A" LOT "1"
SANTAQUIN CITY

SUB-DIVIDER -- JACK ETHERINGTON
609 SO. 500 W.
PAYSON UTAH

WATER MAIN - 6"

LOT 3.

LOT 2.



400 SOUTH STREET

Santaquin City

C O R P O R A T I O N

68 East Main — P. O. Box 277

SANTAQUIN, UTAH 84655

754-3211

File

May 29, 1985

Mrs. Mary Etherington
370 South Center Street
Santaquin, Utah 84655

Dear Mrs. Etherington:

It has come to our attention that you already have or intend to divide your property into three lots, one which you will retain where your home is, one for Don Van Ausdal and the other for Ronald Van Ausdal.

The city has an ordinance which requires any division of land into three or more lots be approved by the Planning Commission and the City Council before such lots are to be seperated or built upon. In part the ordinance reads: "A plot plan must be filed with the Zoning and Planning Commission. Such plot plan must be on a scale of 1"= 50' and shall include the following: The name of the proposed subdivider and address, the dimensions of the site and the property divisions within, the location of the nearest streets, the location and size of water and gas utility service lines and the location and any proposed relocation of existing and proposed buildings within the plot plan area."

If you are indeed planning on dividing your land as indicated above, please contact the city hall and ask to be on the Agenda of a Planning Commission meeting at which time you will present your plot plan for their consideration.

If you have any question, please contact us.

Sincerely,

Ramona Rosenlund
Ramona Rosenlund,
Planning Commission Secretary

CC: Ronald Van Ausdal
Don Van Ausdal
Art Adcock, City Councilman